Nibley City
Planning Commission Meeting
Thursday, September 21, 2023
Nibley City Hall
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
Approval of Agenda
Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or via the Zoom meeting link provided at www.nibleycity.com .

1. **Discussion and Consideration:** Teuscher Flag Lot Subdivision Final Plat, located at approximately 3800 S 450 W (Applicant: Ethan Teuscher)
2. **Discussion and Consideration:** Final Design Standard Approval: Amendment to Design of Gasoline Service Station at 3090 S Hwy 165 (Applicant: Maverik, Inc)
3. **Workshop:** Animal Land Use Ordinance
4. **Workshop:** Ordinance 23-33: Public improvements required with commercial, industrial and institutional site plan approval
5. Staff Report and Action Items

Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. ***No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission****. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.

Nibley City Planning Commission Agenda Item Report

September 21, 2023

Agenda Item #1: Final Plat: Teuscher Flag Lot

Description

Discussion and Consideration: Teuscher Flag Lot Subdivision Final Plat, located at approximately 3800 S 450 W (Applicant: Ethan Teuscher)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of Teuscher Flag Lot Subdivision Final Plat, located at approximately 3800 S 450 W

Reviewed By

City Planner, City Engineer, Public Works

Background

Ethan Teuscher has submitted an application and supporting materials for Teuscher Flag Lot Subdivision Final Plat. Teuscher Flag Lot received preliminary plat approval on November 3, 2022. The Final Plat does not significantly deviate from the Preliminary Plat. The subdivision includes 2 lots, one 0.5 acre lot with 148' of frontage and a 1.58 acre flag lot that includes the

required stem width of 30’ and improved driveway surface. The form of the plat provided meets the requirements of NCC 21.08.020.

Zoning and Space Requirements

Staff finds that the plat meets the zoning requirements for the lot sizes, lot widths, and setbacks for the R-2 zone, as provided in NCC 19.22.010 proposed, consistent with the approved preliminary plat. Each of the lots meet the setback requirements of NCC 19.22.010(C).

Flag Lot Requirements

NCC 19.46 provides specific requirements for Flag Lots. It was determined during the preliminary plat approval that such requirements were met.

Streets

The currently adopted Transportation Master Plan shows 450 West as a local street along the frontage of the proposed subdivision. The applicant proposes to dedicate approximately 43’ to the City for this roadway, which is adjacent to an existing, formerly dedicated 23’ right-of-way. The proposed road will match the cross section to the north with curb, gutter and sidewalk and 20’ of pavement. The access for the flag lots includes 20’ of asphalt, an 8’ swale on the b=north side and 2’ of crushed gravel on the south side, as required by NCC 19.46.010(B)(1)(a).

Street Trees

NCC 21.12.170 provides that street trees be planted every 50’. The applicant has provided a street tree plan which complies with this standard.

Utility Lines and Easements

The applicant has provided the proper public utility easements and utility connections on the plat according to the review of the City Engineer and Public Works Director. The City Engineer has reviewed the design of each utility system in detail to verify that each system meets City Standards.

Construction Drawings

Staff has reviewed the construction drawings and the City Engineer has determined that the drawings are sufficiently compliant with Nibley City Code and Design Standards to recommend approval of the plat.

Agenda Item #2: Maverik Design Change

Description

Discussion and Consideration: Final Design Standard Approval: Amendment to Design of Gasoline Service Station at 3090 S Hwy 165 (Applicant: Maverik, Inc)

Department

City Planning

Action Type

Administrative

Recommendation

Recommend denial of Final Design Standard Approval: Amendment to Design of Gasoline Service Station at 3090 S Hwy 165 for proposed fascia and associated signage changes. Approve change to canopy ccolumn design.

Reviewed By

City Planner, City Engineer, Public Works

Background

On October 11, 2006, Maverik, Inc received Final Design Standard Approval from the Nibley City Planning Commission for the design of a Gasoline Service Station. Maverik has applied to change the design of the façade, signage and columns of the approved service area canopy. The approved treatment was then constructed and Maverik has since maintained the façade of the service area canopy, as approved. As this was an element originally approved by the Planning Commission, this requires a reconsideration or amendment to that design approval.

The following changes are proposed to the materials and colors of the service area canopy.

Canopy Fascia:

Existing – Fiber cement siding with battens, Worldly Gray with white molding
Proposed – Aluminum composite metal panel, Eastman Red.

Canopy signage:

Existing – Aluminum composite metal panel, red.
Proposed – Vinyl lettering, white. ("Adventure's First Stop")
Aluminum composite metal panel, white. (Maverik logo and Summit)

Canopy columns:
Existing – Steel column cladding, wrapped with graphics.
Proposed – Steel column cladding, Black Fox.

The applicant has provided renderings of the proposed treatments, which are included in the packet.

Applicable Design Standards

Nibley City Design Standards for Commercial and Institutional Uses provides architectural design standards for commercial buildings and associated site improvements within Nibley City. Section 3.6 provides the following:

Service Areas Guideline: Prevent aesthetically cluttered sites, free from unnecessary materials, displays, and trash while providing appropriate onsite storage.

3.6.1 Service Areas Standards: Minimize the visual impacts of a service area canopy such as those used at Gas Stations /Convenience Stores.

a. *Use an architectural design and a low profile canopy section that relates to buildings in the area.*
b. *Use recessed shielded lights under the canopy.*
c. *Use the recommended applicable standards and lower footcandle levels in the Outdoor Lighting Code Handbook and IESNA standards.*
d. *Break up the mass of the canopy area by stepping its form or by dividing it into a set of smaller individual canopies.*
e. *Location of Gasoline Pumps - Pumps shall be set back no less than twenty feet (20') from the edge of the required setback to which the pump island is perpendicular, and twenty feet (20') from any required setback to which the pump island is parallel. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service shall not extend over the required setback line.*
f. *The building/s shall be set back from the street frontage*

As noted above, the architectural design should relate to the buildings in the area and should minimize visual impacts. The existing canopy relates to the existing building with colors, materials and treatments that are complementary to the existing building. However, the proposed design with the red aluminum treatment violates this standard.

Section 2.2.4 provides the following standards:

2.2.4 Texture, Colors, Finishes

a. *Design elements such as color and materials must reinforce the scale and character of the town center and the heritage of Nibley. Avoid large areas of the same color and/or materials with no relief. Conversely, avoid the use of too many materials and/or colors, which may create busy or incongruous facades. Use materials that have a modular pattern closest to pedestrian ways to add scale, texture and visual interest.*
b. *Earth tones are generally preferred over harsh or loud colors, except where more vibrant colors are used to create a special effect that is harmonious with the adjacent context. A color palette of Utah earth tones has been provided in the appendix for use as a reference guide to color selections in developments.*
c. *The use of color schemes must be compatible with the surrounding areas.*
d. *Simplicity is encouraged regarding color. Excessive amounts of different colors shall not be used. Brighter colors are recommended for use as accents only.*
e. *The texture and finish of a structure will convey a modern, yet timeless, building.*
f. *Use a balance of colors and materials to break up the monotony in larger developments.*

It appears that the proposed design of the fascia of the canopy violates several standards as it inadequately relates to the existing building, uses excess treatments of bright colors, rather than recommended earth tones.

Section 2.2.3 section b-d provides the following regarding exterior walls and surfaces:

b. Materials for exterior walls and surfaces must be selected based on durability, appearance, timelessness as well as compatibility with those used for the historic structures found in Cache Valley.
c. To complement and be compatible with the character of Nibley, masonry building materials, such as brick, cut stone, and concrete block, are to be used as the primary building material (60% or greater) of commercial development. Many varieties and colors of brick are available and acceptable for use. Other masonry materials, such as concrete block and other types of stone may be formed and used in a manner similar to natural stone. Other materials may be considered for use as a primary building material, based on review by the city.
d. Secondary building materials may include brick, stone, concrete block, cement stucco, architectural metals, and wood/cement board siding. These materials are highly desirable over plastics, vinyl, and faux siding materials including synthetic stucco-type materials.

The proposed aluminum treatment proposed for the façade of the canopy appears to violate this standard as it is not composed of recommended masonry materials.

Regarding signage, the following is provided in Section 3.5.1

3.5.1 Commercial Signs

a. *Sign materials and colors must be complementary to the materials, colors and architecture of the related structure.*
b. *Signs must be large enough to be visible and read with ease, yet not dominate the structure or streetscape by an overly large scale.*

c. *A variety of shapes, sizes, and materials are possible for most signs; these must be selected to complement the architecture and color scheme of the building/development.*
d. *Fully backlit signs are not recommended. Individual backlit or neon letters, or front- or side-lit signs are preferred. Lighting fixtures for signs must be consistent with the architecture and lighting scheme for the building/development.*
e. *Signage or wording is not permitted on the sloped part of awnings. Simple lettering may be used on the hanging valence part of awnings.*
f. *Sign materials should be of high quality, durable materials that will maintain their beauty and appearance for many years. Consider the use of materials such as bronze, brass and copper, that patina naturally with age.*
g. *Signs on historic structures must be designed and attached such that they do not damage or destroy elements of the building.*
h. *Signs within a development should have a common element, such as type of sign, color, scheme, or lettering to provide a sense of continuity.*

Other than the proposed façade, the proposed change to the column treatment appears to be consistent with design standards. The proposed signage is integrated with the façade. Some of its elements may be consistent with standards. However, the signage is integrated into the design of the façade, which, as noted above, does not meet adopted design standards.

Agenda Item #5: Animal Land Use

Description

Workshop: Animal Land Use Ordinance

Department

City Planning

Action Type

Legislative

Recommendation

Discuss and provide input to proposed ordinance

Reviewed By

City Planner, City Manager, Animal Land Use Ordinance Committee members

Background

Recently, an Ad Hoc committee was created to review and, if necessary, provide recommendations to the Nibley City Animal Land-Use Ordinance. This committee was formed based upon direction of City Council, who identified that the ordinance should be further reviewed based upon citizen input. Members of the committee included the following:

Nathan Laursen, City Council
Erin Mann, City Council
Holly Fronk, Nibley Resident
Eldon Buchanon, Nibley Resident
Ross Jacobson, Nibley Resident
Roxie Christensen, Morgan Farm Manager
Mike Christensen, Morgan Farm Manager
Larry Jacobsen, Mayor
Clair Schenk, Planning Commission
Garrett Mansell, Planning Commission
Jamie Gonzalez, Assistant City Recorder
Levi Roberts, City Planner

The Committee met six times over the course of two months to discuss and provide input to address perceived deficiencies of the existing ordinance. Based upon these discussions, a draft amended ordinance is being recommended to the Planning Commission for consideration. Several changes are being recommended, including the following:

- Reformatting of tables and sections within ordinance for better clarity and continuity.
- The introduction of a point system for small animals on lots less than 0.75 acre. Currently, small animals on small lots are only regulated by a maximum number of animals per species, but points are not accumulated.
- An adjustment to several animal points and the addition of new species to the chart which were previously unaccounted for.
- A provision for adjacent lots that only contain one primary dwelling unit, which allows the accumulation of acreage for the purpose of counting animal points.
- A provision for vacant lots, which would be allowed an additional 25 large and small animal points.
- An added clarification that commercial or industrially-zoned properties are under the same restrictions as residential.
- A reference to state code for bee keeping.
- Minor adjustments to setback standards for barns and other structures.

The purpose of this workshop is to discuss these and any other pertinent changes in preparation for a public hearing and recommendation for City Council.

Agenda Item #4: Site plan review improvement requirements

Description

Workshop: Ordinance 23-33: Public improvements required with commercial, industrial and institutional site plan approval

Department

City Planning

Action Type

Legislative

Recommendation

Discuss and provide input to proposed ordinance

Reviewed By

City Planner, City Engineer, City Manager, City Attorney

Background

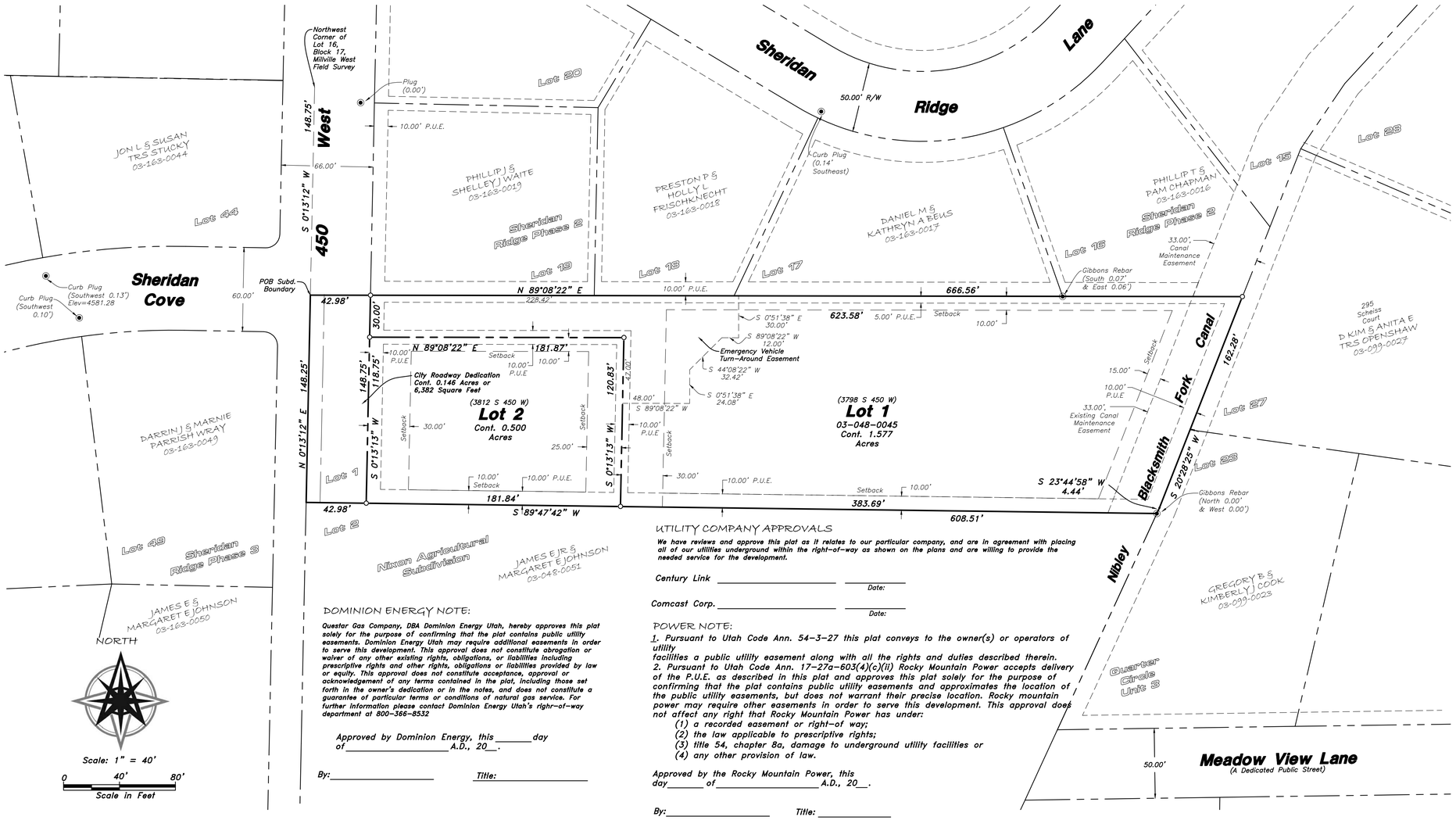
Staff has identified a deficiency within our ordinance with regards to public improvements that are required commensurate with a commercial, industrial or institutional development, particularly those that occur outside of a subdivision. Although there is some language in our current ordinance that points to requiring such improvements, Staff has determined that this language should be clarified and strengthened to ensure the appropriate and commensurate improvements to roadways, trails and utilities are provided in conjunction with such developments. The proposed amendments to Nibley City Code aim to address these deficiencies. The purpose of this workshop is to review the draft changes in preparation for a public hearing and recommendation to City Council.

Final Plat for

Teuscher Flag Lot Subdivision

(A Modification to Lot 1 of Nixon Agricultural Subdivision)

A Part of the Southwest Quarter of Section 28,
Township 11 North, Range 1 East of the Salt Lake Base and Meridian
and a Part of Lot 16, Block 17, of the Millville West Field Survey



NORTH

Scale: 1" = 40'

0 40' 80'

Scale in Feet

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 7881387, as prescribed under the laws of the State of Utah, I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land hereafter to be known as Teuscher Flag Lot Subdivision and the same had been correctly surveyed and all streets are the dimensions shown.

Clinton G. Hansen
P.L.S. No. 7881387

November 9th, 2022
Date

REGISTERED LAND SURVEYOR 7881387 Clinton G. Hansen 11/9/22 STATE OF UTAH

SUBDIVISION BOUNDARY

All of Lot 1 of the Nixon Agricultural Subdivision and a Part of the Southwest Quarter of Section 28, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 16, Block 17, of the Millville West Field Survey

Beginning at the Northwest Corner of said Lot 1 at a Point Located 148.75 Feet South 00°13'12" West from the Northwest Corner of said Lot 16 and RUNNING THENCE Along the Perimeter of said Lot 1 the Following Five (5) Courses: (1) North 89°08'22" East 666.56 Feet Along the South Line of Sheridan Ridge Phase 2 to the Southeast Corner of said Sheridan Ridge Phase 2; (2) South 20°28'25" West 162.28 Feet Along the West Line of Quarter Circle Unit 3 Subdivision; (3) South 23°44'58" West 4.44 Feet; (4) South 89°47'42" West 608.51 Feet; (5) North 00°13'12" East 148.25 Feet to the Point of Beginning. Containing 2.223 Acres.

OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the tract of land (Parcel 03-048-0045) depicted and described hereon, having caused the same to be subdivided into lots, parcels, and streets (as pertains), together with easements as set forth to be hereafter known as the "Teuscher Flag Lot Subdivision", as depicted hereon and we hereby dedicate for the perpetual use of the public all streets and other areas shown on this plat as intended for public use. The undersigned owner's also convey to any and alll public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The same to be used for installation, maintenance, and operation of public utility service lines and facilities. The undersigned owner's also hereby convey any other easements as shown on this plat to the parties indicated and for the purpose shown hereon.

Ethan Teuscher Date

Lisa Teuscher Date

ACKNOWLEDGMENT

State of _____
County of _____

On this _____ day of _____, 20__, Ethan Teuscher and Lisa Teuscher, husband and wife, personally appeared before me, the undersigned Notary Public in and for said State and County, the signers of the attached Owners Dedication, whom duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public Signature

Notary Public Commissioned in Utah
(Print Name)

Commission Number – Expires

UTILITY COMPANY APPROVALS

We have reviews and approve this plat as it relates to our particular company, and are in agreement with placing all of our utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

Century Link _____ Date: _____

Comcast Corp. _____ Date: _____

DOMINION ENERGY NOTE:

Questar Gas Company, DBA Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication or in the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's right-of-way department at 800-366-8532

Approved by Dominion Energy, this _____ day of _____ A.D., 20__.

By: _____ Title: _____

POWER NOTE:

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the owner(s) or operators of utility
facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky mountain power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
   (1) a recorded easement or right-of way;
   (2) the law applicable to prescriptive rights;
   (3) title 54, chapter 8a, damage to underground utility facilities or
   (4) any other provision of law.

Approved by the Rocky Mountain Power, this day _____ of _____ A.D., 20__.

By: _____ Title: _____

LEGEND

- Subdivision Boundary
- Lot Line
- Adjoining property Line
- Section Corner
- Found Survey Point
- Set 5/8" by 24" Rebar With Cap (ADVANCED 7881387)
- Public Utility Easement
  - * 10' on Front
  - * 5' on Side
  - * 10' on Rear
- Setback Line
  - * 30' from Street
  - * 10' Side
  - * 25' Rear

GENERAL NOTES:

1. Areas in Nibley have groundwater problems due to the varying depth of a water table. The City's approval of a final plat, building permit or construction plans does not constitute a representation by the City that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each building site, remain solely with the building permit application, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for such concerns including, but not limited to, building location and/or elevation, site grading and drainage.

2. No structures may be built within any public utility easement, except as approved by the city engineer and affected public utility providers.

3. All expenses involving the necessary improvements or extensions for sanitary sewer systems, gas service, electrical service, grading and landscaping, storm drain systems, curbs and gutters, fire hydrants, pavement, sidewalks, street lighting and signing, and other improvements shall be financed by the subdivider.

4. This property is located in the vicinity of property that is used for agricultural purposes. it may be anticipated that such agricultural uses and activities ,ay or may not in the future be conducted in this area and that such uses are previously existing uses. Agricultural uses and situations must be sound agricultural practices and not bear a direct threat to the public health and safety.

5. There are no wells within the area of the plat, according to the Utah Division of Water Rights Interactive Map.

6. The stem access drive to Lot 1 must be composed of a paved surface 20 feet in width and with 6" minimum crushed base course. The maintenance of the stem access is the responsibility of the owner of Lot 1.

7. A street light is required at the city street intersection.

8. Trees every 50' are required along the street frontage as well as landscaping the park strip.

9. No finished floor shall be built at an elevation lower than six inches (6") above finished curb or centerline of the street, whichever is higher

RECORD OWNERS & DEVELOPER

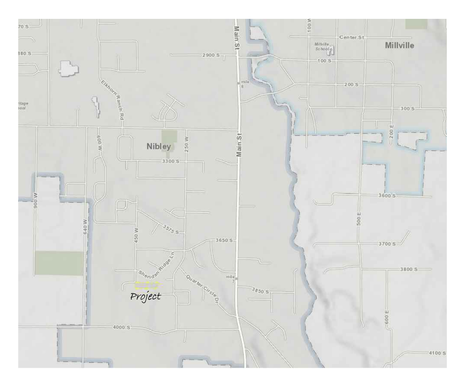
Ethan & Lisa Teuscher
2916 Stonebridge Dr
Logan, UT 84321
435-890-2121

DATE OF PREPARATION

November 11, 2022

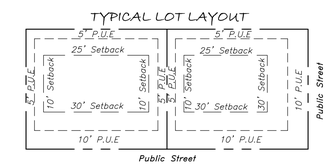
LAND SURVEYOR

Advanced Land Surveying, Inc
Clinton Hansen
1770 Research Parkway #111
North Logan UT 84341



VICINITY MAP - NO SCALE

TYPICAL LOT LAYOUT



COUNTY RECORDER

State of Utah
County of Cache

This plat has been duly acknowledged, certified, and approved and may lawfully be recorded in Cache County, Utah.

Filed and Recorded:
Filing No.: _____
Date: _____
Time: _____
Book: _____
Page: _____
Request of: _____

Cache County Recorder

ATTORNEY APPROVAL

Approved as to form this ___ day of _____, 20__.

City Attorney Date

ENGINEER'S APPROVAL

I certify that I have examined this plat and find it to be correct and in accordance with the information in this office and the city ordinance

City Engineer Date

CITY/PLANNING COMMISSION APPROVAL

This plat was approved and accepted by the Nibley City Planning Commission this ____, day of _____ A.D., 20__.

Chairman Attest: _____ City Recorder

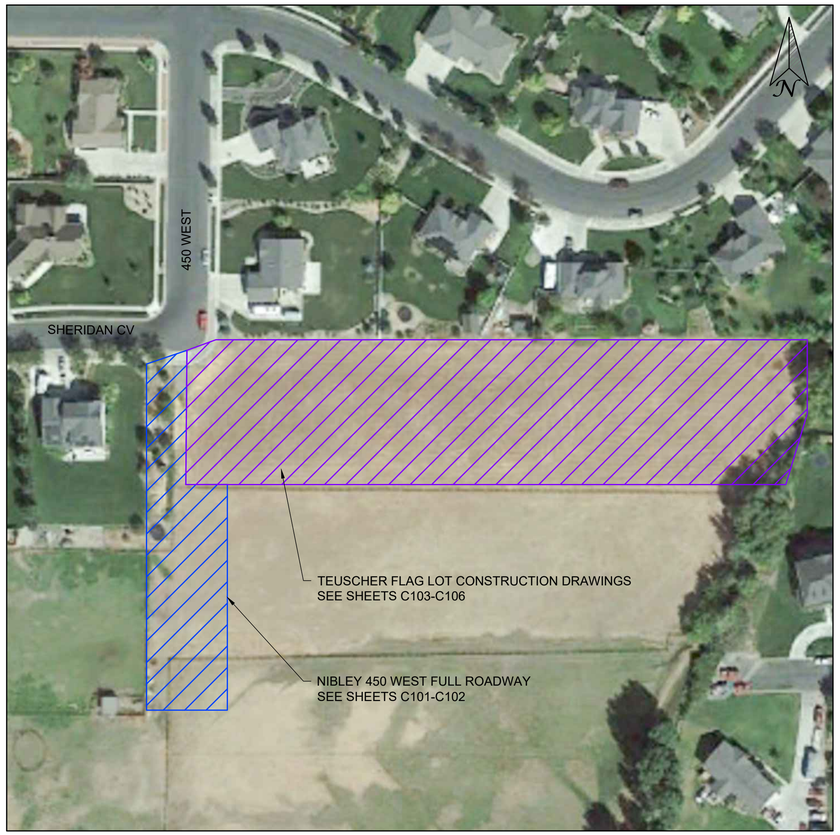
ADVANCED LAND SURVEYING INC
1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

22-106 – CGH – 8/7/23 – Rev. 3

NIBLEY CITY 450 WEST & TEUSCHER FLAG LOT SUBDIVISION

COMBINED CIVIL ENGINEERING CONSTRUCTION DRAWINGS

PROJECT LOCATION
3812 SOUTH 450 WEST
NIBLEY, UT



NOT TO SCALE

SHEET INDEX

SHEET NAME	SHEET NO.	PAGE NO.
COVER	C-001	1
GENERAL NOTES	C-002	2
NIBLEY 450 WEST FULL ROADWAY		
EXISTING/DEMO SITE PLAN	C-101	3
ROADWAY PLAN AND PROFILE	C-102	4
TEUSCHER FLAG LOT CONSTRUCTION DRAWINGS		
SITE EXISTING AND DEMO PLAN	C-103	5
SITE IMPROVEMENT PLAN	C-104	6
GRADING AND DRAINAGE PLAN	C-105	7
SWPPP SITE PLAN	C-106	8
TREE PLANTING PLAN	C-107	9
DETAILS	C201-C207	10-16

LEGEND:

(EXISTING/PROPOSED) PROPERTY LINE
EXISTING GRADE (MINOR/MAJOR) CONTOUR LINE — 4286 — 4286
FINISHED GRADE (MINOR/MAJOR) CONTOUR LINE — 4558 — 4558
(EXISTING/PROPOSED) BUILDING
(EXISTING/PROPOSED) FENCE LINE
(EXISTING/PROPOSED) WATER LINE — w — W
(EXISTING/PROPOSED) SEWER LINE — s — S
(EXISTING/PROPOSED) SEWER FORCE MAIN — fm — FM
(EXISTING/PROPOSED) STORM DRAIN LINE — sd — SD
(EXISTING/PROPOSED) IRRIGATION LINE — irr — IRR
(EXISTING/PROPOSED) GAS LINE — g — G
(EXISTING/PROPOSED) OVERHEAD ELECTRIC LINE — oe — OE
(EXISTING/PROPOSED) UNDERGROUND ELECTRIC LINE — ue — UE
(EXISTING/PROPOSED) TELPEHONE/COMM LINE — t — T
(EXISTING/PROPOSED) CONCRETE
(EXISTING/PROPOSED) ASPHALT PAVEMENT
(EXISTING/PROPOSED) GRAVEL AREAS/PAVEMENT
PROPOSED LANDSCAPED AREAS
(EXISTING/PROPOSED) WATER METER — wm — WM
(EXISTING/PROPOSED) WATER MANHOLE — W — W
(EXISTING/PROPOSED) WATER VALVE
(EXISTING/PROPOSED) FIRE HYDRANT — fh — FH
(EXISTING/PROPOSED) IRRIGATION METER — irr — IRR
(EXISTING/PROPOSED) SEWER MANHOLE — s — S
(EXISTING/PROPOSED) SEWER CLEANOUT — co — CO
(EXISTING/PROPOSED) POWER POLE — pp — oe — PP — OE
(EXISTING/PROPOSED) STORM DRAIN MANHOLE — sd — SD
(EXISTING/PROPOSED) STORM DRAIN CATCH BASIN
(EXISTING/PROPOSED) COMMUNICATIONS BOX/PEDESTAL — t — T
(EXISTING/PROPOSED) ELECTRICAL BOX/TRANSFORMER — e — E
(EXISTING/PROPOSED) LIGHT POLE

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
8/4/2023
STATE OF UTAH

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
435-515-0126
P.O. BOX 669 HYDE PARK, UT 84318

ABBREVIATIONS

ABS	-	ACRYLONITRILE BUTADIENE STYRENE PIPE
AC	-	ASPHALT CONCRETE PAVEMENT
ADS	-	ADVANCED DRAINAGE SYSTEM (I.E. CORRUGATED STORM PIPE)
APWA	-	AMERICAN PUBLIC WORKS ASSOCIATION
ASTM	-	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLDG	-	BUILDING
BOW	-	GRADE AT BOTTOM OF WALL
CB	-	CATCH BASIN
CI	-	CAST IRON PIPE
CF	-	CUBIC FOOT
C&G	-	CURB AND GUTTER
C/L OR ℄	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEAN OUT
CONC	-	CONCRETE
DI	-	DUCTILE IRON PIPE
DIA	-	DIAMETER
DR	-	DIMENSION RATIO (PIPE SIZE)
E	-	EAST
EG	-	EXISTING GRADE
EO	-	EDGE OF OIL
EOG	-	EGDE OF GRAVEL
EP	-	EDGE OF PAVEMENT
ESMT	-	EASEMENT
EX	-	EXISTING
FC	-	FACE OF CURB
FFE	-	FINISHED FLOOR ELEVATION
FG	-	FINISHED GRADE
FH	-	FIRE HYDRANT
FL	-	FLOW LINE
FO	-	FIBER OPTIC LINE
FND	-	FOUND
FT	-	FOOT/FEET
GB	-	GRADE BREAK
GV	-	GATE VALVE
H	-	HEAD
HDPE	-	HIGH DENSITY POLYETHYLENE PIPE
INV	-	INVERT
LF	-	LINEAR FEET
LIP	-	LIP OF GUTTER
LP	-	LIGHT POLE
MH	-	MANHOLE
N	-	NORTH
NG	-	NATURAL OR NATIVE GROUND
OE	-	OVERHEAD ELECTRICAL LINE
PI	-	POINT OF INTERSECTION
P/L OR ℞	-	PROPERTY LINE
POB	-	POINT OF BEGINNNING
POC	-	POINT OF CURVATURE
PP	-	POWER POLE
PRV	-	PRESSURE REDUCING VALVE
PT	-	POINT OF TANGENCY
PSF	-	POUNDS PER SQUARE FOOT
PSI	-	POUNDS PER SQUARE INCH
PUE	-	PUBLIC UTILITY EASEMENT
PVC	-	POLYVINYL CHLORIDE PIPE
PVI	-	POINT OF VERTICAL INTERSECTION
RAD	-	RADIUS
RAP	-	RECYCLED ASPHALT PAVEMENT
RC	-	REINFORCED CONCRETE
RCP	-	REINFORCED CONCRETE PIPE
R/W OR ROW		RIGHT OF WAY
S	-	SLOPE OR SOUTH
SDR	-	STANDARD DIMENSION RATIO (FOR PIPE SIZE)
SDMH	-	STORM DRAIN MANHOLE
SF	-	SQUARE FOOT
SS	-	STAINLESS STEEL
STA	-	STATION
TBC	-	TOP BACK CURB
TOC	-	TOP OF CONCRETE
TOE	-	TOE OF SLOPE
TOF	-	TOP OF FOUNDATION WALL
TOG	-	TOP OF GRAVEL
TOP	-	TOP OF SLOPE
TOW	-	GRADE AT TOP OF WALL
TYP.	-	TYPICAL
UE	-	UNDERGROUND ELECTRICAL LINE
UTBC	-	UNTREATED BASE COURSE
W	-	WEST
WM	-	WATER METER

GENERAL CONSTRUCTION:

NOTES:

1. ALL CONSTRUCTION WORK SHALL FOLLOW THE STANDARDS FOUND IN THE INTERNATIONAL BUILDING CODE (IBC 2021), APWA STANDARD DRAWINGS AND SPECIFICATIONS, AND THE STANDARDS OF THE GOVERNING MUNICIPALITY.
2. THE CONTRACTOR OF THE PROJECT SHALL READ AND COMPLY WITH ALL OF THE FOLLOWING NOTES AND SPECIFICATIONS CONTAINED HEREIN THE PLANS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO UNDERSTAND THE MEANING AND INTENT OF THESE PLANS AND TO REQUEST FURTHER INFORMATION FROM ENGINEER AS NEEDED.
3. THE ENGINEERED DRAWINGS PROVIDED HEREIN WERE COMPLETED USING THE PROFESSIONAL STANDARD OF CARE REQUIRED BY THE GOVERNING MUNICIPALITY AND/OR STATE. THESE DRAWINGS, HOWEVER, DO NOT AND CAN NOT PROVIDE EVERY EXPLICIT ELEMENT OR CONDITION OF THE PROPOSED IMPROVEMENTS OR EXISTING CONDITIONS. AS SUCH, CONTRACTOR SHALL PROVIDE INDUSTRY STANDARD GOOD CARE AND PRACTICE FOR MISCELLANEOUS ELEMENTS NOT SHOWN ON PLANS AND SHALL CONTACT ENGINEER FOR FURTHER INFORMATION IF REQUIRED.
4. WHITE PINE ENGINEERING (WPE) ASSUMES NO LIABILITY FOR THE MEANS AND METHODS OF CONSTRUCTION PRACTICES. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION AND FOR JOBSITE SAFETY PER OSHA REGULATIONS.
5. TRENCH SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE SHORING AND/OR TRENCH BOXES AS REQUIRED BY OSHA REQUIREMENTS TO PROVIDE SAFE WORKING CONDITIONS.
6. ANY OPEN EXCAVATIONS LEFT OPEN AFTER A WORK DAY SHALL BE BARRICADED OR OTHERWISE PROTECTED FROM HAZARDOUS CONDITIONS.
7. ANY STRUCTURES SHOWN ON PLANS ARE DESIGNED FOR FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING, BRACING, ETC. TO PROVIDE ADEQUATE STRUCTURAL INTEGRITY PRIOR TO FINALIZED CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING APPROVAL AND ANY NECESSARY PERMITS FROM THE GOVERNING MUNICIPALITY PRIOR TO BEGINNING OF CONSTRUCTION. THIS INCLUDES ANY ENCROACHMENT OR CUT PERMITS WHEN WORKING WITHIN PUBLIC RIGHT-OF-WAYS OR PERMISSION FROM PROPERTY OWNERS WHERE WORKING WITHIN PRIVATE EASEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND ANY TRAFFIC CONTROL PLANS REQUIRED FOR SUBMITTAL TO THE GOVERNING MUNICIPALITY.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR IDENTIFYING AND PROTECTING SENSITIVE LANDS WITHIN THE PROJECT LIMITS INCLUDING BUT NOT LIMITED TO NATIONALLY PROTECTED WETLANDS.
11. ANY OBSERVATIONS PROVIDED BY WPE DURING CONSTRUCTION SHALL BE CONSIDERED OBSERVATIONS LIMITED TO THE SCOPE REQUESTED, AND NOT FULL INSPECTIONS OR APPROVAL. THE GOVERNING MUNICIPALITY SHALL BE SOLELY RESPONSIBLE FOR INSPECTIONS AND APPROVAL OF FINAL CONSTRUCTION.
12. CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND CONDITIONS ASSUMED ON THESE PLANS (I.E. DIMENSIONS, MATERIALS, ASSUMED LOADS, ETC).
13. SHOP DRAWINGS FOR ANY PRE-MANUFACTURED ELEMENTS RELATED TO THESE PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD TO REVIEW IF DIMENSIONS OR OTHER ASPECTS OF SHOP DRAWINGS DIFFER FROM THOSE ON THESE PLANS.
14. THESE PLANS SHALL NOT BE REPRODUCED EXCEPT FOR AS REASONABLE TO COMPLETE CONSTRUCTION. THE INTELLECTUAL PROPERTY CONTAINED HEREIN IS SOLELY OWNED BY WPE
15. ANY LOCATIONS OF EXISTING UTILITIES OR OTHER FEATURES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE LOCATIONS. EXACT LOCATIONS MUST BE DETERMINED PRIOR TO AND DURING CONSTRUCTION.
16. WHEN SUBSURFACE INVESTIGATIONS FOR UTILITIES ARE REQUIRED, CONTRACTOR SHALL PROVIDE MEANS AND METHODS TO LOCATE UTILITIES WHILE PROTECTING THE INTEGRITY OF THE UTILITY LINES. ANY DISTURBANCE REQUIRED SHALL BE RESTORED BY THE CONTRACTOR.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND FACILITIES UNLESS EXPLICITLY STATED OTHERWISE ON THESE PLANS.

Know what's below.
Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

SOILS, EARTHWORK, AND GRADING:

NOTES:

1. ALL EARTHWORK SHALL COMPLY WITH APWA SPECIFICATIONS DIVISION 31
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 IN WITHIN THE FIRST 10 FT DISTANCE FROM THE BUILDING.
3. IMPERVIOUS SURFACES (I.E. CONCRETE, ASPHALT) SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING
4. WPE ASSUMES STABLE SOIL CONDITIONS. CONTACT ENGINEER IF SOIL CONDITIONS DIFFER FROM THOSE ASSUMED. ENGINEER ASSUMES CONSERVATIVE SOIL VALUES. THESE VALUES SHALL BE REPLACED BY DATA INCLUDED IN A SITE SPECIFIC GEOTECHNICAL REPORT IF AVAILABLE.
5. CONTRACTOR SHALL CONTACT ENGINEER IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED FOR THE PROPOSED WORK INCLUDING BUT NOT LIMITED TO SPONGY SOILS, EXPANSIVE CLAYS, UNSUITABLE GROUND WATER CONDITIONS, ETC.
6. EXCAVATIONS SHALL BE DEWATERED WHEN GROUNDWATER IS ENCOUNTERED SUCH THAT NO BACKFILL, CONCRETE FOOTINGS OR FOUNDATIONS, OR INSTALLED PIPES SHALL BE PLACED IN WATER.
7. ANY PIPE BEDDING, BASE, OR FILL UNDERNEATH PAVEMENTS, CURBS, SIDEWALKS, ETC. SHALL BE COMPACTED TO GEOTECHNICAL ENGINEERS REQUIREMENTS.
8. CRUSHED ROCK OR GRAVEL FILL WITH RELATIVELY LOW AMOUNTS OF FINES MAY BE USED TO BRING BOTTOM OF FOOTINGS OR SLABS UP TO GRADE WITH A MAXIMUM GRAVEL FILL DEPTH OF 2'. GRAVEL OR CRUSHED ROCK FILLS SHALL BE COMPACTED USING A VIBRATORY PLATE COMPACTOR.
9. ANY FILL SOILS OR GRAVEL FILL DEEPER THAN 2' THAT SUPPORT FOOTINGS, FOUNDATIONS, OR SLABS SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER. FILL SOILS SHALL BE INSTALLED, AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
10. WHERE QUANTIFIABLE DATA OR OBSERVATIONS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS OR GEOTECHNICAL HAZARDS ARE LIKELY TO BE PRESENT, THE GOVERNING MUNICIPALITY SHALL DETERMINE WHETHER TO REQUIRE A SITE SPECIFIC GEOTECHNICAL STUDY TO DETERMINE SOIL CHARACTERISTICS OF THE SITE.
11. GRADE AROUND FOOTINGS OF BUILDINGS SHALL BE SUCH TO MAINTAIN THE MINIMUM FROST DEPTH REQUIRED BY THE LOCATION.
12. NATIVE BACKFILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND SHALL NOT INCLUDE ROCKS GREATER THAN 6" IN SIZE.
13. FLOWABLE BACKFILL MAY BE USED FOR BACKFILL UNDERNEATH ROADWAYS AND STRUCTURES TO BRING UP FINISHED GRADE IF APPROVED BY ENGINEER. ANY FLOWABLE BACKFILL SHALL HAVE A MINIMUM STRENGTH OF 100 PSI OR GREATER.
14. DRAIN GRAVEL SHOWN ON PLANS SHALL CONSIST OF WASHED GRAVEL OR CRUSHED ROCK WITH A MAXIMUM PARTICLE SIZE OF 2" WITH 100 PERCENT BEING RETAINED ON A NO. 10 SIEVE. ANY DRAIN GRAVEL SHOWN BENEATH GRADE SHALL BE WRAPPED WITH A PERMEABLE GEOTEXTILE FABRIC TO PREVENT FINES FROM ENTERING GRAVEL AREA.
15. FINAL GRADE AT NEIGHBORING PROPERTY LINES SHALL MATCH EXISTING GRADES PRIOR TO BEGINNING CONSTRUCTION UNLESS NOTED OTHERWISE.

CONCRETE:

NOTES:

1. CONCRETE SHALL MEET MINIMUM REQUIREMENTS AND SPECIFICATIONS OUTLINED IN THE ACI 318 AND THE APWA SPECIFICATIONS DIVISION 03.
2. ALL CONCRETE WALLS THAT RETAIN EARTH AND ANY FOUNDATION WALLS THAT ENCLOSE USABLE AREAS WITH GROUP II-GROUP IV SOILS OF THE UNIFIED SOILS CLASSIFICATIONS SYSTEM AS SHOWN IN TABLE R405.1 OF THE IRC SHALL HAVE A FOUNDATION DRAIN INSTALLED CONSISTING OF A PERFORATED DRAIN PIPE NOT LESS THAN 1' BEYOND THE OUTSIDE EDGE OF THE FOOTINGS AND 6" ABOVE THE TOP OF FOOTING WITH A GRAVEL DRAIN WRAPPED IN AN APPROVED FILTER FABRIC.
3. CONCRETE SHALL BE BE MECHANICALLY VIBRATED WHEN PLACED TO AVOID HONEYCOMBING ALONG FORMS AND TO HELP CONCRETE FREELY FLOW AROUND REINFORCEMENT.
4. CONCRETE SHALL NOT BE DROPPED MORE THAN 5' MAXIMUM DURING PLACEMENT.
5. ALL FOUNDATIONS SHALL HAVE 6" MIN. EXPOSED ABOVE GRADE.
6. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS IN SLAB AT 15' O.C. MAXIMUM SPACING.
7. ALL CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF 4" THICK ON 4" PLATE COMPACTED GRAVEL OR OTHER APPROVED FREE DRAINING MATERIAL.
8. ALL REINFORCEMENT IN CONCRETE SHALL BE PROPERTY TIED AND SECURED PRIOR TO POURING CONCRETE IN SUCH A WAY THAT REINFORCEMENT REMAINS IN DESIGNED LOCATION. VERTICAL REINFORCING STEEL FOR MASONRY CONSTRUCTION MAY BE FLOATED INTO PLACE.
9. ANY COMPONENTS THAT ARE CAST IN PLACE SHALL BE SECURELY PLACED IN THE FORMS (I.E. STRAPS, BOLTS, SLEEVES, ETC.)

UTILITY DESIGN AND INSTALLATION:

NOTES:

1. DESIGN OF PRIVATE UTILITIES SUCH AS ELECTRICAL LINES, GAS LINES, COMMUNICATION LINES, ETC. ARE THE RESPONSIBILITY OF THE RESPECTIVE COMPANY. ANY OF THESE LINES SHOWN ON THE PLANS SHALL BE APPROVED AND DESIGNED BY THE RESPECTIVE COMPANIES AND THE LINES SHOWN ON THESE PLANS SHALL NOT BE CONSIDERED FINAL DESIGN.
2. CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES A MINIMUM OF 10' HORIZONTAL DISTANCE FROM EACH OTHER AND 18" VERTICAL SEPARATION AT ANY CROSSES WITH WATER ON TOP. CROSSING SEWER AND WATER LINES SHALL BE DONE AT AS NEAR PERPENDICULAR AS POSSIBLE WITH THE SEWER LINES BENEATH THE WATER LINES.
3. THE BOTTOM OF UTILITY TRENCHES SHALL BE GRADED UNIFORMLY TO PROVIDE UNIFORM BEARING OF PIPES AND TO AVOID UNEVEN SUPPORT OF DIFFERENT SECTIONS OF THE PIPE. ANY UNEVEN AREAS OR DEPRESSIONS SHALL BE FILLED WITH COMPACTED PIPE BEDDING.
4. THE CONTRACTOR SHALL MEET ALL DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. ALL MATERIALS THAT MAY CONTACT DRINKING WATER SHALL MEET ANSI/NSF 61 HEALTH AND SAFETY REQUIREMENTS AND BE APPROPRIATELY STAMPED WITH THE NSF LOGO.
5. PVC PIPES SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2774 AND AWWA M23. DI PIPE SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600 AND AWWA M41.
6. ALL WATERLINES SHALL BE INSTALLED ACCORDING TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
7. ALL DRINKING WATER PIPES AND FITTINGS SHALL BE LEAD FREE.
8. THE OPEN ENDS OF PIPES SHALL BE SEALED AT THE END OF WORK. NEW WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651-05.
9. CONTRACTOR SHALL NOT DROP ANY PIPE OR ACCESSORY INTO THE TRENCH DURING INSTALLATION.
10. ALL WATERLINES SHALL BE INSTALLED AT A MINIMUM DEPTH TO TOP OF PIPE OF 5'-0" UNLESS NOTED OTHERWISE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND TESTING OF WATERLINES AS REQUIRED BY THE GOVERNING MUNICIPALITY INCLUDING HYDROSTATIC LEAK TESTING, FLUSHING AND CLEANING, AND TESTING FOR CONTAMINANTS.
12. ALL SEWER LINES SHALL BE INSTALLED AT A STRAIGHT GRADE BETWEEN ELEVATION POINTS SHOWN. ANY BENDS MADE IN A SEWER MAIN SHALL BE DONE THROUGH A MANHOLE. ANY BENDS EQUAL TO OR GREATER THAN 45° IN A SEWER LATERAL SHALL BE DONE WITH A CLEANOUT.
13. PIPES SHALL BE PROPERLY BEDDED USING MATERIAL WITH PARTICLE SIZES NOT EXCEEDING THE FOLLOWING VALUES:
    - 13.1. FOR CMP AND WELDED STEEL PIPE, BEDDING PARTICLES SHALL NOT EXCEED 1"
    - 13.2. FOR PVC, POLYETHYLENE, AND GALVANIZED STEEL PIPE, BEDDING PARTICLES SHALL NOT EXCEED 3/4"
    - 13.3. FOR DI, CI, CONCRETE, AND HDPE PIPE, BEDDING PARTICLES SHALL NOT EXCEED 2"

SWPPP AND EROSION CONTROL:

NOTES:

1. ANY EROSION CONTROL PLAN INCLUDED IN THIS PLANSET SHOULD BE SEEN AS A RECOMMENDATION FOR BEST MANAGEMENT PRACTICE (BMP) PLACEMENT LOCATION. CONTRACTOR SHALL FINALIZE EXACT LOCATIONS OF BMP'S AS PART OF AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS OUTLINED IN UTAH ADMINISTRATIVE CODE R317-8.
2. CONTRACTOR SHALL FILE A NOTICE OF INTENT (NOI) TO THE UTAH DEQ.
3. A SWPPP SIGN SHALL BE PLACED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE WHICH SHALL INCLUDE SWPPP CONTACT INFORMATION, NOI, AND SWPPP PERMIT DURING ALL STAGES OF CONSTRUCTION.
4. CONCRETE TOOLS AND TRUCKS SHALL ONLY BE WASHED OUT IN AN APPROVED CONCRETE WASHOUT BMP.
5. CONSTRUCTION VEHICLES SHALL BE CLEANED OF DIRT AND MUD PRIOR TO DRIVING ON CITY STREETS. TIRES SHALL BE SCRAPED TO REMOVE MUD FROM TIRE TRACKS. ANY RESULTING DIRT AND MUD ON CITY STREETS SHALL BE REMOVED BY THE CONTRACTOR.
6. DUST AND SOIL FINES SHALL BE HOSED DOWN PERIODICALLY TO KEEP DUSTS AND FINES FROM MIGRATING OFFSITE AS NEEDED.
7. CONTRACTOR SHALL PROVIDE DUMPSTERS OR OTHER MEANS OF TRASH RECEPTACLES ONSITE AS NECESSARY TO DISCOURAGE LITTERING.
8. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PORTABLE TOILET FACILITIES FOR WORKERS ONSITE. PORTABLE TOILETS SHALL BE INSTALLED IN A LEVEL AREA WITH CONTAINMENT BMPS AROUND DOWNHILL SIDE OF (AS NEEDED) TO CONTAIN SEWAGE IN CASE OF A SPILL. PORTABLE TOILETS SHALL BE STAKED OR OTHERWISE SECURED TO PREVENT TIPPING AND SPILLING FROM OCCURING.
9. CONTRACTOR SHALL STORE ANY MATERIALS THAT ARE POTENTIALLY HARMFUL IN A LOCATION SURROUNDED BY CONTAINMENT BMPS OR WITHIN BUILDING FOUNDATION WALLS.
10. NO EXCAVATION OR EARTHWORK SHALL TAKE PLACE UNTIL EROSION CONTROL BMP'S ARE IN PLACE.

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
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jackson@whitepineeng.com
tom@whitepineeng.com

P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST

NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

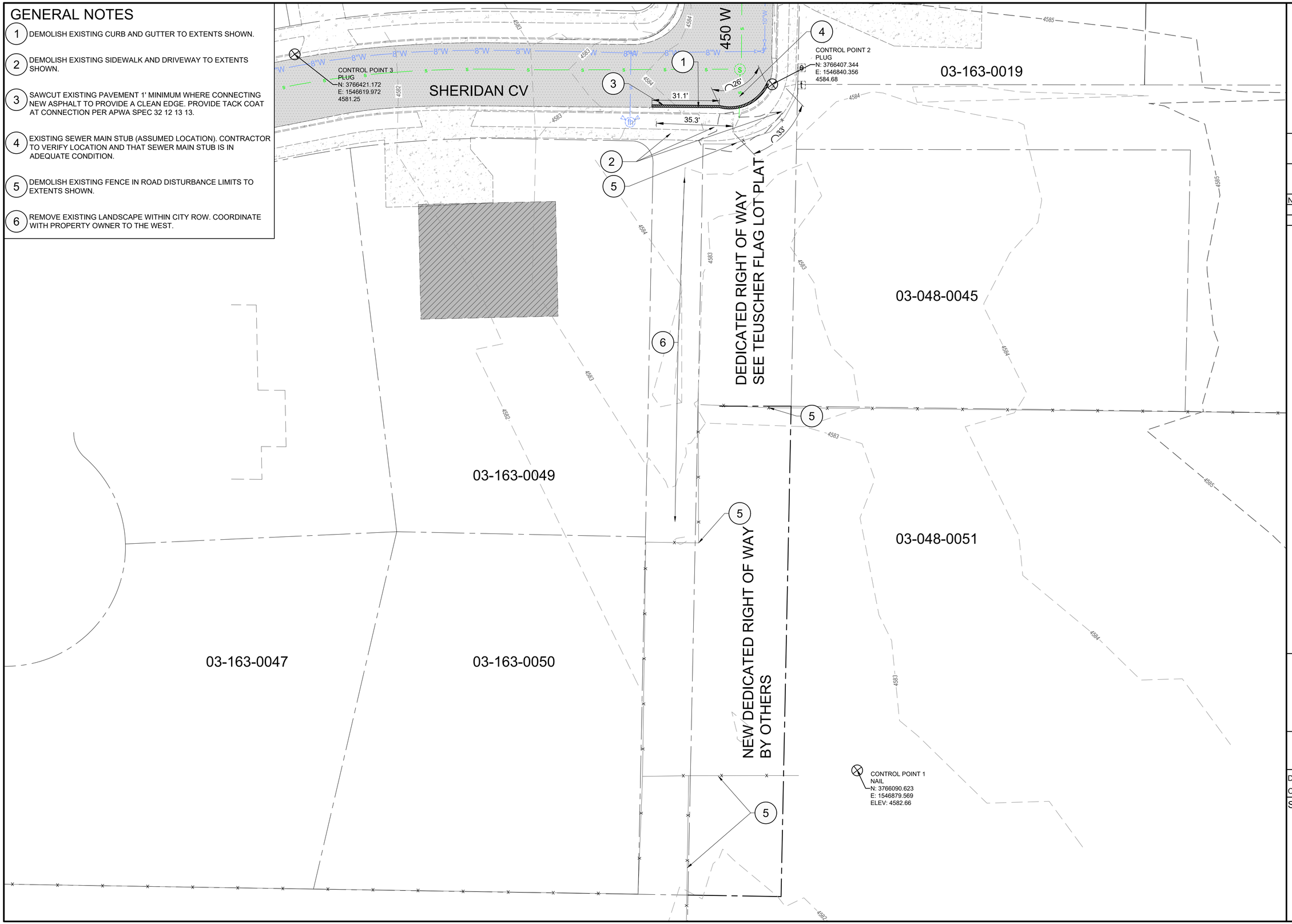
SHEET TITLE:

GENERAL NOTES

C-002

GENERAL NOTES

1. DEMOLISH EXISTING CURB AND GUTTER TO EXTENTS SHOWN.
2. DEMOLISH EXISTING SIDEWALK AND DRIVEWAY TO EXTENTS SHOWN.
3. SAWCUT EXISTING PAVEMENT 1' MINIMUM WHERE CONNECTING NEW ASPHALT TO PROVIDE A CLEAN EDGE. PROVIDE TACK COAT AT CONNECTION PER APWA SPEC 32 12 13 13.
4. EXISTING SEWER MAIN STUB (ASSUMED LOCATION). CONTRACTOR TO VERIFY LOCATION AND THAT SEWER MAIN STUB IS IN ADEQUATE CONDITION.
5. DEMOLISH EXISTING FENCE IN ROAD DISTURBANCE LIMITS TO EXTENTS SHOWN.
6. REMOVE EXISTING LANDSCAPE WITHIN CITY ROW. COORDINATE WITH PROPERTY OWNER TO THE WEST.



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NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

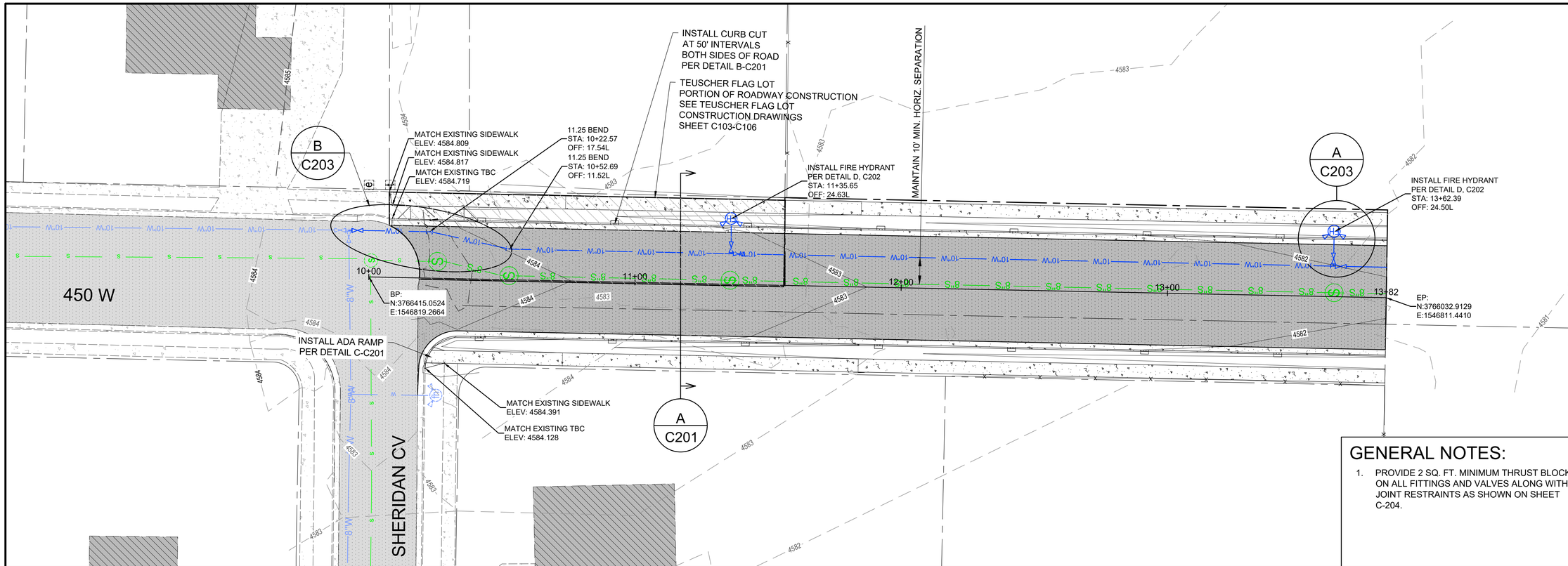
0' 20' 40'
SCALE: 11"X17": 1" = 40'
22"X34": 1" = 20'

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:

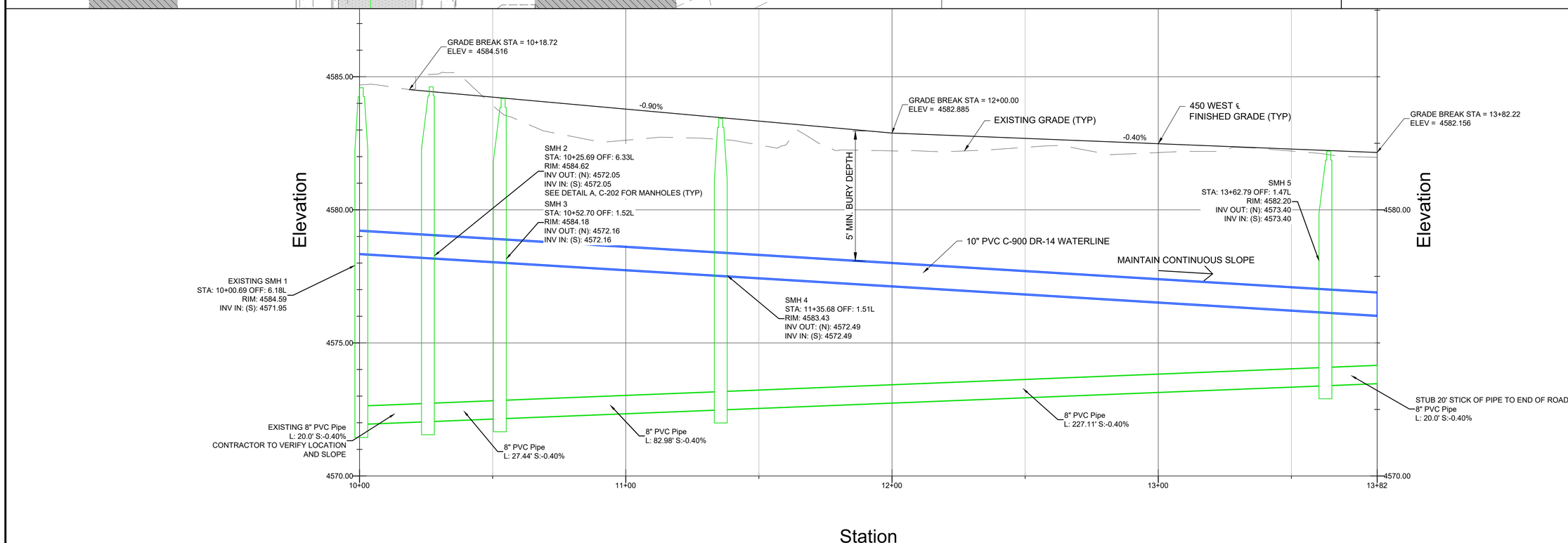
SITE PLAN
EXISTING/DEMO

C-101



GENERAL NOTES:

1. PROVIDE 2 SQ. FT. MINIMUM THRUST BLOCK ON ALL FITTINGS AND VALVES ALONG WITH JOINT RESTRAINTS AS SHOWN ON SHEET C-204.



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84318

NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

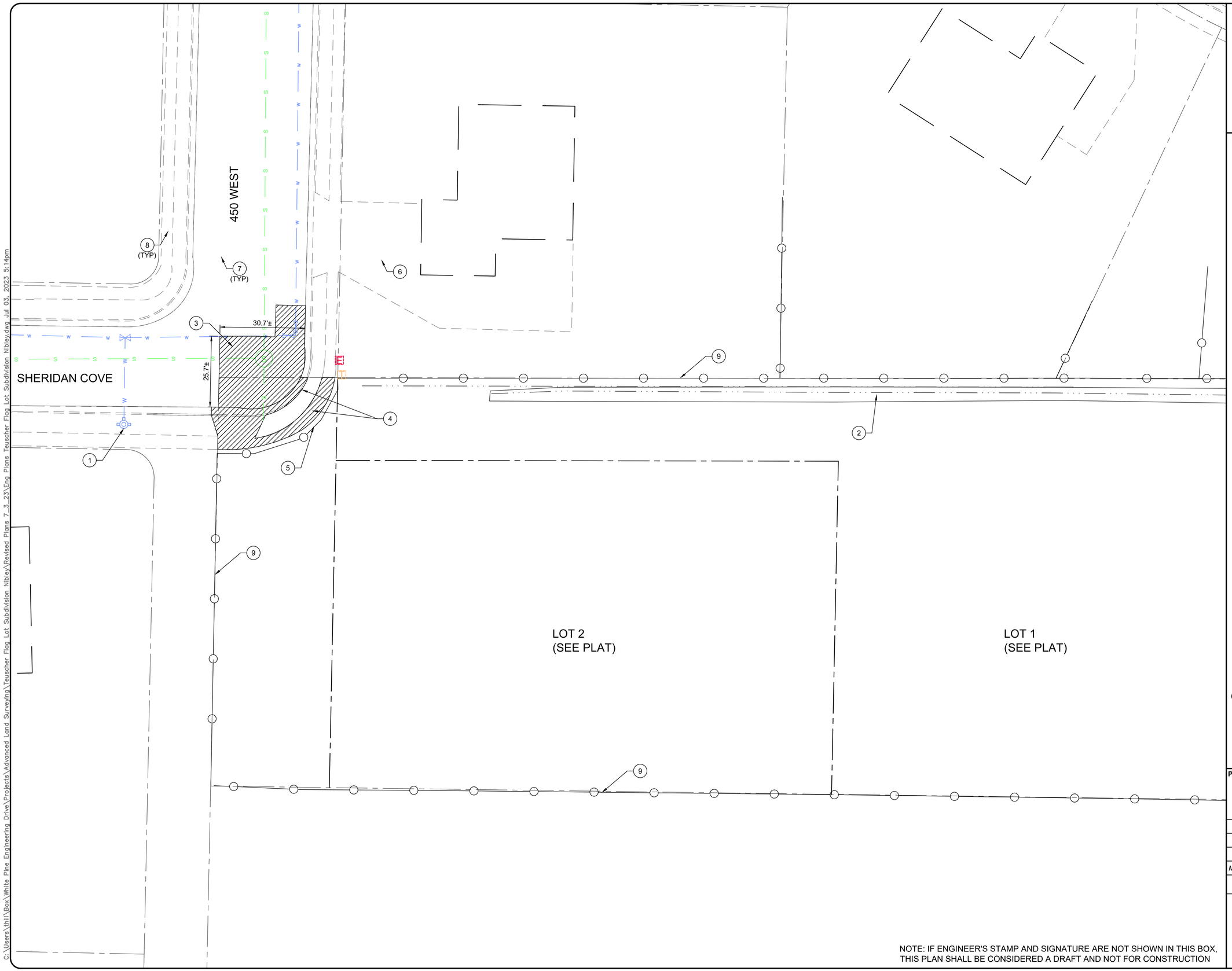
0' 20' 40'
SCALE: 11"X17": 1" = 40'
22"X34": 1" = 20'

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:

ROADWAY
PLAN AND PROFILE

C-102



NOTE: IF ENGINEER'S STAMP AND SIGNATURE ARE NOT SHOWN IN THIS BOX, THIS PLAN SHALL BE CONSIDERED A DRAFT AND NOT FOR CONSTRUCTION

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -

NORTH

SCALE
0' 15' 30'
FOR PRINTS ON 24"X36": 1" = 15'
FOR PRINTS ON 11"X17" (50% SCALE): 1" = 30'

KEY NOTES:

1. NEAREST EXISTING FIRE HYDRANT
2. EXISTING PRIVATE DITCH - REGRADE AS NECESSARY TO ACHIEVE GRADES SHOWN ON SHEET C-105
3. DEMOLISH AND REPLACE EXISTING ASPHALT PAVEMENT FOR ROAD AND UTILITY CONNECTION TO APPROXIMATE EXTENTS SHOWN
4. DEMOLISH EXISTING CURB AND GUTTER AND SIDEWALK TO APPROXIMATE EXTENTS SHOWN
5. DEMOLISH EXISTING FENCE AROUND EXISTING SIDEWALK RADIUS
6. EXISTING CONCRETE DRIVEWAY
7. EXISTING ASPHALT PAVEMENT
8. EXISTING CONCRETE SIDEWALK
9. FENCE TO REMAIN

GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND FACILITIES BY CONTACTING BLUE STAKES AT 811 PRIOR TO CONTRUCTION.

PROJECT TITLE:
TEUSCHER FLAG LOT SUBDIVISION NIBLEY
3812 SOUTH 450 WEST
NIBLEY, UTAH

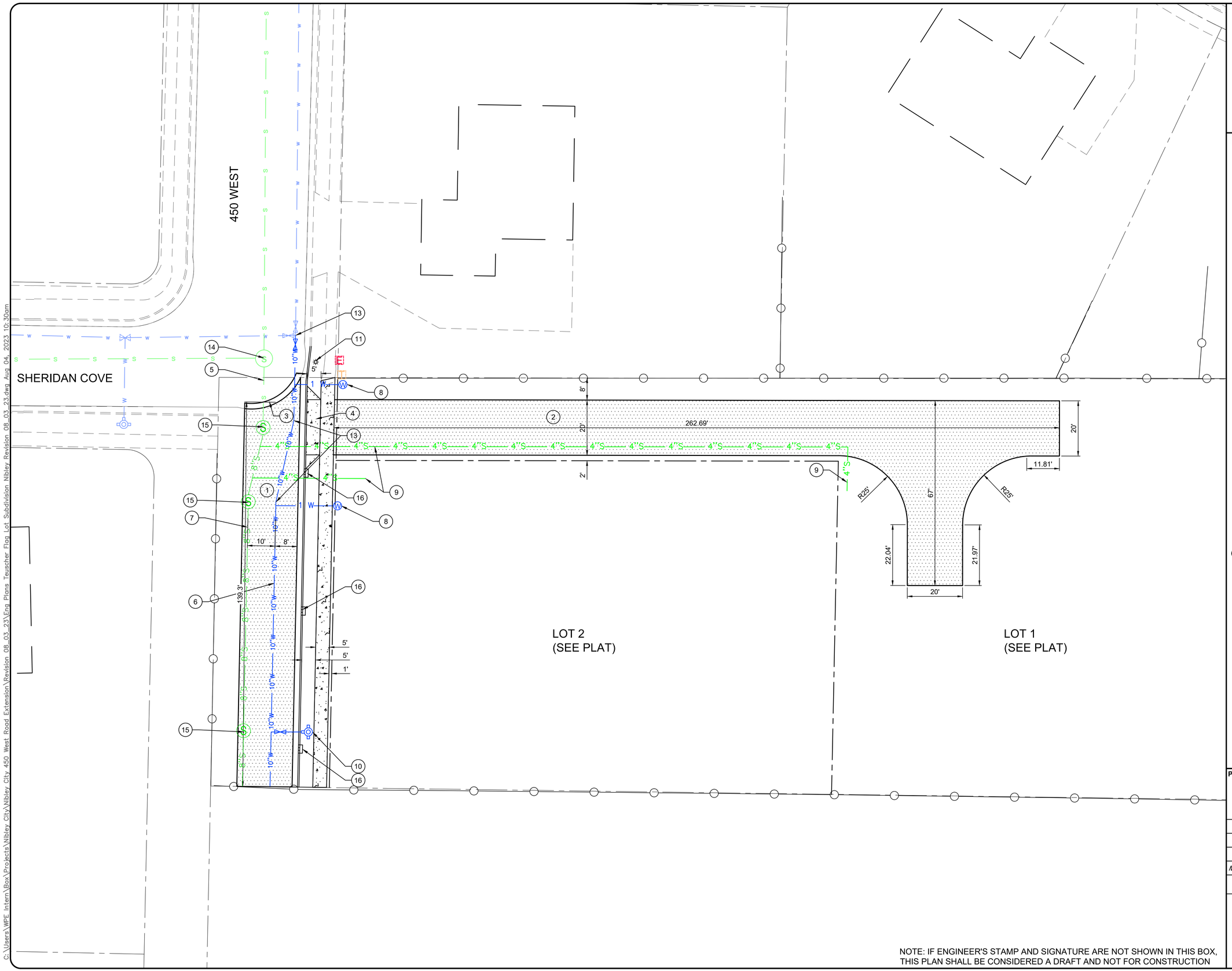
MARK	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

SHEET TITLE:
SITE PLANS
SITE EXISTING AND DEMO PLAN

C-103

C:\Users\thill\Box\White Pine Engineering Drive\Projects\Advanced Land Surveying\Teuscher Flag Lot Subdivision Nibley\Revised Plans 7_3_23\Eng Plans Teuscher Flag Lot Subdivision Nibley.dwg Jul 03, 2023 5:14pm



WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -

NORTH

SCALE
0' 15' 30'
FOR PRINTS ON 24"X36": 1" = 15'
FOR PRINTS ON 11"X17" (50% SCALE): 1" = 30'

KEY NOTES:

1. INSTALL ASPHALT ROADWAY SECTION, CURB & GUTTER, AND SIDEWALK - SEE DETAIL A, C-201 FOR TYPICAL CROSS SECTION. SEE C-102 FOR ROADWAY GRADES
2. INSTALL ASPHALT FIRE LANE - SEE DETAIL E, C-201 FOR TYPICAL CROSS SECTION. SEE C-105 FOR GRADES
3. SAW CUT EXISTING ROAD 2' BACK WHERE NEW ASPHALT IS CONNECTING TO EXISTING ROAD. APPLY TACK COAT TO EXISTING ASPHALT PER APWA SECTION 32 12 13.13
4. INSTALL CONCRETE DRIVEWAY APRON - SEE DETAIL C, C-203
5. EXISTING SEWER MAIN STUB (ASSUMED LOCATION). CONTRACTOR TO VERIFY LOCATION AND THAT SEWER MAIN STUB IS IN ADEQUATE CONDITION.
6. INSTALL 10" PVC C-900 DR-14 WATER MAIN - SEE C-102 FOR GRADES
7. INSTALL 8" PVC SDR35 SEWER MAIN - SEE C-102 FOR GRADES
8. INSTALL 1" WATER SERVICE AND METER - SEE DETAIL C, C-204
9. INSTALL 4" PVC SEWER STUB. MAINTAIN 2% MIN. SLOPE AND PROVIDE CLEANOUTS (TRAFFIC RATED REQ'D IF IN PAVEMENT) AT EVERY 100' SPACING AND AT ALL BENDS. SEE DETAIL D, C-203
10. INSTALL FIRE HYDRANT ASSEMBLY - SEE DETAIL D, C-203
11. INSTALL STREET LIGHT AT INTERSECTION PER CITY STANDARDS.
12. INSTALL 11.25° BEND
13. PROVIDE CONNECTION TO EXISTING WATER SYSTEM. SEE DETAIL A, C-202
14. EXISTING MANHOLE
15. INSTALL 4' Ø MANHOLE, SEE DETAIL A, C-202
16. INSTALL CURB CUT SEE DETAIL B, C-201

GENERAL NOTES:

1. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND FACILITIES BY CONTACTING BLUE STAKES AT 811 PRIOR TO CONTRUCTION.
3. SEE NIBLEY CITY 450 WEST ROADWAY EXTENSION CONSTRUCTION DRAWINGS FOR PROFILE VIEWS OF PROPOSED/FUTURE ROADWAYS AND IMPROVEMENTS
4. SEE SHEET C-102 AND C-105 FOR ELEVATIONS FOR PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL PROVIDE TACK COAT AT CONNECTION TO ANY EXISTING ASPHALT PAVEMENTS OR CONCRETE PER APWA SPEC 32 12 13.13
6. UTILITIES FOR TELEPHONE CABLE, INTERNET, AND GAS ARE NOT SHOWN ON THIS SITE PLAN AND SHALL BE DESIGNED BY THE RESPECTIVE COMPANIES.
7. ALL SEWER AND CULINARY WATERLINES SHALL HAVE 10' MIN. HORIZONTAL SEPARATION DISTANCE.
7. ALL WATER FITTINGS TO BE 200 PSI TEST RATED OR GREATER AND SHALL BE RESTRAINED AS SHOWN ON DETAIL A & B, C-204

PROJECT TITLE:
TEUSCHER FLAG LOT SUBDIVISION NIBLEY
3812 SOUTH 450 WEST
NIBLEY, UTAH

MARK	DESCRIPTION	DATE

SHEET TITLE:
SITE PLANS
SITE IMPROVEMENT PLAN

C-104

NOTE: IF ENGINEER'S STAMP AND SIGNATURE ARE NOT SHOWN IN THIS BOX, THIS PLAN SHALL BE CONSIDERED A DRAFT AND NOT FOR CONSTRUCTION

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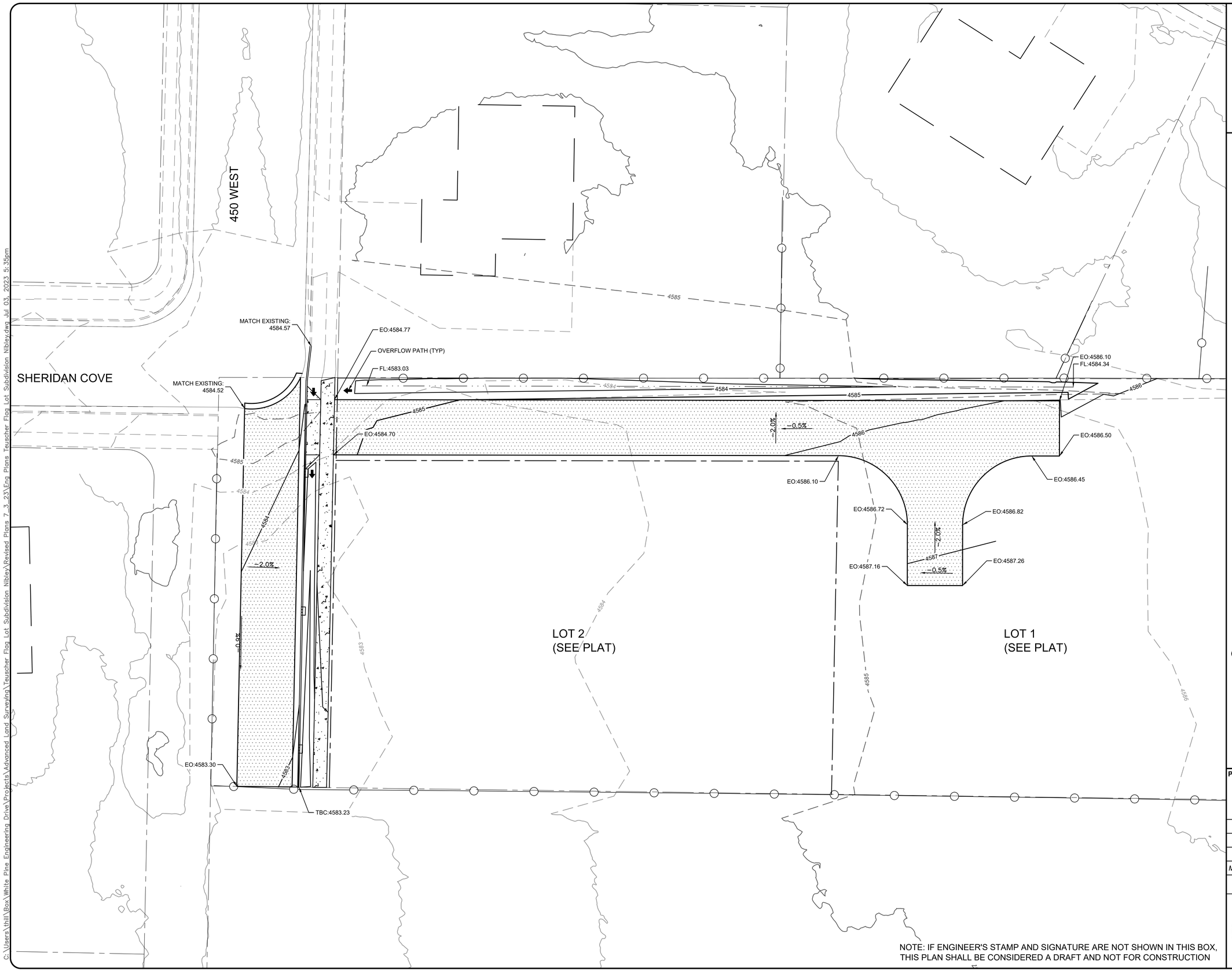

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WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -

NORTH

SCALE
0' 15' 30'
FOR PRINTS ON 24"X36": 1" = 15'
FOR PRINTS ON 11"X17" (50% SCALE): 1" = 30'

STORM WATER ANALYSIS:

SEE ACCOMPANYING STORM WATER CALCULATIONS FROM WHITE PINE ENGINEERING FOR ADDITIONAL INFORMATION.

- RESIDENTIAL LOTS SHALL RETAIN THEIR OWN STORM WATER.
- 80TH PERCENTILE STORM VOLUME FROM ASPHALT LANE: 269.21 CU. FT
- 100 YR STORM FROM ASPHALT LANE RUNOFF: 1,716 CU. FT
- HYDROLOGIC SOIL GROUP: B (PER NRCS SOIL SURVEY)

- SWALE SIZE: 8' WIDE BY 1'-9" DEEP X 260'
- VOLUME IN SWALE: 1,820 CU. FT

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION FOR FUTURE BUILDINGS ON LOTS 1 AND 2 SHALL BE AT A MINIMUM 6" HIGHER THAN CURB ELEVATION WITHOUT BASEMENTS UNLESS A HIGH GROUNDWATER ELEVATION IS ESTABLISHED.
2. ALL EXISTING FACILITIES, UTILITIES, AND FEATURES SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION UNLESS NOTED OTHERWISE
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL UNDERGROUND UTILITIES AND FACILITIES BY CONTACTING BLUE STAKES AT 811 PRIOR TO CONTRUCTION.
4. EACH LOT SHALL BE RESPONSIBLE TO RETAIN THEIR OWN STORM WATER RUNOFF

PROJECT TITLE:

TEUSCHER FLAG LOT SUBDIVISION NIBLEY
3812 SOUTH 450 WEST
NIBLEY, UTAH

MARK	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

SHEET TITLE:

SITE PLANS
GRADING AND DRAINAGE PLAN

C-105

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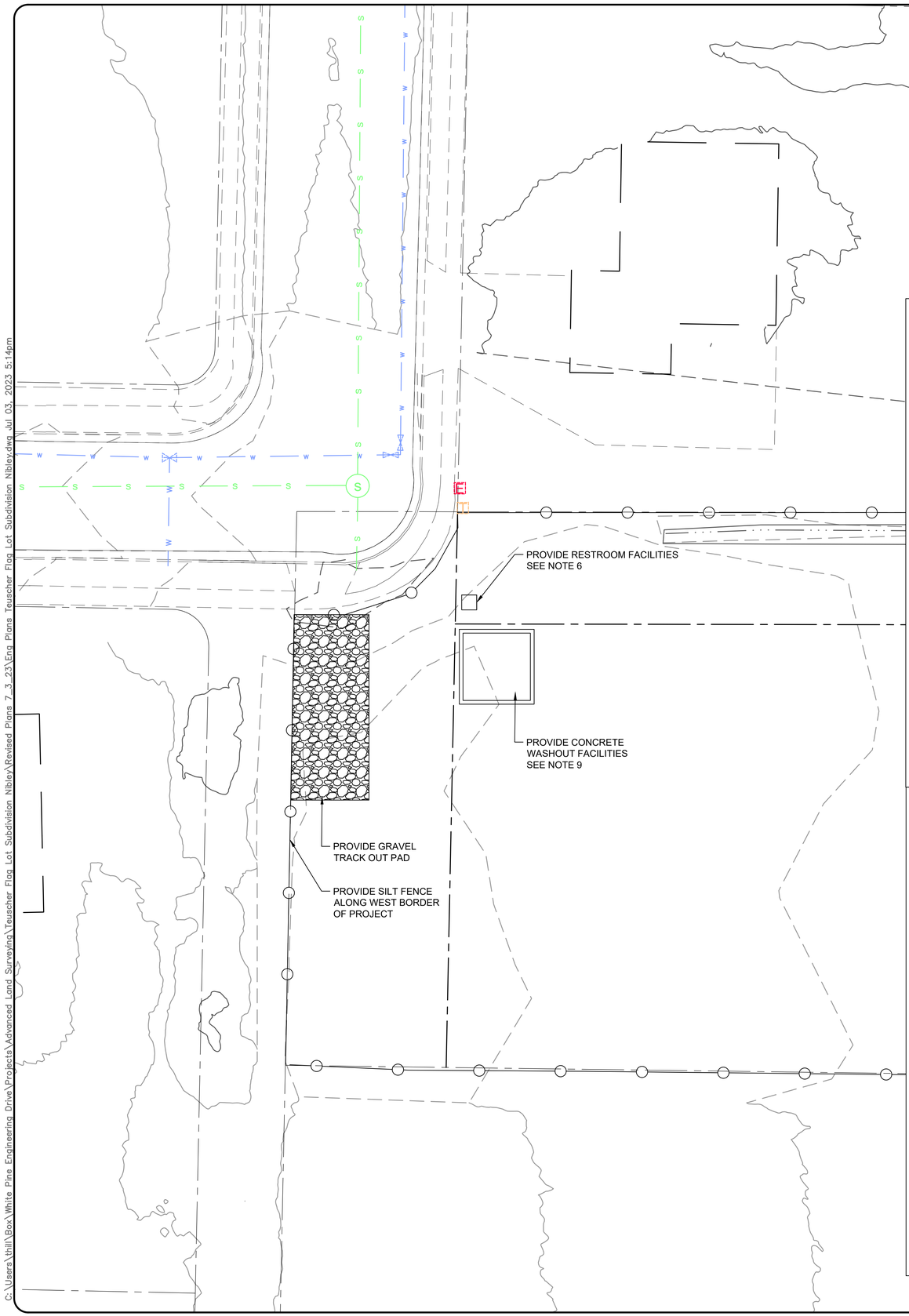

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Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

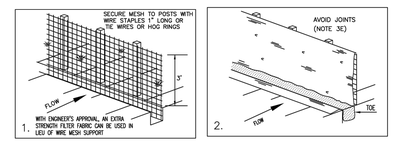
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

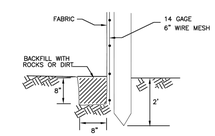
3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. 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.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. 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, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

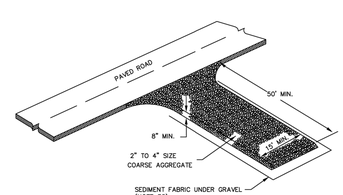
Silt fence

February 2006

7

122

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Stabilized roadway entrance

February 2006

19

Plan No.
126

Stabilized roadway entrance

1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   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).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

18

NOTE: IF ENGINEER'S STAMP AND SIGNATURE ARE NOT SHOWN IN THIS BOX, THIS PLAN SHALL BE CONSIDERED A DRAFT AND NOT FOR CONSTRUCTION

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -

NORTH

SCALE
0' 15' 30'
FOR PRINTS ON 24"X36": 1" = 15'
FOR PRINTS ON 11"X17" (50% SCALE): 1" = 30'

GENERAL NOTES:

1. THIS EROSION CONTROL PLAN SHOULD BE SEEN AS A RECOMMENDATION FOR BEST MANAGEMENT PRACTICE (BMP) PLACEMENT LOCATION. CONTRACTOR SHALL FINALIZE EXACT LOCATIONS OF BMP'S AS PART OF AN APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS OUTLINED IN UTAH ADMINISTRATIVE CODE R317-8.
2. A SWPPP SIGN SHALL BE PLACED IN A VISIBLE LOCATION INCLUDING SWPPP CONTACT INFORMATION, NOTICE OF INTENT (NOI), AND SWPPP PERMIT PRIOR TO ANY LAND DISTURBANCE.
3. CONSTRUCTION VEHICLES SHALL BE CLEANED OF DIRT AND MUD PRIOR TO DRIVING ON CITY STREETS. TIRES SHALL BE SCRAPED TO REMOVE MUD FROM TIRE TRACKS. ANY RESULTING DIRT AND MUD ON CITY STREETS SHALL BE REMOVED.
4. DUST AND SOIL FINES SHALL BE HOSED DOWN PERIODICALLY AS NECESSARY TO MAINTAIN DUSTS AND FINES FROM MIGRATING OFFSITE.
5. CONTRACTOR SHALL PROVIDE TRASH RECEPTACLES ONSITE AS NECESSARY TO DISCOURAGE LITTERING DURING CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE PORTABLE TOILETS IN A LEVEL AREA WITH CONTAINMENT BMPS AROUND DOWNHILL SIDE OF PORTABLE TOILET (AS NEEDED) TO CONTAIN SEWAGE IN CASE OF A SPILL. PORTABLE TOILETS SHALL BE STAKED OR SECURED IN ANOTHER WAY TO PREVENT TIPPING.
7. CONTRACTOR SHALL STORE ANY LIQUIDS, POWDERS, OR OTHER MATERIALS THAT ARE POTENTIALLY HARMFUL IN A LOCATION SURROUNDED BY CONTAINMENT BMPS OR WITHIN BUILDING FOUNDATION WALLS.
8. NO EXCAVATION OR EARTHWORK SHALL TAKE PLACE UNTIL EROSION CONTROL BMP'S ARE IN PLACE.
9. CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT FACILITIES ONSITE SUCH THAT ANY CLEANING OF CONCRETE TRUCKS OR TOOLS DOES NOT PROVIDE POLLUTED RUNOFF OR INFILTRATION INTO SOILS.

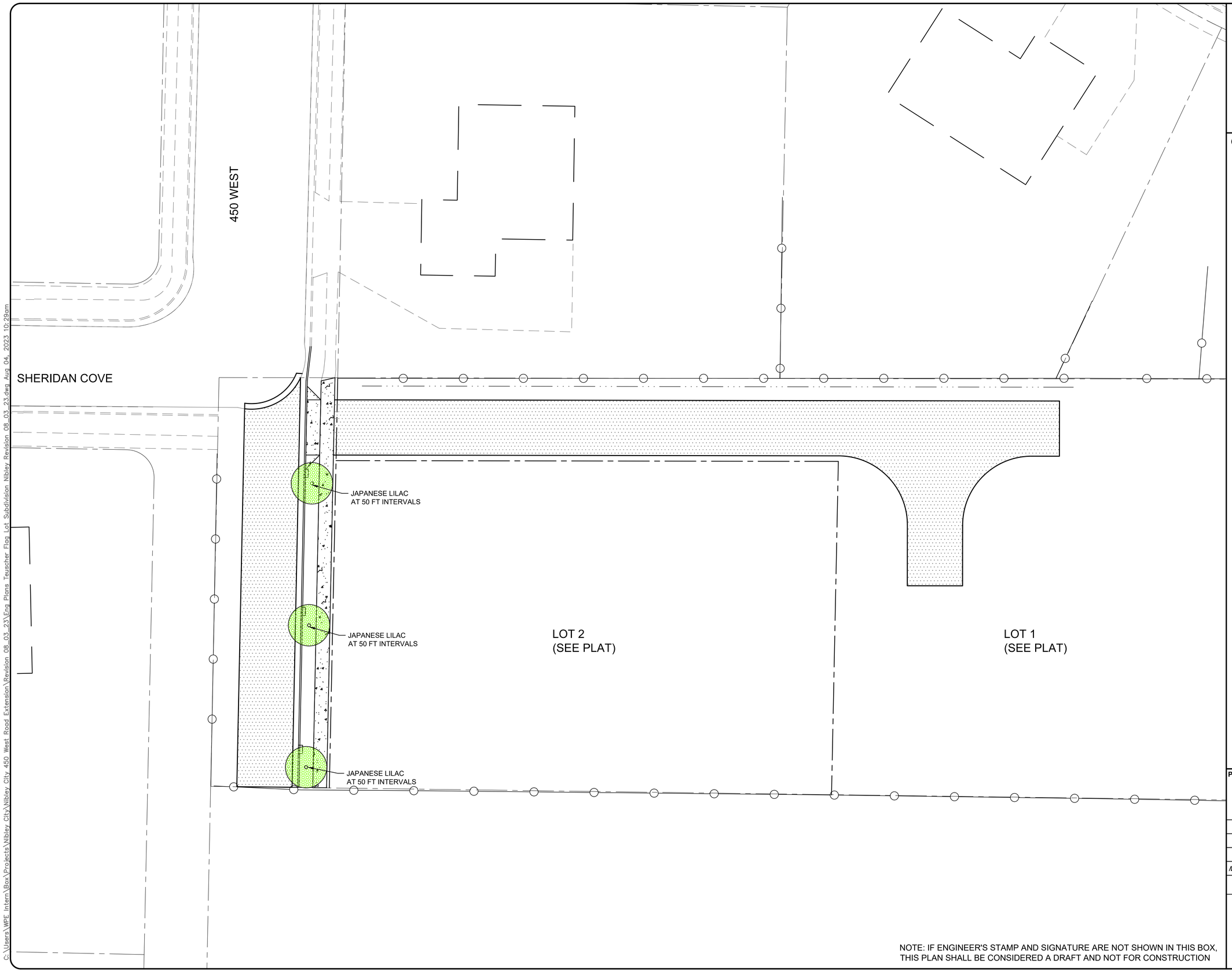
PROJECT TITLE:
TEUSCHER FLAG LOT SUBDIVISION NIBLEY
3812 SOUTH 450 WEST
NIBLEY, UTAH

MARK	DESCRIPTION	DATE

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

SHEET TITLE:
SITE PLANS
SWPPP SITE PLAN

C-106



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WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -

NORTH

SCALE
0' 15' 30'
FOR PRINTS ON 24"X36": 1" = 15'
FOR PRINTS ON 11"X17" (50% SCALE): 1" = 30'

GENERAL NOTE:

TREE PLANTING SHALL FOLLOW REQUIREMENTS SET FORTH IN NIBLEY CITY RESOLUTION 11-11.

PROJECT TITLE:
TEUSCHER FLAG LOT SUBDIVISION NIBLEY
3812 SOUTH 450 WEST
NIBLEY, UTAH

MARK	DESCRIPTION	DATE

SHEET TITLE:
SITE PLANS
TREE PLANTING PLAN

C-107

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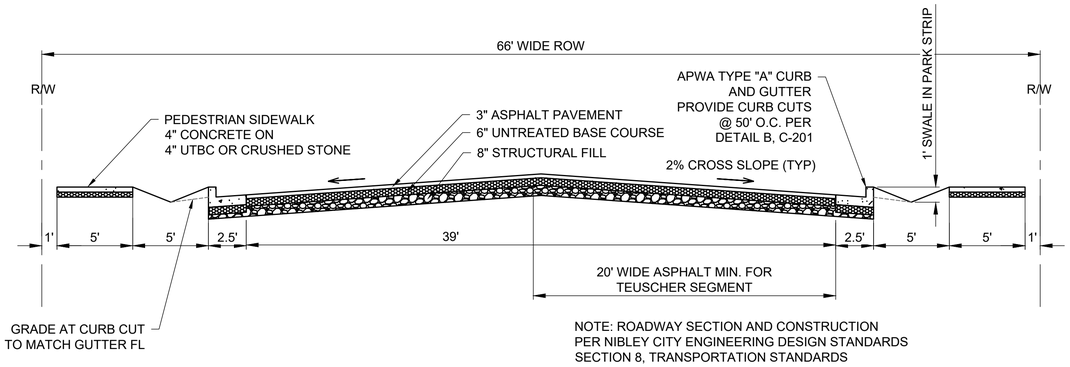
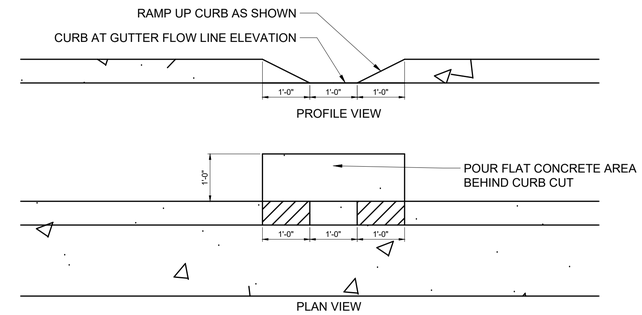


A SECTION - 450 WEST ROADWAY
NOT TO SCALE



B DETAIL - CURB CUT
NOT TO SCALE

Corner curb cut assembly

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.

3. EXPANSION JOINT: Make expansion joints vertical.
   A. Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.

4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
   B. Maximum length to width ratio for non-square panels is 1.5 to 1.
   C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.

5. FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.

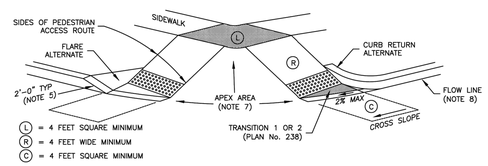
6. DETECTABLE WARNING SURFACE: A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.

7. APEX AREA: The apex area may have curb and gutter, curb walls, flares, ramps, landings, detectable warning surface and landscaping. Flow-line grade may exceed 2 percent to match street grade.

8. PROTECTION AND REPAIR:
   A. Protect concrete from deicing chemicals during cure.
   B. Fill flow line with water. Repair construction that doesn't drain.

LANDING AT SIDEWALK LEVEL

NARRATIVE:
- SITE CONDITIONS WILL VARY, CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
- IF THE SIDES OF A PEDESTRIAN ACCESS ROUTE OR THE EXTENSION OF A LATERAL LINE OF THE SIDEWALK INTERSECTS A FLOW-LINE RADIUS, THEN A CORNER CURB CUT ASSEMBLY MUST BE CONSTRUCTED.
- GRADE BREAKS AT ENDS OF RAMPS MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- USE OF FLARES, CURB RETURNS, CURB WALLS, ETC., ARE AT ENGINEER'S DISCRETION.
- LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.



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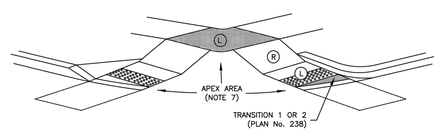
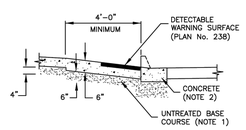


EXAMPLE B



MATERIALS

		RUNNING SLOPE	CROSS SLOPE
LANDING	L	1:48 (2%)	1:48 (2%)
RAMP	R	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	C	1:20 (5%)	1:48 (2%)

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL

MAXIMUM SLOPES

Corner curb cut assembly

Plan No.
235
Drawing 1 of 3

August 2006

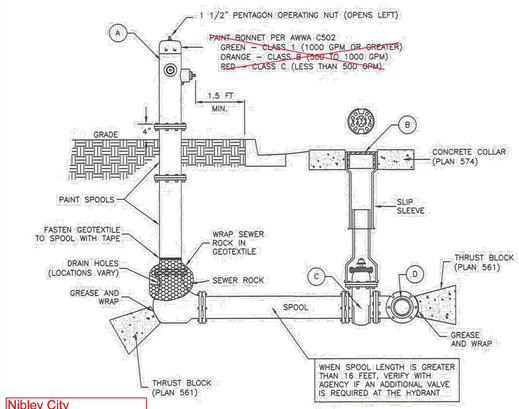
Fire hydrant with valve

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 Bocks: 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. BORROW Maximum particle size 3-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.

Nibley City Amendments:
1. Install tracer wire from the valve can to the hydrant with exposed wires inside the valve can and wrapped 3 times around the base of the hydrant.
2. See the Nibley City Approved Materials List for information on specific product types and manufactures.



Nibley City Amendments:
1. Install tracer wire from the valve can to the hydrant with exposed wires inside the valve can and wrapped 3 times around the base of the hydrant.
2. See the Nibley City Approved Materials List for information on specific product types and manufactures.

LEGEND

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

* FURNISHED BY UTILITY AGENCY

SECTION

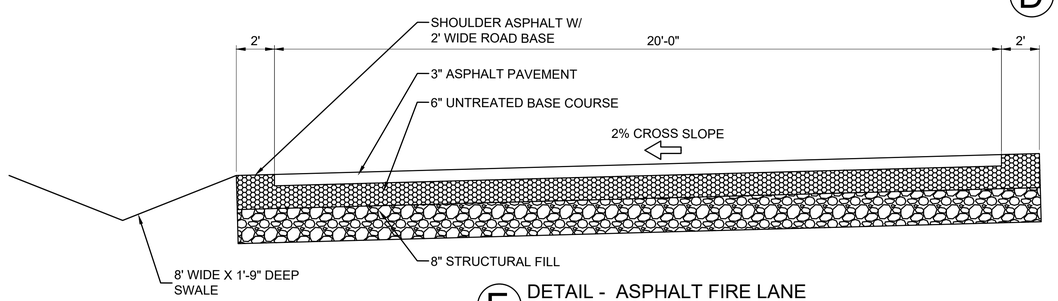
APWA Utah Chapter

Fire hydrant with valve

Plan
511
February 2011

C DETAIL - APWA RAMP
NOT TO SCALE

D DETAIL - FIRE HYDRANT
NOT TO SCALE



E DETAIL - ASPHALT FIRE LANE
NOT TO SCALE

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
www.whitepineeng.com
435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com
P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:
DETAILS

C-201

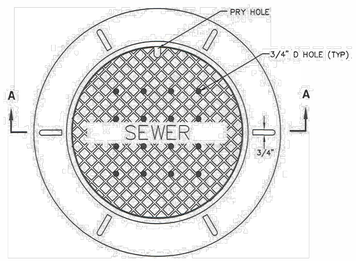
30" Frame and cover

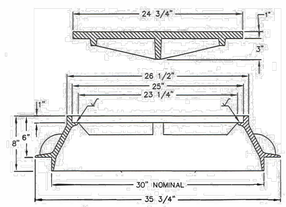
1. **GENERAL**
   A. The frame and cover fits the manhole in Plan 411.

2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum, ASTM A48, coated with asphalt based paint or better (except on machined surfaces).
      1) Cast the heat number on the frame and cover.
      2) Give the frame and cover a machine finish so the cover will not rock.
      3) √ designates machined surface.
      4) Cast the words "SEWER" on the cover in upper case flush with the surface finish. Provide locking manhole covers or watertight manhole covers as identified by the City Engineer. Generally these are required in areas such as undeveloped areas, sidewalks, trails and other walking surfaces.

3. **EXECUTION**
   A. ~~Except in paved streets, provide locking manhole covers in~~ easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

402





SECTION A-A

APWA Utah Chapter — *30" Frame and cover* — Plan 402 April 1997

Sanitary sewer manhole

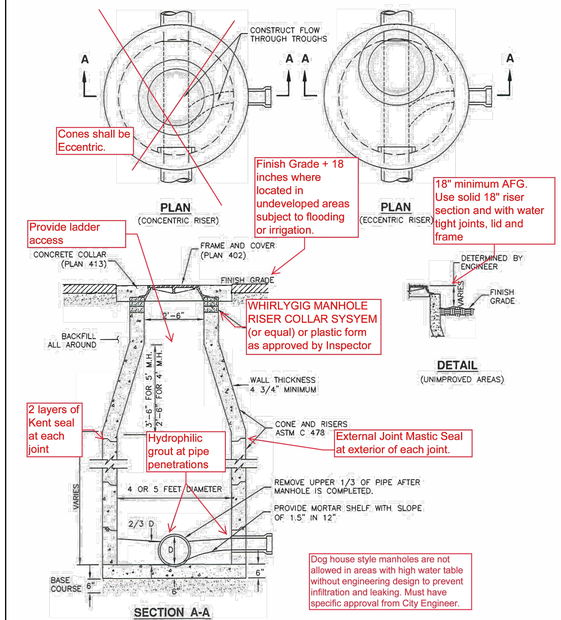
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole or manholes that receive force main discharges.

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. BORROW Maximum particle size 3-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329 with hydrophilic additive (water stop).
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
   J. Exterior joint seal: Manhole Exterior Joint Mastic Seal. See Approved Materials List Sewer
      Manholes receiving discharge from forced main sewers shall be constructed with anchored HDPE liner. See Approved Materials List Sewer Collections

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. 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.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings with hydrophilic additive (water stop).
   E. Pipe Seal: ~~Install~~ rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-6", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and ~~the grade rings or~~ plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. 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.
   J. Manholes located in undeveloped or landscaped areas subject to flooding or irrigation must be installed at least 18-inches higher that finished ground elevation. The manhole shall be provided with a water tight solid locking or bolted manhole cover.

2- layers of KENT Seal

411



APWA Utah Chapter — *Sanitary sewer manhole* — Plan 411 April 2011

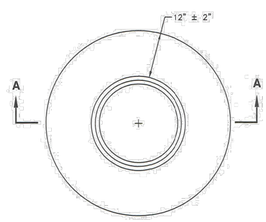
Cover collar for sanitary sewer manhole

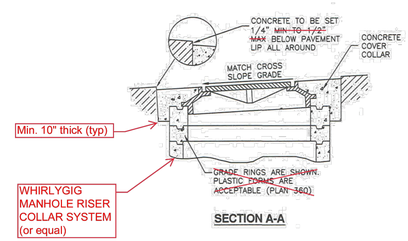
1. **GENERAL**
   A. In a pavement surface, the concrete will support the frame under traffic loadings.

2. **PRODUCTS**
   A. Concrete: Class 4000, APWA Section 03 30 04.
   B. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
   C. Use High Early Strength Fiber Mix to UDOT Standard- LeGrand Johnson (UDOT 70-B Mix) or Parson's (AA-AE-HP) with mesh additive or equivalent.

3. **EXECUTION**
   A. Pavement Preparation: Provide a neat vertical and concentric joint between the concrete collar and the bituminous pavment surface. Clean edges of all dirt, oil, and loose debris. Use WHIRLYGIG MANHOLE RISER COLLAR SYSTEM form and placement (or equal)
   B. Concrete Placement: Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

413





APWA Utah Chapter — *Cover collar for sanitary sewer manhole* — Plan 413 September 2001

(A) DETAIL - SEWER MANHOLES
NOT TO SCALE

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HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

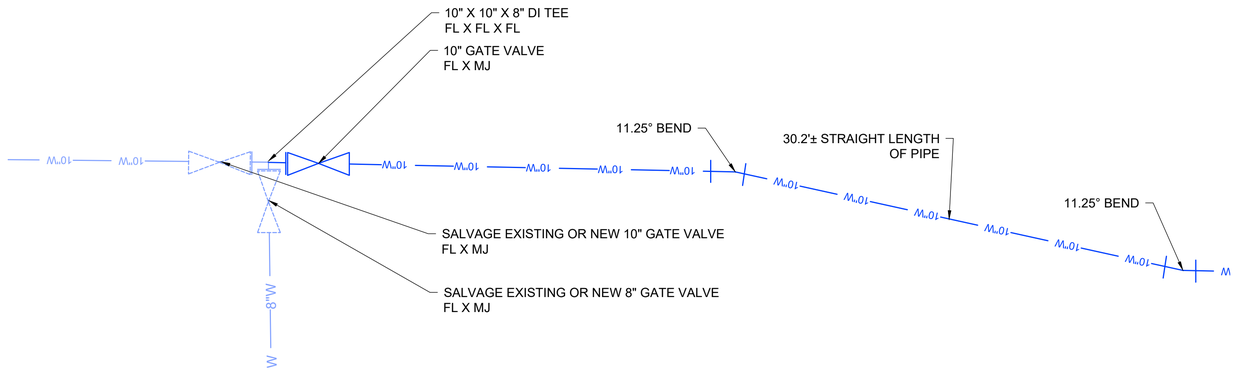
NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

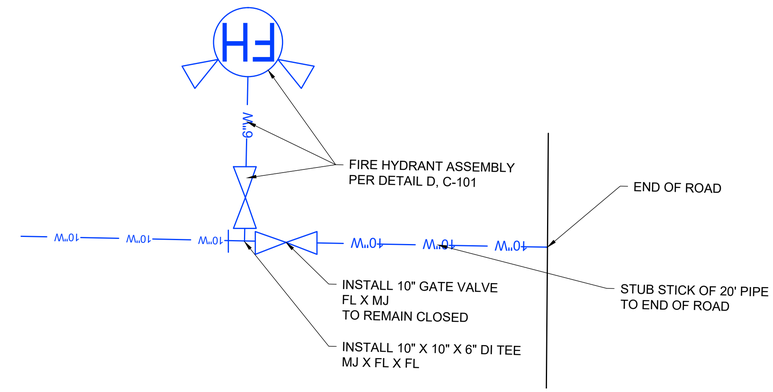
PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:
DETAILS

C-202



A DETAIL - WATER CONNECTION ENLARGED
NOT TO SCALE

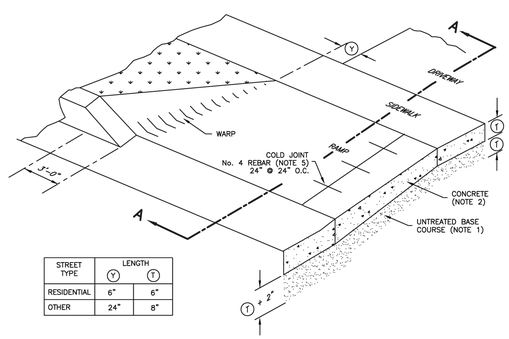


B DETAIL - END WATERLINE ENLARGED
NOT TO SCALE

Flare driveway approach – type A

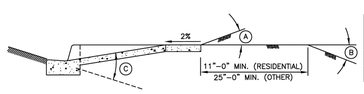
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
   B. Maximum length to width ratio for non-square panels is 1.5 to 1.
   C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
5. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements . Not required if driveway ramp is constructed without a cold joint.
6. FIELD CHANGES TO SLOPE REQUIREMENTS: The following design parameters are to be used as a guide. Specific uses or site conditions may require profile design submittal for review and acceptance.
   A. As a rule, driveway grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
   B. Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
7. FINISH: Broomed.
8. PROTECTION AND REPAIR:
   A. Fill flow-line with water. Repair construction that doesn't drain.
   B. Protect concrete from deicing chemicals during cure period.

38



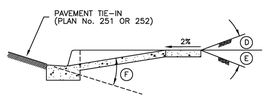
STREET TYPE	LENGTH Y	LENGTH T
RESIDENTIAL	6"	6"
OTHER	24"	8"

OBLIQUE



STREET TYPE	BREAKOVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A–A – APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAKOVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A–A – TYPICAL DRIVEWAY APPROACH

Flare driveway approach - type A

Plan No.
221
Drawing 1 of 2

December, 2005

39

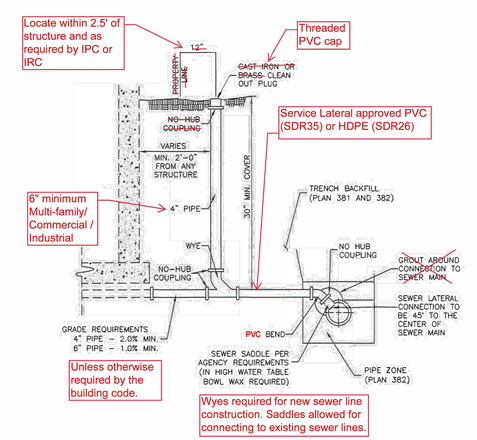
C DETAIL - CONCRETE DRIVEWAY APRON
NOT TO SCALE

Sewer lateral connection

1. **GENERAL**
   A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   C. Verify if CONTRACTOR or agency is to install the wye.
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. **BORROW- 3-inch minus**.
   C. Provide agency approved wye or tee with appropriate donut.
   D. Stainless steel straps required.
3. **EXECUTION**
   A. Tape wrap pipe as required by soil conditions.
   B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   C. Base Course and Backfill Placement: 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.

Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600

431



Sewers and sewer laterals located within drinking water source protection zones shall comply with Utah R309-600

APWA Utah Chapter

Sewer lateral connection

Plan
431
January 2011

C DETAIL - SEWER SERVICE
NOT TO SCALE

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84318

NO.	DESCRIPTION	DATE

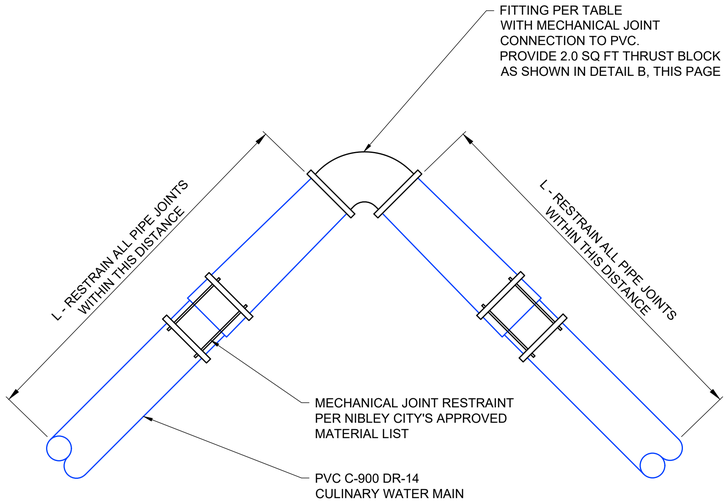
NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:
DETAILS

C-203



A DETAIL - MECHANICAL JOINT RESTRAINTS
NOT TO SCALE

REQUIRED RESTRAINED LENGTH (FT)

	11.25° BEND	22.5° BEND	45° BEND	90° BEND	TEE	VALVE/DEAD END
10" DIA. PVC	3	5	10	24	41	71
8" DIA. PVC					21	
6" DIA. DI					5	

NOTES:
1. CALCULATIONS BASED OFF OF TEST PRESSURE OF 200 PSI
2. SAFETY FACTOR OF 1.5:1.0 APPLIED TO CALCULATIONS
3. MAIN LINE PIPE WITHIN 5' OF EACH SIDE OF TEE FITTING SHALL BE SOLID WITH NO JOINTS (Lr MINIMUM)

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HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

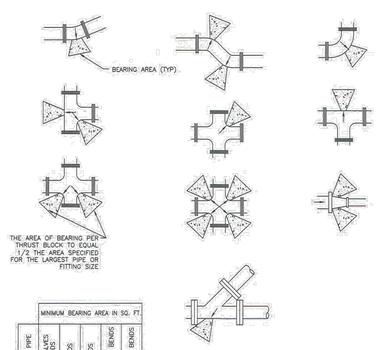
Direct bearing thrust block

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. BORROW Maximum particle size 3-inches.
   C. Thrust Bocks: 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.

1. Water Design Standards require mechanical joint restraints designed by the engineer of record and installed in accordance with manufacturer's installation instructions.
2. Where installation of mechanical joint restraints is not possible for new connections and/or for existing piping systems, the design engineer shall provide engineering calculations and details for construction of concrete thrust blocks.
3. APWA Plan 561 is strictly for reference and guidance for repairs and conditions where a design engineer is not available.

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.

561



SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT.				
	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"	37	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16

Nibley City Amendment:
1. Where the entire piping system is installed with engineer designed mechanical joint restraints, an additional 1.5 to 2.0 square foot concrete thrust block shall be provided.

APWA Utah Chapter — *Direct bearing thrust block* — Plan 561 — August 2010

B DETAIL - THRUST BLOCKS
NOT TO SCALE

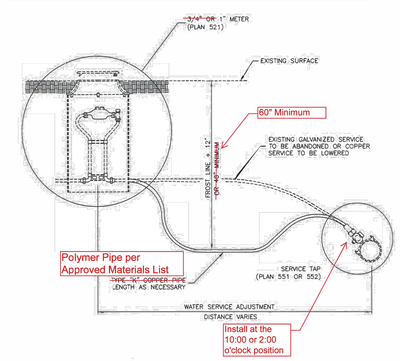
Water service line

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
   A. Fittings: Provide brass fittings and nipples. Do not use galvanized materials. B. Backfill: Common fill, APWA Section 31 05 13. BORROW Maximum particle size 3-inches
3. **EXECUTION**
   A. 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.

Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. Union connections are not allowed.
3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.

541

Nibley City Amendments:
1. Install tracer wire from the main to the meter with exposed wire inside the meter can and connected to the tracer wire running along the main.
2. Service lines shall be one continuous piece (couplers of any kind are not allowed).
3. See the Nibley City Approved Materials List (APL) for information on specific product types and manufactures.



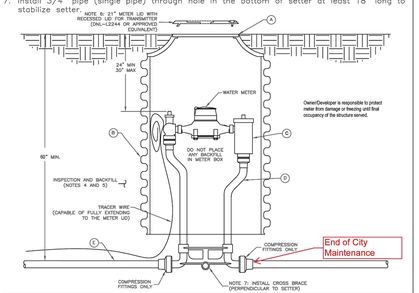
APWA Utah Chapter — *Water service line* — Plan 541 — August 2001

C DETAIL - WATER METER AND SERVICE
NOT TO SCALE

PRINT DATE:TIME:27-03 10:24 AM

1" METER AND BARREL
N.T.S.

1. METER PLACEMENT:
   A. In new construction, install meter at front-center of lot.
   B. All meters to be installed in the park strip or PUE directly behind sidewalk if there is a swale or no parkstrip available. Water meters shall be located 5-feet from property lines at the corner of a lot.
   C. Do not install meters **within a** driveway **or** approach, sidewalks, or curb and gutter.
2. METER BARREL: Set barrel so grade of the frame and cover matches the grade of the surrounding surface.
3. PIPE: C901 (Poly), blue in color, or 'K' Copper pipe required inside right-of-way.
4. INSPECTION: Before backfilling, secure installation inspection by ENGINEER.
5. BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Borrow- Maximum particle size 3-inches.
6. CASTING: Grey iron class 35 minimum per ASTM A48.
7. Install 3/4" pipe (single pipe) through hole in the bottom of setter at least 18" long to stabilize setter.



LEGEND

No.	ITEM	DESCRIPTION
A	FRAME AND COVER	CAST IRON COVER (GRASS/PARKSTRIP)
B	PLASTIC METER BARREL	ADS 21" X 48"
C	DOUBLE CHECK VALVE	1" FULL PORT WITH DOUBLE CHECK DEVICE
D	1" METER SETTER	1" COMPRESSION SETTER
E	POLY PIPE & STIFFENER	POLY PIPE (STAINLESS STEEL STIFFENER FOR COMPRESSION FITTINGS)

NIBLEY CITY WATER DIVISION — **1" METER AND BARREL** — DESIGNED / DRAWN / DRAFTED / CHECKED: DATE / CODE / DEC# — REVISION BLOCK — SCALE N.T.S. — SHEET NO. 521S.1

PROFESSIONAL ENGINEER — THOMAS M. HILL — 13260148 — 7/3/2023 — STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
DETAILS
THRUST BLOCKS AND
JOINT RESTRAINTS

C-204

0.1 General Notes

0.1.1 General Notes for Construction

ALL plans for construction within the Nibley City Shall have the following shown on either the Cover Sheet or the Detail Sheet

NIBLEY CITY GENERAL NOTES FOR CONSTRUCTION

A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING STANDARDS, CITY STANDARD DETAILS, CURRENT APWA MANUAL OF STANDARD SPECIFICATIONS / STANDARD PLANS, OR OTHER STANDARD APPROVED BY THE CITY ENGINEER IN WRITING.
C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
D. THE CITY DOES NOT WARRANT ANY QUANITITIES SHOWN ON THESE PLANS.
E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED **48 HOURS** PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS. CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
I. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
J. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION

SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
K. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
L. THE CONTRACTOR SHALL CONTACT BLUE STAKE PRIOR TO CONSTRUCTION ACCORDING TO BLUE STAKE STANDARD NOTIFICATION TIMEFRAMES. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.
M. THE CONTRACTOR SHALL BARRICADE CONSTRUCITON SITES AT ALL TIMES PER THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
N. THE UNLAWFUL REMOVAL OF WATER FROM A CITY FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE. CONTACT THE CITY INSPECTOR FOR SETTING UP USE.
O. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, DEQ GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE NIBLEY CITY STORM WATER MANAGEMENT PLAN.
P. THESE PLANS REFLECT CONDITONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
Q. "AS-BUILT" DRAWINGS (ONE SET OF PRINTS AND AN ELECTRONIC PDF COPY), CERTIFIED BY THE DEVELOPER'S ENGINEER, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY AND ACCEPTANCE OF IMPROVEMENTS BY THE CITY. (SEE THE CITY CODE FOR AS-BUILT REQUIREMENTS)

0.1.2 General Notes for Grading and Drainage Construction

All plans for on-site Grading and Drainage construction shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR GRADING AND DRAINAGE CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY

B. UNLESS SPECIFIC FINISHED FLOOR ELEVATIONS ARE SHOWN ON THE PLAT, ELEVATIONS SHALL BE A MINIMUM 6 INCHES ABOVE THE HIGHEST ADJACENT TOP OF CURB OR STREET CENTERLINE WHICH EVER IS HIGHER OR 12 INCHES ABOVE THE HISTORIC GROUNDWATER ELEVATIONS AS CERTIFIED BY A GEOTECHNICAL ENGINEER AND SPECIFICALLY IDENTIFIED FOR EACH LOT ON THE RECORDED FINAL PLAT.
C. A PERMIT IS REQUIRED FOR ANY SITE GRADING.
D. STAKING PAD AND/OR FINISHED FLOOR ELEVATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER OR HIS ENGINEER. FOR LOTS IN FEMA ZONES A, AO, AH, A1-A33, AND A99, THE FINISHED BUILDING FLOOR OR STEM WALL ELEVATION SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY VERTICAL CONSTRUCTION.
E. THE CONTRACTOR SHALL COMPLY WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN PREPARED IN ACCORDANCE WITH THE CITY'S GENERAL UPDES STORM WATER PERMIT REQUIREMENTS.
F. THE GRADING CONTRACTOR SHALL DESIGNATE THE LOCATION FOR WASTING SPOIL MATERIALS AND OBTAIN A LETTER FROM THE OWNER GIVING PERMISSION FOR SAID DISPOSAL PRIOR TO STARTING ON-SITE CONSTRUCTION.
G. GRADING AND DRAINAGE PLAN APPROVAL INCLUDES RETENTION AND DETENTION AREAS, OTHER DRAINAGE FACILITIES AND CHANGES TO SURFACE GRADING AND STORMWATER FACILITIES AFFECTING DRAINAGE STRUCTURES, CURBS, ASPHALT PAVEMENT, AND BUILDING FLOOR ELEVATIONS.
H. THE CONTRACTOR SHALL PROVIDE ALL RETENTION AND DETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. RETENTION BASINS SIDE SLOPES SHALL NOT EXCEED 3:1. RETENTION BASIN HIGH WATER ELEVATIONS SHALL NOT EXCEED 3-FOOT AND SHALL BE SET 12 INCHES ABOVE THE HISTORIC GROUNDWATER LEVEL. RETENTION IS NOT PERMITTED WITHIN PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS.
I. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND CONFIRMING DEPTHS OF ALL THE EXISTING UTILITY LINES WITHIN PROPOSED RETENTION BASIN AREAS. IF THE BASIN CANNOT BE CONSTRUCTED PER PLAN AS A RESULT OF CONFLICT WITH UNDERGROUND UTILITIES, THE CONTRACTOR SHOULD CONTACT THE CITY AND DESIGNER AND REQUEST MODIFICATION OF THE BASIN DESIGN.

0.1.3 General Notes for BMP Plan, Small Sites

All BMP Plans for Small Sites shall have the following notes shown on the BMP plan sheet or BMP detail sheet.

NIBLEY CITY
GENERAL NOTES FOR SWPP PLAN

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
B. APPROVAL OF THIS DOCUMENT INDICATES THAT NIBLEY CITY HAS REVIEWED AND FOUND THIS TO BE IN GENERAL COMPLIANCE WITH THE CITY'S STORMWATER MANAGEMENT PLAN. NIBLEY CITY IS AT NO TIME RESPONSIBLE FOR THE APPLICANT'S/OPERATOR'S DUTIES TO COMPLY WITH ANY FEDERAL, STATE, OR LOCAL LAW OR ORDINANCE.
C. THE FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. ADDITIONALLY, THEY SHALL BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, NATURAL VEGETATION SHALL BE MAINTAINED TO ASSIST IN SILT CONTROL.
D. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER SO THAT STORMWATER DISCHARGES DO NOT CAUSE ANY FLOODING OR DAMAGE TO ADJACENT PROPERTIES OR FLOWS OF SEDIMENT ONTO PUBLIC STREETS, SIDEWALKS, DRAINAGE CHANNELS, PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAYS.
E. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONALITY. IN ADDITION, ALL CONTROLS SHALL BE MAINTAINED IN SATISFACTORY CONDITION UNTIL SUCH TIME THAT CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
F. THE PLANS SHALL BE AMENDED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING CONSTRUCTION, ROUTINE INSPECTIONS, AND/OR PERIODS OF RAINFALL. IF IT IS DETERMINED THAT CURRENT CONTROLS ARE NOT EFFECTIVE AT MINIMIZING POLLUTANT DISCHARGES FROM THE SITE, IMMEDIATE EFFORTS SHALL BE MADE TO CORRECT THE PROBLEM WITHIN 72 HOURS AND/OR PRIOR TO THE

NEXT RAIN EVENT. THE AMENDED PLAN SHALL BE MAINTAINED ON-SITE.
G. IF AT ANY TIME, THIS SITE BECOMES IMPACTED BY OTHER CONSTRUCTION, STORMWATER POLLUTION PREVENTION ACTIVITIES SHALL BE COORDINATED BETWEEN THE SITES AND DOCUMENTED ON THE PLANS.
H. PROPERTY THROUGH WHICH A WATERCOURSE PASSES SHALL BE KEPT FREE OF CONSTRUCTION MATERIALS, TRASH, DEBRIS, EXCESSIVE VEGETATION, AND OTHER OBSTACLES OR SUBSTANCES WHICH WOULD POLLUTE, CONTAMINATE, OR SIGNIFICANTLY RETARD OR DIVERT THE FLOW OF STORMWATER THROUGH THE PROPERTY.
I. THE SITE SHALL AT ALL TIMES REMAIN FREE OF LOOSE TRASH AND DEBRIS. APPROPRIATELY SIZED COVERED WASTE RECEPTACLES SHALL BE PROVIDED ONSITE AND STORED A MINIMUM OF 50 FEET FROM ANY DRAINAGEWAY OR DRAINAGE INLET.
J. A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND ALL RELATED RECORDS SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW UPON REQUEST. NIBLEY CITY MAY AT ANY TIME PERFORM A COMPLIANCE INSPECTION OF THE SITE.

0.1.4 General Notes for Water Main Construction

All plans for water main construction within right-of-way or easements shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR WATER MAIN CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING STANDARDS, CITY STANDARD DETAILS, AND CURRENT APWA MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PLANS.
C. NIBLEY CITY INSPECTORS SHALL BE NOTIFIED **48-HOURS** PRIOR TO STARTING EACH PHASE OF CONSTRUCTION, AND EACH INSPECTION REQUESTED.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ANY UTILITY LINES BEFORE STARTING CONSTRUCTION. IF THE EXISTING LINE IS FOUND TO BE IN A SUBSTANTIALLY DIFFERENT LOCATION, OR WILL ADVERSELY AFFECT THE OPERATION OF THE UTILITY, THE CONTRACTOR SHALL NOTIFY THE NIBLEY CITY PRIOR TO MAKING THE CONNECTIONS. AMENDMENTS TO

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84318

NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION
3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:
DETAILS

C-205

THE PLANS MAY BE REQUIRED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

E. THE NIBLEY CITY IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCTION.

F. BACKFILLING SHALL NOT BE DONE UNTIL LINES ARE INSPECTED AND APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

G. MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR ACCORDING TO THE CITY'S APPROVED MATERIALS LIST, ENGINEERING STANDARDS CITY STANDARD DETAILS AND APWA MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PLANS. THE APPROVED MATERIALS LIST IS AVAILABLE ON THE CITY WEBSITE.

H. THE MINIMUM SIZE WATER SERVICE SHALL BE ONE INCH. SERVICE LINES SHALL BE CONTINUOUS UNDER PAVEMENT WITHOUT A CONNECTION OR EXTENSION.

I. ALL TAPS SHALL USE ALL BRONZE OR STAINLESS-STEEL DOUBLE STRAP SERVICE SADDLES.

J. THE DEVELOPER IS TO INSTALL ALL TAPS AND METER CANS. THE TAP SHALL TERMINATE WITH WATER METER SETTER WITHIN THE METER CAN PER CITY STANDARDS.

K. METERS SHALL BE FURNISHED AND INSTALLED BY THE UTILITY AGENCY AFTER PAYMENT OF ALL PREVAILING FEES.

L. METERS WILL ONLY BE INSTALLED IF:

1. ALL BACTERIOLOGICAL TESTS HAVE BEEN RECEIVED.
2. CURB AND GUTTER HAS BEEN CONSTRUCTED AND THE METER CAN IS INSTALLED TO THE SPECIFIED GRADE PER PLANS.
3. THE METER CAN IS VISIBLE AND FREE OF OBSTRUCTION AND DAMAGE.
4. THE METER CAN AND LID ARE PER THE CITY APPROVED MATERIALS LIST.
5. THE METER CAN AND LID ARE OF THE CORRECT SIZE.
6. THE WATER SERVICE LINES AND CONNECTIONS ARE FREE OF LEAKS.

M. PAVEMENT REPLACEMENTS SHALL BE MADE PER THE CITY ENGINEERING STANDARDS, CITY STANDARD DETAILS, AND APWA MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PLANS.

N. ALL WATER SERVICE CONNECTIONS SHALL BE EXTENDED A SUFFICIENT DISTANCE ACROSS THE RIGHT-OF-WAY TO CLEAR ALL FACILITIES TO BE INSTALLED IN PUBLIC UTILITY EASEMENTS PARALLELING STREET RIGHT-OF-WAY.

O. TRACER WIRE AND LOCATING TAPE SHALL BE INSTALLED ON ALL WATER LINES LARGER THAN 6 INCHES. LOCATING TAPE SHALL BE PLACED ONE FOOT ABOVE THE MAIN.

P. TRACER WIRE SHALL BE BROUGHT UP ALL VALVE CANS AND FIRE HYDRANTS. WIRE SHALL BE THREADED THROUGH TO THE INSIDE OF THE VALVE CAN BY MEANS OF A HOLE IN THE CAN.

Q. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY STANDARDS.

R. THE CONTRACTOR MUST REQUEST A TEMPORARY METER FOR FILLING AND TESTING OF NEW WATER LINES FROM THE CITY CONSTRUCTION INSPECTOR. THIS METER SHOULD BE ORDERED TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

0.1.5 General Notes for Sewer Main Construction

All plans for sewer main construction within right-of-way or easements shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR SEWER MAIN CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. CONTRACTOR WILL EXPOSE ANY LINES BEING TIED INTO, TO VERIFY LOCATION.

C. THE CITY IS NOT LIABLE FOR DELAYS OR DAMAGES TO UTILITIES RELATED TO THIS CONSTRUCITON.

D. BACKFILLING SHALL NOT BE DONE UNTIL LINES ARE INSPECTED AND APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

E. PAVEMENT REPLACEMENTS SHALL BE MADE PER THE CITY ENGINEERING STANDARDS, CITY STANDARD DETAILS, AND APWA MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PLANS.

F. SHORT TERM DEFLECTION TESTING SHALL BE PERFORMED ON THE TOTAL FOOTAGE OF INSTALLED PIPE, AFTER COMPLETE BACKFILL AND COMPACTION, BUT PRIOR TO THE INSTALLATION OF FINISHED SURFACE MATERIAL. ADDITIONAL TESTING MAY BE REQUIRED. A SHORT-TERM DEFLECTION IN EXCESS OF FIVE PERCENT SHALL BE CONSIDERED UNSERVICEABLE AND SHALL BE REPAIRED OR REPLACED AND RETESTED.

G. A VISUAL INSPECTION OF THE INTERIOR OF THE SEWER LINE USING A TELEVISION CAMERA WILL BE PERFORMED ON THE TOTAL FOOTAGE OF ALL SEWER LINES, AFTER COMPLETE BACKFILL AND COMPACTION, BUT PRIOR TO THE INSTALLATION OF FINISHED SURFACE MATERIAL. ANY PORTION CONSIDERED UNSERVICEABLE BY THE CITY SHALL BE REPAIRED OR REPLACED AND RETESTED AT NO ADDITIONAL COST TO THE CITY. A COPY OF THE SEWER LINE VIDEO SHALL BE PROVIDED ON A FLASH DRIVE ALONG WITH A REPORT OF OBSERVATINS. ALL

EXPENSES FOR VISUAL INSPECTION USING TELEVISION CAMERA IS THE RESPONSIBILITY OF THE CONTRACTOR.

H. ALL TAPS SHALL BE WYE TYPE.

I. SEWER TAPS MUST BE A MINIMUM OF 4 FEET DEEP AT PROPERTY LINES.

J. ALL SEWER SERVICE CONNECTIONS SHALL BE EXTENDED A SUFFICIENT DISTANCE ACROSS RIGHT-OF-WAY TO CLEAR ALL FACILITIES TO BE INSTALLED IN PUBLIC UTILITY EASEMENTS PARALLELING THE RIGHT-OF-WAY.

K. TRACER WIRE AND CAUTION TAPE SHALL BE INSTALLED ON ALL PVC SEWER LINES. TRACER WIRE SHALL BE THREADED THROUGH TO THE INSIDE OF THE MANHOLE BY MEANS OF A HOLE IN THE CONE.

L. ALL SANITARY SEWER MANHOLES SHALL BE TESTED IN ACCORDANCE WITH ASTM C-1244-93 .

M. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY STANDARDS.

0.1.6 General Notes for Secondary Water Main Construction

All plans for secondary water main construction within right-of-way or easements shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR SECONDARY WATER MAIN CONSTRUCTION

A. THE NIBLEY CITY ENGINEERING DEPARTMENT (OR ITS AUTHORIZED REPRESENTATIVE) SHALL INSPECT AND APPROVE ALL TRENCHING, BEDDING, PIPE INSTALLATION, BACKFILL AND COMPACTION. NIBLEY CITY SHALL INSPECT AND APPROVE ALL PRESSURE TESTING, DISINFECTIONS, AND ALL OPERATIONAL SYSTEMS TESTS. AFTER COMPLETION OF EACH PHASE OF THE SECONDARY WATER SYSTEM, BUT BEFORE ACCEPTANCE BY NIBLEY CITY AND THE WARRANTY PERIOD, ALL PUNCH LIST ITEMS SHALL BE 100 % COMPLETED, AS GENERATED BY THE NIBLEY CITY.

B. THE MINIMUM COVER OVER SECONDARY WATER MAINS IS 48 INCHES.

C. BACKFILLING SHALL NOT BE DONE UNTIL MAINS ARE INSPECTED AND APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

D. PAVEMENT REPLACEMENTS SHALL BE MADE PER THE NIBLEY CITY ENGINEERING STANDARDS, AND APWA MANUAL OF STANDARD SPECIFICATIONS AND STANDARD PLANS.

E. ANY CHANGES FROM APPROVED PLANS SHALL BE SUBMITTED TO NIBLEY CITY FOR WRITTEN APPROVAL PRIOR TO INSTALLATION.

F. AN APPROVED METALLIC MARKING TAPE SHALL BE PLACED ABOVE THE INSTALLED SECONDARY WATER MAIN AND SHALL HAVE THE WORDS "CAUTION: SECONDARY WATER – DO NOT DRINK".

G. ALL SECONDARY WATER VALVE COVERS SHALL BE SQUARE AND IDENTIFIED AS "SECONDARY WATER".

H. A 2-INCH x 4-INCH METAL STUD (PAINTED PURPLE) SHALL BE SET ONE-FOOT BEHIND EACH SECONDARY WATER STUB-OUT.

I. ALL SECONDARY WATER LINES SHALL BE PURPLE IN COLOR OR CONSTRUCTED WITH A PURPLE POLYETHYLENE WRAP.

J. TRACER WIRE SHALL BE INSTALLED ON ALL LINES.

0.1.7 General Notes for Street Construction

All plans for street construction within right-of-way or easements shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR STREET CONSTRUCTION

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. CONTRACTOR SHALL CONTINUOUSLY REFERENCE LOCATION OF ALL VALVES DURING CONSTRUCTION.

C. ALL UNDERGROUND UTILITIES LOCATED IN THE ROADWAY SHALL BE COMPLETED BEFORE PAVING.

D. BASE COURSE SHALL NOT BE PLACED UNTIL SUBGRADE HAS BEEN APPROVED BY THE CITY CONSTRUCTION INSPECTOR.

E. GUTTERS SHALL BE WATER TESTED FOR DRAINAGE IN THE PRESENCE OF THE CITY CONSTRUCTION INSPECTOR.

F. THE EXACT POINT OF MATCHING TERMINATION AND OVERLAY SHALL BE DETERMINED IN THE FIELD BY THE CITY CONSTRUCTION INSPECTOR.

G. CURB, GUTTER, SIDEWALK, AND PAVEMENT SHALL BE SWEPT CLEAN OF DIRT AND DEBRIS.

H. ANY SAW CUT ALONG EXISTING ROADWAY EDGE WHICH REMOVES THE EDGE OF THE ROADWAY SHALL BE A MINIMUM OF THREE-FOOT FROM THE EDGE OF THE EXISTING ROADWAY. THE CUT DISTANCE MAY BE GREATER, BASED ON PAVEMENT CONDITIONS OR ROADWAY

ELEVATIONS BUT SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH, AND IF NEEDED SHALL BE IN HALF LANE INCREMENTS.

I. ALL PAVEMENT MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NIBLEY CITY ENGINEERING STANDARDS AND APWA STANDARD SPECIFICATION AND STANDARD PLANS.

J. NIBLEY CITY DEFERS TO APWA SPECIFICATION REGARDING ENVIRONMENTAL CONDITIONS FOR PAVING (WITH TEMPERATURE BEING OF SPECIFIC NOTE). REFER TO THE CITY'S COLD WEATHER PAVING STANDARD FOR INFORMATION ON PAVING IN TEMPERATURES COOLER THAN THAT ALLOWED BY APWA.

0.1.8 General Notes for Signing and Striping

All plans for Signing and Striping shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY
GENERAL NOTES FOR SIGNING AND STRIPING

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. ALL PAVEMENT TEMPORARY AND FINAL MARKING, SIGNING AND CONSTRUCTION SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE NIBLEY CITY ENGINEERING STANDARDS AND PLANS, AND THE APWA MANUAL OF STANDARD SPECIFICATION AND PLANS.

C. SIGNS SHALL BE INSTALLED ON POSTS AS LISTED IN THE CITY'S STREETS APPROVED MATERIALS LIST.

D. ALL SIGNS THAT ARE REMOVED AND NOT REINSTALLED SHALL BE SALVAGED AND DELIVERED TO THE NIBLEY CITY PUBLIC WORKS DEPARTMENT.

E. ALL PAVEMENT SUBJECT TO A WARRANTY PERIOD (TYPICALLY ONE YEAR) WILL BE REQUIRED TO PROVIDE NEW THERMOPLASTIC MARKINGS AS A PART OF THE (END OF) WARRANTY INSPECTION.

F. ALL PAVEMENT MARKINGS ARE TO BE MAINTAINED BY THE DEVELOPER DURING THE WARRANTY PERIOD.

G. ALL STRIPING SHALL BE 0.015" (15MIL) REFLECTORIZED TRAFFIC PAINT OR 60MIL THERMOPLASTIC.

H. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY WATERBLASTING, OR BY OTHER CITY APPROVED METHOD (APPROVAL SHALL BE RECEIVED IN WRITING FROM THE CITY ENGINEER), PRIOR TO THE INSTALLATION

OF NEW PAVEMENT MARKINGS. REMOVALS SHALL BE TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR.

I. ALL SIGNS SHALL BE OF A MATERIAL AS LISTED IN THE CITY'S STREETS APPROVED MATERIALS LIST AND SHALL BE ATTACHED TO THE STANDARD SIGNAGE ALUMINUM PLATES. SIGN IMAGING SHALL BE IN COMPLIANCE WITH THE REFLECTIVE SHEETING MANUFACTURER'S MATCHED COMPONENT SYSTEM. SIGN IMAGING SHALL CONSIST OF AN ACRYLIC BASED ELECTRONIC CUTTABLE FILM WITH STANDARD HIGHWAY COLORS AS IDENTIFIED IN THE STREETS APPROVED MATERIALS LIST. IN ADDITION, IF CALLED OUT ON THE APPROVED PLANS TO CREATE A GRAFFITI-PROTECTIVE COATING, A PROTECTIVE OVERLAY FILM AS IDENTIFIED IN THE STREETS APPROVED MATERIALS LIST SHALL BE USED WHICH IS DESIGNATED TO COMPLY WITH THE UNDERLYING REFLECTIVE SHEETING MATCHED COMPONENT SYSTEM.

J. THE CONTRACTOR SHALL SPOT LAYOUT THE ENTIRE PROJECT PRIOR TO STRIPING. THE CONTRACTOR SHALL CONTACT THE CITY CONSTRUCTION INSPECTOR TO MAKE ARRANGEMENTS FOR INSPECTION PRIOR TO APPLYING PAVEMENT MARKINGS. THE PERMANENT PAVEMENT MARKING PLANS SHALL BE MODIFIED WHEN DIRECTED BY THE DESIGN ENGINEER. ANY STRIPING APPLIED BEFORE LAYOUT APPROVAL SHALL BE SUBJECT TO REMOVAL, PAVEMENT RESURFACING, AND RESTRIPING AT THE CONTRACTOR'S EXPENSE.

0.1.9 General Notes for Landscaping

All plans for Landscaping shall have the following shown on either the Cover Sheet or the Detail Sheet.

NIBLEY CITY GENERAL
NOTES FOR LANDSCAPING

A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.

B. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.

C. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.

D. SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE NIBLEY CITY. (CONTACT THE NIBLEY CITY ENGINEER REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS.)

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NO.	DESCRIPTION	DATE

NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
DETAILS

C-206

E. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.

F. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.

G. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND SHALL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

H. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.

All plans for Commercial or Residential development shall have the following shown on the Cover Sheet.

I. LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING , ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED,

AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE ONE YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACED OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.
7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

0.1.10 General Notes for Final Plat

All Final Plats shall have the following general notes shown on either the Cover Sheet or the Detail Sheet, unless otherwise approved by the City Engineering and Community Development Departments.

NIBLEY CITY GENERAL
NOTES FOR FINAL PLAT

A. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER A PUBLIC UTILITY EASEMENT EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. NIBLEY CITY SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.

B. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION SHALL BE PLANTED NOR WILL BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.

C. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY NIBLEY CITY SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURBS, GUTTERS, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STREET STRIPING.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF ONE YEAR BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENT SHALL BE IMMEDIATELY REPARIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
3. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF A SEALANT ON ALL CRACKS AND JOINTS, AND APPLICATION OF A SEALANT OVER ALL ASPHALT PAVEMENTS.
4. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
5. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE ONE YEAR WARRANTY PERIOD, THE MAINTENANCE AND WARRANY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

D. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY NIBLEY CITY SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH.
4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3-INCHES, MOWING SHALL BEGIN IMMEDIATELY TO A 2-INCH HEIGHT AND SHALL BE MOWED THEREAFTER AND REDUCED IN SAFE INCREMENTS TO A HEIGHT OF 2-INCHES.

5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD ALL TURF AREA SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE ONE-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

E. STRUCTURES WITHIN SIGHT VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.

F. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON A PROPERTY.

G. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.

H. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND *(EXCEPTIONS ARE TO BE NOTED)*.

I. ALL LOT CORNERS SHALL BE MONUMENTED WITH ½" REBAR WITH CAP, TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

J. NIBLEY CITY IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.

K. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.

L. THE STREETS IN TRACT (IDENTIFY TRACT) ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. AFTER THIS PLAT IS RECORDED, NIBLEY CITY WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS. (*DEVELOPMENTS WITH PRIVATE STREETS*)

M. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE

HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION, WITH THE FOLLOWING EXCEPTIONS (*RESIDENTIAL AND COMMERCIAL SUBDIVISIONS – LIST THE LOTS AND SPECIFY THE EXCEPTIONS*).

N. MAINTENANCE OF LANDSCAPING THAT LIES WITHIN THE FRONT YARD OF A SINGLE FAMILY RESIDENCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE. (*RESIDENTIAL SUBDIVISIONS*)

O. MAINTENANCE OF THE SEWER SERVICE LINE TO THE SEWER MAIN IN THE STREET AND THE WATER SERVICE LINE TO THE WATER METER SHALL BE THE RESPONSIBLIITY OF THE PROPERTY OWNER.

WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
www.whitepineeng.com
435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com
P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

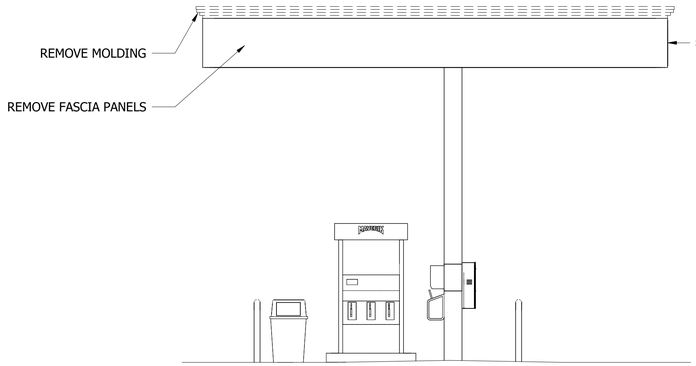
NIBLEY CITY 450 WEST ROAD EXTENSION

3812 SOUTH 450 WEST
NIBLEY, UT

PROFESSIONAL ENGINEER
THOMAS M. HILL
13260148
7/3/2023
STATE OF UTAH

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS
SHEET TITLE:
DETAILS

C-207



4 FUEL DISPENSING CANOPY - END ELEVATION
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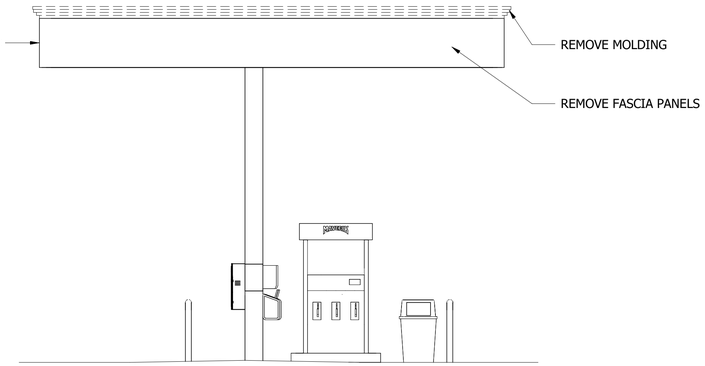

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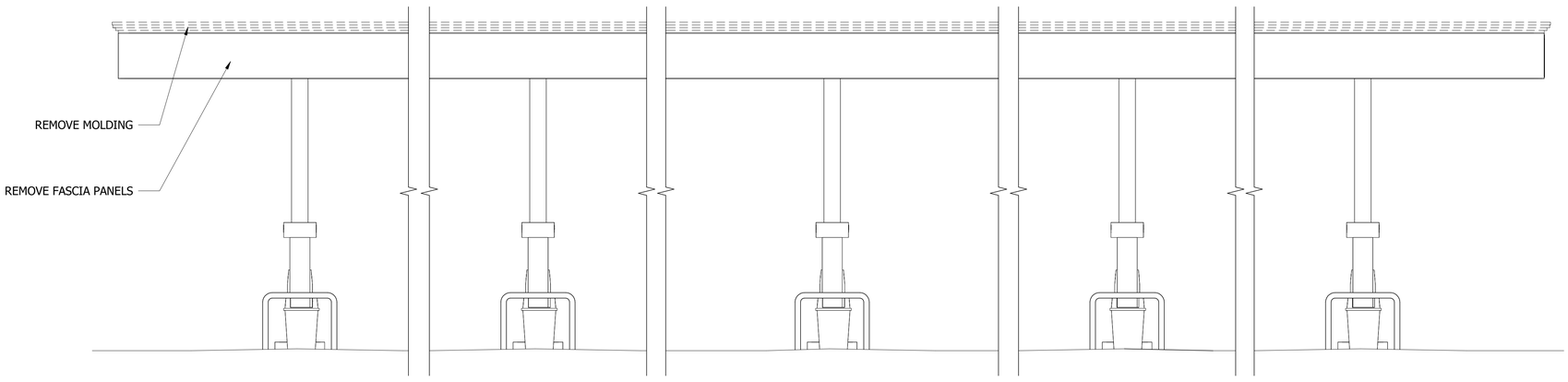

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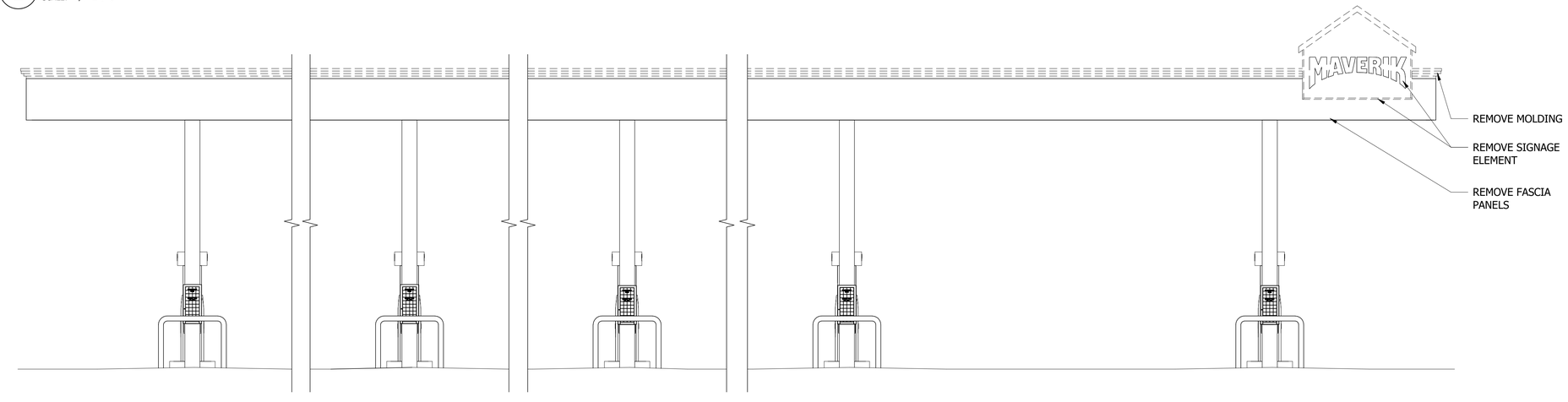

1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MAVERIK

185 S. State Street | Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2020 MAVERIK, INC.

STAMP:

STATE OF UTAH
ERIK AMOS GROETHE
No. 11749282
LICENSED ARCHITECT
8/7/2023

MAVERIK, INC.
MAVERIK - NIBLEY

3090 MAIN ST.
NIBLEY, UT 84321

ISSUANCE

△	DESCRIPTION	DATE

DRAWN BY: -- APPROVED BY: --

PROTOTYPE VERSION: --

DRAWING ISSUE

PERMIT DRAWINGS

PROJECT NUMBER: 368

SHEET NAME

CANOPY DEMO ELEVATIONS

SHEET NUMBER

A2.03

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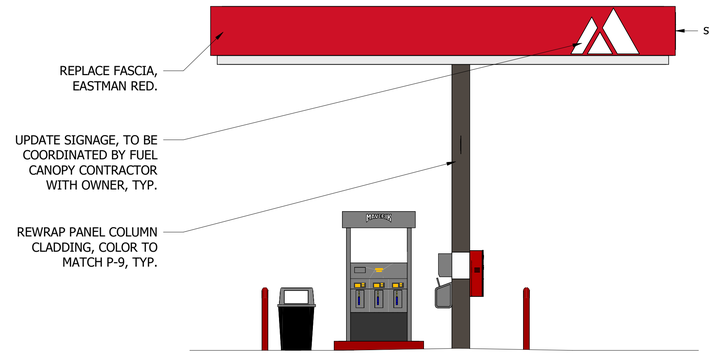

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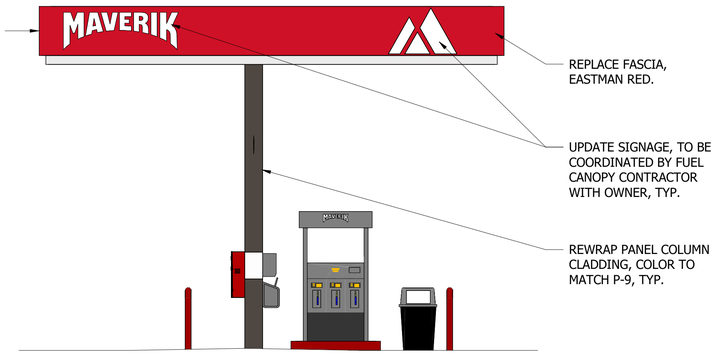

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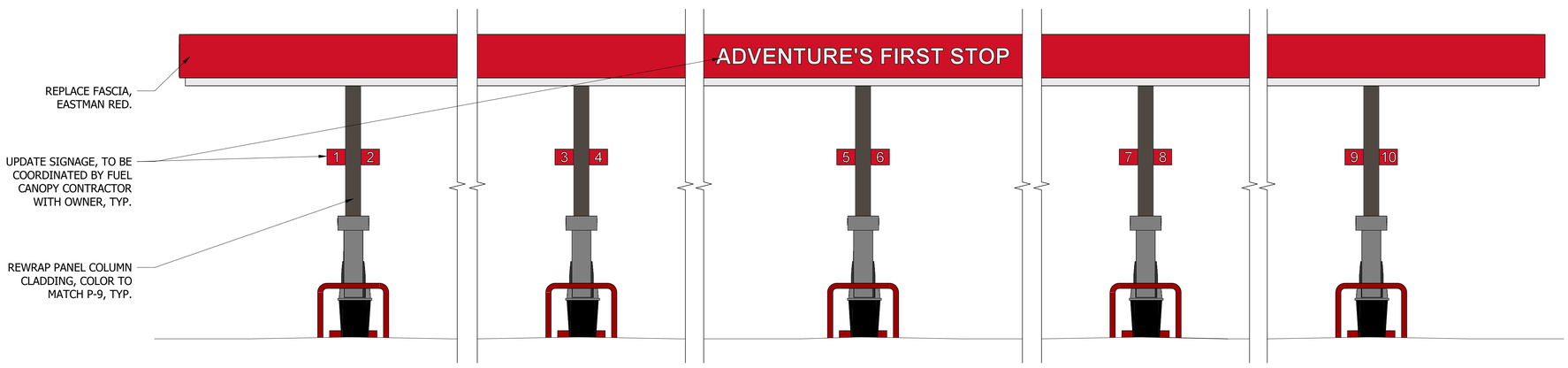

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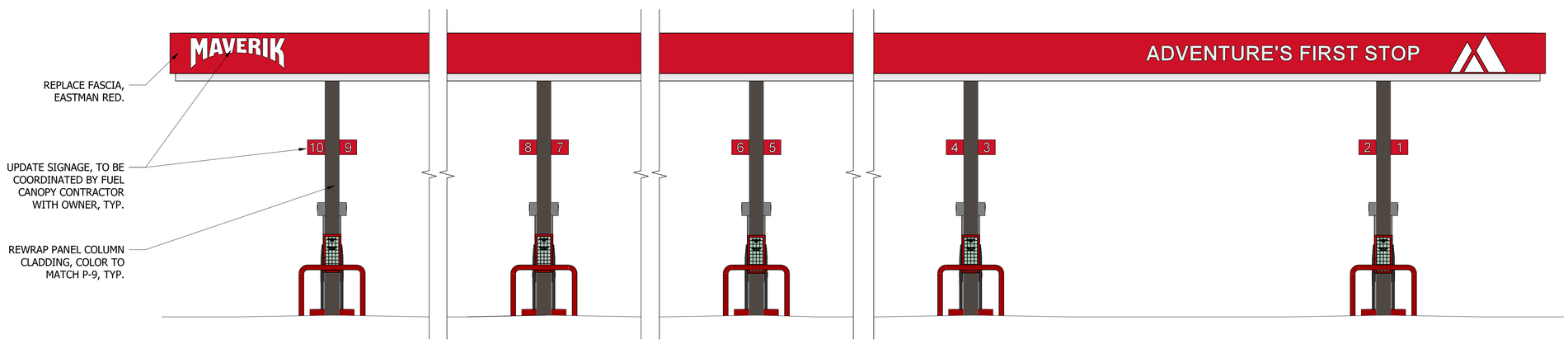
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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MAVERIK

185 S. State Street | Salt Lake City, Utah 84111

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STAMP:

STATE OF UTAH
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No. 11749282
LICENSED ARCHITECT
8/7/2023

MAVERIK, INC.
MAVERIK - NIBLEY
3090 MAIN ST.
NIBLEY, UT 84321

ISSUANCE

△	DESCRIPTION	DATE

DRAWN BY: -- APPROVED BY: --
PROTOTYPE VERSION: --
DRAWING ISSUE
PERMIT DRAWINGS
PROJECT NUMBER: 368

SHEET NAME
CANOPY ELEVATIONS

SHEET NUMBER
A2.04

NIBLEY CITY CORPORATION
PLANNING AND ZONING COMMISSION
Wednesday, October 11, 2006
MINUTES OF THE MEETING

Minutes taken by City Treasurer Cynthia Fredrickson and prepared by City Deputy Recorder Kerry Bringhurst.

The following members of the Nibley City Planning and Zoning Commission were in attendance: Chairman Wayne Anderson, Commission members Larry Jacobsen, Aaron Bleisner, Curtis Rudd, and Shawn Del Hunsaker. Nibley City Councilman Scott Wells and Deputy Recorder Kerry Bringhurst were excused. The meeting took place in the Nibley City Hall, 625 West 3200 South.

Item 1: Approval of Minutes and Evening's Agenda- Commission Member Larry Jacobsen moved to approve changes to the minutes from the September 27, 2006 Nibley City Planning and Zoning Commission Meeting and the evening's agenda. Shawn Del Hunsaker made a second to the motion which was approved unanimously.

Item 2: Don and Nancy Cooley request a consideration for the granting of a building permit for an accessory building located at 3750 South 516 West. Applicants Don and Nancy Cooley met before the commission to make the request. After reviewing the request the commission determined the location of the accessory building was on an existing easement. **Commission Member Larry Jacobsen moved to approve the request for a building permit for an accessory building located at 3750 South 516 West as long as there is a three foot (3') side yard setback and the building is ot placed in the ten foot (10') utility easement. Commission Member Aaron Bleisner made a second to the motion which was approved unanimously.**

Item 3: Aaron Wiser request a consideration for the granting of a conditional use permit and building permit for an accessory building at 484 West 2600 South. Applicant Aaron Wiser met before the commission to make the request. Mr. Thompson reviewed the plat plan. After reviewing the set backs Larry Jacobsen outlined the requirements for the use of a barn stating that regulations are more stringent than they would be if the building was not going to be used to store livestock and hay. The commission determined the set back and height requirements were adequate. **Commission Member Aaron Bleisner made a motion to grant a conditional use permit and building permit for an accessory building at 484 West 2600 South in Nibley. Shawn Del Hunsaker made a second to the motion which was approved unanimously.**

Item 4: Maverik Country Stores- Request a consideration for Final Design Standard approval for commercial properties located at approximately 3100 South State Highway 165. Brad McDougal represents Maverik and met before the commission to present the request. Mr. Thompson reviewed a list of matters determined at a previous commission meeting that needed resolution before final approval of the plan could be given. The following matters were discussed:

- Facade of the building: Mr. McDougal said Maverik has agreed to provide equal treatment of approved materials on all sides of the building.
- Canopy Design: The canopy will be a cream colored canopy that will match the one on the building. The commission agreed the design would be appropriate.
- Lighting: It was determined that 300 watt bulbs would be used. Commission Member Aaron Bleisner recommended the use of shields which the commission agreed would be a good idea. There was further discussion on the style of lighting that should be used, particularly along the sidewalk. Mr. McDougal suggested working with the city to help determine lighting styles that could be used throughout the city.
- Fencing: The design of the fencing was determined to be compatible with the building. The commission

did review the height and location of the fence. After further discussion is was decided by the commission that a chain link fence with slats to match the building was appropriate for the storage area, while the garbage storage would be shielded using a cinderblock enclosure.
- Setbacks: Mr. Thompson said after reviewing the setback requirements for Neighborhood Commercial Zones (Section D 10-7A-7) he feels the city did make an error in not requiring Maverik's building to be located further away from the rear property. However, Chairman Anderson said he does not agree a mistake was made and said he feels the existing design setback is adequate. Chairman Anderson said the setback of "each" lot can be interpreted differently. Larry Jacobsen asked why the ordinance includes the option of allowing for a 15 foot setback if that was not an option? He said at this stage of the process the issue is not pressing. Chairman Anderson agreed and said he believes the location of the building is appropriate considering the property to the rear of the building is also going to be a commercial property. Otherwise, he said the city would have to approve a building that he feels would be too close to the highway. Commission Member Aaron Bleisner said he feels it is important the minimum allowed setback for a Neighborhood commercial development be followed. Mr. McDougal asked why the city is concerned with buffering commercial development that are not next to a residential lot? Mr. Bleisner said it is a matter of adhering to the standards as he interprets the ordinance.

In addition to meeting these requirements, Mr. Thompson requested that Maverik provide two full sets of plans in preparation to meeting before Planning and Zoning to request a building permit.

Commission member Aaron Bliesner was asked by Councilman Scott Larsen to present to the commission the following information :
Scott Larsen's wrote:
"These are from the N-C Zone code. First to address the architecture this over rides anything in the design standards if it is not compatible with the surrounding residential it is not permitted. You sat on the Design committee and you know what is aloud there.

10-7A-1: PURPOSE:
D. Lighting will be of low intensity, low profile and fully shielded to protect the surrounding residential areas. The architectural design and character will be compatible with that of the surrounding residential environment.
E. Heavy commercial uses within this zone have been excluded and are not permitted. (Ord. 05-17, 11-17-2005)

Do you know if this has been complied with for the Maverick? Do you have the UDOT letter?

10-7A-10: OFF STREET PARKING, LOADING, AND ACCESS:
C. The developer/owner of a neighborhood commercial development located along a state owned highway will cause the required traffic impact study to be performed in conformance of the requirements of the Utah department of transportation. Provide to the city a valid copy of the UDOT letter of approval. (Ord. 05-17, 11-17-2005)

Do you know how we are classifying the gas station as far as the % used on the lot. The pumps and building and really some of the hardscape should be used in this calculation. Don't you think? Is this something we need to define more?

10-7A-6: LOT COVERAGE:
No building, structure or group of buildings with their accessory buildings shall cover more than sixty percent (60%) of the lot or parcel. (Ord. 05-17, 11-17-2005)
Has P&Z granted the conditional use permit?
10-7A-3: CONDITIONAL USES:
A. Regular Conditional Uses: The following uses may be allowed in the C-N zone as a conditional use: Gasoline sales.Service stations. "

Chairman Anderson asked for a motion on the request. **Curtis Rudd made a motion to approve a request by Maverik Country Stores for Final Design Standard approval for commercial properties located at approximately 3100 South State Highway 165 with the understanding that streetscape and lighting requirements will be met through a Development Agreement outlined by Nibley City Staff. Larry Jacobsen made a second to the motion which was approved by Curtis Rudd, Wayne Anderson, and Larry Jacobsen. Commission members Aaron Bleisner and Shawn Del Hunsaker opposed the motion which was approved.**

Item 5: City Council Report- Mr. Thompson reported that Councilman Scott Larsen served as Mayor Pro-temp at the last council meeting. He said Mr. Zollinger met before the council to request approval for his home along the Blacksmith Fork River near Hollow Road. The council moved to continue discussion on the matter.

Item 6: Parking Requirements- Mr. Thompson presented a packet of information to members of the commission for their review.

Item 7: Subdivision Fencing- During workshop discussion the commission reviewed information about the fencing of subdivision and who is responsible for caring for grass and other landscaping when there is a strip of land that is located along a city street? The commission agreed this is a matter where more clarification is needed. Mr. Thompson will research easement and right of way documentation to help the commission better determine how to address the matter.

Item 8: Adjourn- Chairman Anderson adjourned the meeting at 11:00 p.m. through general consent.

Signed _____ Attest _____

Planning & Zoning Chairman Assistant Deputy Recorder

19.34.010 Intent

The intent of these regulations is to protect and preserve Nibley City's rural heritage while allowing multiple land uses, including agricultural and residential, within city boundaries.

19.34.020 Household Pets

A. Dogs and cats are permitted, according to the following table.

Dogs and Cats

Animals	Accessory and Secondary Dwellings	Residential Lots Less than .25 acre or multifamily units	Residential Lots Greater than or Equal to .25 and Less than .75 Acre	Residential Lots Greater than or Equal to .75 Acre	Agricultural Lots Greater than or Equal to 5.0 Acres
Dogs	1	2	2	2 (3)[1]	3
Cat	1	2	3	4	4

1. A kennel license which meets the requirements of 9.02.050, may be approved by designated Nibley City Staff for a third dog for lots greater than or equal to .75 acre.
2. The maximum number of dogs for a two dwelling lot is 3.
3. Animals of the same species less than six (6) months old of permitted household pets that are parented on premises shall not be counted or regulated.
4. Service animals are not subject to the above restrictions.
5. Other household pets not listed, which are legal per State and Federal Laws, are permitted if such animals are housed at all times within the primary dwelling unit.
6. All other animals not specifically permitted are prohibited.

19.34.030 Small Animals

A. The following animals are permitted at a maximum rate of one hundred (100) small animal points per acre. Small animal points are assigned according to the following table:

Small Animal Points

Animals	Residential Lots Greater than .10 acre and Less than .25 acre	Residential Lots Greater than or Equal to .25 acre and Less than .75 Acre	Residential Lots Greater than or Equal to .75 Acre	Agricultur Greater t Equal to 5.

Rooster	-	-	105	50
Turkey	-	30	30	10
Goose	-	30	30	10
Rabbits	10	5	5	5
Ducks	10	5	5	5
Hen Chickens	10	5	5	5
Pigeons	10	2	2	2
Game Birds (Quail, Pheasants)	10	2	2	2

1. Animals of the same species less than six (6) months old of permitted small animals that are parented on premises shall not be counted or regulated.

19.34.040 Large Animals

A. The following animals are permitted at a rate of one hundred (100) large animal points per acre. Large animal points are assigned according to the following table:

Large Animal Points

Animals	Residential Lots Less than .5 acre	Residential Lots Greater than or Equal to .5 acre and Less than .75 Acre	Residential Lots Greater than or Equal to .75 Acre	Agricul Greater Equal
Horse, pony, mule or donkey	-	-	50	25
Stallion	-	-	-	25
Cattle: cow, heifer, or steer	-	-	50	25
Cattle: bull	-	-	-	25

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Bison or buffalo or yak	-	-	-	50
Caribou, reindeer	-	-	-	50
Camel	-	-	-	25
Pig	-	-	50	25
Ostrich	-	-	50	25
Llama or alpaca	-	-	25	12
Emu	-	-	25	12
Miniature horse, donkey, cow[1]	-	-	25	12
Sheep	-	25	15	7
Goat: Female or wether	-	25	15	7
Goat: Billy	-	-	-	25

1. A miniature horse, donkey or cow must measure no taller than 42 inches in height and 200 pounds in weight. Larger horses, donkeys and cows shall be allotted the points of a horse, donkey or cow above.
2. Animals of the same species less than twelve (12) months old of permitted large animals that are parented on premises shall not be counted or regulated.
3. Companion Animal Allotment: on parcels greater than or equal to ~~0~~.5 acre, the first animal shall be counted according to the regular points allotment as specified in this section, and a second large animal shall be allowed to be counted at half of the regular points allotted, for companionship and to reduce the likelihood of a single large animal becoming a nuisance. Any subsequent large animals shall be counted at the regular points allotted, as specified in this section.

19.34.050 Combining Adjacent Parcels for Animal Occupancy

A. A landowner may combine the total amount of adjacent parcels they own or occupy, including vacant parcels, for calculating the number of large, medium, and small animals they are allowed to keep on their combined properties.
B. Adjacent parcels, including vacant parcels, must be owned or occupied by the same resident to be eligible for combining.
C. A maximum of one single-family dwelling unit and one accessory dwelling unit or one two-family dwelling unit is allowed on all combined parcels.

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19.34.060 Vacant Parcel Allowance for Animal Occupancy

A. A vacant parcel, with no dwelling unit, is allowed an additional 25 small animal points and an additional 25 large animal points. For the purposes of regulating animals based upon lot size within this section, a vacant parcel that is 0.5 acre or larger shall be counted and regulated with an additional 0.25 acre to the subject parcel. For example, a vacant parcel that is 0.6 acre shall be regulated the same as a 0.85 acre parcel that contains a dwelling unit for the purposes of this section.

19.34.070 Commercial and Industrial Parcels

Parcels which are zoned Commercial (C), Neighborhood Commercial (C-N) or Industrial (I), are subject to the same animal land use restrictions as a residential parcel.

19.34.080 Keeping of Bees

The keeping of bees is allowed under the guidelines listed in Utah Agricultural Code, Title 4 Chapter 11, Utah Bee Inspection Act and all other applicable State and Federal Regulations.

~~19.34.020 Accessory Dwelling Units And Secondary Dwellings~~

~~Accessory dwelling units and secondary dwellings of two-family housing units, regardless of the size of the lot shall be permitted the following animals. Animals allowed on a primary dwelling unit and associated lot shall be governed based upon the lot size, as provided in this chapter, which allowance shall not be limited or reduced based on the presence of an accessory or secondary dwelling unit on the lot, except for the limits on the number of additional dogs and cats included in this section.~~

~~1. Animals kept as household pets are permitted and are subject to each of the following limitations:~~
   ~~1. The maximum number of dogs for an accessory dwelling or secondary dwelling is one (1) dog. The maximum number of dogs for a two dwelling lot is three (3) dogs.~~
   ~~2. The maximum number of cats per household is one (1) cat.~~
   ~~3. The combination of dogs and cats for an accessory dwelling or secondary dwelling shall not exceed two (2) animals.~~
   ~~4. Offspring less than six (6) months old of permitted household pets shall not be counted or regulated.~~
   ~~5. Service animals are not considered household pets and are not subject to the above restrictions.~~
   ~~6. Other household pets not listed, which are legal per State and Federal Laws, are permitted if such animals are housed at all times within a dwelling unit. All other animals not specifically permitted are prohibited.~~

~~19.34.030 Residential Lots Less Than Twelve Thousand Square Feet~~

~~Single-family housing units that are on lots that are less than twelve thousand (12,000) square feetare permitted the following animals. These limits shall also apply to multi-family housing units,~~

Commented [3]: New proposal. Discussed in the committee.

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Commented [5]: New documentation in ordinance. Utah Bee Inspection Act is found https://le.utah.gov/xcode/Title4/Chapter11/4-11.html Discussed in the committee.

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1. Animals kept as household pets are permitted and are subject to each of the following limitations:
    1. The maximum number of dogs for a single dwelling lot is two (2) dogs. The maximum number of dogs for a two dwelling lot is three (3) dogs
    2. The maximum number of cats per household is two (2) cats.
    3. The combination of dogs and cats per household shall not exceed two (2) animals for single dwelling lots. The combination of dogs and cats per household shall not exceed three (3) animals for two dwelling lots.
    4. Offspring less than six (6) months old of permitted household pets shall not be counted or regulated.
    5. Service animals are not considered household pets and are not subject to the above restrictions.
    6. Other household pets not listed, which are legal per State and Federal Laws, are permitted if such animals are housed at all times within a dwelling unit. All other animals not specifically permitted are prohibited.

19.34.040 Residential Lots Greater Than Or Equal To Twelve Thousand Square Feet And Less Than 0.75 Acre

Single-family residential lots that are greater than or equal to twelve thousand (12,000) square feet and less than 0.75 acre are permitted the following animals:

1. Animals kept as household pets are permitted and are subject to each of the following limitations:
    1. The maximum number of dogs per household is two (2) dogs.
    2. The maximum number of cats per household is four (4) cats.
    3. The combination of dogs and cats per household shall not exceed four (4) animals.
    4. Offspring less than six (6) months old of permitted household pets shall not be counted or regulated.
    5. Service animals are not considered household pets and are not subject to the above restrictions.
    6. Other household pets not listed, which are legal per State and Federal Laws, are permitted if such animals are housed at all times within the primary dwelling unit. All other animals not specifically permitted are prohibited.
2. The following animals are permitted with the following maximum number of animals per lot:\
    1. Two (2) female or wether pygmy goats.
    2. Two (2) lambs less than eight (8) months old.
    3. Two (2) turkeys.
    4. Six (6) rabbits.
    5. Six (6) hen chickens.
    6. Eight (8) pigeons.
    7. Six (6) ducks.
    8. Eight (8) game birds such as quail or pheasants.
3. A minimum lot size of eighteen thousand (18,000) square feet is required for subsections (B)(1), (B)(2), and (B)(3) of this section. Offspring less than six (6) months old of animals listed above shall not be counted or

~~regulated.A combination of the animals listed in subsection B of this section is permitted on each lot with the following provisions:~~

1. ~~For lots greater than or equal to twelve thousand (12,000) square feet and less than or equal to 0.5 acre, two (2) different species are permitted at any one time.~~
2. ~~For lots greater than 0.5 acre and less than 0.75 acre, three (3) different species are permitted at any one time. The animals permitted by subsection B of this section are independent of, and in addition to, the household pets permitted by subsection A of this section.~~

~~19.34.050 Residential Lots Greater Than Or Equal To 0.75 Acre~~

~~Single-family residential lots that are greater than or equal to 0.75 acre are permitted the following animals:~~

1. ~~Animals kept as household pets are permitted and are subject to each of the following limitations:~~
    1. ~~The maximum number of dogs per household is two (2) dogs. A kennel license which meets the requirements of 9.02.050, may be approved by designated Nibley City Staff for a third dog.~~
    2. ~~The maximum number of cats per household is four (4) cats.~~
    3. ~~The combination of dogs and cats per household shall not exceed six (6) animals.~~
    4. ~~Offspring less than six (6) months old of permitted household pets shall not be counted or regulated.~~
    5. ~~Service animals are not considered household pets and are not subject to the above restrictions.~~
    6. ~~Other household pets not listed, which are legal per State and Federal Laws, are permitted if such animals are housed at all times within the primary dwelling unit. All other animals not specifically permitted are prohibited.~~
2. ~~The following animals are permitted at a maximum rate of one hundred (100) large animal points per acre. Large animal points are assigned based on the following table: Offspring less than eight (8) months old of a permitted large animal shall not be counted or regulated.~~
3. ~~The following animals are permitted at a maximum rate of one hundred (100) small animal points per acre. Small animal points are assigned based on the following table:~~

~~**Animal**~~	~~**Small Animal Points**~~
~~Rabbit~~	~~10~~
~~Turkey~~	~~10~~
~~Duck~~	~~10~~
~~Goose~~	~~10~~

~~Hen Chicken~~	~~2~~
~~Game bird such as a quail or pheasant~~	~~2~~
~~Pigeon~~	~~2~~

4. ~~Offspring less than six (6) months old of a permitted small animal shall not be counted or regulated.~~

~~**Animal**~~	~~**Large Animal Points**~~
~~Horse, mule or donkey~~	~~75~~
~~Cattle: cow, heifer, or steer~~	~~50~~
~~Pig~~	~~50~~
~~Ostrich~~	~~50~~
~~Llama or alpaca~~	~~25~~
~~Emu~~	~~25~~
~~Miniature horse or donkey~~	~~25~~
~~Sheep~~	~~15~~
~~Goat: female or wether~~	~~15~~

5. ~~~~
6. ~~The animals permitted by subsections B and C of this section are independent of, and in addition to, the household pets permitted by subsection A of this section. In addition, residents are permitted to have any combination of permitted large and small animals as long as the combination does not exceed one hundred (100) large animal points per acre plus one hundred (100) small animal points per acre.~~

~~**Examples for a 2.0 acre lot:**~~

~~Maximum number of large animal points permitted = 100*2.0 = 200~~

~~Maximum number of small animal points permitted = 100*2.0 = 200~~

~~Two horses, two llamas (2*75 + 2*25 = 200 large animal points), plus one hundred hen chickens (100*2 = 200 small animal points) are permitted on a residential 2.0 acre lot~~

~~Two horses and three llamas (2*75 + 3*25 = 225 large animal points) are not permitted on a residential 2.0 acre lot.~~

~~Twenty-five hen chickens, twelve rabbits, and four turkeys (25*2 + 12*10 + 4*10 = 210 small animal points) are not permitted on a residential 2.0 acre lot~~

~~These examples are not all inclusive of the possible mix of animals.~~

~~HISTORY~~
~~*Adopted by Ord. 09-12 on 9/3/2009*~~
~~*Amended by Ord. 21-16 on 9/23/2021*~~

~~19.34.060 Agricultural Lots Greater Than Or Equal To 5.0 Acres~~
~~Lots in the agricultural zone that are greater than or equal to five (5.0) acres are permitted the following animals:~~

1. ~~Animals kept as household pets are permitted and are subject to each of the following limitations:~~
    1. ~~The maximum number of dogs per household is three (2) dogs.~~
    2. ~~The maximum number of cats per household is four (4) cats.~~

       ~~Offspring less than six (6) months old of permitted household pets shall not be counted or regulated.~~

       ~~Applicants may be granted a conditional use permit that waives the above limitations for a service animal, such as a guide dog, or an animal that is being trained to provide such assistance.~~
2. ~~The following animals are permitted at a maximum rate of one hundred (100) large animal points per acre. Large animal points are assigned based on the following table:~~

~~**Animal**~~	~~**Large Animal Points**~~
~~Horse, donkey, or mule~~	~~50~~
~~Cattle: cow, heifer, steer, or bull~~	~~50~~
~~Pig~~	~~50~~
~~Goat: billy~~	~~50~~

~~Ostrich~~	~~50~~
~~Llama or alpaca~~	~~25~~
~~Emu~~	~~25~~
~~Miniature horse or donkey~~	~~25~~
~~Sheep~~	~~15~~
~~Goat: female or wether~~	~~15~~

~~3.~~ ~~Offspring less than twelve (12) months old of a permitted small animal shall not be counted or regulated.~~

~~4. The following animals are permitted at a maximum rate of one hundred (100) small animal points per acre. Small animal points are assigned based on the following table:~~

~~**Animal**~~	~~**Small Animal Points**~~
~~Rooster Chicken~~	~~5~~
~~Rabbit~~	~~5~~
~~Turkey~~	~~5~~
~~Duck~~	~~5~~
~~Goose~~	~~5~~
~~Hen chicken~~	~~1~~
~~Game bird such as quail or pheasant~~	~~1~~
~~Pigeon~~	~~1~~

~~5.~~ ~~Offspring less than six (6) months old of a permitted small animal shall not be counted or regulated.~~

~~6. The animals permitted by subsections B and C of this section are independent of, and in addition to, the household pets permitted by subsection A of this section. In addition, residents are permitted to have any combination of permitted large and small animals as long as the combination does not exceed one hundred (100) large animal points per acre plus one hundred (100) small animal points per acre.~~

19.34.0~~97~~0 Required Setbacks For Animal Land Uses

	Street Line, Public/Private	Dwelling Unit; Same Lot	Dwelling Unit; Adjacent Lot	Lot Line
Barnes, stables, coops, beehives, and other accommodations for non-household pets (~~over~~ more than 50 square feet)	50~~75~~ feet	~~35~~ 20 feet	50 feet	20 feet
Barnes, stables, coops, beehives, and other accommodations for non-household pets (~~under~~ less than 50 square feet)	50 feet	10 feet	35 feet	10 feet
Manure piles, manure pits	150 feet	100 feet	100 feet	20 feet

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19.34.1~~008~~0 Surface Drainage

Surface drainage from barns, corrals, stables, coops and other similar buildings shall not be permitted to drain into a waterway that drains into a natural stream or canal.

19.34.11~~09~~0 Restraint Of Livestock And Pets

All livestock and pets shall be so restrained that they shall not damage or destroy adjacent property and must comply with the Nibley City animal control, nuisance and noise regulations, including those listed in NCC 9.02, "Animal Control".

19.34.12~~0~~0 Creation And Continuation Of Nonconforming Uses

A. Established animal land uses that are impacted by an ordinance change, including rezoning, to a more restrictive animal land use regulation shall be allowed to continue as a legally nonconforming land use (sometimes known as a "grandfathered" land use), with these additional provisions:

B. The established animal land use must have been a legal land use that conformed to the previous, less restrictive regulations.

C. The burden of proving the established animal land use rests on the landowner.

D. The legally nonconforming animal land use will be lost if it is interrupted for more than twelve (12) continuous months. A legally nonconforming use is associated with the property on which it is established.

E. An increased intensity of non-animal land uses, including subdivision of property and new building construction, on lots with legally nonconforming animal land uses shall not be allowed.

F. Agricultural areas are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the city.

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19.14.050 Site Plan Review

A. Site Plan Review and Approval Process: Any proposed development of commercial, institutional or industrial uses, including new buildings, expansion of or addition to existing buildings, or change in type use of existing buildings, must meet the requirements of design standards for commercial and institutional uses, as applicable, and the provisions of this title and other applicable standards.

1. Approval Process: All proposed development described in this section are subject to the following site plan approval process. At each stage of the process, applicants shall be required to submit relevant application forms and pay applicable fees.

a. Preapplication Conference: Prior to submitting a site plan application, developers shall meet with the City Planner to become acquainted with the development requirements, procedures and schedules, and to discuss potential issues with the project. At this time, developer shall present the city planner with a general site plan and inform the City Planner of plans for the development.

b. Concept Presentation: Following determination of compliance at the preapplication conference, all proposals for development, redevelopment or additions to buildings greater than 10,000 sq ft shall be required to present and receive approval of a concept plan from the planning commission.

At this time, the planning commission may give preliminary input on the development concept. This input shall be based on the concept's compliance with the Nibley City general plan and all applicable state and local ordinances.

c. Site Plan Review: For all commercial, institutional and industrial development, including new buildings, expansion of or addition to existing buildings, or change in the type of use of existing buildings, developer is required to receive approval from the following bodies, as set forth:

(1) For development, redevelopment, or additions to buildings which are below 500 sq ft, the City Planner shall be the site plan approval authority.

(2) For development, redevelopment, or additions to buildings which are greater than 500 sq ft and less than 10,000 sq ft, the Planning Commission shall be the site plan approval authority.

(3) For development, redevelopment, or additions to buildings which are greater than 10,000 sq ft, the City Council shall be the site plan approval authority. Such site plans shall only be presented to the City Council after a recommendation of the Planning Commission.

2. Site Plan Specifications: The site plan shall be prepared, submitted and reviewed in accordance with the Nibley City Code and Standards, as applicable, including Design Standards for Commercial and Institutional Development.

   a. At the time of site plan application, developer shall be required to submit the following plans, drawn to a scale not to exceed one inch equals three hundred feet (1" = 300'):

      (1) Overall site plan, including location of buildings, open space, parking, landscaping and pedestrian and traffic circulation, all existing residences, buildings, existing streets and proposed streets within three hundred feet (300') of the site in all directions.

         (A) Architectural renderings and elevations, demonstrating building materials and colors.

         (B) General drainage and utility layout with topography, showing all topographic features.

      (2) As part of the site plan application, or subdivision plat application if a plat is required, the developer shall be required to submit construction drawings that are compliant with the Nibley City Design Standards and Specifications.

      (3) As part of the site plan application, or subdivision plat application if a plat is required, the developer shall describe the source, layout, and availability of utilities and utility connections. In particular, the developer shall describe the anticipated water requirements of the proposed development and the developer's plan for supplying water to the site.

      ~~(3)~~(4) As part of the site plan application, or subdivision plat application if a plat is required, the developer shall describe the road, sidewalk, stormwater, and other public improvements to be provided by the developer in accordance with NCC 21.12.

   b. Site Plan Modifications and Amendments: Except as may be provided for elsewhere in this chapter, no element of an approved site plan shall be changed or modified substantially without first obtaining approval of the proposed amendment with the same procedure of the original site plan approval. Substantial modification shall include the change in use of a structure, as defined in 19.20.020, or any modification that changes at least five percent (5%) of the total area in the approved site plan.

   c. Time Limitations: Developer shall have one year from the date of final site plan submittal to obtain final plan approval. Extensions of time may be granted by the planning commission and/or city council for a period of not longer than one year upon submittal of a request for extension of time, and showing of good

cause prior to the expiration of the initial approval or an approved extension of time. A second time extension may be requested, and if granted, the extension can be no longer than six (6) months. No other time extensions shall be granted. Developer shall have to start the design review process over. Self-imposed and economic hardships shall not be a basis for granting an extension.

3. Applicants which require a Conditional Use Permit may submit a site plan at the time they submit a conditional use permit and need not submit a separate application.

4. Applicants for commercial or industrial development of a lot shall provide, construct, install, and assure all improvements required by NCC 21.12, as if the development were a subdivision, to the extent the improvements are necessitated by and roughly proportionate to the impact of the proposed development.

~~3.~~5. Applicants for commercial or industrial development of an unsubdivided parcel shall prepare and receive approval of a subdivision plat for the parcel and shall also provide, construct, install, and assure all required improvements, in accordance with NCC Title 21, as if the development were a subdivision and regardless of whether the parcel is proposed to be divided into two or more lots. Improvements required by NCC 21.12 shall be provided to the extent the improvements are necessitated by and roughly proportionate to the impact of the proposed development. A conditional use permit, if required, and site plan may be submitted and processed concurrently with the subdivision plat.

19.14.060 Commercial Zone Requirements

A. Use Permit

1. Each Commercial Development and Use shall obtain a business license from Nibley City. Commercial Uses as listed in NCC 19.20 as a conditional use shall also obtain a Conditional Use Permit before construction of new developments or operation of a business for existing commercial developments and buildings.

B. Traffic and Connectivity

1. Roadways and intersections shall maintain a Level of Service (LOS)

2. Commercial applicants ~~may~~ shall ~~be required to~~ make any road updates, extensions, or expansions necessary ~~in order~~ to ensure ~~the~~ adjacent roadways will maintain LOS C. 2 and comply with Nibley City Design Standards. Site plans must comply with the Transportation and Trails Master Plan.

3. Applicants may be required to provide an additional vehicle access to the site for one or more of the following reasons

    a. There is only one vehicle access road to the site

    b. Allow for greater emergency access to the site

c. Provide for better connectivity and enhance the safety of surrounding roadways and intersections.

d. Construction access to minimize impact to existing homes and infrastructure

C. Utilities

1. Prior to the issuance of a business license or conditional use permit, utility lines shall be updated to comply with water, sewer and stormwater master plans within the application property and adjacent rights-of-way.

2. A business license or conditional use permit shall only be granted if the City can reasonably supply water and sewer services to the applicant for their proposed use. The applicant shall be required to supply necessary water rights or shares in accordance with NCC 21.12.020.

3. Applicants shall connect to service lines needed to supply the use of an application and shall be responsible for all associated costs. a. If no utility lines are available or current utility lines and services are determined to be insufficient for the proposed use by the City Engineer, the applicant shall build or install the needed infrastructure before a business license or conditional use permit may be granted.

D. Each Commercial building shall be built to the standards in Nibley City Design Standards for Commercial and Institutional Uses except for Remodeled Residential Units as stated within this chapter.

E. All commercial buildings shall comply with fire code and are subject to inspection of the Fire Marshall before a business license or conditional use permit is granted. New commercial buildings shall also be inspected by the Fire Marshal before a certificate of occupancy can be given. All commercial buildings shall be subject to an annual inspection by the Fire Marshal, and any license, permit, or certificate issued for a building or use may be revoked for failure to comply with fire code.

F. All site plans shall be approved by the City's Engineer and Public Works departments. All site plans shall comply with Nibley City Design Standards and all projects located in Commercial and Neighborhood Commercial Zone shall comply with Nibley City Design Standards for Commercial and Institutional Use.

G. Residential Units Remodeled for Commercial Use:

1. Nibley City Design Standards for Commercial and Institutional Use facade treatments shall not apply to single family homes that have been remodeled for commercial use. Such homes may be referred to as "Remodeled Residential Units."

2. Remodeled Residential Units must comply with landscaping, parking, fire code, the Americans with Disability Act (ADA) requirements, building permit requirements, inspections, site plan approvals, utility, roadway, and other required public improvements, -and all other standards and requirements described within this title.

3. Any business taking place in a remodeled residential unit is considered a conditional use and shall obtain a conditional use permit prior to beginning operations, regardless of the use within the building. Any change in the business or use of the Remodeled Residential Unit shall require a new conditional use permit.

4. The Commercial Use shall be the primary use of the building.

5. The exceptions for Remodeled Residential Units shall only apply to buildings on lots which front collector or arterial streets, as defined by the Nibley City Master Streets Plan.

H. The City may require the placement of fences or walls to enhance security and mitigate aesthetic or other impacts at facilities adjacent to residential areas.

I. In Commercial Zones, warehousing and storage may be allowed as part of business if it is attached to offices, retail, or other permitted or conditional use allowed within a Commercial Zone.

J. All Commercial developments shall comply with landscaping code within NCC 19.24.170.

~~J.~~K. All Commercial developments shall provide all improvements required by NCC 21.12 and this chapter.

HISTORY
Adopted by Ord. 21-03 on 2/25/2021

19.14.070 Neighborhood Commercial Zone C-N Requirements Published

A. Purpose

1. The neighborhood commercial zone C-N is established to provide areas in which the primary use of land is for commercial and service uses to:

   a. Serve the daily convenience needs of the adjacent residential neighborhoods.

   b. Provide economic stability.

   c. Enhance property values.

   d. Establish strategies for achieving good community design.

   e. Stabilize areas/zones.

   f. Reduce traffic congestion and promote walkable communities.

   g. Promote the policies of the general plan.

2. This C-N zone shall be located in areas deemed appropriate and approved by the city council for services to the residents of the city. The zone will create a minimum of detriment, hazard, noise or inconvenience to surrounding residential development.

3. The C-N zone shall be characterized by harmonious grouping and architectural offset of building mass of commercial stores and shops which will be architecturally designed for,

and will function as, an integrated unit. Clean parking lots and attractive well maintained shops with appropriate landscaping will also be characteristic of this zone.

4. Lighting will be of low intensity, low profile and fully shielded to protect the surrounding residential areas. The architectural design and character will be compatible with that of the surrounding residential environment.

5. Heavy commercial uses within this zone have been excluded and are not permitted.

B. Permitted Uses: See NCC 19.20.

C. Conditional Uses:

1. Regular Conditional Uses: See NCC 19.20.

2. Temporary Accessory Uses: Temporary accessory uses and structures are permitted in the C-N zone, provided they are incidental to, and do not substantially alter the character of, the permitted use or structure. Such permitted accessory uses and structures include, but are not limited to, the following: Storage of materials used for construction of a building, including the contractor's temporary office, provided that such use is on the building site or immediately adjacent thereto and provided further that such shall be permitted only during construction period and thirty (30) days thereafter.

3. Use Limitations: All other uses not listed are not permitted.

4. Residential Units Remodeled for Commercial Use:

a. Nibley City Design Standards for Commercial and Institutional Use facade treatments shall not apply to single family homes that have been remodeled for commercial use. Such homes may be referred to as "Remodeled Residential Units."

b. Remodeled Residential Units must comply with landscaping, parking, fire code, the Americans with Disability Act (ADA) requirements, building permit requirements, inspections, site plan approvals, utility, roadway, and other required public improvements, and all other standards and requirements described within this title.

c. Any business taking place in a remodeled residential unit is considered a conditional use and shall obtain a conditional use permit prior to beginning operations, regardless of the use within the building. Any change in the business or use of the Remodeled Residential Unit shall require a new conditional use permit.

D. Lot Coverage: No building, structure, or group of buildings with their accessory buildings shall cover more than seventy percent (70%) of the lot or parcel.

E. Parking: Where possible, parking areas shall be located to the side or rear of building, On corner lots, parking shall be avoided on side yards contiguous to the street.

F. Building Size: The maximum size building footprint allowed shall not exceed a total of fifteen thousand (15,000) square feet.

G. Commercial Condominiums

1. Commercial Condominiums, shall be a permitted use in the Neighborhood Commercial zone, as set forth herein.

2. All shared or common properties, landscaping, parking lots, roadways, and other nonpublic amenities or improvements that serve the commercial condominium shall be maintained by an owners association, pursuant to duly adopted and recorded agreements.

3. If a development chooses to build condominiums, they must provide sufficient parking and landscaping for each unit, consistent with current City Commercial standards at the time of the rezone application.

4. Front, rear, and side setbacks shall be measured from the foundation walls of the building.

5. There shall be a maximum of five commercial condominium units per acre.

H. Off Street Parking, Loading, And Access:

1. The requirements of design standards for commercial and institutional uses and NCC 19.24.160, "Parking Requirements", shall apply.

2. The site shall be developed to provide for shared access.

3. The developer/owner of a neighborhood commercial development located along a state owned highway will cause the required traffic impact study to be performed in conformance with the requirements of the Utah Department of Transportation and provide to the city a valid copy of the UDOT letter of approval.

4. Applicants shall make any road updates, extensions, or expansions necessary to maintain adjacent roadways' LOS and to comply with Nibley City Design Standards. Site plans must comply with the Transportation and Trails Master Plan.

I. Signs: The requirements of design standards for commercial and institutional uses shall apply to this zone. Only monument signage will be allowed, and only in the twenty foot (20') front yard setback.

J. Fencing and Screening: Fencing and screening shall meet the requirements of design standards for commercial and institutional uses; NCC 19.22.010(E), "Fences and walls maximum height"; NCC 19.24.090, "Fence Regulations"; and NCC 19.24.170(C), "Commercial And Industrial Zones" (landscape requirements), shall be required of all fences and landscape screening in this zone.

K. Storage; Displays: All materials, supplies, merchandise, or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user, not able to be stored within the commercial structure shall be stored in a completely enclosed building.

L. Storage; Trash:

1. No trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept in an enclosed building(s) or structure.

2. All structures built to accommodate the storage shall be constructed using a design compatible with the primary structure and meeting all the architectural design standards outlined in the design standards for commercial and institutional uses. Within a development of multiple structures, a common structure shall be constructed suitable for use by all tenants or businesses.

M. Development Standards and Improvements: The development standards of the C-N zone shall conform to design standards for commercial and institutional uses, including the completion of required off-site improvements as required by NCC 21.12 and this chapter.

N. Utilities

1. Prior to the issuance of a business license or conditional use permit, utility lines shall be updated to comply with water, sewer and stormwater master plans within the application property and adjacent rights-of-way.

2. A business license or conditional use permit shall only be granted if the City can reasonably supply water and sewer services to the applicant for their proposed use. The applicant shall be required to supply necessary water rights or shares in accordance with NCC 21.12.020.

3. Applicants shall connect to service lines needed to supply the use of an application and shall be responsible for all associated costs.

    a. If no utility lines are available or current utility lines and services are determined to be insufficient for the proposed use by the City Engineer, the applicant shall build or install the needed infrastructure before a business license or conditional use permit may be granted.