Chairman
JAN YOUNG

City Attorney
ERIC JOHNSON

Community Director
NICK TATTON

City Recorder
JACI ADAMS

185 East Main - P.O. BOX 893 - PRICE, UT 84501
PHONE (435) 636-3184 - Fax (435) 637-2905
www.pricecityutah.com

PRICE CITY
PLANNING AND ZONING COMMISSION

Commission

JUDY BEACCO
DAVID BLACK
KYLE HEFFERNAN
RICHARD ROOT
RENEE SWINBURNE
TODD THORNE
JAN YOUNG
ERROLL HOLT, ALT.
CHRIS WOOD, ALT.

PLANNING AND ZONING AGENDA
9/25/2023 5:00:00 PM

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 5:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. SAFETY SECONDS – Chair Young
4. MINUTES
   a. MINUTES for 09-11-2023 P & Z

5. PUBLIC COMMENT ON AGENDA ITEMS
6. GENERAL BUSINESS/DISCUSSION
   a. PUBLIC HEARING. Public hearing to receive input on the potential sale of real property owned by Price City, parcel ID#01-1979-0000.

   b. RESOLUTION NO. 2023-004PZ. Consideration and possible approval of A Resolution of the Price City Planning and Zoning Commission Recommending the Surplus and Sale of Real Property.

   c. PUBLIC HEARING. Public hearing to receive input on the proposed 2023 updates to the Price City General Plan.

   d. RESOLUTION NO. 2023-005PZ. Consideration and possible approval of A Resolution of the Price City Planning Commission Supporting the Goals Developed in the Price City General Plan Update and Recommending Adoption of the Updated Price City General Plan, 2023 Edition, by the Price City Council

   e. PARCEL ASSEMBLY PLAT. Consideration and possible approval of a parcel assembly plat combining lots at 651 S Carbon Avenue into one (1) commercial building lot.

7. CONDITIONAL USE PERMIT
   a. CONVENIENCE STORE LAND USE. Consideration and possible approval of a convenience store land use at 651 S Carbon Avenue, Maverick, Melanie Ruff Representative.

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Recorders Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

8. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the City Recorders Office at 185 E. Main Price, Utah, telephone 435-636-3183 at least 24 hours prior to the meeting.

PRICE CITY PLANNING AND ZONING SPECIAL MEETING
MINUTES OF SEPTEMBER 11, 2023

PRESENT:
Commissioners:

Judy Beacco	**Nick Tatton, Community/Human Resources Director**
David Black	**Jaci Adams, City Recorder**
Erroll Holt	**Kyleigh Morales**
Richard Root	
Todd Thorne	
Chris Wood	
Jan Young	

EXCUSED: Commissioner Heffernan, Commissioner Swinburne

STAFF/OTHERS: See Public Meeting Sign-In Sheet

1. PLEDGE OF ALLEGIANCE
Chair Young called the meeting to order at 5:00 p.m. Chair Young led the Pledge of Allegiance.

2. ROLL CALL
Roll was called with the above Commissioners and staff present.

3. SAFETY SECONDS
Commissioner Wood reminded everyone about defensive driving and read a list of helpful tips.

4. MINUTES of 07-25-2023.

MOTION. Commissioner Thorne moved to approve the minutes for July 25, 2023. Commissioner Root seconded and motion carried.

5. PUBLIC COMMENT ON AGENDA ITEMS
Robin and Becky Christensen, owners of Taco Time had some concerns with Creekview Plaza Lot Split, which were addressed in agenda item 7.a., for a Conditional Use Permit.

6. GENERAL BUSINESS
There was nothing to be discussed or reported on this agenda item.

7. CONDITIONAL USE PERMIT
a. SIX (6) LOT COMMERCIAL PROPERTY LAND SUBDIVISION. Consideration and possible approval of a 6-lot commercial land subdivision, the Creekview Plaza Lot Split, at 610 W Price River Drive, Rick Magness, AWA Engineering, Representative.

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Commissioners thoroughly discussed a 6-lot commercial land subdivision, the Creekview Plaza Lot Split, at 610 W Price River Drive with the representative, Rick Magness. Discussion was held regarding the existing parcel being split from 3 parcels into 6 parcels to maximize value and that each parcel met the minimum lot size for that zone, which is .75 acre.

MOTION. Commissioner Root moved to approve a six lot subdivision at 610 W Price River Drive, the Creekview Plaza Lot Split, conditional upon: (1) no further land subdivision of parcels; (2) all common areas to be open to all lots for utility, parking, emergency services, vehicle and pedestrian access in permanently and in perpetuity. Commissioner Black seconded and motion carried.

b. DAYCARE AND PRESCHOOL LAND USE. Consideration and possible approval of a daycare and preschool land use at 111 N 200 E within the commercial 1 zoning district, Building Blocks Corner After Care, Tammi Richey.

The Commissioners thoroughly discussed the land use for daycare and preschool at 111 N 200 E within the commercial 1 zoning district, Building Blocks Corner After Care, with the applicant, Tammi Richey, and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding the capacity of the building, parking, drop off and pickup, along with the hours of operation and landscaping.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

- **Business operation and occupancy limited to the lesser of the identified safe occupancy load of the building as established and regulated by the Building Inspector and Price City Fire Chief or the State of Utah permit maximum, finding that occupancy limits protect the health, safety and welfare of the building occupants and the overall community.**
- **Completion of building and fire safety inspection of structure prior to occupancy by the Building Inspector and Price City Fire Chief and compliance with all required safety recommendations stemming from the inspections finding that updated and inspected structures protect the health, safety and welfare of the community and specifically protect the life safety of children at daycare or preschool.**
- **Submission of a copy of State of Utah license to Price City finding that properly licensed and permitted businesses serve to protect the health, safety and welfare of the community.**
- **Any building renovations completed under the auspices of a Building Permit and inspected by the Building Inspector finding that properly permitted and inspected building renovations protect the health, safety and welfare of the community.**

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No additional structures located on the site without specific review and approval of an amended site plan finding that future uses, structures and development may require additional permitting and consideration by Price City.

Children within the structure to remain under the direct supervision of a qualified Building Blocks Corner adult employee at all times finding that qualified adult supervision mitigates the potential for malicious acts.

Site requirements and restrictions: No drop-off, pick-up vehicle stacking in the public right of way. Exterior Lighting: parking lot, drop-off and pick-up area and outside corridors and play areas to be lighted and fully visible during dark hours for safety. Light fixtures to be angled away from neighboring residential properties. All exterior lighting to be LED fixtures. Garbage: Garbage cans and/or garbage dumpster to be maintained in off-street hard surfaced enclosure to prevent wind scatter of garbage, rubbish and debris. Garbage receptacles in quantity and service frequency to prevent accumulations of garbage, rubbish, debris outside of the containers. No outdoor play areas. Landscaping: Minimum of 5% of surface area of site to be landscaped. All landscaping to be water wise. Private and qualified private street crossing guard provided by Building Blocks Daycare for any street crossing between locations. No on street parking by owners or employees.

Business signage to be presented to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and approved business signage promotes increased commercial and business activity within the community, consistency in signage and is consistent with the Price City General Plan.

Business operation authorized only after 7:00am and prior to 9:00pm daily finding that no extended business operation information was provided in the application and limited business operation hours mitigate disturbances.

No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained property and structures protect area property values and is consistent with the Price City General Plan.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Thorne moved to approve the daycare and preschool land use at 111 N 200 E within the commercial 1 zoning, Building Blocks Corner After Care. Commissioner Beacco seconded and motion carried.

c. TATTOO AND RELATED LAND USE. Consideration and possible approval of a tattoo and related business at 80 S Carbon Avenue, Hand Candy Tattoo, Keisha Way.

The Commissioners thoroughly discussed the land use of a tattoo and related business at 80 S Carbon Ave, Hand Candy Tattoo, with the applicant, Keisha Way and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding the ordinance of the location for the tattoo shop,

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which was passed by the Price City Variance Committee. Also discussed was parking for employees and customers, services that will be provided and the building being ADA compliant.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

- **All exterior individual business access areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- **Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.**
- **Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.**
- **Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise.**
- **All owners and employees to park in the west off-street parking location identified on the site plan, no on street parking by employees and owners, finding that open on-street parking serves to improve commercial activity.**
- **Any building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. In the event no new renovations are completed, a safety inspection by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection is required.**
- **Procurement of a Price City business license and submission of copies of State of Utah registrations, if any, including registration(s) with the Southeast Utah District Health Department.**
- **Application for, approval of and recording with the Carbon County Recorder's office an official variance Notice of Decision providing authorization for location of the land use closer to other similar land uses than the current proximity requiring permits.**
- **Compliance with the Utah Indoor Clean Air act required.**
- **Restrictions: No stock, storage, display or sales of items that may be considered paraphernalia. No stock, storage, display or sales of items that may be subject to the Sexually Oriented Business (SOB) requirements and Section 11.3.4.48 of the Code. No changes to existing ingress and egress points. No land uses other than that specifically identified herein authorized, including no stock, storage,**

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display or sales of items that may define the business as a smoke shop. No outdoor storage of materials, inventory, supplies or other items. No occupancy of the building in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief. No loitering exterior to the building by employees, owners or customers. No conditions at the property or structure that violate the Price City Property Maintenance Code.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Wood moved to approve a tattoo and related business at 80 S Carbon Avenue, Hand Candy Tattoo. Commissioner Black seconded and motion carried.

d. SPECIAL TRAINING AND SCHOOLING LAND USE. Consideration and possible approval of a conditional use permit for a special training and schooling land use located at 345 E Main St. within the commercial 1 zoning district, Meaningful Mindz, Janell Fiack.

The Commissioners thoroughly discussed the land use of a conditional use permit for a special training and schooling land use located at 345 E Main St. within the commercial 1 zoning district, Meaningful Mindz, with the applicant, Janell Fiack and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding capacity size for the building and if an inspection by Price City Fire Chief has been done, which is scheduled.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

a. Lighting at both the front and rear entrances to the building and entrances to remain lit during all hours of building occupancy finding that lit entrances mitigate the potential for injury and accidents and protect the health, safety and welfare of the community.

i. All exterior lighting to be high efficiency LED fixtures.

b. All child drop-off and pick-up to the accommodated off-street finding that off-street drop-off and pick-up mitigates the potential for accidents.

c. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and increased commercial activity.

d. Completion of a pre-occupancy safety inspection of the subject property by the Building Inspector and Fire Chief and compliance with safety recommendations stemming from the inspections finding that inspected and safe buildings protect the health, safety and welfare of the community.

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i. Building occupancy not to exceed the maximum safe capacity of the building as identified by the Building Inspector and/or Fire Chief.

e. Completion of any building renovations under the auspices of a building permit finding that property permitted and inspected building renovations protect the health, safety and welfare of the community.

f. Garbage can / dumpster size and service frequency to prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish and debris finding that controlled disposal of garbage, rubbish and debris serves to improve the community aesthetic.

g. Restrictions:

i. No overnight occupancy in the building.

ii. No outdoor activity (playgrounds, etc.)

iii. No parking or occupancy on community garden property to the north

h. No activity or actions that violate the Price City Property Maintenance Code finding that properly maintained structures and outdoor areas protect property values and serve to improve the community aesthetic.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Thorne moved to approve a conditional use permit for a special training and schooling land use located at 345 E Main St. within the commercial 1 zoning district, Meaningful Mindz. Commissioner Root seconded and motion carried.

e. WOODWORKING LAND USE. Consideration and possible approval of a conditional use permit for a woodworking land use located at 1416 E Airport Road within the commercial 1 zoning district, Timber-Teq Custom Design, Dickson Morely.

The Commissioners thoroughly discussed a conditional use permit for a woodworking land use located at 1416 E Airport Road within the commercial 1 zoning district, Timber-Teq Custom Design, with the applicant Dickson Morely and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding the process of the business and future addition to the building.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land uses identified by the applicant.

All exterior areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.

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- **Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.**
- **Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.**
- **Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise.**
- **Maintain not less than seven (7) off street parking spaces including requisite ADA spaces, as indicated in the submitted site plan, finding that adequate off-street parking mitigates the potential for vehicle and pedestrian accidents and injuries on public streets. Off-street parking to be hard surfaced within a period of not less than twenty-four (24) months finding that that maximum temporary period permitted in the Code is 24 months.**
- **Any building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. In the event no new renovations are completed, a safety inspection by the building inspector and Fire Chief and compliance with recommendations stemming from the inspection is required. Any fire lanes identified by the Fire Chief to be clearly signed and marked – may require adjustment to site plan.**
- **Procurement of a Price City business license and submission of copies of State of Utah registrations, if any.**
- **Restrictions: No authorized on-street parking along public streets. No changes to existing ingress and egress points. Control, retain and release to the storm water conveyance system all storm water flows from the property for a 100-year storm event for a 1-hour duration. No land uses other than those specifically authorized herein. No unscreened outdoor storage of materials, inventory, supplies or other items. No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief. No generation or disposal of any hazardous materials or materials that may be considered hazardous to the health, safety and welfare of the community.**
- **No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.**

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

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MOTION. Commissioner Black moved to approve a conditional use permit for a woodworking land use located at 1416 E Airport Road within the commercial 1 zoning district, Timber-Teq Custom Design. Commissioner Beacco seconded and motion carried.

f. SITE PLAN AMENDMENT. Consideration and possible approval of a site plan amendment at 575 E 100 S within the commercial 1 zone district, Four Corners Community Behavioral Health, Representative, Larry Jensen.

Commissioners thoroughly discussed a site plan amendment at 575 E 100 S within the commercial 1 zone district, Four Corners Community Behavioral Health with Representative, Larry Jensen and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding the reason for the site plan amendment being to address the growing services and clients of the Four Corners Behavioral Facility.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the site plan amendment identified by the applicant.

- **All exterior business access areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- **Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.**
- **Any additional or new business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.**
- **Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise.**
- **Any construction and any existing building renovations to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. Includes electric service upgrades and compliance with requirements for electric service by the Price City Electric Department.**
- **Site Plan Requirements: Minimum of fifteen (15) off-street parking spaces. Installation of public infrastructure, including curb, gutter, sidewalk, roadway restoration along frontage on 600 E. All parking areas to be hard surfaced.**
- **Restrictions: No land uses other than those contemplated herein authorized. No increase to storm water runoff volume or flow management finding that current and proposed impervious surfaces will balance. No outdoor storage of materials,**

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inventory, supplies or other items. No occupancy of the building in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief.

- **No conditions at the property or structure that violate the Price City Property Maintenance Code.**

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Thorne moved to approve a site plan amendment at 575 E 100 S within the commercial 1 zone district, Four Corners Community Behavioral Health. Commissioner Black seconded and motion carried.

g. CAR WASH LAND USE. Consideration and possible approval of a car wash land use at 222 S Highway 55/Main Street within the commercial 1 zoning district, Slick's Car Wash, Joe Nelson.

The Commissioners thoroughly discussed a car wash land use at 222 S Highway 55/Main Street within the commercial 1 zoning district, Slick's Car Wash, with the applicant, Joe Nelson and specifically addressed issues that mitigate potential negative impacts of the land use. Discussion was held regarding the process of the car wash, number of employees and entrance and exit of vehicles.

Chair Young reviewed the Code sections and read aloud the below conditions for final approval for the land use identified by the applicant.

- **Compliance with plans submitted and approved for development and any additional direction from Price City for amendments or changes finding that development consistent with submitted and approved plans mitigates development misunderstandings and leads to high quality development.**
- **All exterior business access areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures.**
- **Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan. Garbage dumpster to not interfere with any utility service connections above or below ground.**
- **Any additional or new business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.**

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- **Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, Landscaping to be water wise.**
- **Installation of six-foot (6') sight obscuring fencing from NW corner of building to west property line, along west property boundary to south property boundary then east to the west boundary of the ingress/egress easement area finding that fencing mitigates land use conflicts.**
- **Control, retain and release all storm water runoff from the impervious surfaces within the developed property with a capacity to manage a 100-year storm event for a minimum of a 1-hour duration. Storm water management plan direct storm water flows to an approved public storm water conveyance. Storm water plan to be approved by Price City prior to occupancy.**
- **All utility connections to be coordinated and installed per the respective utility provider direction including lateral line sizes and placement finding that properly connected utility services mitigate development problems and promote quality long term development.**
- **Four (4) off-street parking spaces based on net usable space in the structure. Parking to be hard surfaced. No on-street parking permitted.**
- **Right turn only signage posted upon egress from the subject property to Highway 55/Main Street finding that right turn only mitigates the potential for vehicle and pedestrian conflicts.**
- **Ingress/egress location approval to be confirmed by the Utah Department of Transportation in writing. Install and/or replace, if damaged during construction, all necessary public infrastructure adjacent to and fronting the subject property, including but not limited to sidewalk, planter strip, curb, gutter, roadway restoration, street lighting. Infrastructure to be installed/replaced to minimum Price City standards. Completion of an infrastructure development agreement with the Price City Public Works Department and payment of any required financial surety associated with the public infrastructure development agreement securing the (re)installation of any public unfractured, as needed, if required.**
- **New building construction to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. Includes geotechnical study and soils information necessary for the safe development of the property as contemplated. Includes electric service upgrades and compliance with requirements for electric service by the Price City Electric Department. Completion of a Price River Water Improvement (PRWID) waste water survey and compliance with all requirements stemming from the survey for protection of the waste water system finding that increased waste system capacity may be produced and additional grease traps and sampling manholes may be necessary. Copy of survey to be provide to Price City.**
- **Restrictions: No land uses other than those contemplated herein authorized. No vehicle stacking across the public right-of-way. All vehicle stacking to be accommodated on-site. No outdoor storage of materials, inventory, supplies or other items. No occupancy of the building in excess of the safe occupancy of the building and property as identified by the building inspector and Fire Chief No conditions at the property or structure that violate the Price City Property Maintenance Code.**

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ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Beacco moved to approve a car wash land use at 222 S Highway 55/Main Street within the commercial 1 zoning district, Slick's Car Wash. Councilmember Root seconded and motion carried.

8. UNFINISHED BUSINESS. Nick Tatton, Community Director, reminded everyone about the Price City Planning and Zoning Commission Training Retreat that will be held on November 29, 2023 from 9:00 a.m. to 3:00 p.m.

Chair Young asked for a motion to close the regular Planning and Zoning meeting.

MOTION. Commissioner Beacco moved to close the regular Planning and Zoning meeting. Commissioner Wood seconded and motion carried.

The regular Planning and Zoning meeting was adjourned at 6:29 p.m.

APPROVED: _____ **ATTEST:** _____

Chair, Jan Young **City Recorder, Jaci Adams**

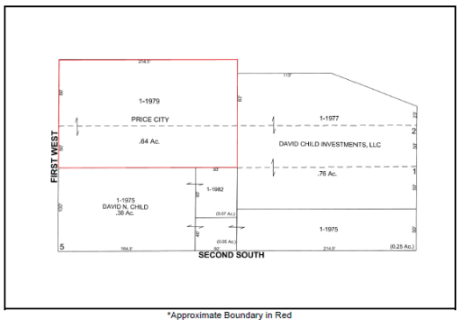
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NOTICE OF PUBLIC HEARINGS

The Price City Planning and Zoning Commission will hold a public hearing to receive input on the proposed surplus and sale by Price City of the property located at 127 S 100 W, parcel ID # 01-1979-0000, .64 acres. The public hearing will be held in the Price City Council chambers at Price City Hall, located at 185 E Main Street and begin at 5:00pm on September 25th, 2023. Advance comments may be provided to Nick Tatton at nickt@priceutah.net.

The Price City Council will hold a public hearing to receive input on the proposed surplus and sale by Price City of the property located at 127 S 100 W, parcel ID # 01-1979-0000, .64 acres. The public hearing will be held in the Price City Council chambers at Price City Hall, located at 185 E Main Street and begin at 5:30pm on September 27th, 2023. Advance comments may be provided to Nick Tatton at nickt@priceutah.net.

Plat Map



*Approximate Boundary in Red

Published in the Emery Telcom News September 6, 13, 20, 2023

RESOLUTION NO. _____

A RESOLUTION OF THE PRICE CITY PLANNING AND ZONING COMMISSION RECOMMENDING THE SURPLUS AND SALE OF REAL PROPERTY

WHEREAS, Price City (hereinafter referred to as "City") conducted a comprehensive real property evaluation project (hereinafter referred to as the "Evaluation") in 2006 including all City-owned real property, within or without the boundaries of the City; and,

WHEREAS, resulting from the Evaluation the City adopted a Real Property Management Policy (hereinafter referred to as the "Policy") including definitions, real property action and decision process guidance and decision tree, a copy of the Policy is attached herewith in **Exhibit 1** and by this reference made a part hereof; and,

WHEREAS, City was presented with a request to consider possible designation of surplus and sale from City to a private buyer of certain real property owned by City in 2002 and again in 2003; and,

WHEREAS, pursuant to the request City advertised and received sealed bids from potential purchasers of certain real property, identified as having a situs address of 127 S 100 W, Price, Utah 84501 and further identified as parcel ID #01-1979-0000 (hereinafter referred to as the "Property"), owned by City through a public process, a copy of public notice for bids is attached herewith in **Exhibit 2** and by this reference made a part hereof; and,

WHEREAS, pursuant to the Policy, the Price City Real Property Management Committee (hereinafter referred to as the "Committee") provided policy and process oversight to the bid solicitation and evaluation process in regard to the consideration of possible sale of the Property by City to a bidder; and,

WHEREAS, the Committee has met, discussed and evaluated City need/use of the Property and has recommended the Property be declared as surplus to the needs of the City and community and the sale of the Property be authorized, a copy of a letter of recommendation is attached herewith in **Exhibit 3** and by this reference made a part hereof; and,

WHEREAS, the recommended bid acceptance complies with the language, intent and the spirit of the Policy providing for eminent investment, development and job creation within City; and,

WHEREAS, pursuant to the Policy the Price City Planning and Zoning Commission (hereinafter referred to as the "Commission") has conducted a public hearing to receive input on the contemplated surplus designation and sale of the Property by City to a qualifying, evaluated and recommended purchaser identified in the bid process; and,

WHEREAS, City utilizes Property (and associated structures and appurtenances thereon) for the day-to-day operation and provision of municipal services to the community; and,

WHEREAS, City has identified and selected a preferred alternative to utilizing the Property for day-to-day operation and provision of municipal services to the community that increases operational efficiency of City; and,

WHEREAS, based upon the foregoing the Commission has determined that it recommends the Price City Council consider and authorize the surplus designation and the potential sale of the Property pursuant to the Policy and the negotiate the most advantageous commercial transaction terms benefitting the City;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AS FOLLOWS:

Section 1. Policy. The Commission has determined that the Policy has been complied with in contemplation of the subject transaction.

Section 2. Surplus. The Commission has determined that the Property may be considered surplus to the needs of the City and the community without harm or negative impact to the citizens of Price City.

Section 3. Funds from Sale. The Commission recommends that any proceeds received from the sale of the Property by City are categorically committed for use consistent with the Policy.

Section 4. Recommendation. The Commission recommends that the Price City Council dispose of the Property by means of sale as identified and pursuant to the transaction contemplated herein.

Section 5. Property Future Land Use. Future land use at the Property be subject to all terms and conditions and permitting requirements contained within the Price City Land Use Management and Development Code.

Section 6. Repealer. Any prior actions by the Commission in conflict with this resolution are hereby repealed.

SIGNED AND ADOPTED THIS _____ DAY OF _____, 2023.

_____
Jan Young, Chair

ATTEST:

_____
Jaci Adams, City Recorder

EXHIBIT 1
COPY OF REAL PROPERTY MANAGEMENT POLICY

REAL PROPERTY MANAGEMENT POLICY

I. INTRODUCTION

Price City owns properties which are used for various municipal purposes such as fire stations, swimming pools, parks, right-of-ways, and offices as well as other undeveloped properties. It is the City's policy to acquire, divest, use and develop City-owned real property in a manner which appears to best serve the long-term interests of the City and its citizens as a whole, subject to provisions of law and as guided by the Price City General Plan. In order to carry out municipal purposes, the city may also lease, acquire, or divest easements or permits to property which it does not own outright.

Oversight of Price City properties is generally provided by an assigned member of City Council with assistance from the Facilities Manager, however each Department Head is accountable for the general condition, safety and fitness for purpose of the active-use real property associated with their department function, e.g. fire station/Fire Department, city parks/Public Works Department, etc. Real property rights carry with them an obligation for effective stewardship including routine inspection for hazards, nuisances, safety and unauthorized use or occupancy. This stewardship is the accountability of department heads for property in active-use and is managed according to department policies and this policy. Stewardship of inactive real property is the accountability of the Facilities Manager or alternatively assigned staff member and the conditions of this policy. Inactive property shall be formally reviewed by the assigned City Council Member and Facilities Manager at least once every three years to for the effective stewardship principles enumerated in the introductory paragraph of this policy.

II. PURPOSE AND INTENT

Provide a framework for making decisions concerning management, acquisition, and disposition of property that includes the long-term visions of the Price City General Plan and other adopted City plans and policies.

Encourage responsible stewardship to use, manage and develop the City's real estate assets to support municipal functions and to best serve the long-term interests of the City and its citizens.

Provide consistent guidelines for property use, acquisition and disposition decisions that incorporate public involvement.

Establish and preserve an inventory of financial and real property assets to assure a sustainable short and long term exceptional quality of life in Price City.

III. DEFINITIONS

Active-Use Property

Active-Use Property provides an intentional, prescribed and beneficial use to the citizens or government of Price City. Examples include parks, occupied buildings, flood control, public access, and etc. Active-use property is part of the fabric of services provided by the municipality.

Acquisitions

Acquisitions are Transactions whereby the City acquires and holds real property or real property rights (leases, easements, etc) by purchase, gift, or other appropriation. Acquisitions also include permits to use real property not under the jurisdiction of the City.

Disposals

Disposals include the sale, transfer and/or exchange of real property rights including leases or easements. Disposals do not include the transfer of real property secured by a loan or other obligation of another party. Disposals do not include Permits or Transfers of Jurisdiction.

Inactive Property

Inactive Property does not have a current intentional, prescribed and beneficial use to the citizens or government of Price City. Inactive property may be inside or outside city limits and is not necessary to current or future City services and plans.

Legislative Body

Legislative Body is inclusive of the Mayor and City Council acting in accordance with state and local laws and accepted protocols.

Major Impact Decision Item

A real property consideration or transaction in which the importance, value or interest in the matter is substantially notable or conspicuous in effect or scope. The matter will be of significant size or directly/indirectly causes high levels of financial consideration, political risk, social risk or liability risk to Price City. Matters that may have large negative impacts if decisions are not superior in evaluation. Parameters for consideration as a major impact decision item include, but are not limited to:

- Real property consideration or transaction involving a financial amount of more than $25,000.
- Real property consideration or transaction involving property that is considered vital to health, safety and welfare of the community.
- Real property consideration or transaction that involves contracted services for survey, appraisal or title work.

Minor Impact Decision Item

A real property consideration or transaction in which the importance, value or interest in the matter is relatively inferior in importance, size or degree and is generally considered comparatively unimportant. The matter will be of insignificant size and does not pose any additional or undue financial, political or liability risk to Price City. Parameters for consideration as a minor impact decision item include, but are not limited to:

- Real property consideration or transaction involving a financial amount of less than $10,000.
- Real property consideration or transaction involving property that is not necessary to the health, safety and welfare of the community.
- Real property consideration or transaction involving property declared surplus to the needs of Price City by the Price City Council.
- Real property consideration or transaction not requiring use of outside contractors for evaluation and information.

Moderate Impact Decision Item

A real property consideration or transaction in which the importance, value or interest in the matter is void of extreme value, risk, involvement, but retains elements of average importance to Price City. The matter will be characterized by political, social or financial considerations that are not extreme and may be limited in scope or effect. Matters that are not unduly expensive and in which decisions regarding the matter may not carry large negative implications to Price City if the decision is not the most beneficial option. Parameters for consideration as a moderate impact decision item include, but are not limited to:

- Real property consideration or transaction involving a financial amount of more than $10,000.
- Real property consideration or transaction involving property that is not critical to the health, safety and welfare of the community.
- Real property consideration or transaction involving limited need for use of outside contractors for evaluation and information.

Real Property

Land and appurtenances to land, including buildings, structures, fixtures, fences, and improvements erected upon
or affixed to the same.

Real Property Rights

A legal share of ownership in Real Property, whether entire ownership, and is fee simple interest, or partial ownership as in a leasehold interest.

Real Property Catalogue

The written inventory of real property and real property rights, including Transfers of Jurisdictions owned and or prepared by Price City.

Transfers of Jurisdictions

Transfers of Jurisdiction are Transactions between the City and other governmental entities where jurisdiction over real property is transferred and reassigned, but the title to the real property remains in the name of the people of the City.

Transactions

For purposes of this Policy, transactions shall include, but not be limited to acquisitions, disposals, and transfers of jurisdiction of both real property and real property rights.

IV. GENERAL LEGAL REQUIREMENTS

All Transactions shall comply fully with applicable Federal, State, and Local laws, rules, and regulations.

V. GENERAL PRINCIPLES

A. Price City shall maintain adequate inventory controls and accountability systems for all real property and real property rights under its control.

B. A clear and comprehensive record shall be created for each Transaction that documents compliance with this policy. Such record shall be maintained in a manner and for a period consistent with the applicable document retention policy.

C. The Legislative Body shall approve all transactions relative to real property rights, except as otherwise delegated.

D. The City will strategically utilize its inventory of Real Property to further the City's goals while avoiding unnecessary acquisition of Real Property Rights.

E. Transactions involving real property rights shall be done as promptly as possible. Unless otherwise authorized by the Legislative Body, all transactions shall be completed within one year of Legislative Body authorization.

F. Decisions regarding Real Property Rights should be based on the effective and efficient delivery of city services and implementation of the Price City General Plan.

G. Prior to carrying out any transaction, an analysis shall be conducted to determine that the subject transaction fulfills the requirements and obligations of this policy.

H. A balance of operational, financial, environmental, and other relevant factors must be comprehensively considered in all decisions.

I. Public participation is welcome and encouraged in the management , acquisition, and disposition of real property.

J. All monies generated through the lease, rent, or sale of government type real property shall be deposited into the General Fund; such cash will be maintained in an interest bearing account established with the Public Treasurer's Investment Fund (PTIF). The PTIF balance, including interest, shall be restricted for the improvement and/or maintenance of existing properties, purchase of new properties, or investment in properties which will benefit the City. Revenues will be accounted for in separate line items and related expenditures in an individual department within the General Fund.

VI. GENERAL PRACTICES AND PROCESS

A. Transactional Analysis

Every proposed Transaction shall have an analysis conducted that will address all salient real property-related issues, and that will consider other Transaction types as possible alternatives. The following tools will be used:

1. Decision Tree

   Exhibit A, attached to this policy is a decision tree to be used in Transactional Analysis

2. Considerations

   Exhibit B, attached to this policy is a considerations flow chart to be used in Transactional Analysis.

B. Types of Transactions

1. Disposals

   The Legislative Body may receive requests for disposal of property rights or may determine on its own that property or rights to property are no longer needed for city purposes; or that disposition is in the best interest of the City. In such cases the Legislative Body can retain but lease the property, trade the property or sale the property.

2. Acquisitions

   The Legislative Body can acquire real property or property rights for a variety of purposes including, but not limited to, construction, improvement, and operation of city services.

3. Transfers of Jurisdictions

   Transfers of Jurisdiction will be progressed on such terms and conditions as may be approved by the Legislative Body.

4. Amendments, Extensions, Renewals of Existing Property Rights

   Shall be reviewed by an appropriate steward upon end of contract term, request for extension or other appropriate time to evaluate applicability and recommend action to Legislative Body.

C. Use of Appraisals

Consideration for Disposals and Acquisitions of real property shall be based on the estimated fair market value of the real property as determined by an appraisal. In limited circumstances, fair market value may be determined by other means (e.g., a request for proposals process). When appraisals are used to determine fair market value, such appraisals shall be conducted as provided below:

1. Internal Appraisals

   Internal appraisals may be conducted by authorized City staff for transactions categorized as Minor Impact Decision Items.

2. External Appraisals

   External appraisals shall be conducted by licensed independent parties retained or approved by Price City for acquisitions, and disposals categorized as Major or Moderate Decision Items

3. Eminent Domain

   When the need arises for the City to acquire real property via exercise of the power of eminent domain, the City shall comply with all appraisal requirements as required law.

D. Advertising and Bidding

When advertising for bids is required:

1. the advertisement shall be made at such time, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the real property,
2. all bids shall be publicly disclosed at the time and place stated in the advertisement, and
3. the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to Price City, price and other factors considered, provided, that any and all bids may be rejected when it is in the public interest to do so.

E. Acquisitions or Disposals by Negotiation

All Acquisitions or Disposals by Negotiation must be approved by the Legislative Body. At least 90 days before the Transaction, an explanatory statement for each of the Acquisition or Disposals by Negotiation must be prepared and distributed to the Legislative Body. The explanatory statement must include the circumstances of the Transaction, justification for the Acquisition or Disposal by Negotiation, and the proposed price or value received. In all cases the statement must be available to the Legislative Body prior to bringing the Transaction for approval.

F. Review by City Attorney

All Transactions shall first be submitted to the City Attorney for approval as to form prior to completion of Transaction.

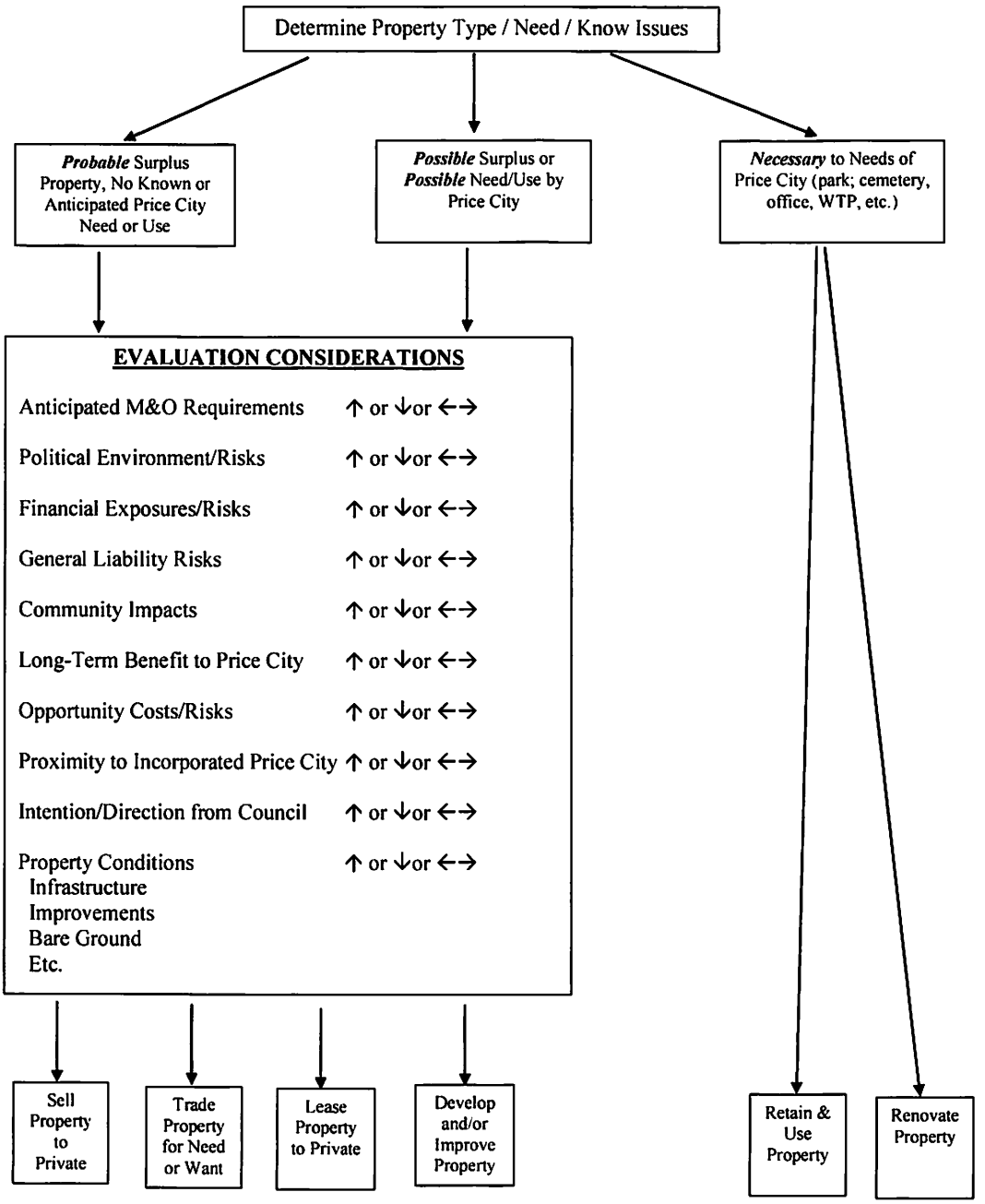
G. Public Involvement and Opinion

Processes relative to real property transactions should facilitate public participation as dictated by the general principle identified in Section V., H. of this policy or as alternatively directed by the Legislative Body.

H. Review by other Agencies

Transactions shall be coordinated with State, federal, and other local agencies and jurisdictions as may be required by statute, regulation or courtesy.

REAL PROPERTY RE-EVALUATION DECISION TREE



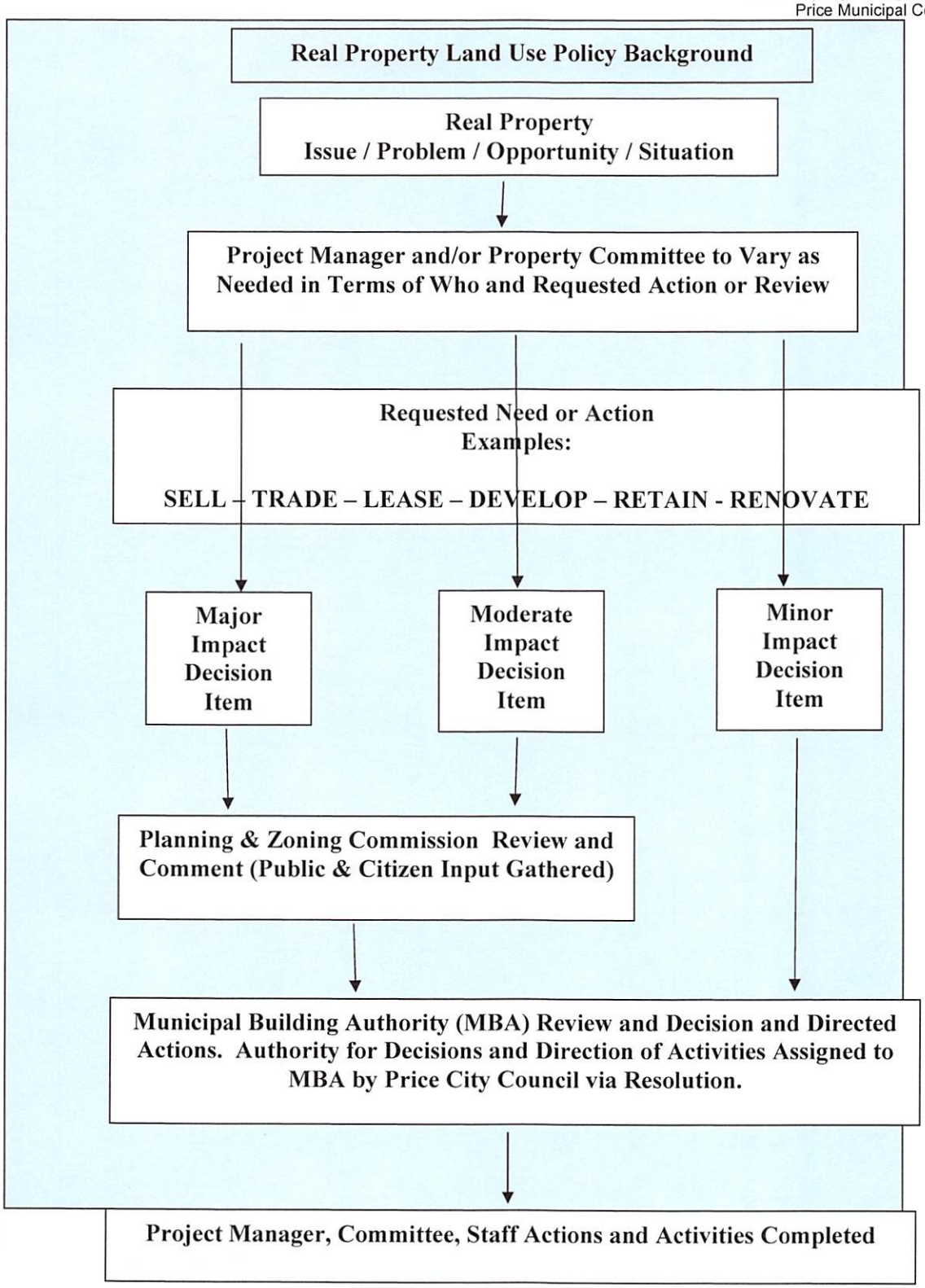

Real Property Land Use Policy Background
Real Property
Issue / Problem / Opportunity / Situation
Project Manager and/or Property Committee to Vary as Needed in Terms of Who and Requested Action or Review
Requested Need or Action
Examples:
SELL – TRADE – LEASE – DEVELOP – RETAIN - RENOVATE
Major Impact Decision Item
Moderate Impact Decision Item
Minor Impact Decision Item
Planning & Zoning Commission Review and Comment (Public & Citizen Input Gathered)
Municipal Building Authority (MBA) Review and Decision and Directed Actions. Authority for Decisions and Direction of Activities Assigned to MBA by Price City Council via Resolution.
Project Manager, Committee, Staff Actions and Activities Completed

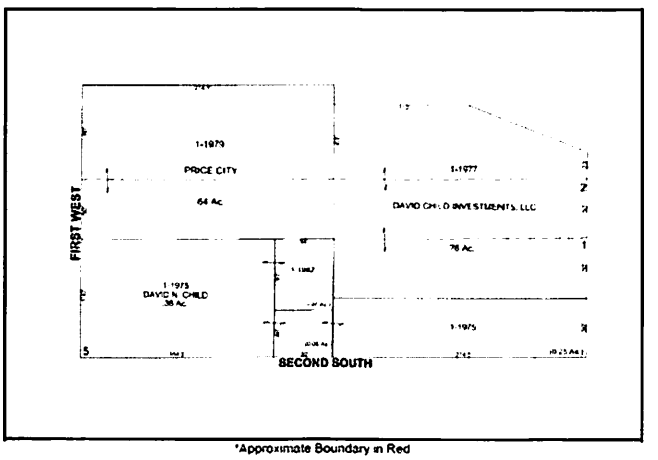
EXHIBIT 2
BID SOLICITATION PROCESS VERIFICATION

REQUEST FOR PROPOSALS FOR THE PURCAHSE AND IMPROVEMENT OF PRICE CITY SURPLUS PROPERTY

Price City is accepting sealed bids and proposals regarding the possible sale and development of approximately .64 acres of potentially surplus real property parcel ID # 01-1979-0000 located at approximately 127 S 100 W. Bids must be received by Nick Tatton at 185 E Main Street, Price, UT 84501 via USPS or other carrier or hand delivery on or before 12:00pm noon on Thursday, July 13th, 2023 and clearly marked "Real Property Purchase Bid Proposal". At approximately 12:15pm on Thursday, July 13th, 2023 a public opening of bids/proposals received will take place in the Mayor's Conference Room, 185 E Main Street – Room 201, Price, UT 84501.

Bids and proposals must include the following minimum information: (1) the total price that is offered to be paid for the purchase of the real property, (2) the method, form and timing of payment that will be utilized to pay for the real property; (3) anticipated imminent development plans utilizing the property that benefit the economic condition of the community; (4) any additional information deemed pertinent by the submitter.

Plat Map



*Approximate Boundary in Red

Published in the Emery Telcom News on July 5th and July 12th, 2023

TO: Price City

FROM: Dave Child
A-1 Rental and Sales Inc

DATE: July 12, 2023

RE: Real Property Purchase Bid Proposal

Please accept and consider the following possible property purchase scenarios regarding the Real Property Purchase Bid Proposal advertised for Parcel ID #01-1979-0000. Note that the anticipated imminent development and additional information deemed pertinent is generally the same in all proposed scenarios with some minor differences. All proposed scenarios are open for discussion and further negotiation as it is important to find a pathway to completion of the transaction that accommodates the expansion and growth plans for A-1 Rental and well as meets the needs of Price City for storage and property usage. It does appear that any of the scenarios will require a current property survey to determine the actual location of the property lines as measurements along the current fence lines do not seem to match the plat map dimensions. While I am open to all scenarios, and perhaps even different approaches based on any discussions and negotiations, my preferred scenario is #1. Please do not hesitate to contact me at any time with questions or clarifications, Nick Tatton has my contact information on file. Thanks in advance, I think completing such a transaction will have the potential to provide a long-term beneficial impact for Price City in terms of investment, property tax revenue and job creation.

1. Scenario 1: Direct Property Purchase with Negotiated Included Items.
    a. Purchase Price for Parcel of $200,000 cash.
    b. Cash payment to be paid upon negotiated closing date/time for property sale.
    c. Development of new building and facilities of A1 Rental on property within a 2–3 year time period, perhaps sooner based on availability of building materials, etc.
    d. Additional pertinent information:
        i. (1) Purchaser to relocate east-west power distribution line (approximately 4 poles) to accommodate site development. Price City to help with cost mitigation;

ii. (2) Purchaser to relocate electric service line running north to existing Price City buildings and to Airgas building. Price City to help with cost mitigation;
iii. (3) Price City to coordinate with Larry Jensen at Carbon Country regarding fee waivers for removal and disposal of existing structures –Larry has indicated a willingness to accommodate such a request;
iv. (4) Price City to provide procedural assistance to obtain a demolition permit;
v. (5) Final exchange date and other vacate and occupancy dates to be negotiated and reasonable for both parties;
vi. (6) Estimated investment of approximately $1.5 million in new development and up to 8 potential FTE;
vii. (7) Request Price City facilitate and possible building permit and development incentive for new structure when the timing is appropriate.

2. Scenario 2: Direct Property Purchase with Negotiated Included Items.
   a. Purchase Price for Parcel of $300,000 cash.
   b. Cash payment to be paid upon negotiated closing date/time for property sale.
   c. Development of new building and facilities of A1 Rental on property within a 2–3 year time period, perhaps sooner based on availability of building materials, etc.
   d. Additional pertinent information:
      i. (1) Price City to relocate east-west power distribution line (approximately 4 poles) to accommodate site development;
      ii. (2) Price City to relocate electric service line running north to existing Price City buildings and to Airgas building;
      iii. (3) Price City to demolish and dispose of all construction materials and all other miscellaneous materials from site;
      iv. (4) Final exchange date and other vacate and occupancy dates to be negotiated and reasonable for both parties;
      v. (5) Estimated investment of approximately $1.5 million in new development and up to 8 potential FTE;
      vi. (6) Request Price City facilitate and possible building permit and development incentive for new structure when the timing is appropriate.

3. Scenario 3: Subdivide Property and Direct Purchase with Negotiated Include Items.
    a. Subdivide the property at approximately the 90-foot point (approximately 40% of property) creating an East and a West parcel. Purchase of resulting east parcel for $75,000.
    b. Cash payment to be paid upon negotiated closing date/time for property sale.
    c. Development of new building and facilities of A1 Rental on property within a 2–3 year time period, perhaps sooner based on availability of building materials, etc.
    d. Additional Pertinent Information:
        i. (1) Price City to relocate east-west power distribution line (approximately 4 poles) to accommodate site development (may be less intensive that in other scenarios due to new property lines);
        ii. (2) Price City to relocate electric service line running north to existing Price City buildings and to Airgas building (may be less intensive than in other scenarios due to new property lines);
        iii. (3) Price City to coordinate with Larry Jensen at Carbon Country regarding fee waivers for removal and disposal of existing structures – Larry has indicated a willingness to accommodate such a request;
        iv. (4) Price City to provide procedural assistance to obtain a demolition permit;
        v. (5) Final exchange date and other vacate and occupancy dates to be negotiated and reasonable for both parties;
        vi. (6) Estimated investment of approximately $1.5 million in new development and up to 8 potential FTE;
        vii. (7) Request Price City facilitate and possible building permit and development incentive for new structure when the timing is appropriate;
        viii. (8) A1 Rental to submit, with Price City assistance, a request for property subdivision in advance of the transaction completion.

Thank you again for the time to consider these possible scenarios.

Sincerely,

Dave Child
A-1 Rental and Sales Inc

EXHIBIT 3
REAL PROPERTY COMMITTEE RECOMMENDATION

PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905

Mayor
MICHAEL KOURIANOS

City Council
RICK DAVIS
AMY KNOTT-JESPERSEN
BOYD MARSING
LAYNE MILLER
JOE CHRISTMAN

DATE: **JULY 20th, 2023**

TO: **PRICE CITY PLANNING AND ZONING**
PRICE CITY COUNCIL

FROM: **REAL PROPERTY MANAGEMENT COMMITTEE**

RE: **RECOMMENDATION**

Please be advised that the Real Property Management Committee has provided oversight to the process to evaluate the potential surplus and sale of Price City owned real property located at 127 S 100 W, parcel ID#01-1979-0000. The Real Property Management Policy has been followed and the remainder of any sale transaction process will include continued policy compliance.

It is the opinion of the committee that the subject property, along with the identified plans for a replacement facility to accommodate and improve the delivery of municipal services to the community, allows the property to be determined to be surplus to the needs of the community and can be sold. It is further recommended that the City Council authorize and direct staff to administer the process to potentially surplus and sell the subject property and finalize the commercial terms of the potential sale.

GENERAL PLAN PUBLIC HEARING

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO RECEIVE INPUT ON THE 2023 UPDATE TO THE PRICE CITY GENERAL PLAN ON MONDAY, SEPTEMBER 25TH, 2023 AT 5:00PM IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 EAST MAIN STREET. COPIES OF THE PROPOSED 2016 UPDATED PRICE CITY GENERAL PLAN MAY BE OBTAINED BY CALLING NICK TATTON AT 636-3184 PRIOR TO THE PUBLIC HEARING.

PUBLISHED IN THE EMERY TELCOM NEWS SEPTEMBER 20, 2023

RESOLUTION NO. _____

A RESOLUTION OF THE PRICE CITY PLANNING COMMISSION SUPPORTING THE GOALS DEVELOPED IN THE PRICE CITY GENERAL PLAN UPDATE AND RECOMMENDING ADOPTION OF THE UPDATED PRICE CITY GENERAL PLAN, 2023 EDITION, BY THE PRICE CITY COUNCIL.

WHEREAS, Price City is in need of a current and relevant General Plan to assist in planning and decision making, and;

WHEREAS, an update of the Price City General Plan has been professionally developed, and;

WHEREAS, public input has guided the professional development of the update to the Price City General Plan, and;

WHEREAS, the Price City Planning Commission has reviewed the proposed updates to the Price City General Plan and concluded that they sufficiently address the needs of the community,

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AS FOLLOWS:

Section 1. That the goals, objectives and action items contained in the proposed updated Price City General Plan properly address bona-fide community needs and desires, and;

Section 2. That the Price City Planning Commission hereby formally approves and adopts the updated Price City General Plan, 2023 Edition, attached herewith in **Exhibit 1** and by this reference made a part herof, and;

Section 3. That The Price City Planning Commission recommends that the Price City Council review and adopt the updated Price City General Plan, 2023 as presented.

PASSED AND ADOPTED THIS _____, DAY OF _____, 20____ BY THE PRICE CITY PLANNING AND ZONING COMMISSION.

_____
Jan Young, Chair
Price City Planning & Zoning Commission

ATTEST:

_____
Jaci Adams, City Recorder

EXHIBIT 1
2023 PRICE CITY GENERAL PLAN

PRICE CITY GENERAL PLAN



CHAPTER 1
Introduction

KEY POINTS

- Introduction
- Motto, Mission & Vision
- Implementation
- Amendments
- History
- Demographics
- General Goals

1.1. PLAN INTRODUCTION

The Price City General Plan, referred to herein as the "Plan," is the official statement of both short and long-range goals and strategies to guide growth and development within the city. The Plan focuses on improving the physical environment of the city as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the municipality in making community decisions and achieving planning goals.

A General Plan is sometimes referred to as a "Master Plan" or "Comprehensive Plan".

It is a community's general guide for making land use decisions, a reflection of the community's values.

It is a mid to long-range view into the future, projecting growth and improvements over the next 5 to 20 years.

Plan Updates

The Price City General Plan in its current format was initially adopted in 2005, with updates occurring in 2008, 2013, and 2016. This update, begun in July 2023, is an extension of the plan that has made the foundation for community planning.

A General Plan Advisory Committee was created with each update to work with the planning consultants, the Price City Planning and Zoning Commission, and the Price City staff. The committee was made up of various members of the community, as well as representatives from City staff, the Planning and Zoning Commission and the City Council. In the scope of several meetings, the committee was charged with the responsibility to provide feedback and direction for the establishment of the elements and goals for this updated

General Plan. Meeting with a group of community stakeholders, the committee participated in visioning and planning exercises.

Community information was gathered in the following areas: 1) Vision for the Future, 2) Quality of Life, 3) Growth in the Community, 4) Economic Development, 5) Downtown Revitalization, 6) Roadways/Transportation, 7) Parks and Recreation, 8) Housing, and Water Conservation.

Key issues identified by the Advisory Committee for the most recent update process include the need for:

1. Promoting economic diversity and job opportunities,
2. Parks, trails and recreation planning and improvements,
3. Improved residential areas and infrastructure improvements throughout the city,
4. Expanded moderate income housing opportunities,
5. Inclusion of strategies for water conservation,
6. A focus on the revitalization and beautification of the downtown area and facilities, and
7. Continued emphasis on a city which is a good, friendly, and safe place for children and families.

See Appendix D for a list of a list of prioritized issues identified.

Following review and revisions, public hearings before both the Planning Commission and City Council were held. The Plan, as presented here, was updated and approved by the Price City Council on October 11, 2023.



1.2. MOTTO, MISSION AND VISON

Listed below are the Motto, Mission Statement and Vision Statement of the Price City General Plan as developed and recommended by the General Plan Advisory Committee.

The Motto serves as a slogan to paint a picture or send a message in relation to the character of the community. The Mission Statement represents the overriding purpose of what the City is and does. The Vision Statement reflects the shared image of what people want the city to become – at some point in the future. It is the big picture to guide decisions.

CHAPTER 1

Introduction

Motto
"Price, the Heart of Utah's Castle Country"

Mission Statement
"The mission of Price City is to protect and promote the welfare of all citizens by ensuring exceptional service and leadership through communication, cooperation and creativity."

Vision Statement
"Price will be a clean, friendly community that retains its safe, small-town feel and charm. The citizens envision a city that is progressive, unified, rich in heritage and ethnic diversity, with economic security and responsive government, quality education, abundant outdoor recreation, healthy environment and good medical facilities."

1.3. PLAN IMPLEMENTATION

Implementation of the Plan comes through working documents, such as the zoning and subdivision ordinances, capital improvement programs, City budgets, and other ordinances, resolutions and studies thought appropriate by the City Council.

Price,
The Heart of Utah's
Castle Country

1.4. AMENDMENTS

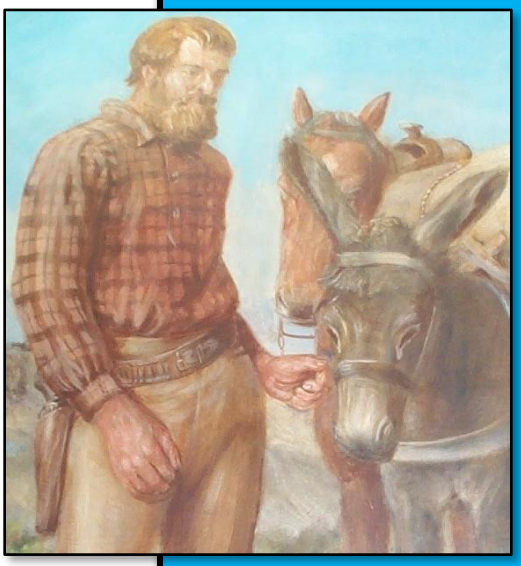
To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that:

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- All re-zones, improvement programs, and ordinance changes concerning development shall be in harmony with the adopted Plan.

The public may request amendments to the Plan. The City Council will hold a public hearing to consider the public's requests. The applicant must show that any amendment of the Plan is in the best interest of the city, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of Price. Price City will not open the Plan to amendments if none are proposed by the public or City officials prior to any official updates or revision processes.

1.5. HISTORY OF PRICE

Price, the county seat of Carbon County, is the largest city in the county and is located in the Price River Valley of the Colorado Plateau region of Utah. It is believed that Price was named after LDS Bishop William Price of Goshen, Utah, who explored the region in 1869. The area was originally a part of Sanpete County, and then was included in Emery County when it was created in 1880. Price was organized on 14 July 1892 while it was still a part of Emery County. Price City was officially incorporated on April 1, 1911.



Caleb Baldwin Rhoades and Abraham Powell, trappers from Salem, Utah, were the first recorded settlers in the Price River Valley. They arrived in October 1877 and built a cabin in the northwest corner of what is now Price. The two returned to Salem when the trapping season was over. Their talk aroused interest in the area among their friends and families, and they soon convinced a group to join them in relocating in the Price River Valley. However, Abraham Powell never returned to Price as he was killed by a bear on 7 December 1878 while hunting in the Nebo Mountains.

On 21 January 1879 Caleb Rhoades returned to the valley with two brothers, Frederick Empire Grames and Charles W. Grames. The men helped each other build homes for their families. Later that year, they were joined by their families and others, most coming from Utah County.

These early pioneers of Price experienced much hardship. Food was in short supply, and crops were difficult to grow because of a lack of irrigation water. Water had to be carried from the river in barrels and tanks. An irrigation ditch to carry water to the fields was of utmost importance. Construction of two ditches began in February 1879 when Caleb Rhoades and Frederick Grames began the project. A community effort eventually finished the two ditches, but it wasn't until the Price Water Company Canal was finished in 1888 that the irrigation problem was solved. The canal is still in use today.

The character of Price changed dramatically with the completion of the railroad in 1883. Price was quickly transformed from an isolated farming community to the commercial hub of Castle Valley. The railroad was directly responsible for Price becoming the retail, political,

educational, and cultural center of the area. The railroad also opened up the nearby coal mines, which brought thousands of foreign-born, non-Mormon immigrants to work the mines. Originally these miners lived in the coal camps near the mines, but Price gradually assimilated many of them, reflecting the ethnic diversity of the county and becoming a cultural hub as well. These immigrants came from many countries, but the majority were Greek, Italian, Austrian, and Japanese. This diversified population has remained today, making Price one of Utah's most culturally complex and varied communities.

Price has a variety of stores and businesses, as well as many parks, recreational facilities, schools, and a full-service hospital. Price is also the home of the Utah State University-Eastern, a local university and community college. Past expansion and future plans for USU-E's Prehistoric Museum have made it one of the best of its kind in the world.

The economy of Price is very much tied to the coal industry, and therefore has been through many up and down cycles; but Price remains today the commercial, governmental, financial, and cultural center of Castle Valley. Price has always been and continues to be unique among Utah towns.
(Source: Jane Lyman Johnson, Utah History Encyclopedia)



1.6. DEMOGRAPHICS

The most recent demographic data for Price in various categories is found in the results of the Census 2020 by the U.S. Census Bureau (see Exhibit 1 below). Population showed a slight decrease between the 2010 and 2020 Census reports by 5.8%, from 8,715 to 8,210, yet the community saw a 0.6% increase to 8,262 by July 1, 2022. At this rate, the projected population of Price in the year 2035 will grow to 8,930. However, various positive economic projections from the Utah Governor's Office of Planning and Budget show a potential population of 11,134 by the year 2030.

Ultimately, projecting future population numbers can be difficult as many factors play into the growth of Price, mostly due to unpredictable economic and industrial situations.

PRICE DEMOGRAPHICS

Source: U.S. Census Bureau, 2021 and 2022 data

Population and Density		**Employment Status (16 yrs+)**	
Total Population	8,262	Labor Force	59%
Total land area in square miles	5.07	Females employed	55.4%
Population per square mile	1,631.8	**Employment by Industry**	
Sex and Age		Agriculture, forestry, fishing and hunting, and mining	8.9%
Male	50.1%	Construction	7.4%
Female	49.9%	Manufacturing	14.7%
Median Age	34.8	Wholesale trade	1.3%
Race		Retail trade	9.3%
White	75.2%	Transportation and warehousing, and utilities	5.3%
Hispanic or Latino	20.0%	Information	1.2%
American Indian	0.6%	Finance, insurance, real estate, and rental and leasing	3.2%
Other	4.2%	Professional, scientific, management, administrative, waste management	2.9%
Households		Educational, health, social services	19.5%
Total households	3,180	Arts, entertainment, recreation, accommodation, food services	10.5%
Average household size	2.47	Public administration	5.9%
Average family size	3.19	Other services	9.7%
Households with a computer	89.1%	**Commuting to Work**	
School Enrollment		Mean time to work in minutes	13.2
Kindergarten through High School	1,521	**Income**	
College or graduate school	586	Median household income	$45.429
Educational Attainment		Per capita income	$21,241
High school graduate or higher	89.9%	Median earnings	$30,833
Bachelor's degree or higher	17.4%	Individuals below poverty level	17.1%
Marital Status (15 yrs +)		**Housing Characteristics**	
Now married, except separated	47.0%	Total housing units	3,631
Never married	26.3%	Owner occupied housing units	60.4%
Nativity and Place of Birth		Single-family units	70.3%
Native U.S.	96.7%	Built prior to 1980	73.4%
Naturalized U.S. citizen	0.5%	Living in same house 1 year ago	82.4%
Foreign born	2.9%	2 or more vehicles	61.4%
Language Spoken at Home		Median housing value	$153,700
English only	90.1%	Median monthly mortgage	$1,092
Other than English	9.9%	Median monthly rent	$781
Health			
With a disability, under 65	11.2%		
Persons without health insurance	11.1%		
Internet Use			
Households with broadband internet	80%		

CHAPTER 1 - GENERAL GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Price.	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in-depth studies of current and future economic needs.	Ongoing	City Council; Community Services
		ii. Keep informed of the needs of citizens through ongoing community meetings and surveys.	Ongoing	Community Services
		iii. Continue to streamline as much as possible all Price City permitting and licensing process for ease of use by residents and businesses.	2 Years	City Council, Community Development, Public Works, Building
	B. Encourage the attraction, retention and development of diversity in business and industry that gives Price economic vitality.	i. Work closely with county, regional and state agencies in economic development.	Ongoing	City Council, Community Services
		ii. Work closely with existing businesses to keep them in Price and help them grow and prosper here.	Ongoing	City Council, Community Services
	C. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review City ordinances and the Land Development Code on a regular basis.	Ongoing	City Council, Community Services, Planning Commission
		ii.. Require new development to minimize and mitigate negative impacts to the existing community, utilities and infrastructure.	Ongoing	City Council Community Services, Planning Commission
	D. Advocate a compatible mixture of residential uses throughout the city.	i. Approve site/development plans in accordance with General Plan land use and housing goals.	Ongoing	City Council, Planning Commission

CHAPTER 2
Land Use



KEY POINTS

- Land Use Classifications
- New Zoning
- Environmentally Sensitive Areas
- Annexation Plans
- Implementation
- Land Use Goals

2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by 1) showing general land use classifications, and 2) establishing land use goals that manage growth.

2.2. LAND USE CLASSIFICATIONS

Price City land uses are divided into the categories of Residential, Commercial, Industrial and Special Districts (see Exhibit 2, Price City Land Use Map). Each category is divided into land use classifications, as follows:

Residential

Rural Density – (Zones included: R1-43) The Rural Density Residential (RDR) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. Generally, the housing density should not exceed 1 unit per gross acre. Exceptions to this maximum density may be permitted as conditional use, subject to the clustering of housing and provision of meaningful open space.

Good land use planning includes residential neighborhoods that provide for a mix of opportunities that blend well with surrounding uses.

Low Density – (Zones included: R1-8, R1-12) The Low Density Residential (LDR) classification is for typical low density suburban neighborhoods with single-family homes on individual building lots. The inclusion of ½ acre residential lots within the low-density zone designation should also be considered. Generally, the housing density should not exceed 4 units per gross acre.

Medium Density – (Zones included: R1-6, R2-7) The Medium Density Residential (MDR) classification is for smaller individual home lots and multiple family housing units such as duplexes, town homes and other types of small-scale attached housing units. Generally, the housing density should not exceed 7 units per gross acre.

High Density – (Zones included: R2-11) The High Density Residential (HDR) classification is for multi-family development, such as apartment and condominium complexes, with an overall housing density in excess of 7 units per gross acre.



Commercial

Community Commercial – (Zones included: C1) The Community Commercial (CC) classification is for general shopping facilities to satisfy the shopping needs of the community or a particular neighborhood. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure. Also included are commercial and service uses in locations adjacent to highways or major streets. Mixed use development projects should be considered within the C1 zone district.

Commercial development should provide a broad range of goods and services that meet the needs of the community and the region in locations that are convenient to residents.

Industrial / Manufacturing

Light Industrial - (Zones include: M1) The Light Industrial (LI) classification is intended to provide for clean and less intensive industrial, manufacturing and technological uses. Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas.

Heavy Industrial - (Zones include: M2) The Heavy Industrial (HI) classification is for a range of industrial and manufacturing uses, including heavy industry. The intensity of the manufacturing uses and corresponding zoning will depend on surrounding uses, existing infrastructure and the ability to buffer and protect adjacent or nearby residential uses.

Special Districts

Public Facilities - (Zones include: PF) A special district is established to promote the effective planning and development of public facilities and land uses that combine residential and/or commercial with public facilities.

Special Planned Districts - (Zones include: PL) Provision is made for the establishment of special planned districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

Overlay Districts - (Zones include: Signs, RDA) Overlay districts do not fall within a General Plan classification since they are intended to mix additional uses, limitations or designations with those allowed in the underlying zoning, in various areas throughout the city. Overlay zones are intended to be applied only when the overlay meets articulated needs of the city.

2.3. NEW ZONING CONSIDERATIONS

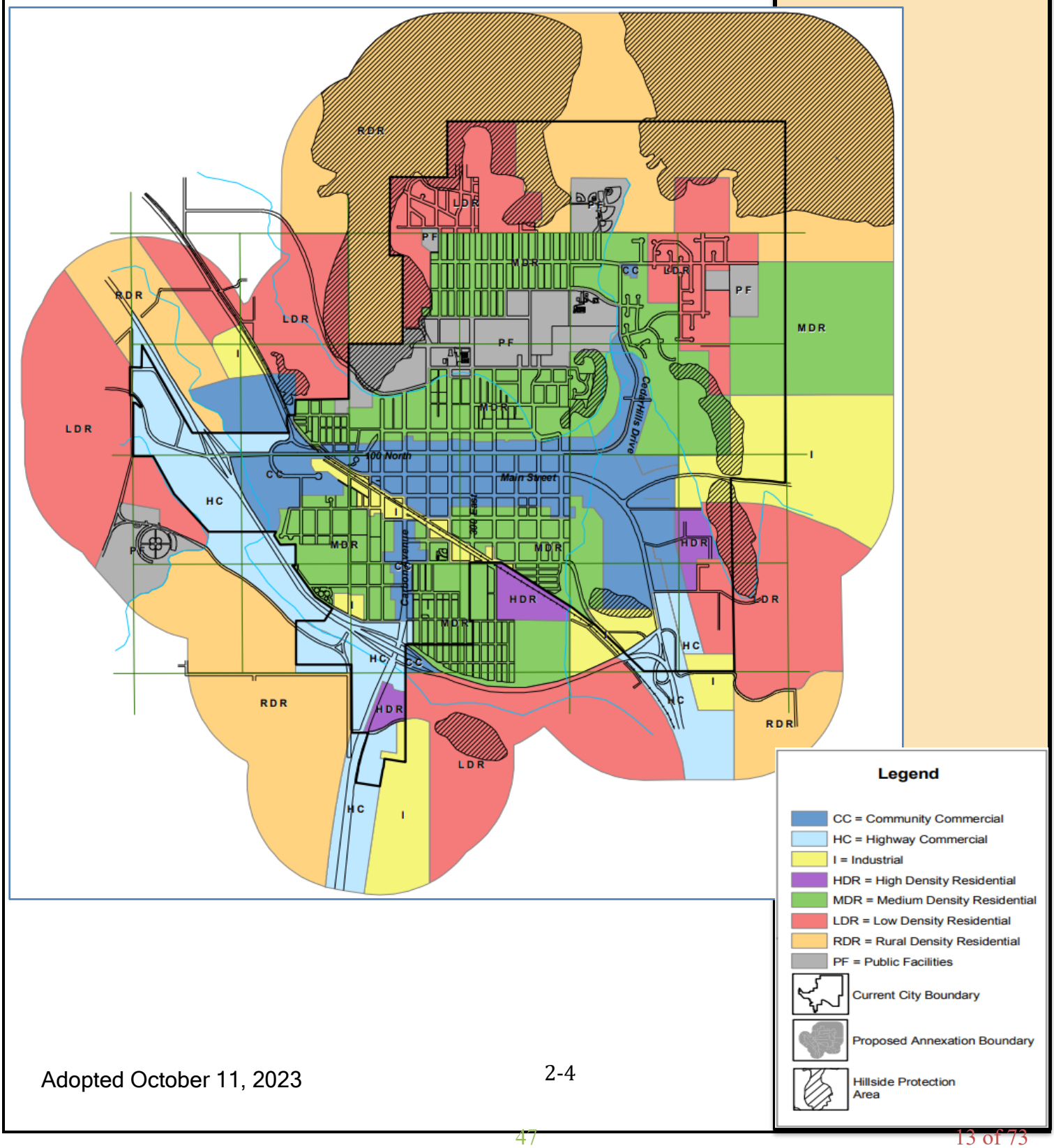
New zoning types are available that should be explored for application within Price City, including form-based zoning, performance-based zoning and mixed-use zones, as well as required transitional buffer areas between commercial and residential zones.

Also, increased emphasis should be placed on progressive zoning administration and enforcement.



CHAPTER 2
Land Use

EXHIBIT 2: PRICE CITY LAND USE MAP

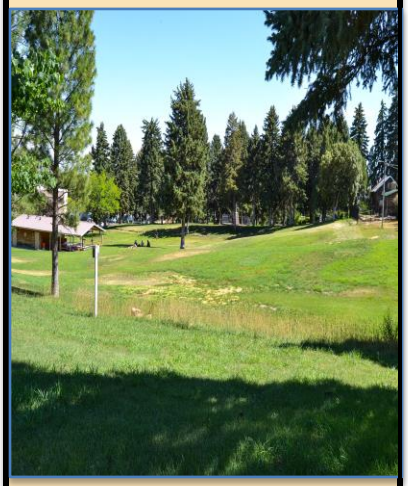


2.4. ENVIRONMENT

Protection of the environment is considered an important part of planning in Price. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Those areas in Price which are considered to be environmentally sensitive include land which 1) is within a designated 100-year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25%, or rock fall areas, and 3) has a high-water table and ground water, including wetlands, perched water, and drainage ways.

Areas within Price recognized as having significant concern for environ-mental protection include the banks and adjacent lands along the Price River, Meads Wash and associated drainage corridors.

Additionally, there exists concern for the protection and prevention of erosion of Wood Hill and other hills to the north of the city. These areas require special attention by the City and any potential developers, to make the protection of the environment an important objective. (See Exhibit 4, Environmentally Sensitive Areas Map)





Hillsides

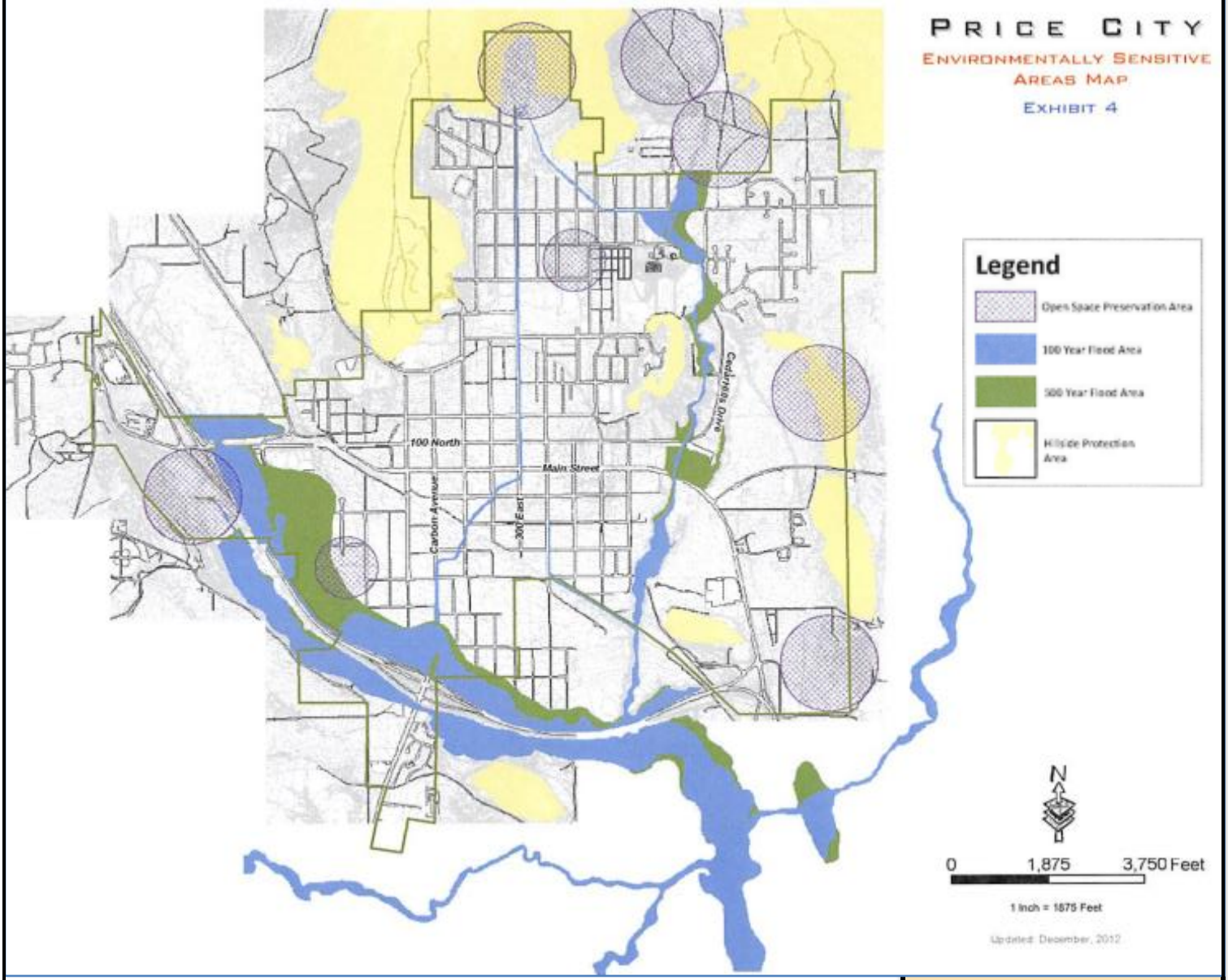
Development on hillside areas is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of City services. Hillside development regulations and special conditions of approval that mitigate the potential for development problems should be required of development through the permitting process.

Wetlands

Wetlands are widely regarded as a valuable natural resource. The values that wetlands provide include water filtration / purification, the absorption and breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of the Price City to preserve wetland areas where possible. In some cases, however, the best course of action might be to consider development which will improve and enhance disturbed wetlands. (See also Chapter 9, Water Conservation)

Protection of the environment throughout the city also requires continued attention to preserving and improving air quality, water quality, and the ongoing planting of trees.

EXHIBIT 3. ENVIRONMENTALLY SENSITIVE AREAS MAP



Open Space Preservation

Open spaces are considered to be the open environment between developed structures. It may include yards, fields, trails, parks, and similar spaces that provide access for residents to sunlight, and fresh air in an unobstructed manner. It may include landscaping, trees, shrubbery, xeriscape, etc.

Open space preservation is recognized as an important land use and function of Price City. Open spaces should be required within all new developments. Several areas within the city are targeted for open space preservation, including the banks and adjoining land along Price River, Meads Wash, and Price Canal, as well as areas along Wood Hill. These areas may include opens space parks and the development of recreational trails. Additionally, several areas which fall within designated potential annexation areas include lands which are best suited to be maintained for open space and recreational purposes.



Private property owners of undeveloped land, who do not desire to develop their properties, are encouraged to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.

The following areas have been identified as important to the preservation of open spaces (see Exhibit 3, Environmentally Sensitive Areas Map):

1. Southwest of Highway 6 and 100 North / Westwood
2. North of Creekview Elementary
3. Cove Basin
4. USU-E campus
5. R1-43 zoned areas north of town
6. East of new connection of Homestead Boulevard between Sagewood and Airport Road
7. Southwest of Fausett Lane and 1750 East

2.7. ANNEXATION PLANS

Annexation is a process by which the boundaries are extended to incorporate additional lands into the city. Residents of a newly annexed

area become citizens of the city and share in the benefits and responsibilities of that citizenship.

Unincorporated areas within ½ mile of Price City's current boundaries at any given time have been identified for possible future annexation and their potential land use designations are shown on the Price City Land Use Map (Exhibit 3). The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth. The identification of potential annexation lands and annexation policies are outlined in the Price Municipal Corporation Annexation Policy Plan, attached and incorporated into this plan as Appendix A.

2.8. IMPLEMENTATION

The zoning and subdivision ordinances, as found in the Price City Land Use Management and Development Code, shall carry out the land use element. Other sections of the City Code, however, may also carry out parts of this element.



CHAPTER 2 - LAND USE GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Promote an attractive, stable, and economically sustainable environment throughout the city.	A. Sustain development standards that ensure attractive, stable non-residential uses.	i. Review and update the land development code including zoning classifications and development standards for all non-residential uses, and consolidate and streamline language in the code.	0-3 years	City Council, Planning Commission, Building and Zoning, Community Director
		ii. Review and clarify landscaping requirements and standards including maintenance of all approved landscaping components.	0-3 years	City Council, Planning Commission, Building and Zoning
		iii. Encourage water conservation landscaping and low maintenance.	Ongoing	City Council, Planning Commission, Building and Zoning
		iv. Encourage and support policies and programs that encourage reduction of electrical peak demand.	Ongoing	Electric Department, City Council
	B. Establish an environment which is friendly to new industries that diversify the economic base, use local labor, and are sensitive to environmental concerns.	i. Maintain comprehensive and streamlined permitting processes for new site plans.	Ongoing	Building and Zoning
	C. Develop a new business and industrial park in Price, which may possibly be owned by the City.	i. Take advantage of all highway off-ramp locations, including beautification and business promotion efforts.	0-10 years	City Council, Community Director
		ii. Seek funding for the expansion of sewer for the Airport Road industrial park.	0-2 years	City Council, Community Director, Public Works
	D. Foster regional shopping in areas near Highway 6 and major city corridors.	i. Maintain existing regional shopping areas on major corridors.	Ongoing	City Council, Community Director

CHAPTER 2 - LAND USE GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. (cont.) Promote an attractive, stable, and economically sustainable environment throughout the city.	E. Encourage existing commercial uses to improve and maintain buildings and landscaping.	i. Continue and improve pro-active zoning enforcement.	Ongoing	Building and Zoning
	F. Update zoning designations to plan for future community needs.	i. Review and consider options for adopting new zoning, including performance based, mixed use and transitional.	0-2 years	City Council, Planning Commission
		ii. Consider ½ acre lots in areas of the city as an option in low or rural density zones.	0-2 years	City Council, Planning Commission
2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council, Community Director
	B. Require good traffic circulation patterns from residential to collector streets in all new residential subdivisions.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-1 year	City Council, Public Works, Community Director
		ii. Encourage the development of through streets, ensuring the even distribution of traffic, including N,S,E,W street grid patterns when possible.	Ongoing	City Council, Public Works
		iii. Discourage developments with homes of the same design and single access.	Ongoing	City Council, Public Works
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through pro-active zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director

CHAPTER 2 - LAND USE GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
		ii. Encourage participation in volunteer beautification programs.	Ongoing	City Council, Building and Zoning, Community Director
		iii. Recognize properties and property owners with well-maintained properties regularly.	Ongoing	Beautification Committee
		iv. Utilize property maintenance policies compatible with zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director
		v. Consider the possibility of adoption of the Good Landlord Program per Utah State Code.	0-3 years	Planning Commission, City Council
3. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which results in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods, and develops criteria for open space and define what it is.	0-2 years	City Council, Planning Commission, Building and Zoning, Community Director
	C. Support open space preservation efforts along Price River, Meads Wash, Price Canal and on Wood Hill, as well as other parcels for parks and trails throughout the city.	i. Adopt an ordinance regulating the preservation of environmentally sensitive areas.	0-2 years	City Council, Planning Commission, Community Director
		ii. Develop a parkway and trail system along the Price River and Meads Wash.	0-5 years	City Council, Community Director, Public Works
		iii. Plan an open space preserve on all areas to the north of current boundaries, when annexed.	0-10 years	City Council, Community Director, Public Works

CHAPTER 2 - LAND USE GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
	C. Support open space preservation efforts along Price River, Meads Wash, Price Canal and on Wood Hill, as well as other parcels for parks and trails throughout the city.	i. Encourage and enforce the allocation of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		ii. Work with Carbon County to establish connectivity of parks and trails systems.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		iii. Establish an open space corridor on each side of the river, wash and canal.	0-2 years	City Council, Building and Zoning, Community Director

CHAPTER 3
Community Design



KEY POINTS

- Downtown and Business Corridors
- Streetscape Improvements
- Historic Preservation
- Outdoor Public Art
- Urban Design Goals

3.1. INTRODUCTION

Good urban design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because urban design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

3.2. DOWNTOWN AND BUSINESS CORRIDORS

The character and success of a community is often defined by the urban design and economic vitality of the downtown area and the business corridors. In Price, the downtown area is generally seen as those blocks immediately adjoining Main Street between Heritage Park 400 West and 300 East Streets. Within this area are many opportunities for urban design and community improvement, including the refurbishing / restoration of building

Aerial View of Downtown Price

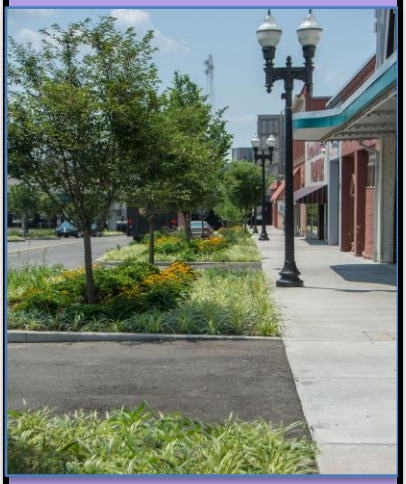


facades, and the installation of streetscape elements.

3.3. STREETSCAPE IMPROVEMENTS

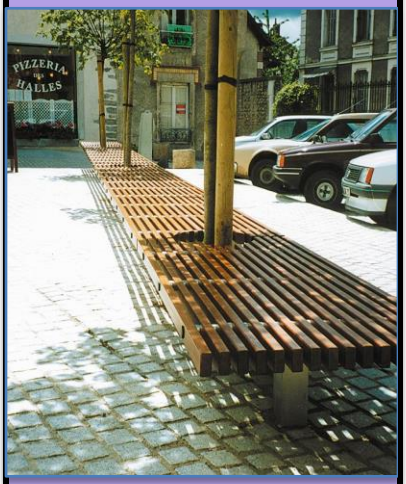
Effectively designed and constructed streetscapes on Price's streets will do much to improve their look, feel and effectiveness, and thereby have many positive impacts on the economy and quality of life in Price.

What is a streetscape? It can be defined as a facelift, a beautification or softening of a city street. It is a development project which invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that provide the setting for successful urban living. Streetscape designs are intended to make the community's main street, or other streets, a great street. A street people want to use. A street which helps define the community.



Several options exist for designing streetscapes on Price's main corridors, which include various combinations of streetscape elements. Streetscape elements can be divided into two categories:

1) landscaping and surfaces, including trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces; and
2) street furniture and features, including benches, planter boxes, decorative garbage containers, drinking fountains, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features.



The Price City motto *"Price, the Heart of Utah's Castle Country"* and a city logo should be visibly applied to those streetscape elements installed.

Successful streetscape projects would maintain the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living. Benefits to streetscapes on the busy streets in Price include:

- Vehicular traffic is calmed as the street feels more like a corridor to move *people* and not just vehicles.
- Investment appeal and quality development expand in a spruced-up commercial corridor.

- Business activity increases in areas previously deemed harsh and unsightly.
- Increased pedestrian traffic is encouraged in a comfortable environment with shade trees, benches, and water fountains.
- An increase in property values and community pride.
- A sense of community core and cohesion is enhanced.

Main Street



Main Street is the most important corridor to the community in terms of economics, historic heritage and community core. The downtown section of Main Street, from approximately Heritage Park at 400 West to 300 East Street, carries special significance to the community as its core. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness. This section of Main Street, along with those cross streets heading north and south for the distance of one block, should be assigned the highest priority for streetscape improvement projects in Price. Price City should continue to actively pursue the objectives of Main Street programming and activities. Aesthetic and functional improvements are needed to sidewalks, landscaping, lighting, etc., for downtown public spaces. The Price City Peace Garden should also be included as part of the streetscape in Downtown Price.

The remaining section of Main Street, between 300 East and the U.S. Highway 6 interchange, is also very important to the community, especially as a business corridor. Although the development and design of the built environment varies from that of the downtown area, attention to the quality of appearance of the streets, sidewalks and landscaping can be equally beneficial to the community. Streetscaping can take a different form in this area, but certain elements should tie into the theme of what is used in the downtown section.

Other Main Corridors

Carbon Avenue and 100 North Street should be considered second priority in for streetscape improvements. As a third priority, the following streets should be considered in streetscape improvements: 100 South Street, 300 East Street, 800 North Street, and Cedar Hills

Drive. Finally, improvements should be planned on the streets surrounding Washington Park and the College of Eastern Utah. The most important areas for improvements on all streets are near major intersections and freeway entrances.

Entryways

Entryway beautification is key to creating a great impression for visitors and setting the tone for the beautiful and progressive community that Price is and strives even more to become. Beautification improvement projects at the entryways to the community can include many types of streetscape features, but usually provide the most effective impact with landscaping around highway interchanges and welcoming monuments. Entryway areas in Price for which new and/or additional improvements should be considered include the entrances to U.S. Highway 6 at Westwood Boulevard/100 North Street, Carbon Avenue, and East Main Street/State Highway 55.

Urban Forestry

Trees play a significant role in the beautification and urban design of the community. The Price City Shade Tree Commission is charged with promoting good urban forestry in the public right-of-ways. All reasonable efforts should be made to support tree planting on private and public property. Partnerships with Utah State University-Eastern Extension regarding planting and maintenance of the plantings should be considered. The encouragement of the planting of trees in the public right-of-way should be encouraged. Tree types allowed in the public right-of-way include: pearless pear, crabapple and flowering plum.

3.4. HISTORIC PRESERVATION

Historic buildings and houses add much to the character of a city. There are many sites in Price that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques.

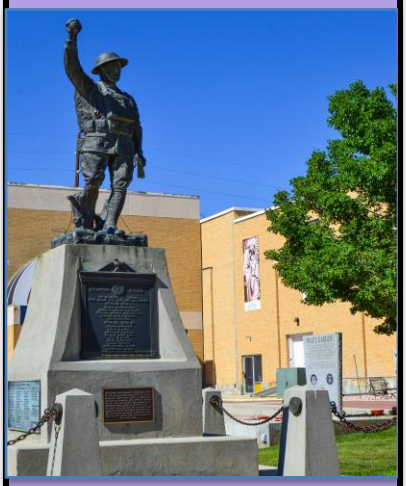


The City's Historical Commission (Certified Local Government) is involved in the cataloguing, preservation and restoration of structures in the downtown area and throughout the city, with the goal to restore older buildings to their original appearance. Also, there are many homes in the community which warrant preservation and possible designation of historic significance. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

3.5. OUTDOOR PUBLIC ART

Outdoor public art, such as statues, art structures and other design features, can benefit a community in many ways. Well-placed and well-designed public art can:

- Create cohesion in the urban design of a community,
- Provide a sense of community for individual neighborhoods, as well as the community at large,
- Have a positive impact on the image of the community,
- Assist with community historical preservation efforts, and
- Continue to encourage the development and placement of historic and meaningful monuments and remembrances, similar to the Miner's Memorial, and disburse them throughout the city.



Price City Peace Garden

Public art in Price should be placed, where possible and practical, near commercial centers, along major corridors, in parks, near recreational facilities and at other locations where it can be seen by many people. Local artists are encouraged to participate in the display of public art. Price City should sponsor and organize cultural events specifically targeted at the promotion of visual and performing arts.

CHAPTER 3
Community Design

CHAPTER 3 - URBAN DESIGN GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Realize a community design and environment that is visually pleasing and unique to Price.	A. Improve the image of Price by placing well-designed entrance signs and landscaping at entryways to the city, and by planning for public art throughout the city.	i. Identify and prioritize entryway areas for beautification projects.	0-1 year	Beautification Committee
		ii. Develop and pursue plans to beautify all community entryways in to Price.	0-10 years	City Council, Planning Commission
		iii. Identify and recommend types and locations for future public art.	0-2 years	Beautification Committee
		iv. Allocate sufficient financial resources for active beautification and improvement efforts.	Ongoing	City Council
	B. Support the Beautification Commission, the Shade Tree Commission and other programs that actively promote beautification efforts throughout the city.	i. Participate in and support community beautification and tree planting projects to maintain the Tree City USA designation.	Ongoing	City Council, Community Director, Public Works
		ii. Recommend and maintain minimum tree planting standards to be adopted by the City.	0-2 years	Beautification Committee
		iii. Organize community clean-up projects with the help of civic organizations.	Ongoing	Community Director, Public Works
	C. Focus increased efforts on the improvement and enforcement of City ordinances that promote an attractive urban environment.	i. Hire / train a zoning ordinance enforcement officer to reduce confusion with animal officer.	0-5 years	City Council, Public Safety
		ii. Promote efforts throughout the city which establish water-wise landscaping.	Ongoing	City Council, Planning Commission, Community Director

CHAPTER 3
Community Design

CHAPTER 3 - URBAN DESIGN GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
2. Promote Main Street beautification, making it more visually appealing and pedestrian friendly, while also protecting business interests.	A. Create a citizens committee to develop recommendations for Main Street improvements and beautification.	i. Continue to plan for and implement Main Street beautification with specifics on features, upgrades and themes, including decorative lighting, uniform trees, additional flower pots, public art, and regular street sweeping.	0-2 years	City Council, Planning Commission, Community Director
3. Promote streetscape beautification on other City streets.	A. Devise a plan for the beautification of all main corridors in Price.	i. Develop streetscape projects on all main corridors, in the priority as identified in this chapter.	Ongoing	City Council, Planning Commission, Community Director
	B. Address sidewalk maintenance issues throughout the downtown area.	i. Identify and mitigate cracks, separations, etc. in the sidewalks. Enforce property owner participation.	Ongoing	Public Works, Price City Council
4. Support historic preservation efforts throughout the community.	A. Maintain active efforts to preserve historic properties and projects throughout the community.	i. Actively use and engage the Price City Historical Commission CLG.	Ongoing	Historical Commission
	B. Pursue efforts to renovate properties and storefronts in the downtown area of Main Street.	i. Procure funding and organize renovations. Utilize incentives to encourage use of existing Price City loan and rebate programs.	Ongoing	City Council, Historical Commission
		ii. Promote the restoration of original architecture rather than resurfacing of older storefront facades. Remove old, unused signage, but preserve those that are iconic and historically significant.	Ongoing	City Council, Historical Commission

CHAPTER 4
Economics



KEY POINTS

- Downtown Revitalization
- Economic Development Pursuits
- Tourism Promotion
- Community Image
- Economic Goals

4.1. INTRODUCTION

Price City is interested in pursuing and maintaining a healthy and attainable level of economic growth. Such growth is a means of providing a balanced, healthy economy in Price. It is a means of expanding the tax base for better homes, better schools and better public services. It is a means of providing more employment opportunities and keeping graduating students at home in the community.

Promoting and seeking economic diversity has been identified as the highest priority of community goals in the General Plan update processes, which involved city officials and community stakeholders. Below is a list of the important economic focus issues that Price City should pursue:

A top priority for the City:

Promote and seek economic diversity

Economic Focus Issues (listed by priority):

1. Promote and seek economic diversity
2. Cooperate with BEAR and USU-E for expansion and retention of businesses
3. Promote positive alternative uses of fossil fuels
4. Develop and use good marketing tools
5. Provide equal attraction and opportunity for new businesses
6. Promote renewable energy

7. Promote import and export enterprises
8. Establish good housing and workforce goals
9. Promote a “Buy Local” campaign for retail and services

The City also recognizes the importance of establishing and maintaining an appropriate level of community sustainability. While total sustainability is not possible, any reduction in the percentage of imported goods and services strengthens the community’s ability to survive both economically and environmentally. The export of native goods and services to nearby communities, if it does not denigrate the quality of life and impact the natural environment, will also provide long-term benefits to Price City. Those benefits will be in terms of business opportunities, stable employment and increased economic well-being.

Price acts as a regional center for commercial needs and services in Carbon County and surrounding areas. Building upon existing opportunities and services becomes important as Price continues to fill this important role in the region.



4.2. DOWNTOWN REVITALIZATION

The revitalization of the core of the community is one of the paramount economic activities of the city. Downtown Price is currently a functioning and valuable economic area of the city, although it is generally recognized as needing greater support and improvement through investment into buildings and property. The downtown area brings together the convergence of the three most important business corridors in Price, which are Main Street, 100 North Street, and Carbon Avenue. Each of these corridors make connection to U.S. Highway 6, providing the backbone for business opportunities and the economic success of the community.

Recognizing the importance for a vital and effective downtown, revitalization efforts through redevelopment and other programs are being shaped by the City and the business community. Several concepts have been introduced which will serve to make downtown Price more viable. They include:

- Streetscape improvements
- Historic preservation
- Special events held in the downtown area
- The attraction of additional retail and commercial services
- Potential expansion of the USU-E Prehistoric Museum

- Revised historic district parking scheme with possible center lane parking or shared parking agreements among owners of parking locations

The downtown area is no longer included in a redevelopment area of the Price City Economic Development and Urban Renewal Agency (EDURA). Funding for improvements and business assistance in downtown was formerly administered through the City for several years. It is recommended that a tax increment be considered within the existing project area as individual projects may occur.

Holding special events, such as farmers markets, art festivals and other street fairs, can be an effective method to draw more attention and business to the downtown area. Combining the efforts of the City with that of downtown business owners, the Carbon County Chamber of Commerce as well as local resident volunteers and other public agencies can create successful special event ventures.



With the help of economic and planning consultants, the City has identified several unmet commercial and retail demands and community needs that can and should be met downtown. These include:

- Additional retail anchors
- Restaurants – for lunchtime as well as nighttime dining
- Apparel stores- including specialty clothing and shoes
- Specialty shops such as sporting goods, nurseries/ garden supplies, sewing, hobbies, crafts, stationery, and books
- Entertainment – such as bowling, theaters, live music
- Parking
- Housing – such as mixed-use developments

This data is further supported by the preliminary results obtained through the comprehensive business visitation program, the Castle Country Business Expansion and Retention (BEAR) program. Price City should continue to actively support and utilize the BEAR program for the economic benefit to the community that may be created or enhanced.

CHAPTER 4

Economics

4.3. ECONOMIC DEVELOPMENT

Historically, the economy of Price and surrounding areas has had a strong relationship with the development and production of energy resources, such as coal mining. As energy uses and needs change, and new resources are utilized, reliance on the economy of energy production can create difficulties for the community. Diversity into the various fields of business and manufacturing are the growing trend for successful economic pursuits in Price.

It is the City's intent to achieve the most desirable results in economic development pursuits. The economic development plan should be followed and updated as needed by the City in order to achieve the results desired by the community. The economic development plan should work in concert with the goals and efforts of the Carbon County Economic Development program. The plan should continue to focus on:

- Encouraging the attraction and development of business and industry that offer Price new jobs and diversified economic vitality,
- Continuing and improving upon assistance programs and funding for the retention and development existing businesses,
- Promoting tourism to Price and regional attractions,
- Improving the image of the community as a great place to live, work and play, and
- Increasing the positive economic impact of Utah State University-Eastern.



A second City motto, intended for use in economic development pursuits, is:

"Price City, A Place of Value"

City economic development marketing materials and promotional programs should focus on the use of this motto in practice and theory to showcase the city and its economic development opportunities.

An effective tool for assisting new business ventures and the expansion of existing businesses is found in the Price City Economic Vitality Fund, administered by the City. Providing loans of up to $10,000, the City's program emphasizes the need for loan recipients to improve local property values, generate employment and increase

local economic activity. This program should be continued and strengthened when possible. Additionally, the City should continue to actively promote its Economic Activity Security_Price City (EASY) program in which tangible business property investments may be partially reimbursed and incentivized.

4.4. TOURISM

Continued development of tourism to Price and regional attractions is another opportunity to positively impact the local economy. Working in association with the Carbon County Travel Bureau and regional agencies, the City can actively assist the promotion of tourism. To do this effectively, marketing strategies need to be defined, and the necessary resources need to be dedicated. Efforts should be increased toward promoting Price, with its plethora of nearby attractions and recreation opportunities, as a destination for travelers and outdoor sports enthusiasts.

Unique characteristics of the community and the surrounding areas need to be identified and emphasized. Continued and increased emphasis should occur in promoting and building upon existing special amenities and themes, such as the Prehistoric Museum and native peoples.



4.5. COMMUNITY IMAGE

Related to the promotion of tourism and economic development are efforts to improve the overall image of the community. Promotion should focus on the community as a great place to live, work and play, which offers opportunities and services in all areas of life. Strong quality of life factors existing in Price should be emphasized, such as the availability of recreation and outdoor adventures, strong educational resources, the fairgrounds and special events, the USU-E Prehistoric Museum, high quality medical facilities, a lower cost of living than in major metropolitan areas, and a safe atmosphere.

Beautification efforts in downtown, along main corridors and at community entryways, as described in Chapter 3, will have significant impact on improving the community image. Improved community image can have positive long-term economic benefits on the city. New residents, including both work force and retirement-aged people will be attracted to looking at making Price their home. More travelers will look to Price as a nice, fun destination rather than a place they bypass. More businesses will look to Price as an attractive community in which to do business.

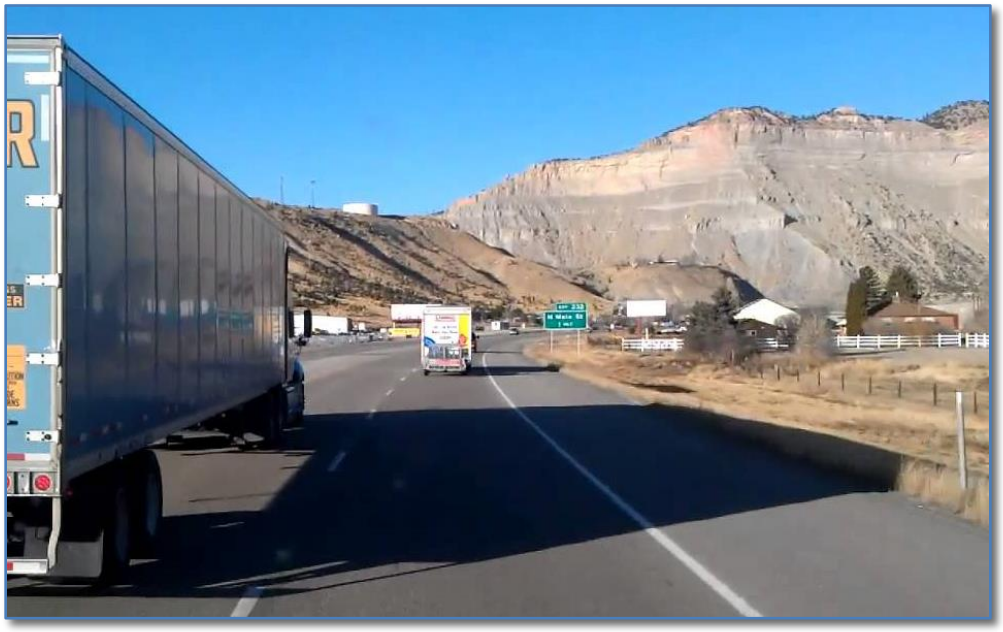
CHAPTER 4
Economics

CHAPTER 4 - ECONOMIC GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Support the long-term viability of the coal industry, while also diversifying and strengthening other economic drivers.	A. Increase Price's status as a regional center for retail, office, industrial, and service uses.	i. Encourage the development of all Highway 6 off-ramps to maximum capacity.	Ongoing	City Council, Community Director
		ii. Develop a Price City Economic Development Committee and hold regular meetings to further economic development projects and initiatives within Price City.	1 year then Ongoing	Community Director, City Council
	B. Encourage the attraction, retention, and development of business and industry that gives Price economic vitality.	i. Promote new business that brings capital from outside the region into Price's economy, such as e-commerce, online business, manufacturing that markets to national and international consumers.	Ongoing	City Council, Community Director
	C. Establish business, arts and industrial services incubator programs.	i. Actively work with the BTAC to increase community incubation capacity and co-working.	0-3 years	City Council, Community Director, Main Street Coordinator
		ii. Work closely with the USU-E regional development program.	Ongoing	City Council, Community Director , Main Street Coordinator
	D. Promote entrepreneurial education in the community.	i. Promote K-12+ entrepreneurial education programming.	0-7 years	City Council, Community Director

CHAPTER 4 - ECONOMIC GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. (cont.) Support the long-term viability of the coal industry, while also diversifying and strengthening other economic drivers.		ii. Support community based entrepreneurial education programming such as SBDC, BTAC, UACP, etc.	0-2 years	City Council, Community Director , Main Street Coordinator
2. Encourage the revitalization of the downtown area and main business corridors.	A. Establish specific goals for economically revitalizing the downtown area.	i. Develop plans for holding more special events in the downtown area, involving the business community.	0-5 years	City Council, Community Director, Chamber of Commerce, Main Street Coordinator
	B. Establish goals for revitalizing Carbon Avenue, First North, Airport Road and Fairgrounds Road.	i. Create and pursue plans for attracting new business opportunities on Carbon Avenue, First North, Airport Road and Fairgrounds Road.	0-5 years	City Council, Community Director
3. Increase travel and tourism to Price and the area.	A. Work in association with the Carbon County Office of Tourism and regional agencies.	i. Develop and define tourism marketing strategies in which the City can participate.	0-5 years	City Council, Community Director
		ii. Dedicate as much as possible the necessary resources, financial and otherwise, to meet the objectives of the tourism marketing strategies.	Ongoing	City Council
4. Enhance the image of the community.	A. Develop a plan for media promotions, marketing strategies and community improvement activities.	i. Re-establish a citizens advisory team (CAT) for community improvement to review the issues and make recommendations for strategies and projects.	0-5 years	Mayor

CHAPTER 4 - ECONOMIC GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
		ii. Encourage beautification projects to be developed throughout the community, including highway entryways (see also Chapter 3 goals).	Ongoing	City Council, Planning Commission, Community Director
		iii. Develop, promote and fund an image improvement marketing campaign.	0-5 years	City Council, Community Director

CHAPTER 5
Transportation



KEY POINTS

- Transportation Master Plan
- Public Transit
- Alternative Modes
- Streets Map
- Transportation Goals

Planning and providing for safe and efficient transportation is the chief objective.

5.1. INTRODUCTION

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community. The City plans to develop and maintain a system that is efficient and compliments the quality of life in Price.

5.2. TRANSPORTATION MASTER PLAN

It is the intent of the City to continue to utilize the Price City Transportation Master Plan developed in conjunction with the Utah Department of Transportation. Planning and providing for safe and efficient transportation is the chief objective of the plan. The Master Plan is a vital appendix to this chapter (See Appendix C).

A transportation master plan includes planning for the flow of traffic on and the use of city streets. In the streets component of a transportation plan, policies are established which foster a safe and effective street system, classify streets according to their intended function, establish street design requirements, and identify areas where street improvements are needed. Exhibit 5, Streets Master Plan Map, below, shows the existing and intended use of Price City streets by classification.

CHAPTER 5
Transportation



Goals for improving and developing necessary transportation infrastructure are outlined in a master plan. The following transportation focus issues relating to streets and vehicular traffic are included in the goals of the Price City plan:

Street Improvement Focus Issues

1. Highway improvement, including increased efforts to potentially make U.S. Highway 6 into an interstate freeway.
2. Install street improvements throughout the community, including:
   a. Install / replace sidewalks where needed
   b. New pavement and improvements on residential streets
   c. Install more residential street lights.
3. Develop an east side plan for better connectivity, including the construction of new street connections, including:
   a. Extend 200 South to Airport Road
   b. Extend 400 South to Main Street
   c. Connect 200 South to 400 South at about 900 East.

(See Exhibit 5, Streets Master Plan Map)

Additionally, open space areas around the city should be reviewed to determine needs for possible access and improved traffic flow.

5.3. PUBLIC TRANSIT

Planning for mass transit systems and/or transit assistance programs, such as bus, rail and air traffic systems, is another important component to be included in the Price City Transportation Master Plan. This area of transportation has much potential for further development in Price, and the surrounding area served commercially by Price City. The City should support regional transportation improvement programs planned by the Southeastern Utah Association of Local Governments (SEUALG) that benefit Price City residents.

As a community grows and improves, greater emphasis and desire is placed on the development of public transit systems. Focus issues needing further development in relation to public transit systems in Price include:

- Developing a public transit system between Helper, Price and Wellington,
- Placing more emphasis on the development and use of the airport,
- Developing a bus station in Price, and

- Developing a train station in Price.

5.4. ALTERNATIVE MODES

Alternative modes of transportation are strongly encouraged in Price. Promoting diversity in types of transportation was identified as an important issue in the recent plan update process.

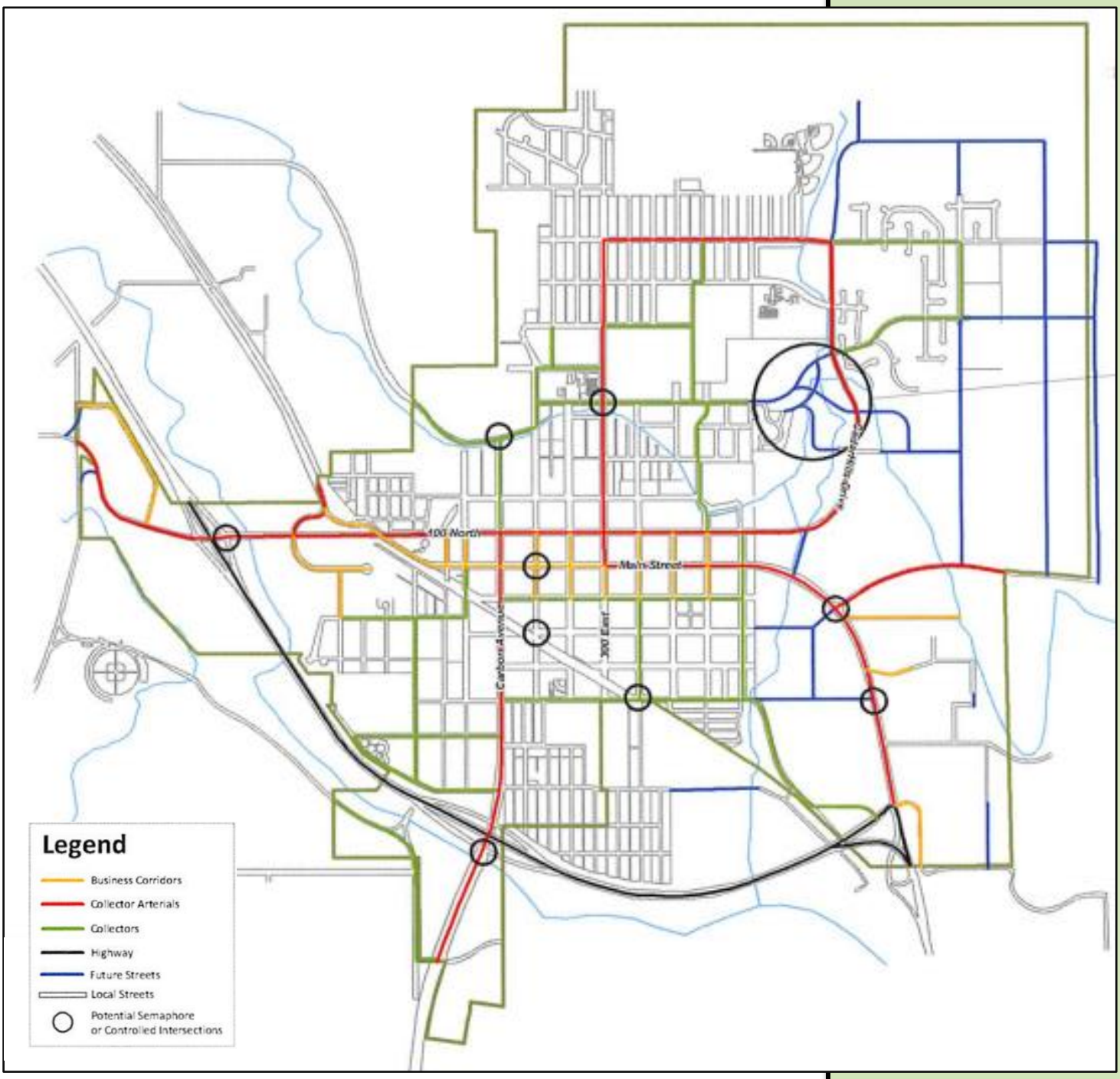
A system of bicycle routes and pedestrian pathways is planned throughout the city to allow for easy access and connection to most areas of the city. Focus issues include:



1. Create a bike lane on a roadway loop, starting at Main Street and 300 East, heading north to 800 North, then east to Cedar Hills Drive, then south to 100 North, and west to 300 East.
2. Identify additional future bicycle routes throughout the city.
3. Identify routing for an ATV trails plan, with connections into town from the north end to the south end.

For more information, see Chapter 7, Parks and Recreation, and Exhibit 6, Parks, Recreation and Trails Map.

EXHIBIT 5. STREETS MASTER PLAN MAP



CHAPTER 5 - TRANSPORTATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Promote a balanced transportation system that serves the diverse needs of the community.	A. Encourage and assist efforts to cause Highway 6 to become an interstate freeway.	i. Meet with state and federal agency representatives on strategic methods to meet this objective.	Ongoing	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
	B. Plan for and fund street improvements for non-conforming streets.	i. Install full street improvements and street lights where needed.	0-10 years	City Council, Public Works
	C. Prepare and prioritize plans for new roadway connections in the community.	i. Construct 1900 East to connect to Airport Road.	0-5 years	Public Works
		ii. Plan the construction of other city road connections (see page 5-2).	Ongoing	Public Works
		iii. Review opens space areas for possible needs for additional roadway connections.	Ongoing	Public Works
	D. Promote increased use of the airport.	i. Develop an airport promotional plan in conjunction with Carbon County Economic Development, and state and federal aviation agencies.	0-2 years	City Council, Community Director, Public Works
		ii. Promote the airport as “Eastern Utah Regional Airport”.	Ongoing	City Council, Community Director, Public Works
		iii. Add signage to promote access to the airport	0-5 years	Public Works

CHAPTER 5 - TRANSPORTATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
2. Encourage and promote opportunities for alternative modes of transportation which are safe, convenient, and environmentally sensitive.	A. Develop a recreational trails system linking the parks and various areas of town, including trails for cyclists, pedestrians, equestrians and OHVs.	i. Continue to implement a detailed Trails System Master Plan, planning and identifying priority trail projects, including ATV routes.	0-5 years	City Council, Community Director, Public Works
		ii. Work closely with Carbon County and regional recreational trail organizations.	Ongoing	Community Director, Public Works
		iii. Seek available funding for trails development from state, federal and other resources.	Ongoing	Community Director, Public Works
		iv. Construct trails in areas identified in this plan (See Exhibit 5) and further planned and/or amended in the Trails System Master Plan.	Ongoing	Public Works
		v. Work to extend the Price River trail.	Ongoing	Public Works
	B. Develop a public transit system between Helper, Price and Wellington	i. Meet with state and federal transportation agency representatives on developing a regional bus / transit system.	0-10 years	City Council, Public Works Director
		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
		iii. Incorporate the Public Services Transit Plan into city goals and plans.	0-5 years	City Council, Public Works Director
2. (cont.) Encourage and promote opportunities for	C. Encourage train transportation to take on a greater role in Price.	i. Meet with the relevant railroad companies, state and federal agency representatives on developing a train station in Price.	0-10 years	City Council, Public Works Director

CHAPTER 5 - TRANSPORTATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
alternative modes of transportation which are safe, convenient, and environmentally sensitive.		ii. Dedicate necessary resources, where possible, to meet this objective.	Ongoing	City Council
		iii. Develop a park and ride to encourage transit to Green River, working with UDOT, the County and other agencies.	0-10 years	City Council, Public Works
3. Prepare, adopt and implement a Transportation Master Plan.	A. Using a public involvement process, prepare a master plan including all aspects of transportation.	i. Create a steering committee including transportation professionals to determine broad category elements to include in the Master Plan.	0-10 years	City Council, Public Works
		ii. Maintain and update the Transportation Master Plan.	Ongoing	City Council, Public Works

CHAPTER 6
Housing



KEY POINTS

- Housing density and options
- Moderate income housing
- Quality high-density housing needs
- Infill residential development
- Residential renewal
- Housing Goals

6.1. INTRODUCTION

This chapter focuses on the need for diverse housing opportunities in Price. Although the population has remained relatively stable over recent years, needs and desires for various types of housing have increased. Having a median housing value of $153,700, per the 2020 Census, the housing market in Price is currently comprised largely of single-family, detached homes. The median monthly mortgage is $1,092, and the median rent is $781. Nearly three-quarters of the homes in Price were built prior to 1980.

Addressing the needs for housing, the City has identified several issues, including the need for an improved mix of single and multi-family housing options, more moderate-income housing options, infill housing development, and more quality high density housing projects. Price is also experiencing a need for housing options for homeless and transitional residents. There is a growing need for senior resident housing options on a single floor plan. Additionally, area residents are wanting condominium-style housing as well as larger, single-family lots with large garage/shop space and RV parking availability.

CHAPTER 6

Housing

6.2. HOUSING DENSITY AND OPTIONS

Seventy-five percent of the housing in Price currently falls within a single-family designation. The remaining 25%, representing various types of attached or multi-family housing units, provide most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low density housing, while at the same time allowing for increased medium to high density housing needs, such as student, senior and other high quality attached housing developments.

While the importance of providing affordable housing has increased in recent years, the concept of providing a healthy balance of quality mid-level and higher-end housing is being recognized as an increasingly important goal. A diversification within Price City neighborhoods, including a mixture of low, moderate and even high-income housing units, is desired.

6.3. MODERATE INCOME HOUSING

Moderate income housing has become an increasingly imperative issue for Price City in recent years. Economic conditions have caused housing costs in Price to increase at rates higher than personal income and wages. Because of this imbalance, many residents have been excluded from adequate housing opportunities.

The State of Utah defines moderate income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size." In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing. Price City and the community should strive to provide full availability of income-targeted housing to the level of established need in the community, in terms of number and type of units.

In an effort to meet the needs for moderate income housing, the promotion of the zoning and use of accessory dwelling units in various areas in the Price community, has been identified as an important objective. Additionally, the City should explore and develop other affordable housing options to provide more housing diversity.



CHAPTER 6

Housing

An affordable housing plan was updated and adopted in June 2022 describing several policies and establishing goals. The Price Municipal Corporation Community Affordable Housing Plan is designed to assist decision making with housing issues (see Appendix B). This plan should be reviewed and updated at least every other year.

6.4. QUALITY HIGH DENSITY HOUSING

In trying to meet the need for a balanced mix of housing in Price, a key objective is to seek and require development of high quality. High-density residential developments, such as condominiums, town homes, etc., which are not geared toward meeting low or moderate-income housing objectives, are currently too few in number. The development of projects which include quality design, landscaping, amenities and good maintenance should be encouraged and sought as new housing demands increase.



Student Housing

An important and continuing need for high-density housing is in the realm of student housing. As the student enrollment increases, further needs for providing student housing locations will arise. Areas close in proximity to Utah State University-Eastern are deemed best for additional student housing development. Nearby accommodations reduce car trips, make student life more affordable, and help current single family housing areas maintain their interior integrity.

Senior Citizen Housing

Seniors play an increasingly important role in the community and are a growing faction of the local population. More quality senior housing developments need to be encouraged, which will integrate within the single-family low-density zones and become an asset to the community. Additional single-floor living options, including assisted living residential projects are encouraged throughout the community in facilities constructed for that purpose.

6.5. INFILL RESIDENTIAL DEVELOPMENT

As Price continues to grow, residential development is encouraged to take place on the remaining developable lots found

throughout the community to take advantage of all in-fill opportunities. A mix all types of housing is desired in the community, and new construction, as well as re-construction, is encouraged to take advantage of infill development opportunities.

6.6. RESIDENTIAL RENEWAL

An important focus issue for housing in Price, recently identified in the General Plan update process, is the need for the renewal of residential areas. This includes a focus on the restoration of older homes, cleaning up yards and vacant lots, and improving the appearance of trailer courts.



CHAPTER 6 - HOUSING GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Provide for an attractive mix of housing types and densities throughout the community.	A. Provide areas for residential development with rural densities that insure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current city boundaries.	Ongoing	City Council, Planning Commission, Building and Zoning
	B. Provide low density residential uses.	i. Encourage quality development in mid-level to high-end housing.	Ongoing	City Council, Planning Commission, Building and Zoning
		ii. Maintain existing low-density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.	Ongoing	City Council, Planning Commission, Building and Zoning
	C. Provide medium density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.	Ongoing	City Council, Planning Commission, Building and Zoning
	D. Provide medium to high density mixed-use residential uses.	i. Promote quality high density developments in high density zoned areas.	Ongoing	City Council, Planning Commission, Building and Zoning
2. Provide a reasonable opportunity for moderate income housing.	A. Encourage the use of federal and state programs that help low to moderate income level home buyers purchase housing units.	i. Make state and federal programs information available to the public.	Ongoing	Community Director
		ii. Develop new or revise active use of existing home renovation programs for all residents.	Ongoing	Community Development City Council
	B. Promote the objectives of the Price Community Affordable Housing Plan (Appendix B).	i. Review the Community Income Targeted Housing Plan annually, and submit annual reports to the State.	Biannual	City Council, Community Director

CHAPTER 6 - HOUSING GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
		ii. Organize and prepare local income targeted housing development.	Ongoing	City Council, Community Director
3. Encourage orderly and beautiful residential areas throughout the city.	A. Increase enforcement of residential zoning ordinance requirements.	i. Maintain the services of a zoning ordinance enforcement officer to reduce confusion with animal control officer.	Ongoing	City Council, Public Safety, Building and Zoning
	B. Recognize the beatification efforts of residential property owners.	i. Continue and strengthen programs such as the Yard-of-the Month award, including wise water use recognition.	Ongoing	Beautification Committee
	C. Promote the renewal of older residential areas, restoring older homes and cleaning up yards.	i. Develop a campaign with objectives to promote and assist renewal and cleanup, utilizing all community resources, public and private.	Ongoing	City Council, Public Safety, Building and Zoning
4. Encourage the development of housing for senior citizens and students, in locations which both meet the needs of the residents and minimize their impact on the surrounding neighborhoods.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments within the single-family, low-density zones.	Ongoing	Community Director, Building and Zoning
		ii. Encourage the location of assisted living residential facilities throughout the community constructed for that purpose.	Ongoing	Community Director, Building and Zoning
	B. Encourage development which will meet the needs for student housing near Utah State University - Eastern.	i. Continue to support the development of Student Housing.	Ongoing	Community Director, Building and Zoning
		ii. Promote future student housing development between downtown and the Utah State University - Eastern.	Ongoing	Community Director, Building and Zoning

CHAPTER 6 - HOUSING GOALS				
Goals	Strategies	Actions	Timing	Agency
		iii. Encourage the use of accessory dwelling units.	Ongoing	Community Director, Building and Zoning

CHAPTER 7

Parks and Recreation



KEY POINTS

- Parks & Recreation Master Plan
- Parks & Recreation Facilities
- Recreational Trails System
- Cultural Institutions and Facilities
- Parks & Recreation Goals

7.1. INTRODUCTION

Price City recognizes the need to provide parks and recreation facilities and services which enhance the quality of life of the residents. Included in the scope and objectives for parks and recreation in Price are plans for recreational trails, including bicycle, pedestrian and equestrian paths for public use throughout the city. An emphasis is also given to supporting and providing cultural activities and community services that enhance quality and quantity of life.

An objective of Price City is to provide or facilitate the establishment and delivery of comprehensive recreation programs, services, facilities and resources that allow and encourage participation by all residents, whether actually provided by Price City or not.

7.2. PARKS AND RECREATION MASTER PLAN

Like many communities throughout the U.S., Price City is experiencing a continuing desire for expanded and additional recreational opportunities. This creates the need for a plan to meet the current and future recreational needs and desires of the community. A parks and recreation master plan would provide a proactive “road map” for guiding future planning, design and implementation decisions. The implementation of such a plan, which would act as an appendix to this

document, will make the use of parks, trails and recreation facilities an integral part of daily life in Price.

The attached Parks and Recreation Master Plan was developed through the creation of this document, with public input provided though the General Plan update process, as described in the Plan Update section in Chapter 1. A map of existing and proposed facilities and locations was created through this process (see Exhibit 6, Parks, Recreation and Trails Map, below).



Master Plan Objectives

Several important objectives and focus issues were identified in the recent General Plan update process, which should be included in the Parks and Recreation Master Plan, including:

1. Explore the development of a splash pad somewhere in the community
2. Determine and meet the quality of life needs for various areas and facilities
3. Determine and plan for future parks needs and water availability
4. Upgrade and maintain well the existing parks and recreation facilities, including the following proposals:
   a. Improvements at Washington Park, Rose Park, South Price Park, Terrace Hills Park, and the Atwood Baseball Complex
   b. Cultural amenities at the Peace Gardens
   c. Plant new and rotate trees at Pioneer Park
   d. Clean up / add landscaping to residential areas near the Cove Basin area
   e. Find partners to help fix up the Sheriff Posse area
5. Encourage the development of a campground area
6. Sponsor a baseball tournament during Fall Break / Fall Classic
8. Plan good connectivity with trails and signage in the community, including:
   a. A trail between the Price River (Creekview Center area) and the railroad tracks at 100 North, and on to Washington Park
   b. Price River trail to extend below Highway 6 at Carbon Avenue intersection and connect to Fairgrounds Road
   c. A trailhead and picnic area near and southwest of intersection of 100 North and railroad

CHAPTER 7

Parks and Recreation



7.3. FACILITIES AND PROGRAMS

Existing parks and recreation facilities in Price are a source of pride and are expertly maintained to high levels of safety and operation, providing recreational facilities for residents and visitors. Price City parks and recreation facilities include:

- Desert Wave Pool
- Washington Park
- Pioneer Park
- Terrace Hills Park
- Dino-Mine Park
- Price City Peace Garden
- Price South Park
- Cove Basin Park
- The Collective Garden
- Atwood Baseball Complex
- USU-E Prehistoric Museum
- Heritage Park
- Rose Park
- Skate Park
- BMX Track Park
- Underpass Park

Additional facilities adjacent to Price City boundaries, which are operated and maintained by Carbon County include the County fairgrounds and sports complex, motocross and model airplane airport. Also, proposed new parks, trails and open space areas have been identified as shown on Exhibit 6, below. Many of the local recreation programs in Price are currently administered through the Carbon County Recreation Department. As the need expands for additional programs, the City may see the need to increase involvement in programming through staffing and increased involvement with the County's recreation program.

7.4. RECREATIONAL TRAILS SYSTEM



The quality of life in a community is enhanced when it has a functional system of recreational trails, including bicycle, pedestrian, and equestrian paths and facilities. A trails system also acts as an asset to the intrinsic city transportation network. Increased levels of walking and bicycling due to the creation of these facilities leads to a cleaner environment and a healthier population.

Safety for bicycles is an important issue. According to the *Bicycle and Pedestrian Planning Guide, Parsons Brinckerhoff,* Utah's

bicycle fatality rate is 36% higher than the national average, which is caused by a lack of safe bicycle corridors. Many local trips that Price residents currently make in their cars may be made on foot or by bicycle if they could do so on established safe trail corridors.

Where practical, bicycle and pedestrian paths in Price should 1) be separated from vehicular traffic, 2) be constructed with separated bike and pedestrian lanes, and 3) provide a connection between parks and open spaces such as established trail-heads.

Planning for equestrian and OHV recreational trails is also important to the community of Price, in terms of both recreation and tourism. The planning and development of such trails should be coordinated with County and regional trail user organizations and groups. (See Appendix C, Price City Parks and Recreation Master Plan)

7.5. CULTURAL INSTITUTIONS AND FACILITIES

Providing and fostering cultural institutions and activities which enhance the community's quality and quantity of life is recognized as an important objective of the Price community. Several programs have become a significant part of Price's cultural life and character, which include the efforts of the Price City Culture Connection, a community based organization to showcase the talents and culture available in Price and surrounding communities. The City also sponsors events such as International Days, an annual festival which celebrates the culture, heritage, food, music and arts of the community.



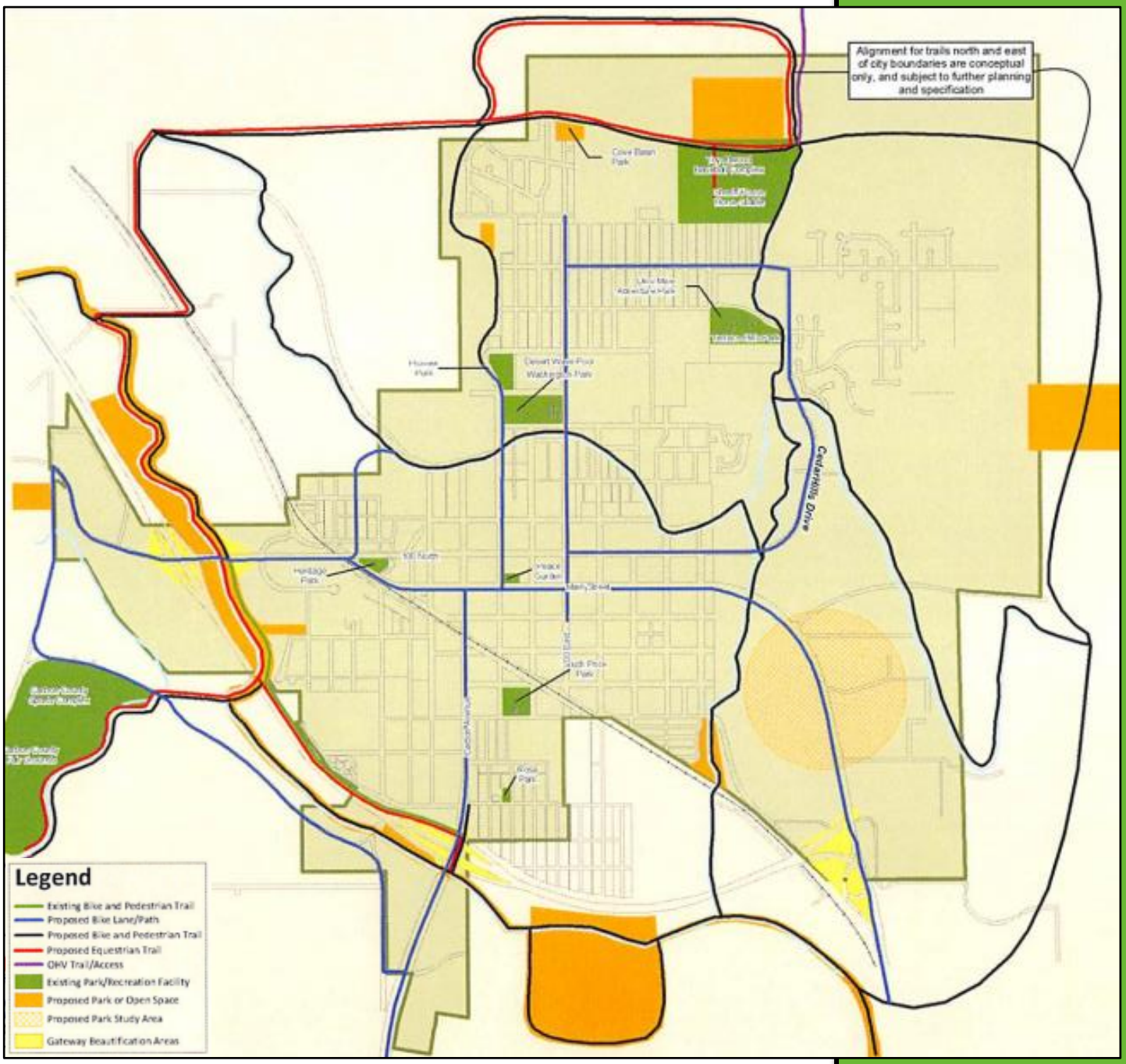
A source of community pride can also be found in the Utah State University - Eastern Prehistoric Museum, located in the heart of the community, as well as the heart of dinosaur country. A unique and celebrated facility, the museum boasts a wide assortment of dinosaur fossils and ancient human artifacts.

Other civic and private organizations play important roles in the community culture as well. Fostering an environment where such organizations can develop and flourish is an ideal of the City which enjoys much support from the community. Price City should, to the extent possible, assist and support the expansion and development of cultural institutions and facilities.

CHAPTER 7

Parks and Recreation

EXHIBIT 6. PARKS, RECREATION AND TRAILS MAP



CHAPTER 7

Parks and Recreation

CHAPTER 7 - PARKS AND RECREATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Provide for parks and recreation facilities and services to enhance residents' quality of life.	A. Establish a plan for the development and improvement of parks and recreation facilities and services to include citizen involvement.	i. Prepare, adopt and implement a Parks and Recreation Master Plan.	0-5 years	City Council, Public Works, Parks
		ii. Establish a citizens advisory committee to assist in the planning.	0-5 years	City Council, Public Works, Parks
	B. Encourage the acquisition of property and the development of additional recreational facilities.	i. Create and update priority list for the development of other needed facilities.	Ongoing	City Council, Public Works, Parks
		ii. Plan for and fund the assessed facility and service expansion needs.	Ongoing	City Council, Public Works, Parks
	C. Provide adequate recreation classes and programs to meet the needs of Price residents.	i. Annually assess the needs and demands for recreation programs.	Annually	City Council, Public Works, Parks
2. Develop a system of recreational trails throughout the community.	A. Continue to enhance recreational trails development as shown in the Parks and Recreation Master Plan.	i. Submit recommendations for trail concepts and priorities to City Council.	0-2 years	Parks and Recreation Committee
		ii. Arrange the participation of any in-kind and volunteer assistance.	0-5 years	Public Works, Parks division
	B. Coordinate the City Trails System with Carbon County and other interested parties.	i. Identify and resolve physical, fiscal and political barriers to trail development.	0-2 years	Parks and Recreation Committee
3. Provide recreational and cultural facilities and services to enhance residents' quality of life.	A. Support and encourage community cultural activities.	i. Support and encourage the activities and programs of the Price City Culture Connection.	Ongoing	City Council, City Staff

CHAPTER 7 - PARKS AND RECREATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
		ii. Offer assistance and support as well as to the continuance and improvement of the annual International Days celebration.	Ongoing	City Council, City Staff
		iii. Encourage and support the success of the USU-E Prehistoric Museum.	Ongoing	City Council, City Staff
		iv. Support and encourage the success of the Renaissance Fair.	Ongoing	City Council, City Staff

CHAPTER 8

Public Facilities and Services



KEY POINTS

- Municipal facilities and services
- Educational support
- Community services
- Public Facilities and Services Goals

8.1. INTRODUCTION

This chapter addresses the various aspects and policies of public facilities, services and activities in the City including administrative offices, library, public works, and public safety facilities. The City, through its organizational structure, administers the City's water, wastewater, storm drainage, electrical and other typical municipal public facilities and services.

In the process of the General Plan update, the following important focus public services and facilities issues were identified:

1. Plan for the future needs and maintenance of the City Hall building
2. Plan for the future needs for the improvement of the Library, with consideration to the current status of the elements of the Library Strategic Plan.
3. Promote efforts and programs for recycling
4. Plan to keep civic services and cultural downtown
5. Plan the future needs regarding parks, cemetery and recreation in the community and the use of Price City facilities.
6. Ensure adequate public safety facilities are provided in the community
7. Continue to explore and improve shared services with the School District, USU-E and the County

CHAPTER 8

Public Facilities and Services

8. Continue to upgrade water, sewer, storm control, and electric utility facilities and services

8.2. MUNICIPAL FACILITIES AND SERVICES

City Administration

Administration of the City organization occurs at Price City Hall, located in the downtown area at 185 East Main Street. Offices and services found within this building are the Mayor's Office, City Council / Planning Commission chambers, administrative and finance offices, Human Resources, Community Services, the City Library, and the City Auditorium. Adjoining this building is the USU-E Prehistoric Museum (see Chapter 7).

The Price Municipal Corporation, the official name of the City organization, is organized and operated with concern for providing efficient and effective utilization of resources necessary to provide governmental services to the residents of the community.

City Library

Located at 159 East Main Street in the City Hall building, the Price City Library is the foremost library facility in Carbon County and the region. The original Price City Library was established in 1915, through the Carnegie Library endowment program. In addition to an excellent collection of books and printed resources, the library also maintains a supply of computers and software, which are available to all library patrons. Expanding and improving library services is a constant aspiration and goal, and should be considered by Price City.



Public Works

The Price City Public Works Division strives to make the City an accessible, functioning and healthy community. Located at 432 West 600 South, the "domes" house the offices for Public Works, Engineering, Water, Sewer, Streets, Fleet, City Parks, the Cemetery. In providing City services, the Public Works Division endeavors to be organized, trained and operate in an orderly and diligent process.

CHAPTER 8

Public Facilities and Services

Public Utilities

Public utilities provided to the community by Price City include waste water collection, electrical power (through resource purchase contracts), water and irrigation water. Garbage pickup is also administered through the utilities department. The Price City Utilities Office is located in City Hall, at 185 East Main Street.

Police Department

Located at 910 North 700 East, the Price City Police Department operates under a primary objective, which is:

"A society free from crime and disorder remains an unachieved ideal; nevertheless, consistent with the values of a free society, it is the primary objective of the Price City Police Department to as closely as possible approach that ideal. In so doing, the department's role is to enforce the law in a fair and impartial manner, recognizing both the statutory and judicial limitations of police authority and the constitutional rights of all persons. It is not the role of the department to legislate, to render legal judgments, or to punish."

Fire Department

The Price City Fire Department, located at 87 North 200 East, averages over 400 calls per year. This highly trained full-service organization provides fire suppression and emergency medical services 24 hours every day to the community. The department has 24 trained "Volunteer Call Fire Fighters", and a full-time Fire Chief / Fire Marshall. All fire fighters are state certified.

8.3. EDUCATIONAL SUPPORT

It is the objective of the City to support, where possible, all educational institutions within the community, to emphasize the importance of education for all citizens.

A close working relationship needs to be maintained with the Carbon County School District and other elementary and secondary educational providers to encourage and facilitate the improvement of elementary and secondary education in Price.



The City needs to actively participate in and support the growth and development of the Utah State University - Eastern, to understand the needs and impacts of this noteworthy higher education institution. Price City encourages the active promotion of scholarships and educational opportunity.

8.4 COMMUNITY SERVICES

Health Care Support

To have good, quality health care and facilities that meet the health care needs of the community is a primary goal of Price City. Existing health care facilities, such as Lifepoint Castleview Hospital, currently provide a foundation for quality health care. The health of the community is an issue that should always concern city leaders. One method Price City has identified to address health-care issues and needs in the community is the creation of a health-care committee, comprised of representatives of local health care providers, governmental leaders, and interested citizens. The tasks of such a committee should include performing a comprehensive health-care needs assessment, and developing a community health-care plan for continued and improved services in Price. The development of an urgent care clinic with 24-hour service to the community is an identified need.

Telecommunications

Price City has strong interest in, and has taken a proactive role in the planning and encouragement of updated and quality telecommunication systems in the community, including high-speed fiber optic connectivity. Sponsoring technology workshops and hosting telecommunications-conferences have brought the importance of using and understanding telecommunications systems to the residents. Efforts to increase the community's involvement and understanding of these systems is an ongoing goal of the City.

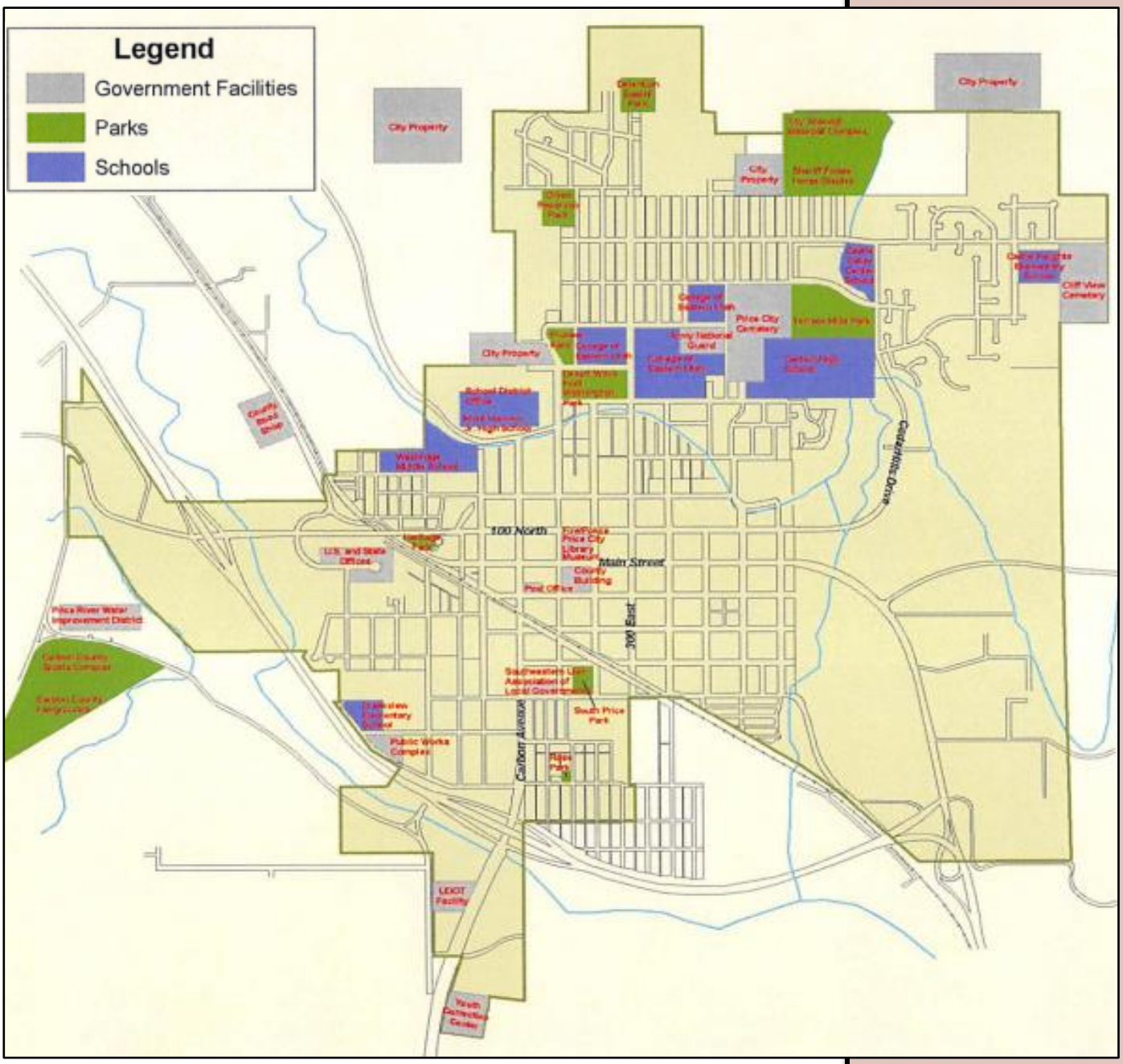


Providing municipal business services to the community through internet services, including utility department functions and business licensing, is a City priority.

CHAPTER 8

Public Facilities and Services

EXHIBIT 7. PUBLIC FACILITIES MAP



CHAPTER 8

Public Facilities and Services

CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. Provide effective and efficient public services to the community.	A. Maintain sufficient levels of staffing and programs to serve the public needs, which are administered with a customer-friendly attitude.	i. Provide efficient functioning and a customer friendly service-oriented atmosphere in the City Administrative Offices.	Ongoing	City Council, Community Director
		ii. Continue to meet the demands for the efficient and quality delivery of public utilities and Public Works services in an orderly and diligent manner, including the upgrading of lines and systems.	Ongoing	City Council, Public Works Director
		iii. Maintain a police force which is dedicated to the ideal of a crime-free society, which enforces the law in a fair and impartial manner.	Ongoing	City Council, Police Chief
		iv. Maintain a fully-staffed, trained and certified Fire Department to provide to the community excellent service in fire suppression and emergency medical services.	Ongoing	City Council, Fire Chief
		v. Involve K-12 and local college students in Price City project program planning, committees and implementation.	Ongoing	City Council, Community Director
		vi. Plan, design and develop improved electrical infrastructure and secure, stable electrical supplies for residential and commercial users.	0-10 years	City Council, Public Works

CHAPTER 8

Public Facilities and Services

CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. (cont.) Provide effective and efficient public services to the community.		vii. Identify services that may not be necessary, wanted or needed in the community that are provided by Price City and eliminate for replace for efficiency.	Ongoing	City Council, Community Director
	B. Improve and maintain all City facilities and grounds.	i. Maintain and preserve the historic value of City Hall and maintaining City administrative offices in the building.	Ongoing	City Council, Community Director
		ii. Improve and maintain the City Center block with enhanced greenery, sidewalks, lighting, etc.	Ongoing	City Council, Community Director, Public Works
		iii. Enhance the exterior appearance of the City Library.	0-5 years	City Council, Library Director
2. Provide sufficient water resources and systems to support the future growth of the community.	A. Develop additional community water resources.	i. Continue to explore the development of water resources.	0-10 years	City Council, Public Works
		ii. Purchase private water shares whenever possible.	Ongoing	City Council, Public Works
		iii. Proactively establish a lower basin reservoir for the efficient use of limited water resources in the community.	0-10 years	City Council
3. Provide excellent support to educational institutions.	A. Encourage and facilitate the improvement of elementary and secondary education in Price.	i. Meet on a regular basis with Carbon County School District representatives to support efforts to improve education for Price citizens.	Ongoing	City Council, Community Director

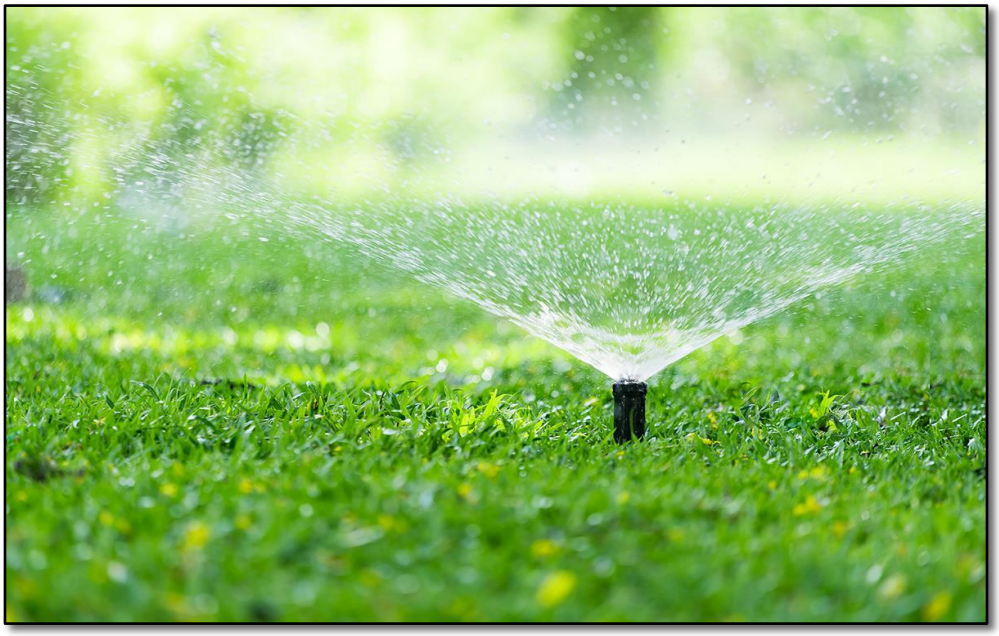
CHAPTER 8

Public Facilities and Services

CHAPTER 8 - PUBLIC SERVICES AND FACILITIES GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
	B. Continue to support the growth and development of Utah State University - Eastern.	i. Meet on a regular basis with leaders at the Utah State University - Eastern to understand the current issues, challenges, needs and community impacts of the school and campus.	Ongoing	City Council, Community Director
4. Provide excellent support to community services.	A. Take a responsible role in seeing that the community health care needs are served through good, quality health care facilities and programs.	i. Assist in coordinating emergency service preparedness and response plans by local providers.	0-5 years	City Council, Community Director
		ii. Support use and development of county-wide programs and projects that reduce substance abuse within the community (i.e., drug courts, mentoring, etc.)	Ongoing	City Council, Community Director
	B. Maintain a proactive role in planning and encouraging updated and quality telecommunication systems in the community.	i. Provide municipal business services to the community through internet services, including utility department functions and business licensing.	0-5 years	City Council, Community Director

CHAPTER 9

Water Conservation



KEY POINTS

- Introduction
- Water Conservation Plan
- City Code Considerations
- Lower Elevation Reservoir
- Water Conservation Goals

9.1. INTRODUCTION

Water availability is a critical component of planning for growth and development, particularly in the arid west. Price City pursues goals and programs to reflect best practices in water resource management, recognizing that water is an essential resource for the health and safety of residents, local fire protection, irrigation needs, and that there is a critical link between water resources and economic development for the community.

9.2. WATER CONSERVATION PLAN

The State of Utah requires that a water preservation element be included in the General Plan. In January 2021, the City adopted a Water Conservation Plan which is incorporated here as Appendix D. The Water Conservation Plan addresses the following areas:

- Projections, regional goals, policy leaders, suppliers, and users
- Description of water resources, connections, and production
- System growth
- Reliable water
- Present water use and future water needs
- Water measurement
- System water loss control
- Conservation practices

CHAPTER 9

Water Conservation

It is the City's objective to regularly update the Water Conservation Plan to reflect best practices. The following objectives are identified as elements to be addressed in future updates to the Water Conservation Plan:

- The effect of permitted development or patterns of development on water demand and water infrastructure,
- Methods of reducing water demand and per capita consumption for future development,
- Methods of reducing water demand and per capita consumption for existing development, and
- Opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.

9.3. CITY CODE CONSIDERATIONS

In addition to the Price City Water Conservation Plan, the City will review and consider changes to any ordinance that promotes the inefficient use of water, including measures and strategies that:

- Consider principles of sustainable landscaping
- Consider how land use affects water supply and distribution planning
- Recommend strategies for water demand reduction



9.4. LOWER ELEVATION RESERVOIR

Price City is in the early stages of pursuing a lower elevation reservoir project which will enable the City to increase the availability and the efficient use of water within the Upper Price River Watershed.

The need for this project arises from water users in the Price River watershed experiencing frequent or recurring water shortages in their agricultural, industrial, municipal, and recreational water supplies. These shortages are due to a combination of long-term climatic trends affecting the amount of water available for users in the Upper Price River Watershed, seasonal imbalances that affect the timing of water availability and use, an upcoming inter-basin transfer project that would further reduce the amount of water available to users, and inefficient water usage in municipalities and from outdated irrigation facilities.

CHAPTER 9

Water Conservation

The purpose of the project is to improve the efficiency, resiliency, and reliability of the existing water management system for the Price River water users in the Price River watershed. These improvements to allow for greater capacity for and flexibility in accommodating the needs of multiple uses, including municipal, industrial, agricultural, recreational, and environmental uses, while minimizing downstream impacts and reducing the potential for damages resulting from either future flooding or drought events.

CHAPTER 9 - WATER CONSERVATION GOALS				
Goals	**Strategies**	**Actions**	**Timing**	**Agency**
1. The City will meet the requirements of the State Utah for water preservation through implementing and updating the Price City Water Conservation Plan.	A. Update the Water Conservation Plan on a regular basis to reflect best practices in water conservation.	i. Implement and update the Water Conservation Plan.	Ongoing	City Council, Community Director, Public Works Director
	B. Identify City ordinances that may need amendments to improve the efficient use of water in the community	i. Adopt amendments to the City Code that address sustainable landscaping, how land use affects water supply and distribution, and strategies for water demand reduction.	0 – 2 years	City Council, Community Director, Public Works Director
2. Develop a lower elevation reservoir to help with water availability and efficient water use.	A. Determine the location and the needs to move the project forward.	i. Complete an Environmental Impact Study (EIS) for the project area.	0 – 2 years	City Council, Community Director, Public Works Director
		ii. Identify and secure funding for the design and construction of the reservoir.		

PRICE CITY GENERAL PLAN



Price Utah

Adopted October 11, 2023

Prepared by
Utah Community Planners

PRICE CITY GENERAL PLAN



Price: The Heart of Utah's Castle Country

PRICE CITY GENERAL PLAN

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9. ACKNOWLEDGMENTS

10. LIST OF EXHIBITS

11. APPENDICES
- A. Price Municipal Corporation Annexation Policy Plan
- B. Price Municipal Corporation Community Affordable Housing Plan
- C. Transportation Master Plan
- D. Parks and Recreation Master Plan
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- F. 2013 Plan Update Prioritized Issues

EXHIBIT 1. AERIAL PHOTO OF PRICE



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 6, STERLING ADDITION AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS, SAID POINT ALSO BEING 1694.10 FEET NORTH 89°49'58" EAST AND 789.18 FEET NORTH 00°10'02" WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 246.18 FEET TO THE EASTERLY LINE OF A WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 140378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE OF THE WARRANTY DEED RECORDED AS ENTRY NO. 140378, NORTH 63°09'17" WEST 77.18 FEET TO THE WEST LINE BLOCK 6, STERLING ADDITION; THENCE SOUTH 00°04'17" EAST 34.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, STERLING ; THENCE, ALONG THE PROJECTION OF THE SOUTH LINE OF SAID STERLING ADDITION, SOUTH 89°55'43" WEST 24.01 FEET TO THE NORTHERLY RIGHT OF WAY OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2, AS RECORDED AS PARCEL NO. 028-2:51:A IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, ON MAY 24, 1979 AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, OF THE OFFICIAL RECORDS, SAID NORTHERLY LINE ALSO SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT-OF-WAY PLANS (RF-028-2(17)); THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 62°37'46" WEST 143.68 FEET TO THE EASTERLY LINE OF CARBON AVENUE (HIGHWAY U-10); THENCE ALONG SAID EASTERLY LINE OF CARBON AVENUE, NORTHERLY 496.70 FEET ALONG THE ARC OF A 3869.80 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'14", CHORD BEARS NORTH 12°50'58" EAST 496.35 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID BLOCK 6 OF STERLING ADDITION; THENCE, ALONG THE SAID NORTH LINE OF THE EXTENSION AND THE NORTH LINE OF BLOCK 6, STERLING ADDITION, NORTH 89°55'43" EAST 355.53 FEET TO THE EAST LINE OF SAID BLOCK 6, STERLING ADDITION; THENCE, ALONG SAID EAST LINE OF BLOCK 6, STERLING ADDITION, SOUTH 00°04'17" EAST 550.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,680 SQ. FT. OR 5.089 ACRES.

SURVEYOR'S CERTIFICATE

I, SHAWN R. VERNON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, CERTIFICATE NO. 8744084 AS PRESCRIBED BY LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF GROUND SHOWN AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.

DATE _____ SHAWN R VERNON

LICENSED PROFESSIONAL LAND SURVEYOR
No. 8744084
SHAWN R. VERNON
STATE OF UTAH

EASEMENTS

1. SEWER, PRICE CITY, AUGUST 23, 1957, ENTRY NO. 82266, BOOK 48 PAGE 431
2. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121214, BOOK 123 PAGE 134. *(SURVEY LOCATION OF THE SEWER LINE IS NORTH OF THE RECORD EASEMENT LOCATION).*
3. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121216, BOOK 123 PAGE 136. *(SURVEY LOCATION OF THE SEWER LINE IS NORTH OF THE RECORD EASEMENT LOCATION).*
4. SEWER, PRICE RIVER WATER IMPROVEMENT DISTRICT, JANUARY 28, 1971, ENTRY NO. 121217, BOOK 123 PAGE 137.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCELS 01-1973-0102, 01-1973-0104, 01-1973-0106, 01-1973-0107, 01-2173-0099, 01-2176-0000 AS WELL AS THAT PORTION OF CARBON AVENUE ADJACENT TO THE WEST SIDE OF BLOCK 6, STERLING ADDITION TO THE CITY OF PRICE AND THE ALLEY THAT TRAVERSES THROUGH THE CENTER OF SAID BLOCK 6 AND COMBINE THEM INTO ONE LOT.

THE BASIS OF BEARING USED FOR THIS SURVEY IS N89°49'58"E BETWEEN THE SOUTHWEST CORNER (3" FENCE POST WITH MARKINGS) AND THE SOUTH QUARTER CORNER (2" CARBON COUNTY ALUM CAP) OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN.

STERLING ADDITION WAS ESTABLISHED USING EXISTING IMPROVEMENTS AND OCCUPATION LINES AS WELL AS CARBON COUNTY SURVEY NO(S) 102, 322 AND 332.

THE RIGHT OF WAY OF HIGHWAY 6 IS PER THE BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS (PROJECT NO. RF-028-2(17). RIGHT OF WAY LINE AND ALIGNMENTS WERE PLACED USING FOUND RIGHT OF WAY MARKERS AT STATION 403+00 275 R AND STATION 353+00 155 RT.

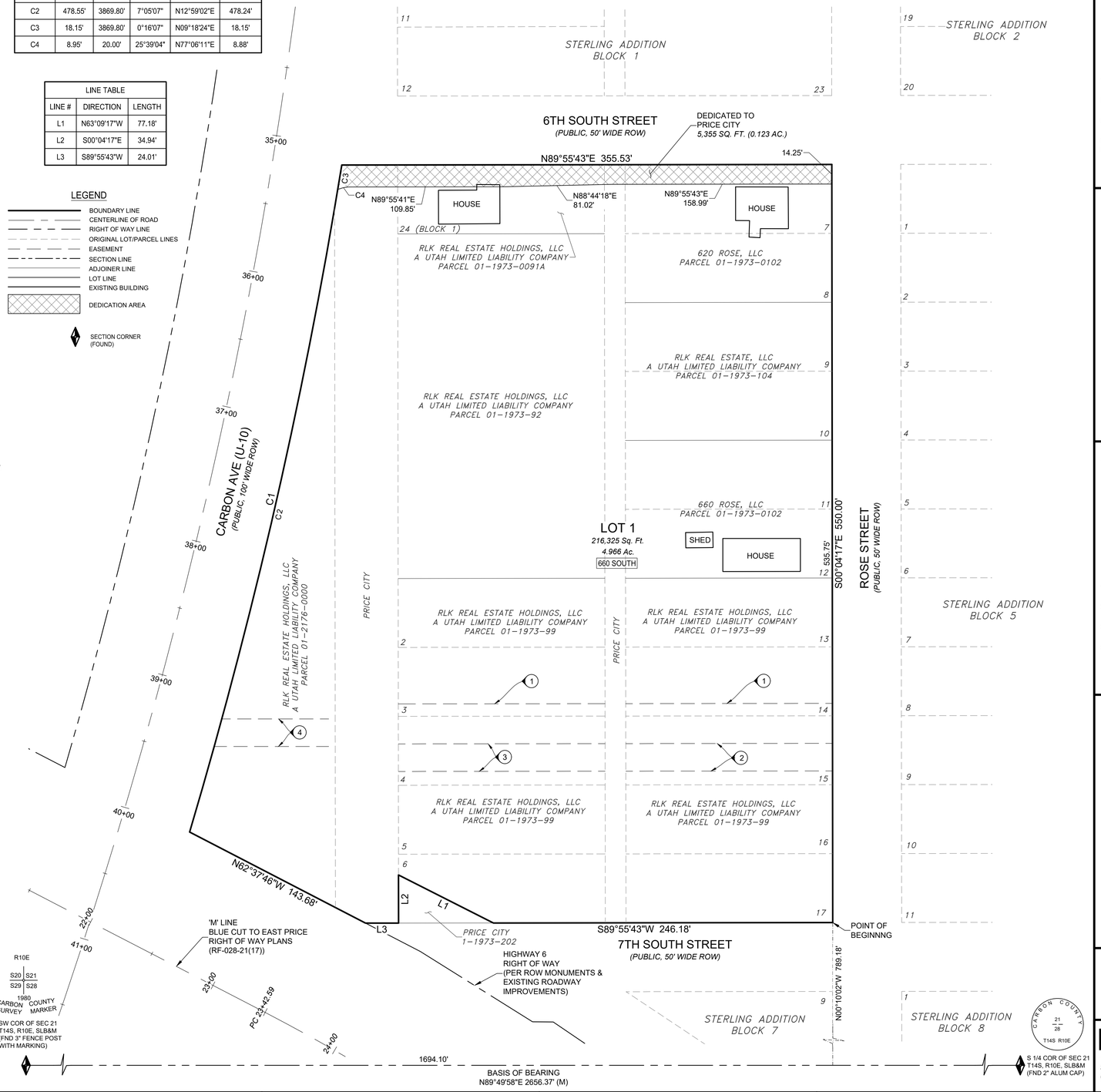
STERLING ADDITION AS SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT OF WAY PLANS (PROJECT NO. RF-028-2(17)) APPEARS NOT TO BE IN THE CORRECT LOCATION AS THE STERLING ADDITION LOCATION AS OCCUPIED. THERE ARE DEEDS THAT ARE CALLED FROM LOT CORNERS OF STERLING VILLAGE THAT WERE PART OF SAID PROJECT THAT CREATE A DIFFERENT LOCATION THAN WHAT IS SHOWN IN THE RIGHT OF WAY PLANS OF SAID PROJECT. WE HAVE HELD THE RIGHT OF WAY LOCATION AS SHOWN IN THE PLANS AND MONUMENTED ON THE GROUND. FOR DEEDS THAT CALL TO STERLING ADDITION, WE HAVE HELD THE LOCATION OF STERLING ADDITION AS SURVEYED AND OCCUPIED.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BRG.	CH. DIST.
C1	496.70'	3869.80'	7°21'14"	N12°50'58"E	496.35'
C2	478.55'	3869.80'	7°05'07"	N12°59'02"E	478.24'
C3	18.15'	3869.80'	0°16'07"	N09°18'24"E	18.15'
C4	8.95'	20.00'	25°39'04"	N77°06'11"E	8.88'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°09'17"W	77.18'
L2	S00°04'17"E	34.94'
L3	S89°55'43"W	24.01'

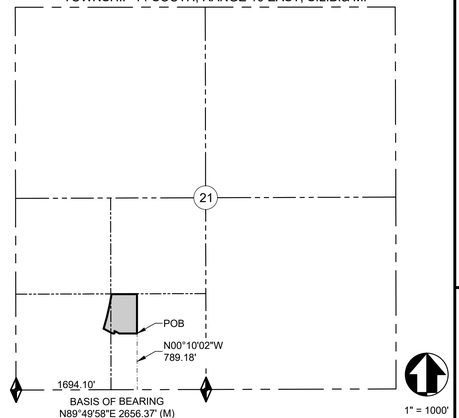
LEGEND

- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY LINE
- ORIGINAL LOT/PARCEL LINES
- EASEMENT
- SECTION LINE
- ADJOINER LINE
- LOT LINE
- EXISTING BUILDING
- DEDICATION AREA
- SECTION CORNER (FOUND)



VICINITY MAP

TOWNSHIP 14 SOUTH, RANGE 10 EAST, S.L.B.& M.



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2023.

_____
RLK REAL ESTATE HOLDINGS, LLC,
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2023.

_____
RLK REAL ESTATE, LLC,
A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

OWNERS DEDICATION

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CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2023.

_____
620 ROSE, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

CARBON & 600 S DEVELOPMENT

DO HEREBY APPROVE THIS PLAT.
IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF _____, 2023.

_____
PRICE CITY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

CARBON & 600 S DEVELOPMENT

AMENDING BLOCK 6 AND LOT 24, BLOCK 1 STERLING ADDITION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 14 SOUTH, RANGE 10 EAST,
SALT LAKE BASE AND MERIDIAN.
PRICE CITY, CARBON COUNTY, UTAH

PSOMAS
11456 South Temple Drive, Suite 200
South Jordan, Utah 84095
(801) 270-5777 (801) 270-5782 (FAX)

DATE:	SCALE:	PROJECT No.:
3-15-2023	1"= 40'	8MAV01010200
DESIGNED:	DRAFTED:	CHECKED:
SRV	SRV	CEA

PLANNING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2023 BY THE CITY PLANNING DEPARTMENT

_____
NICK TATTON

CITY COUNCIL

PRESENTED TO THE CITY COUNCIL THIS _____ DAY OF _____, 2023, AT WHICH TIME THIS PLAT PLAT WAS APPROVED AND ACCEPTED.

_____ ATTEST: CITY RECORDER _____ MAYOR

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 2023.

_____
CITY ATTORNEY

PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

_____ DATE _____ MILES NELSON

CARBON COUNTY RECORDER

RECORDED# _____
STATE OF UTAH, COUNTY OF CARBON, RECORDED AND FILED AT THE REQUEST OF:
_____
DATE _____ TIME _____ BOOK _____ PAGE _____

_____
KARLA MEDLEY, CARBON COUNTY RECORDER

COMMUNITY DEVELOPMENT DEPARTMENT
185 EAST MAIN
P.O. BOX 893
PRICE, UTAH 84501
PHONE: (435) 636-3184, FAX: (435) 637-7263, WEB: www.priceutah.com

HOW TO APPLY FOR A PRICE CITY CONDITIONAL USE PERMIT

NEW CONSTRUCTION/DEVELOPMENT

- ☐ Complete the ***entire*** Conditional Use Permit Application.
- ☐ Include two (2) sets of 11" X 17" plans.
- ☐ Pay all applicable fees (see attached Planning and Zoning Permit Fee Schedule) at the Price City Utilities Department at City Hall, 185 East Main.
- ☐ Meet with the City Recorder, or Community Director, at City Hall, 185 East Main, to be added to the Planning and Zoning Commission agenda (see attached meeting schedule).
- ☐ ***Attend*** your scheduled Planning and Zoning Commission meeting.

NEW BUSINESS

- ☐ Complete the portions of the first page of the Conditional Use Permit Application that apply to you, and ***all*** of the subsequent pages.
- ☐ Pay all applicable fees (see attached Planning and Zoning Permit Fee Schedule) at the Price City Utilities Department at City Hall, 185 East Main.
- ☐ Meet with the City Recorder, or Community Director, at City Hall, 185 East Main, to be added to the Planning and Zoning Commission agenda (see attached meeting schedule).
- ☐ ***Attend*** your scheduled Planning and Zoning Commission meeting.

ALL APPLICANTS

The Conditional Use Permit Application, and all other items requiring Planning and Zoning Commission review, must be submitted ***at least 10 DAYS*** prior to the meeting you wish to attend (see attached meeting schedule); submit completed application and accompanying items to the Community Director, or City Recorder, located at City Hall, 185 East Main, second floor.

Please see the attached Price City Planning and Zoning Permit Fee Schedule for fees applicable to Conditional Use Permits. All fees are to be paid at the Price City Utilities Office located on the first floor of City Hall, 185 East Main. All fees are due at the time of your application. If you have any questions, please call (435) 636-3184.

Revised 08/06

Fee:_____

CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

☐ **New Business** *(Complete boxes 1 through 13 on page 1, and all subsequent pages)*

☒ **New Construction/Development** *(Check all applicable boxes below and complete entire application)*

Plan Phase:

☐ Concept
☒ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: Melanie Ruff		2. Title: Planning Project Manager	
3. Applicant's Mailing Address: 185 S State Street			4. Suite/Apt. No.: 800
5. City: Salt Lake City	6. State: Utah		7. Zip Code: 84111
8. County: Salt Lake		9. Telephone: (385) 343-4137	
Project Information			
10. Name of Project (Business): Maverik			
11. Address of Proposed Project: 651 S Carbon Ave, Price UT 84501			
12. Zone District *(see attached zoning map)*: C-1, R2-7			
Nature of Proposed Work *(Check all applicable items in boxes 13 through 16)*			
13. ☐ Sign ☒ Commercial ☐ Residential	14. ☒ Zone Change ☒ Storm Drainage ☒ Street Work ☒ Road Dedication ☒ Water ☒ Sewer	15. ☒ Excavation ☒ Fill Work ☒ Building ☐ Subdivision ☐ Apartments ☒ Electrical	16. ☐ Industrial ☐ Annexation ☒ Flood Plain ☐ Recreation ☐ Street Opening ☒ Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s): T 14 S	20. Range(s) & Base: R 10 E
21. Estimated Cost of Project: a) Site Work $_____ b) Buildings $_____ c) Other $_____ Total $ 8,318,800.09	22. Electrical Load Sheet: Please see attached		23. Project Plans: ☒ Plans Included ☒ Attachments (Number) digital

24. Brief Description of Project:

Maverik proposes to develop a 4,425 square-foot convenience store with fuel dispensers on the 5.09-acre parcel, with six (6) fuel dispensers under the passenger vehicle canopy in front of the store and a commercial fueling canopy south of the store with three (3) additional dispensers, for a total of nine (9) fuel dispensers on site. Maverik will propose an additional six (6) fuel dispensers to be added to the passenger vehicle canopy in the future. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

25. Justification (Explain why this project is needed):

The proposed Maverik fuel and convenience store will greatly benefit the City of Price and Carbon County. This project will expand and support local business economy, will provide growth of commercial areas that support the City of Price, and will attract more people to the City of Price from Highway 6.The proposed Maverik convenience store and fueling development is an appropriate use for its location. The Maverik development will not be detrimental to other similar uses in the area due to its location and development standards, but an asset to the city and community that we aim to serve.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1. MAVERIK TO DEVELOP WHOLE BLOCK		( )
2. MAVERIK TO DEVELOP WHOLE BLOCK		( )
3. MAVERIK TO DEVELOP WHOLE BLOCK		( )

27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No

DocuSigned by:
Rick Krompell
88D098B9387B4F0...
Signature of Property Owner

1/31/2023
Date

Rick Krompell
Please Print Name

Owner
Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve
☐ Decline

Comments:

Signature:_____ Date:_____

Requires:

☐ Building Permit
☐ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☐ Other:_____

24. Brief Description of Project:

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26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		( )
2.		( )
3.		( )

27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? ☐ Yes ☐ No

Signature of Property Owner — Date: 7/27/23

Please Print Name — Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve
☐ Decline

Comments:

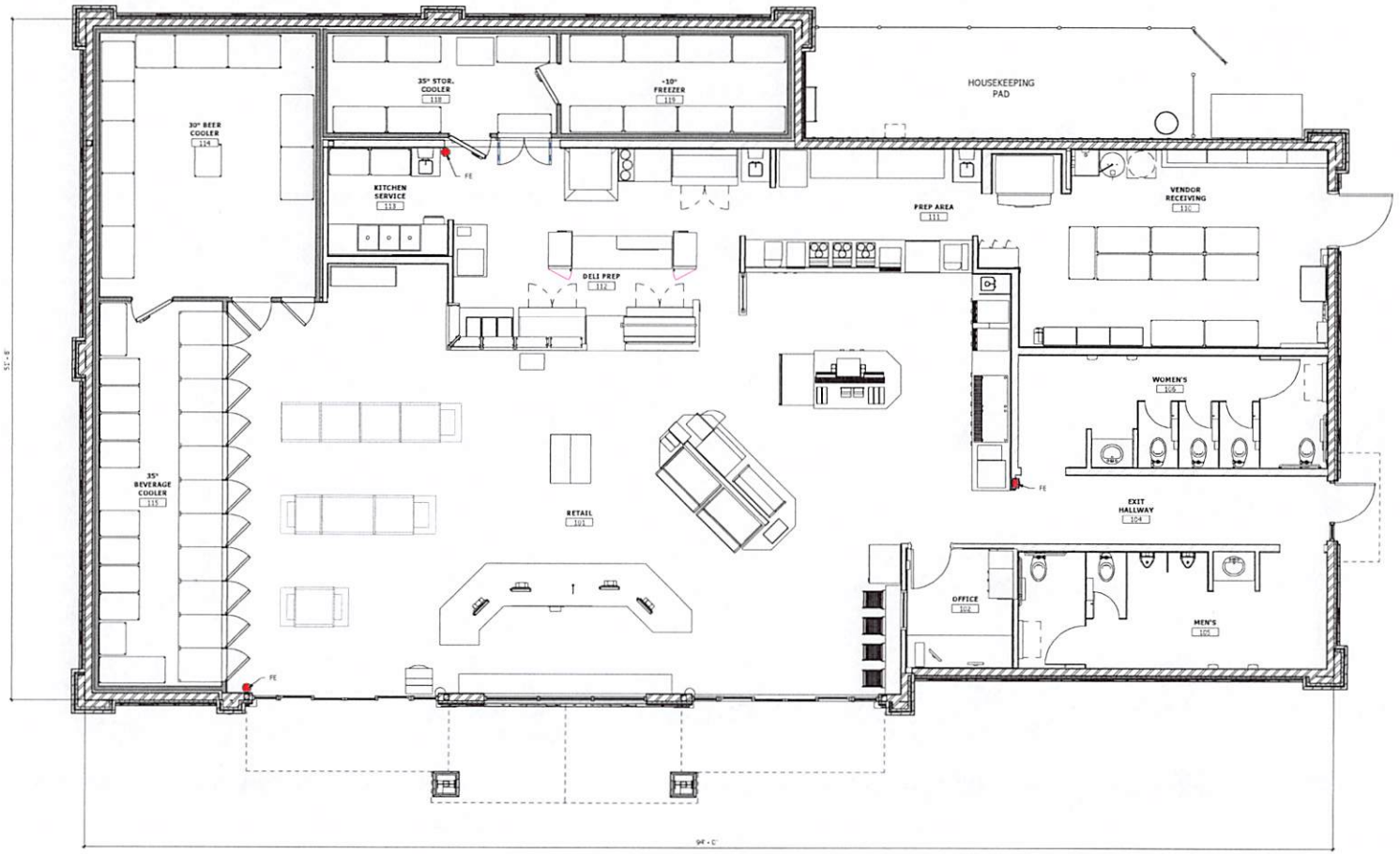
Signature: _____ Date: _____

Requires:

☐ Building Permit
☐ Conditional Use Permit
☐ Code Amendment
☐ Board of Adjustments Variance
☐ Flood Plain Development Permit
☐ Other: _____

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.



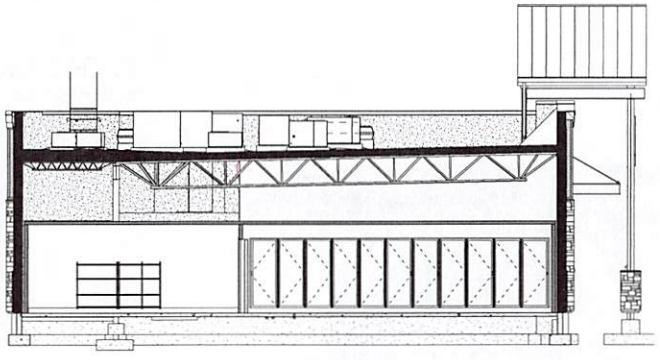
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

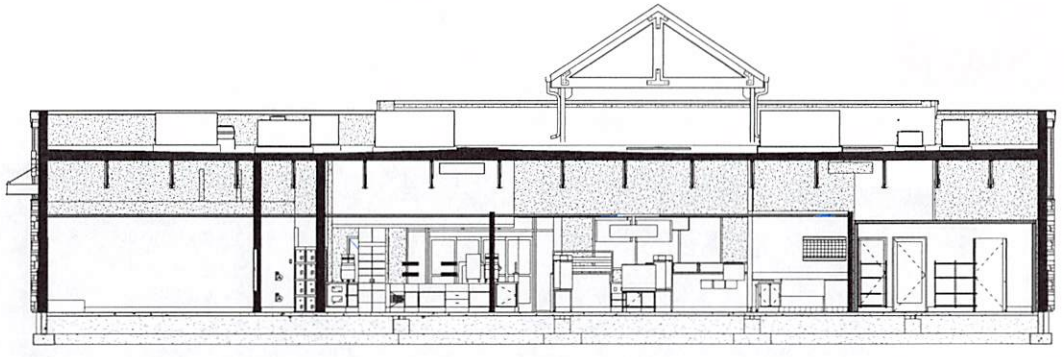
Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-1 | FLOOR PLAN

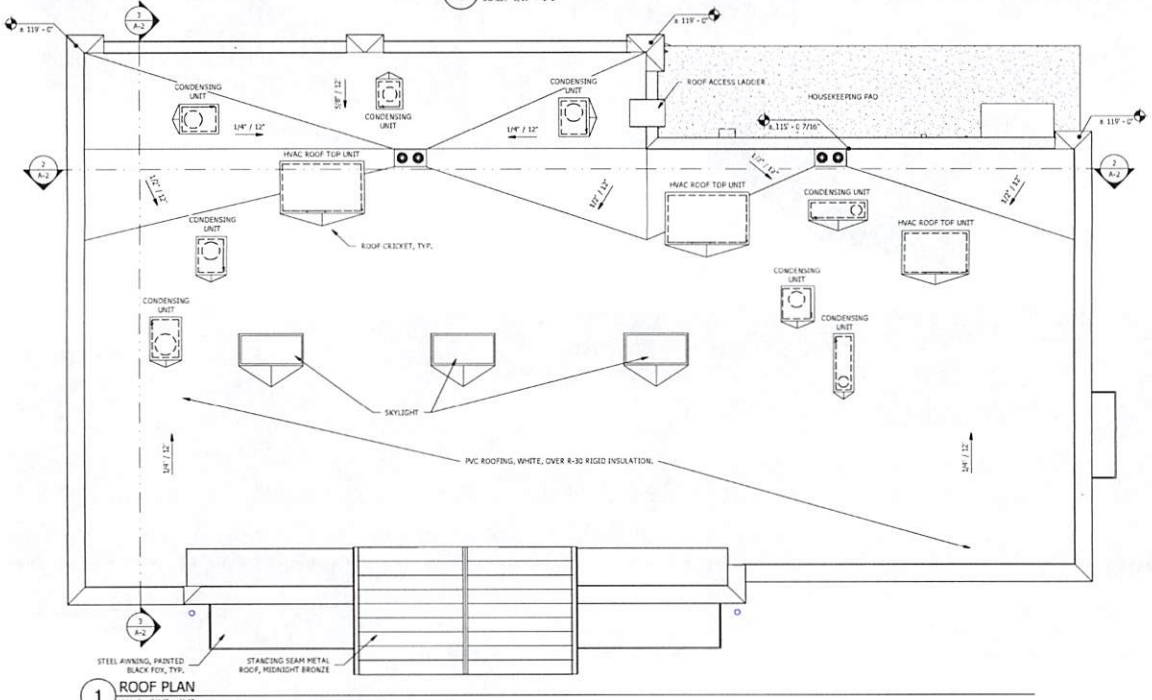
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



3 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN

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



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

PROPOSED MAVERIK C-STORE

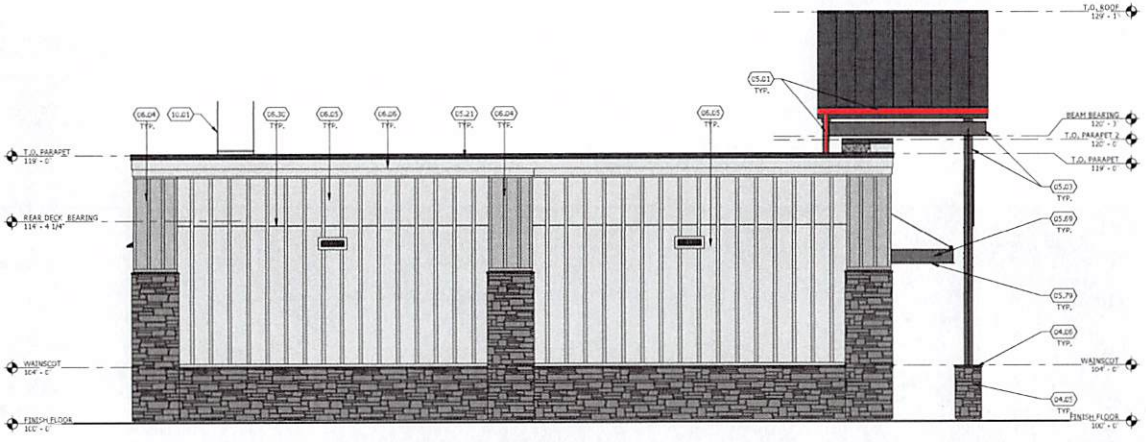
Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

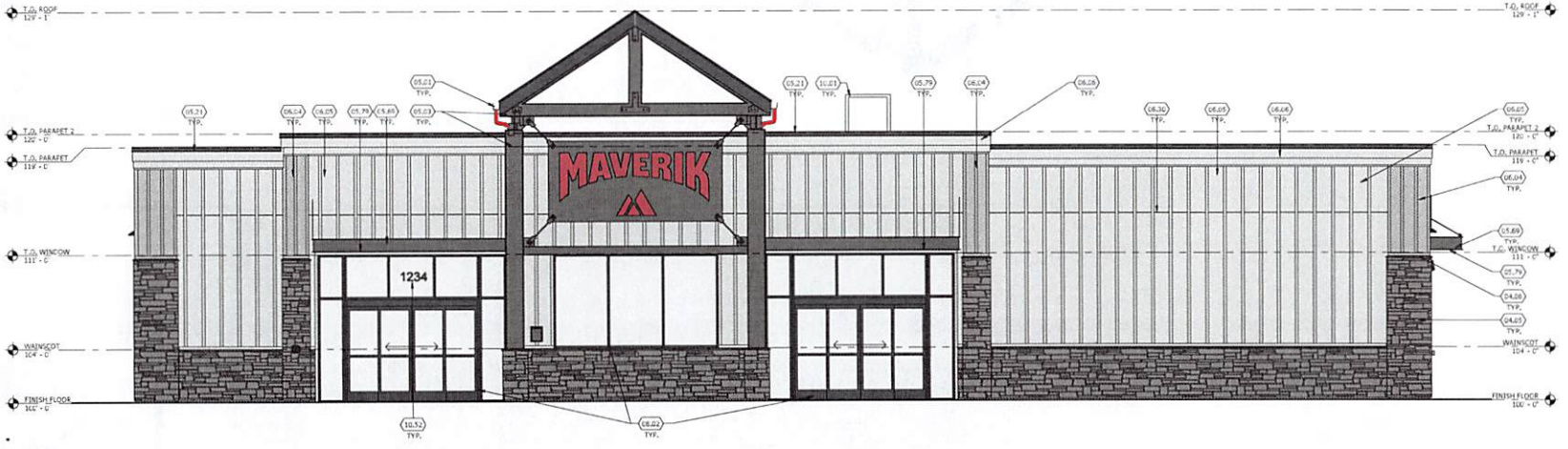
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.21	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.23	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.59	STEEL AWNING, COLOR P-9
05.79	3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.36	HORIZONTAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.21	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11; POWDER COATED COLOR TO MATCH SIDING BB-1
10.52	BUILDING ADDRESS SIGNAGE. VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



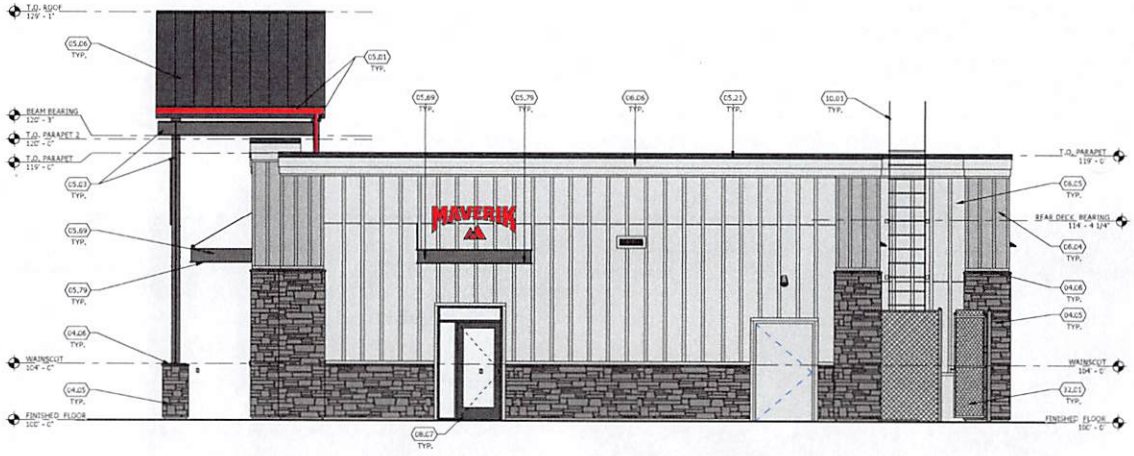
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

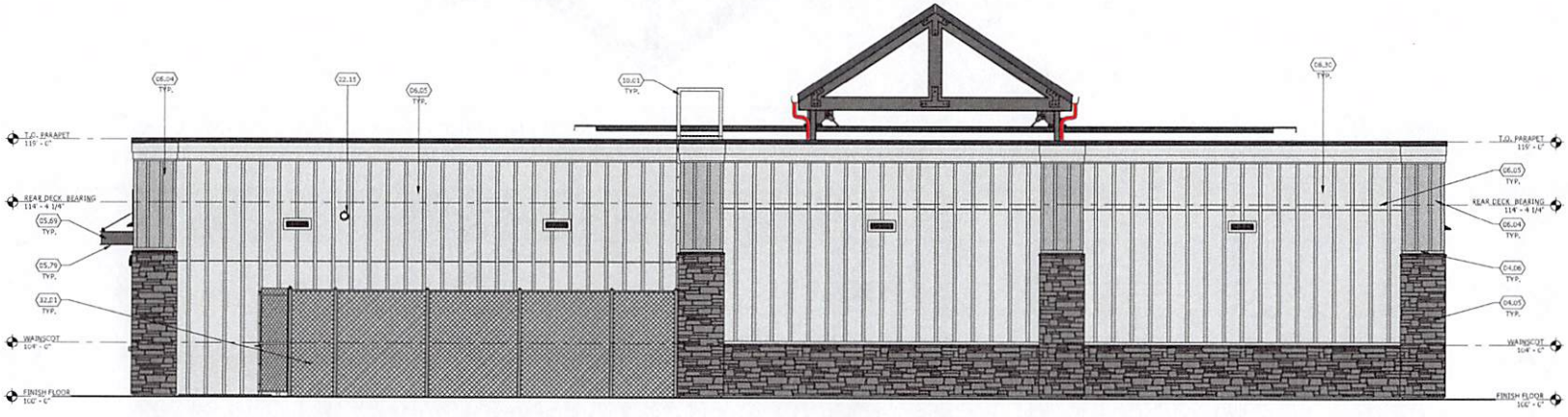
Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

185 S. State Street
Salt Lake City, Utah 84111



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

KEYED NOTES

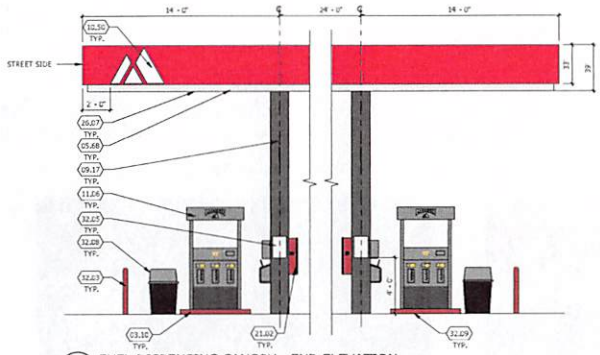
04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	16'-4" METAL SOFFIT, COMMERCIAL GRADE, COLOR: PAINTED BLACK FOX SW 7020
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.3C	HORIZONTAL JOINT IN SIDING
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11, POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS, COLOR TO MATCH BUILDING FEELD COLOR

PROPOSED MAVERIK C-STORE

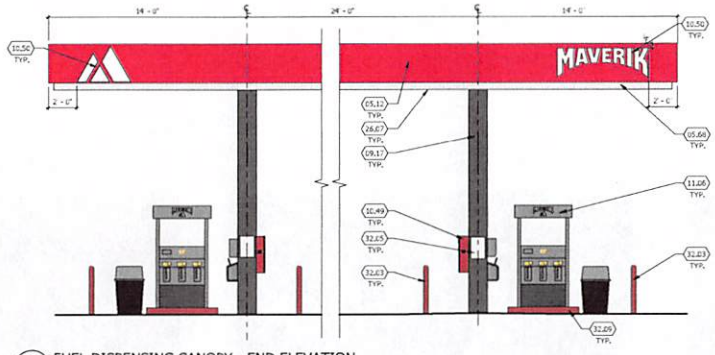
Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

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



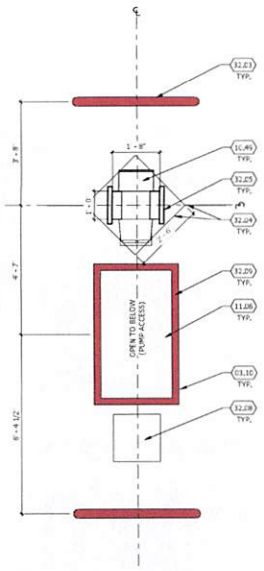
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



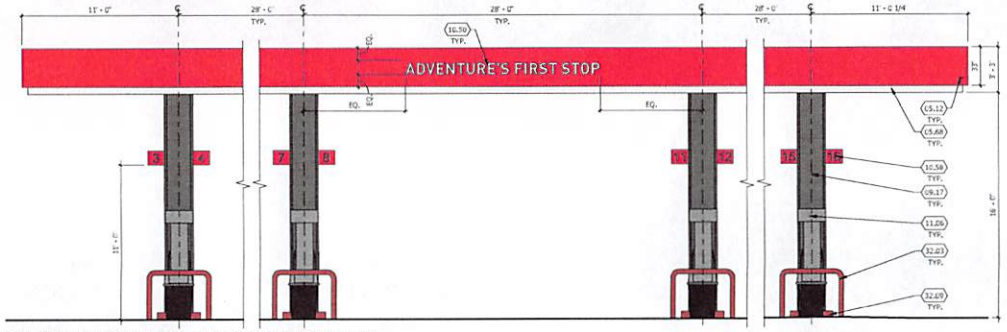
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

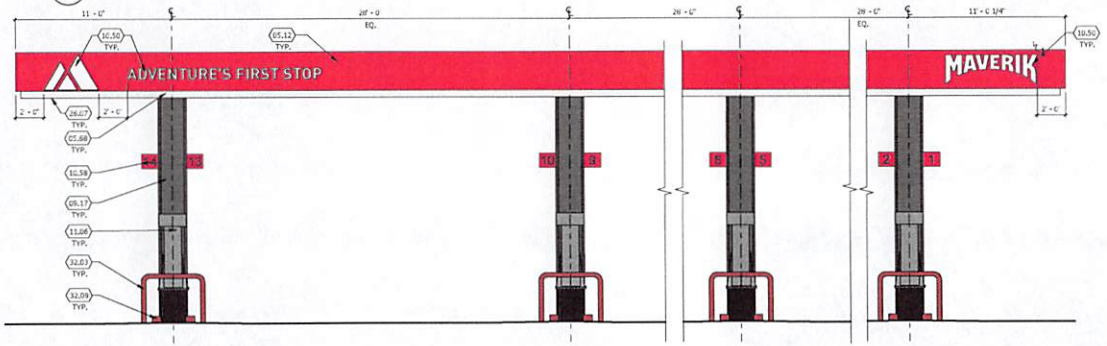
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS, VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6' ; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A:4G BC FIRE EXTINGUISHER W/ CASE; LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK, LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
10.58	FUEL DISPENSER NUMBER FLAG; OWNER FURNISHED, SEE FUEL DISPENSER DRAWINGS FOR DISPENSER NUMBERING
11.06	DISPENSING STATION (BY OTHERS)
21.02	SURFACE MOUNTED FIRE EXTINGUISHER AND CABINET, PROVIDE 1 EXTINGUISHER FOR EVERY 2 COLUMNS
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS, PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.01



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



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



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

PROPOSED MAVERIK C-STORE

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

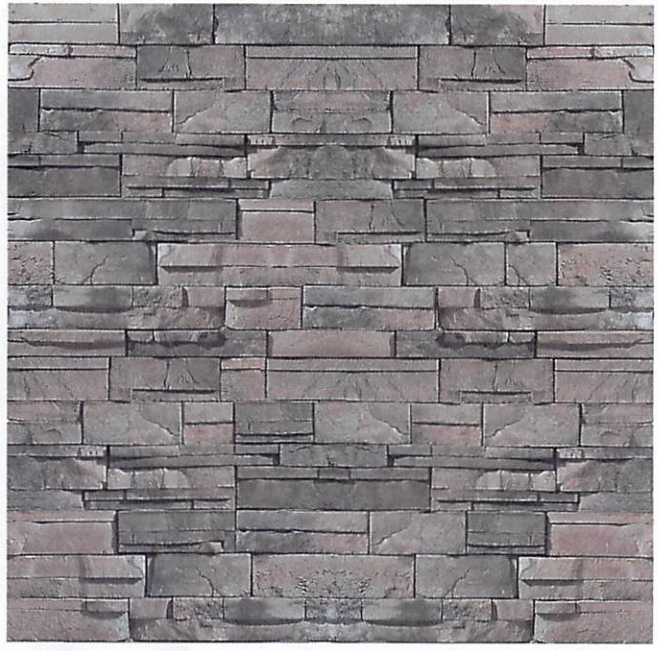
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



BB-1 Fiberboard - Worldly Gray

BB-2 Fiberboard - Gauntlet Gray

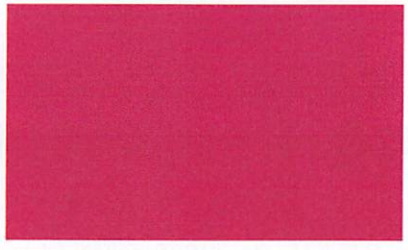
BB-3 Fiberboard - Worldly Gray



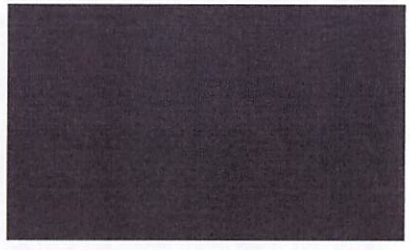
Cultured Stone - Skyline, Country Ledgestone



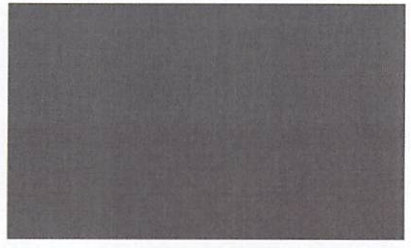
C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 40_R_RR_2202
Building Square Footage: 4,425 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

40 Series

PROTOTYPICAL UTILITY LOAD SHEET

SERVICE DESCRIPTION

Desired Secondary Voltage: 3 Phase 120/208V = conversion

Panel Size: 1200 Amps

LOAD LIST

Description	Load to be added in:	Tons	HP	KW
HVAC (name plate rating)		20	-	63.19
Refrigeration Equipment		15.6	-	54.97
Exhaust Fans		-	0.35	0.261
Gas/Fuel/Sump Pump		-	39	29
Small Motors <10HP		-	-	-
Air Compressor		-	5	3.7
Swimming Pool		-	-	-
Large Motors >10HP (not included above)		-	-	-
Electric Heat		-	-	-
Water Heating		-	-	-
Lighting		-	-	20.51
Outlets		-	-	48.98
Office Equipment		-	-	-
Kitchen Equipment		-	-	65.48
Computers, Magnetic Power Supplies		-	-	-
Machinery		-	-	-
Thermoplastic Injection Equipment		-	-	-
Elevators		-	-	-
Boiler		-	-	-
Snow Melting		-	-	-
Signs		-	-	7.8
X-Ray Equipment		-	-	-
Washer/Dryer		-	-	-
Miscellaneous		-	-	
Heat Exhanger		-	-	-
Humidifier		-	-	-
Future		-	-	0.36
Total per Category		35.6	44.35	143.13

Total Converted: 294.251 KW

817.3639 A

MAVERIK

40 Series

PROTOTYPICAL UTILITY LOAD SHEET

FIXTURE COUNTS

Fixture	Quantity	Water FU	Total FU Cold	Total FU Hot	Waste FU	Total FU
P1 Water Closet (ADA)	2	10.0	20.0	-	4.0	8.0
P2 Water Closet	4	10.0	40.0	-	4.0	16.0
P3 Urinal (ADA)	1	5.0	5.0	-	2.0	2.0
P4 Urinal	1	5.0	5.0	-	2.0	2.0
P5 Lavatory	2	2.0	3.0	3.0	1.0	2.0
P6 Mop Sink	1	3.0	2.25	2.25	2.0	2.0
P7 Bar Sink	1	2.0	1.5	1.5	1.0	1.0
P7 Bar Sink	3	2.0	4.5	4.5	IW	
P8 3 Comp Sink	1	4.0	3	3	IW	
P9 Water Filter	1	2.0	2	-	IW	
P10 Water Heater	1	-	-	-	-	
P11 P.R.V.	1	-	-	-	-	
P12 R.P.Z.	1	-	-	-	-	
P13 Grease Interceptor	1	-	-	-	-	
FD1 Floor Drain	6	-	-	-	3.0	18.0
FS1 Floor Sink	8	-	-	-	2.0	16.0
FS2 Floor Sink	2	-	-	-	3.0	6.0
HB1 Wall Hydrant	3	2.5 + 1.0	4.5	-	-	
HB2 Wall Box Hydrant	2	1.0	2.0	-	-	
Kitchen Equipment	5	1.0	4.5	1.5	-	
Future	2	2.0	3.0	3.0	-	
			100.25	18.75		
Total Water F.U.			119			73.0

WATER USAGE

Peak Gallons/Day: 3925.8 gal/day 72.7 gal/min x 2.25 Mult.
Average Gallons/Day: 2944.35 gal/day 0.75 Average Multiplier

WASTEWATER QUANTITIES

Peak Gallons/Day: 3140.64 gal/day 0.8 percentage of water usage
Average Gallons/Day: 2355.48 gal/day 0.75 Average Multipler

GAS LOAD SUMMARY

Unit	Load
Water Heater	100 CFH
Rooftop Unit RT-1	205 CFH
Rooftop Unit RT-2	205 CFH
Rooftop Unit RT-3	120 CFH

Total Load: 630 CFH
Total Developed Length: 130 FT
Water Column: 6.9167 FT

Multiplier: 0.89

PRICE MUNICIPAL CORPORATION
185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905

CHAIR
JAN YOUNG

COMMISSIONERS
KYLE HEFFERNAN
JUDY BEACCO
TODD THORNE
RICHARD ROOT
DAVE BLACK
RENEE SWINBURNE
CHRIS WOOD: ALTERNATE
ERROLL HOLT: ALTERNATE

DATE: **MARCH 1ST, 2023**

TO: **PRICE CITY PLANNING AND ZONING COMMISSION**

FROM: **NICK TATTON**

RE: **CONVENENCE STORE WITH GASOLINE SALES**

Please find attached a Conditional Use Permit (CUP) submitted by Maverick stores to locate a convenience store with gasoline sales at 651 S Carbon Avenue within the Commercial 1 (C-1) zoning district. Note the CUP is submitted by Maverick but signed by Rick Krompel, Mr. Krompel is the current owner of the properties where the development is planned to occur. It has been represented to Price City that, upon approval of the CUP, Maverick and Rick will complete the ownership change to the property and complete the subsequent land assembly plat. The general land use evaluation criteria are listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria are in Section 11.1.m of the Code. The land use is Convenience Store with Gasoline Sales, a conditional use in the C-1 zone district based on Section 11.3.4.22.5 of the Code.

It is recommended that the land use be authorized. It is further recommended that the planning commission thoroughly discuss the land use with the applicant, specifically: (1) safety aspects of both vehicle and pedestrian circulation in the vicinity; (2) storm water control and management; (3) mitigation of development impacts upon the adjoining residential properties (west and north of the development site).

RECOMMNEDED MOTION(S):

1. Move to provide final approval of a Convenience Store with Gasoline Sales land use at 651 S Carbon Avenue, as applied for by Maverick Stores and Rick Krompel, based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria in Section 11.1.m of the Code, Convenience Store with Gasoline Sales, a conditional land use based on Section 11.3.4.22.5 of the Code, and subject to the following conditions of approval:
    a. Site Plan Elements:
        i. All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.

1. Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs.

ii. All exterior areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures. Exterior area lighting to be angled away from adjoining residential land uses, lights on timers or shielded to mitigate negative impacts of such lighting on residential uses.

iii. Sight obscuring fencing to be placed on east and south boundary lines, three feet (3') in height for thirty feet (30') back from the respective property lines and six feet (6') in height for remaining distance finding that boundary line fencing mitigates the potential for land use conflicts.

iv. Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.

v. Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise, specifically within the park strip locations on both the 600 S Street and Carbon Avenue frontages. East frontage landscaping on both sides of boundary fence to be regularly maintained by Maverick, water wise landscaping required.

vi. Maintain not less than twenty-five (25) off street parking spaces including requisite ADA spaces finding that minimum off-street parking mitigates the potential for vehicle and pedestrian accidents and injuries on public streets. Parking locations for oversize vehicles (trucks with trailers, etc.) to be accommodated on-site. No vehicle stacking into roadways.

vii. Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.

viii. 600 S Street at the Carbon Avenue intersection, along the frontage of the development, to be realigned and the south side of 600 S Street to be widened by not less than twelve feet (12') of travel lane to accommodate added turn lane and added roadway to be dedicated to the public finding that added turn lane adjacent to the development at the intersection will serve to mitigate traffic back-ups and promote safety at the intersection.

ix. Ingress and egress approaches on 600 S Street to be a maximum width of forty feet (40') (per Code Section 6.5.3) and ingress point on Carbon Avenue not to exceed thirty-five feet (35'), as approved by UDOT, in width finding that controlled ingress points mitigate the potential for vehicle and pedestrian accidents. UDOT confirmation of Carbon Avenue ingress required and copy of traffic safety study for added ingress/egress on Carbon Avenue provided to Price City. Right in only upon ingress from Carbon Avenue per UDOT, no egress from Carbon Avenue access point.

x. Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly

maintained to prevent clogging or other storm water control impediments finding that the site is situated within a critical storm water control conveyance area geographically within the community.

xi. Delineation of any wetlands in the project area and completion of all requirements, if any, in reference to any wetlands impacted and direction from the Army Corps of Engineers (ACOE) finding that compliant wetlands mitigation and management serves to protect such features in the urban environment. Copy of ACOE documentation to be provided to Price City prior to commencement of construction. Culvert/Bridge for ditch at Carbon Avenue ingress and curb-cut access points on north and south sides of parking lot to allow access to ditch for maintenance of storm water flows.

xii. All snow loading to be accommodated on-site, snow loading not to be deposited into 600 S Street or Carbon Avenue finding that restricted snow loading protects the health, safety and welfare of the community.

b. General Items:

i. Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.

ii. Building construction to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. Fire safety to be includes as identified by the Price City Fire Chief.

iii. Procurement of a Price City business license and submission of copies of State of Utah registrations, if any including State of Utah Alcohol sales license and accompanying local consent, as needed.

iv. All public infrastructure on 600 S Street and Carbon Avenue to be installed to minimum Price City and, where applicable, UDOT standards and repaired to the minimum standard from any damage resulting from construction activity in the vicinity, including but not limited to utility lines, curb, gutter, sidewalk, roadway restoration finding that properly installed and repaired public infrastructure protects the health, safety and welfare of the community.

v. No on street parking on 600 S Street or Carbon Avenue adjacent to development finding that restricted on-street parking mitigates the potential for vehicle and pedestrian accidents.

vi. Ownership acquisition by Maverick of all parcels in the development area and completion of a lot assembly plat (to convert to one (1) large building lot) prior to commencement of construction finding that the multiple lot layout at the development site does not accommodate the development contemplated herein and existing lots are not compliant for commercial development. Lot assembly plat to be recorded with the Carbon County Recorder's office prior to commencement of construction.

1. Includes acquisition of any public ways within the subject property.
2. Includes all easements and rights-of-way within the subject property and continued authorization of any such easements and rights-of-way, as necessary.

vii. Positing of signage in not less than two (2) conspicuous locations on the project site with contact information for developer, contractor(s) and other necessary information finding that posted contact information provides the community an opportunity to gain answers to project questions and will serve to mitigate misinformation about the project.

c. Plans, Permits and Documents:

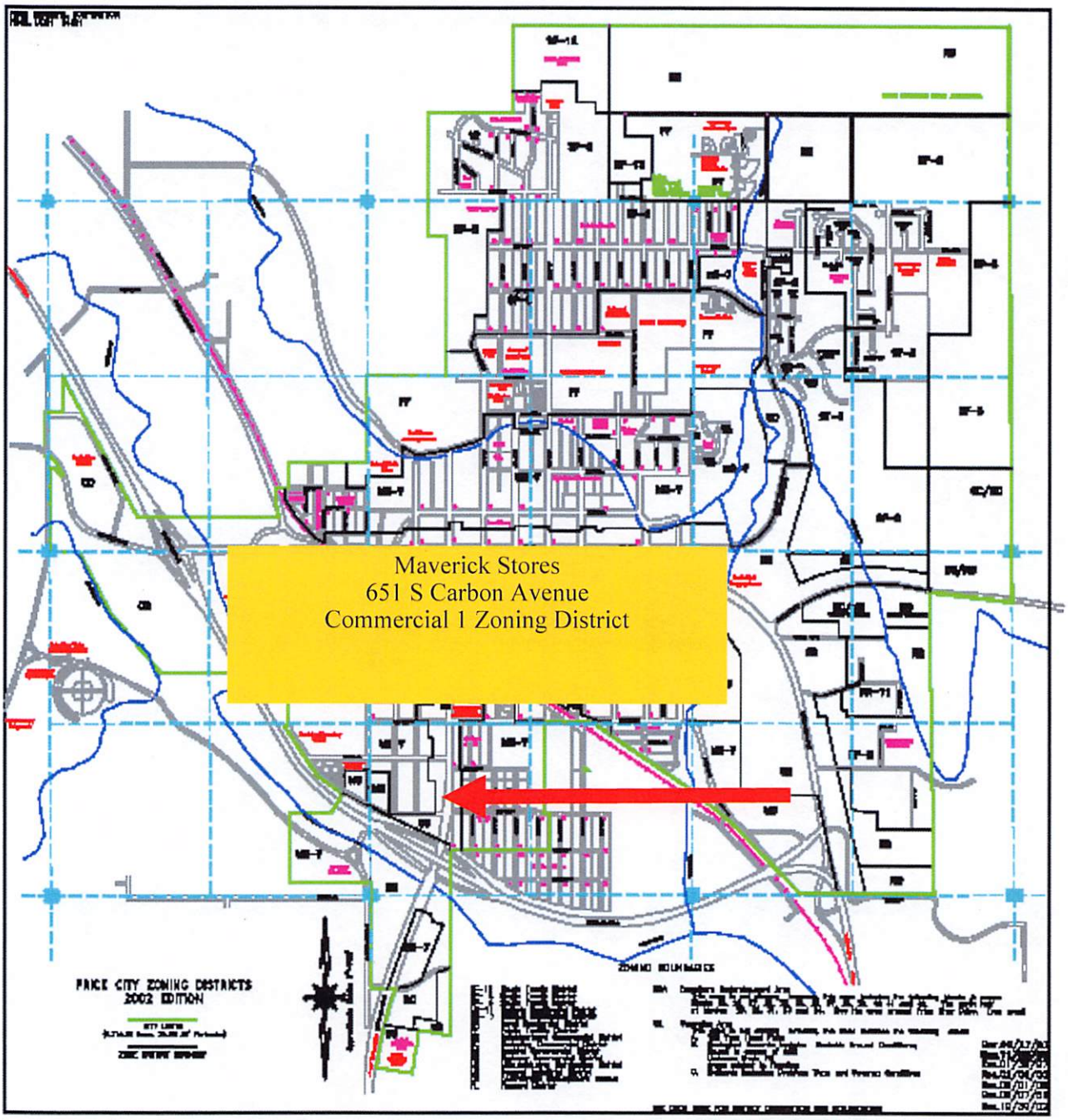
i. Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of the survey to PRIWID and a copy to PRICE City prior to commencement of construction and compliance with requirements for construction stemming from the survey.
ii. Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the requisite financial surety prior to commencement of construction activity on the site finding that properly agreed and financially secured public infrastructure protects the long-term financial interest of the community.
iii. Completion and submission of a geotechnical study for the construction site and construction in compliance with the study and any direction from Price City or building officials regarding construction in regard to existing soils and compacted fill soils to comply with minimum build elevation for the flood zone.
iv. Procurement of a building permit prior to commencement of any construction activity finding that properly permitted and inspected construction protects the health safety and welfare of the community.
v. Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license, local alcohol sales business license, etc.
vi. Procurement of a Price City Business License for business operation at the location prior to opening of the business finding that properly licensed businesses protect the health, safety and welfare of the community. Alcohol sales may require a State of Utah license and local consent from Price City.
vii. Obtain a demolition permit for removal of existing structures on site prior to any demolition activity finding that demolition permitting protects the health, safety and welfare of the community.
viii. Submission of an elevation certification from a licensed surveyor identifying the base flood elevation at the site and indicating that structure and other critical development items are a minimum of one foot (1') above the base flood elevation.

d. Restrictions:
i. No authorized on-street parking along public streets.
ii. No land uses other than convenience store with gasoline sales. No overnight parking of semi or delivery trucks or other commercial vehicles, no freight service staging or transfer. (24-hour employee parking permitted)
iii. No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Price City Fire Chief.
iv. Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.
v. No track out of mud or dirt onto 600 S Street or Carbon Avenue during construction.
vi. Primary construction access to be from Carbon Avenue.
vii. No generation or disposal of any hazardous materials or materials that may be considered hazardous to the health, safety and welfare of the community.
viii. No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or business operation).
ix. No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.

2. Move to acknowledge that the applicant is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MAVERICK SOUTH PRICE
ADDRESS ASSIGNMENT

651 SOUTH CARBON AVENUE
PRICE, UT 84501


Maverick Stores
651 S Carbon Avenue
Commercial 1 Zoning District
PRICE CITY ZONING DISTRICTS
2002 EDITION

PROPOSED MAVERIK C-STORE PRICE

605 SOUTH CARBON AVE
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

VICINITY MAP



SCALE: 1"=1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER
C101	NOTES & LEGEND
C300	DEMO PLAN
C400	SITE PLAN
C401	SITE PLAN DETAILS
C402	SITE PLAN DETAILS
C500	GRADING PLAN
C501	DRAINAGE PLAN
C502	FUEL STATION GRADING
C590	GRADING & DRAINAGE DETAILS
C591	GRADING & DRAINAGE DETAILS
C600	UTILITY PLAN
C601	UTILITY DETAILS
EC100	EROSION CONTROL PLAN
C900	600 SOUTH IMPROVEMENTS
C901	600 SOUTH IMPROVEMENTS
S100	STRIPING PLAN

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.

8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

9) CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR AN LOCAL, STATE, OR FEDERAL AGENCY, UTILITY DISTRICT OF ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, TESTS, CERTIFICATIONS, INSPECTIONS & REPORTS OR ANY INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

10) SURVEYOR TO OBTAIN AUTOCAD FILES FROM OWNERS ENGINEER TO VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEY MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF FURTHER STAKING OR CONSTRUCTION WORK.

LEGAL DESCRIPTION (REFERENCE SURVEY)

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 6, STERLING ADDITION AS RECORDED ON AUGUST 12, 1912, IN BOOK A OF PLATS, PAGE 21, OF OFFICIAL RECORDS, SAID POINT ALSO BEING 1694.10 FEET NORTH 89°49'58" EAST AND 789.18 FEET NORTH 00°10'02" WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 6 OF STERLING ADDITION, SOUTH 89°55'43" WEST 247.00 FEET TO THE EASTERLY LINE OF A WARRANTY DEED (CONTROLLED ACCESS) RECORDED APRIL 15, 1977, AS ENTRY NO. 142378 IN BOOK 167 AT PAGE 789, OF THE OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE OF THE WARRANTY DEED RECORDED AS ENTRY NO. 140178, NORTH 62°52'34" WEST 76.45 FEET TO THE WEST LINE BLOCK 6, STERLING ADDITION; THENCE SOUTH 00°04'17" EAST 84.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, STERLING ; THENCE, ALONG THE PROJECTION OF THE SOUTH LINE OF SAID STERLING ADDITION, SOUTH 89°55'43" WEST 24.01 FEET TO THE NORTHERLY RIGHT OF WAY OF AN EXPRESSWAY KNOWN AS PROJECT NO. 028-2, AS RECORDED AS PARCEL NO. 028-2:5:A IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, ON MAY 24, 1979 AS ENTRY NO. 149540 IN BOOK 188 AT PAGE 371, OF THE OFFICIAL RECORDS, SAID NORTHERLY LINE ALSO SHOWN ON SHEET 13 OF BLUE CUT TO EAST PRICE RIGHT-OF-WAY PLANS (RF-028-2(17)); THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 62°37'46" WEST 143.68 FEET TO THE EASTERLY LINE OF HIGHWAY U-10; THENCE ALONG SAID EASTERLY LINE OF HIGHWAY U-10 NORTHERLY 496.70 FEET ALONG THE ARC OF A 3869.80 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'14", CHORD BEARS NORTH 12°50'58" EAST 496.35 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID BLOCK 6 OF STERLING ADDITION; THENCE, ALONG THE SAID NORTH LINE OF THE EXTENSION AND THE NORTH LINE OF BLOCK 6, STERLING ADDITION, NORTH 89°55'43" EAST 355.53 FEET TO THE EAST LINE OF SAID BLOCK 6, STERLING ADDITION; THENCE, ALONG SAID EAST LINE OF BLOCK 6, STERLING ADDITION, SOUTH 00°04'17" EAST 550.00 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING (REFERENCE SURVEY)

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°49'58" EAST BETWEEN FOUND THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN

FEMA FLOODPLAIN NOTE

ACCORDING TO FEMA MAP INDEX 160227 FLOOD INSURANCE RATE MAP (FIRM MAP) MAP NUMBER 49007C0655E EFFECTIVE MAY 2, 2012, THIS PROPERTY IS IN FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED). THE BASE FLOOD ELEVATION HAS BEEN SET BY FEMA AT ELEVATION 5502.

CONTACT INFORMATION

APPLICANT:
MAVERIK, INC., A UTAH CORPORATION
185 S STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
PHONE: 801-634-3210

CIVIL ENGINEER:
ENTELLUS, INC.
COLBY CAIN, PE
1470 SOUTH 600 WEST
WOODS CROSS, UT 84010
EMAIL: CCAIN@ENTELLUS.COM
PHONE: 385-489-7667

ARCHITECT:
MAVERIK, INC., A UTAH CORPORATION
185 S STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
PHONE: 801-634-3210

SURVEYOR:
PEGUAY
SHAWN R. VERNON, PLS
11401 SOUTH TEMPLE DRIVE, SUITE 203
SALT LAKE CITY, UTAH 84123
PHONE: 801-270-5777

LANDSCAPE ARCHITECT
FORESITE DESIGN GROUP
DAN MATTA
PHONE: 801-641-7464

GEOTECHNICAL ENGINEER
CMT ENGINEERING
2796 S REDWOOD RD
WEST VALLEY, UTAH 84119
801-492-4132

GAS SERVICE:
DOMINION ENERGY
1152 S. CARBON AVE
PRICE, UT 84501
EMAIL: TERRI.PITT@DOMINIONENERGY.COM
TY.WILSON@DOMINIONENERGY.COM
PHONE: 435-636-6367

MEP CONTACT
MPE GROUP, PROFESSIONAL CORPORATION
520 S. MAIN STREET, SUITE 2531
AKRON, OH 44311
MATTHEW BETSILL
EMAIL: MBETSILL@GPDGROUP.COM
469-573-4311

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Entellus

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

PROPOSED MAVERIK C-STORE PRICE
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS

REV.:		
1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 20X2002
20X2002_C100 COVER & LEGEND.dwg

C100
COVER

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS, END C.L' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL, COMPACT TO 95% STANDARD PROCTOR DENSITY, MAXIMUM LIFT 6 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE APWA UTAH CHAPTER MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER, ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS PENCILLED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS, 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18' VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.) INSTALL TRACER WIRE WITH C900 OR POLY PIPE.
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO MOUNTAIN WEST GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH MOUNTAIN WEST GAS FOR CONTRACTOR LIMITS OF WORK VERSUS MOUNTAIN WEST GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO EMERY TELCOM FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH EMERY TELCOM FOR CONTRACTOR LIMITS OF WORK VERSES EMERY TELCOM LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH EMERY TELCOM. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH EMERY TELCOM.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - PRICE CITY
    SEWER - PRICE CITY
    STORM DRAIN - PRICE CITY
    IRRIGATION - PRICE CITY
    ELECTRICAL - PRICE CITY POWER
    TELEPHONE - EMERY TELCOM
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OF TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:
   A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
   B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
   C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
   D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.
   E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY. TRAFFIC CONTROL PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.
   F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
   G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

SECTION CORNER
MONUMENT
EXISTING SPOT ELEVATION (98.30.82)
PROPOSED SPOT ELEVATION (98.82)
DOWNWARD GRADE (1.5%)
EXISTING INDEX CONTOUR (4756)
EXISTING MINOR CONTOUR
PROPOSED CONTOUR (4758)
PROPOSED MINOR CONTOUR
LOT OR BOUNDARY LINE
PUBLIC UTILITY EASEMENT
BUILDABLE AREA SETBACK
CENTER LINE OF ROAD
EXISTING FENCE
PROPOSED FENCE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING ASPHALT
PROPOSED ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
ADA PARKING
STREET LIGHT
POWER POLE
TELEPHONE POLE
UTILITY POLE
STREET SIGN
EXISTING RETAINING WALL
PROPOSED RETAINING WALL
EXISTING ROCK WALL
PROPOSED ROCK WALL
EXISTING FIBER OPTIC
PROPOSED FIBER OPTIC
EXISTING NATURAL GAS
PROPOSED NATURAL GAS
EXISTING POWER
PROPOSED POWER
EXISTING OVERHEAD POWER
PROPOSED OVERHEAD POWER
EXISTING UNDERGROUND POWER
PROPOSED UNDERGROUND POWER
EXISTING TELEPHONE
PROPOSED TELEPHONE
EXISTING IRRIGATION LINE
PROPOSED IRRIGATION LINE
IRRIGATION MANHOLE
IRRIGATION METER
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK

LEGEND

EXISTING WATER LINE
PROPOSED WATER LINE
WATER MANHOLE
WATER METER
FIRE HYDRANT
BLOWOFF
VALVE
TEE
ELBOW
REDUCER
THRUST BLOCK
EXISTING SEWER LINE
PROPOSED SEWER LINE
SEWER MANHOLE
EXISTING LAND DRAIN
PROPOSED LAND DRAIN
LAND DRAIN MANHOLE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
STORM DRAIN MANHOLE
CATCH BASIN / CLEANOUT
CURB INLET

ABBREVIATIONS

#	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BACK & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&E	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL	STREET LIGHT
SL&BM	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
UP	UTILITY POLE
VC	VERTICAL CURVE
W	WEST, WATER
WG	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

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PROPOSED MAVERIK C-STORE
PRICE
695 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.15S., R.12E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

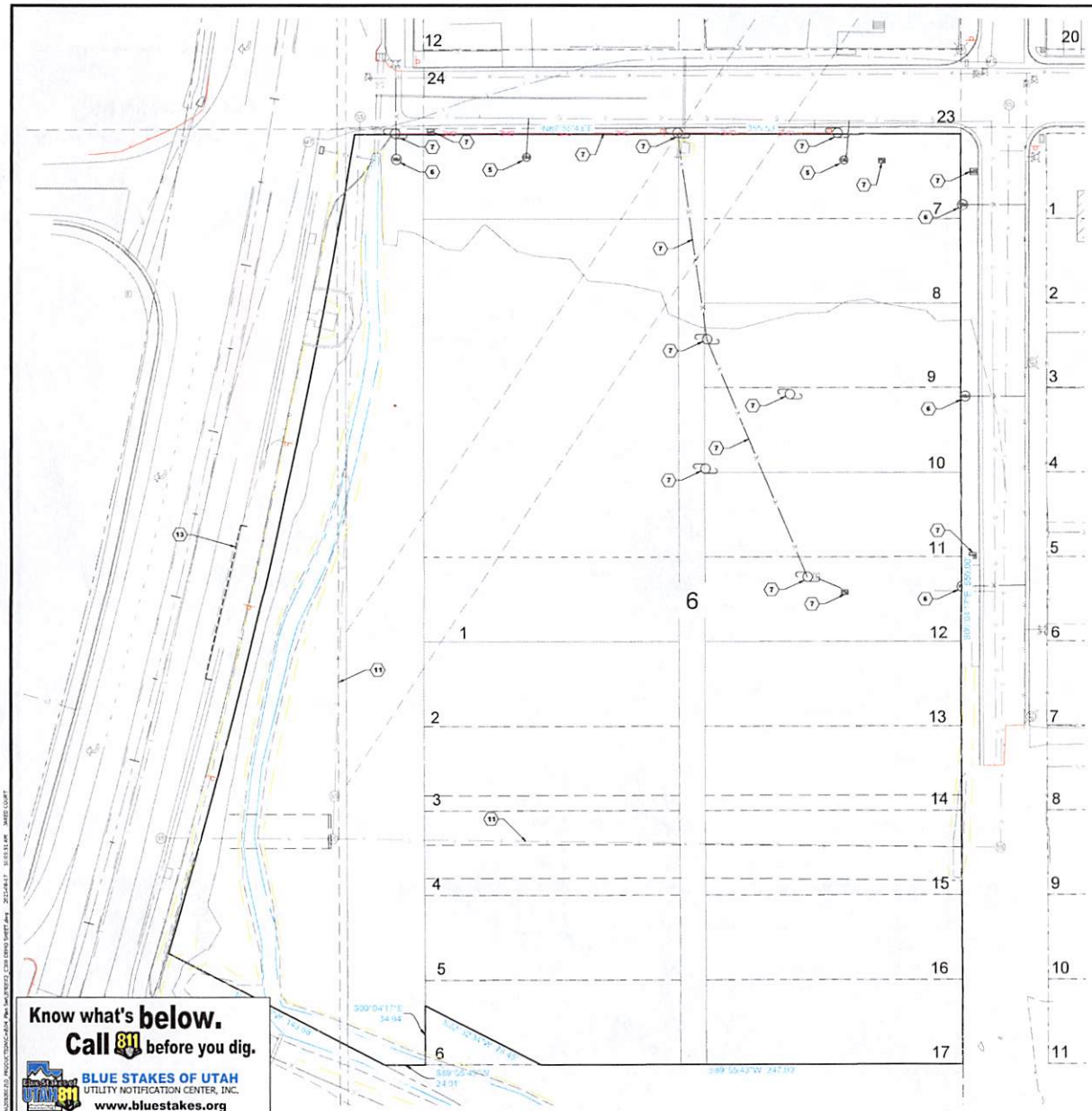
REVISIONS		
REV. 1	ADDRESS/CITY COMMENTS	3/9/2023

DRAWN: JC	2023-02-13
APPROVED: CC	2023-02-13
PROJECT #:	209200.2

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C101
NOTES & LEGEND

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SCALE: 1" = 30'

DEMO PLAN KEY NOTES

1. DEMOLISH AND LEGALLY DISPOSE OF EXISTING FENCE
2. DEMOLISH AND LEGALLY DISPOSE OF EXISTING STRUCTURE
3. DEMOLISH AND LEGALLY DISPOSE OF EXISTING CONCRETE
4. SAWCUT AND LEGALLY DISPOSE OF EXISTING ASPHALT
5. REMOVE EXISTING GAS METER PER MOUNTAIN WEST STANDARDS AND SPECIFICATIONS.
6. REMOVE EXISTING WATER METER AND CAP AT MAIN PER PRICE CITY PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS
7. EXISTING OVERHEAD POWER TO BE PLACED UNDERGROUND, PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS IN CONJUNCTION WITH PRICE CITY ELEC. REFERENCE UTILITY PLAN FOR DETAILS.
8. EXISTING UTILITY POLE TO BE REMOVED. PER PRICE CITY ELEC. STANDARD
9. EXISTING FIRE HYDRANT PROTECT IN PLACE.
10. INTENTIONALLY LEFT BLANK
11. EXISTING SANITARY SEWER LINE PROTECT IN PLACE. CONTRACTOR TO FIELD VERIFY LOCATION.
12. RELOCATE EXISTING STREET SIGN.
13. SAWCUT, REMOVE, & LEGALLY DISPOSE OF EXISTING ASPHALT/CONCRETE PER UDOT STANDARDS.

DEMO PLAN GENERAL NOTES:

1. ALL EXISTING SITE FEATURES ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THIS SHEET.

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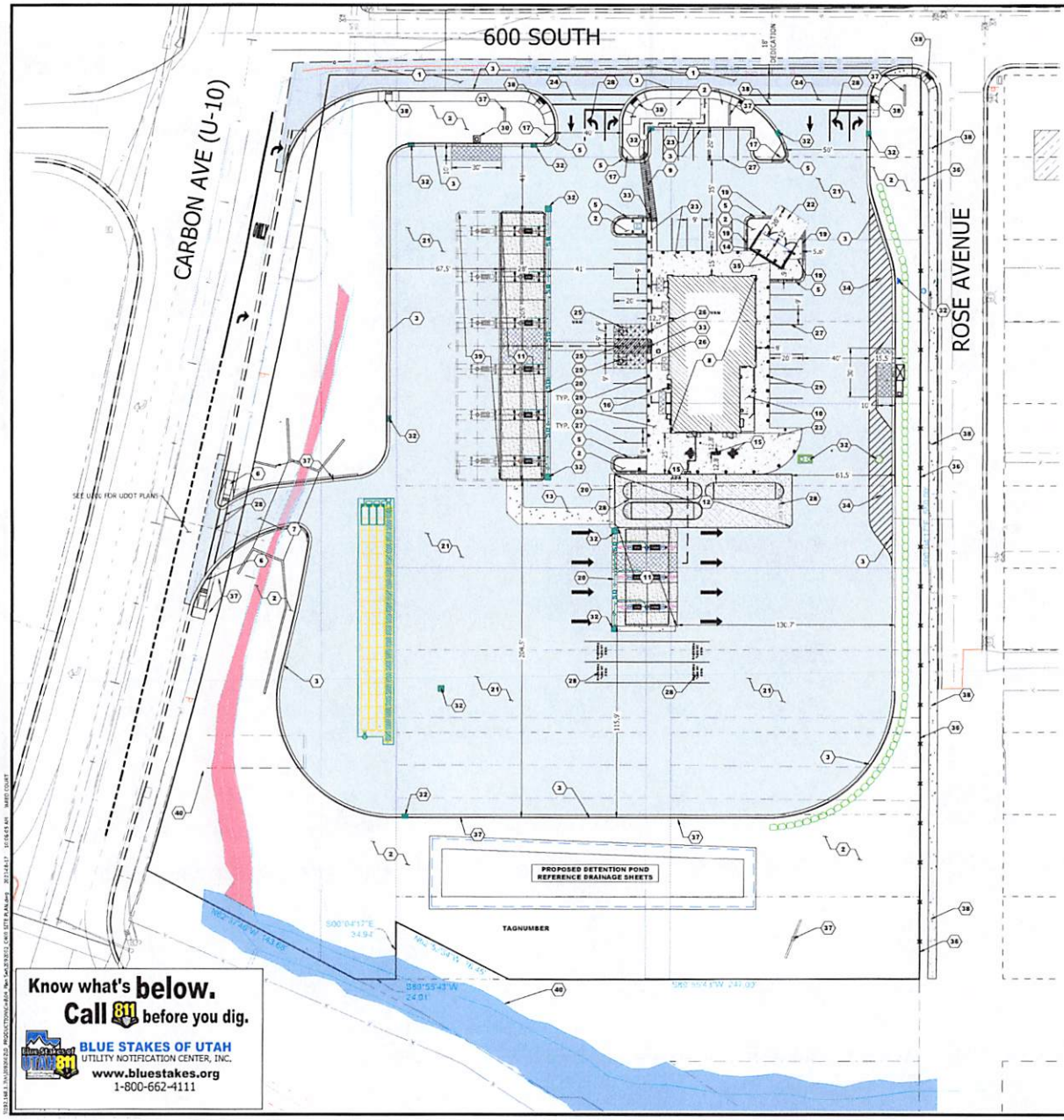
PROPOSED MAVERIK C-STORE PRICE

625 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 2092022
2092022_C300 DEMO SHEET.dwg

C300
DEMO PLAN



SITE PLAN KEY NOTES

SCALE: 1" = 30'

1. REFERENCE SHEETS C900-C901 FOR PUBLIC IMPROVEMENTS IN 600 SOUTH.
2. FURNISH AND INSTALL LANDSCAPING, REFERENCE LANDSCAPE PLANS.
3. FURNISH AND INSTALL CURB AND GUTTER (CATCH), REFERENCE DETAIL C-8 ON SHEET C401.
4. FURNISH AND INSTALL CURB AND GUTTER (SPILL), REFERENCE DETAIL C-9 ON SHEET C401.
5. FURNISH AND INSTALL CURB AND GUTTER (SPILL/MOUNTABLE), REFERENCE DETAIL C-11 ON SHEET C401.
6. FURNISH AND INSTALL ADA RAMP PER UDOT STANDARDS, AND SPECIFICATIONS
7. FURNISH AND INSTALL RIGHT IN-RIGHT OUT WITH "PORKCHOP" DRIVE APPROACH PER UDOT STANDARD GW 3B. SEE SHEET C1-1.
8. PURPOSED MAVERIK GAS STATION CONVENIENCE STORE C-STORE 40 R RR 2102 REFERENCE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DETAILS
9. PROPOSED ADA SIDEWALK TO ROW, MAX RUNNING SLOPE IS 4.5% AND MAX CROSS SLOPE IS 1.5%.
10. PROPOSED HOUSEKEEPING PAD. REFERENCE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION, ARCHITECTURAL FOR HOUSEKEPING SCREENING DETAILS AND EQUIPMENT FLOOR PLAN AND ELECTRICAL DRAWINGS FOR EQUIPMENT DETAILS AND INSTALLATION.
11. PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. CHAMFER ALL PAD CORNERS AS SHOWN. FURNISH & INSTALL ISLAND PER SHEETS C-401 & 402. FURNISH AND ARCHITECTUAL, REFERENCE FUEL DISPENSING/MEP DRAWINGS FOR ALL OTHER UTILITY INSTALLATION. FURNISH & INSTALL FUEL CANOPY PER ARCHITECTURAL AND FUEL CANOPY DRAWINGS. FURNISH AND INSTALL CONCRETE PAD UNDER FUEL CANOPY.
12. FURNISH PROPOSED UNDERGROUND FUEL STORAGE. FURNISH & INSTALL TANKS AND BACKFILL PER FUEL DISPENSING DRAWINGS. CONCRETE PAD DIMENSIONS PER FUEL DISPENSING DRAWINGS. FURNISH & INSTALL CONCRETE PAD OVER UNDERGROUND FUEL TANKS. WITH "NO PARKING" PAVEMENT PAINT PER DETAIL.
13. FURNISH & INSTALL FUEL PIPING AND BACKFILL PER FUEL DISPENSING DRAWINGS. PIPE ALIGNMENT SHOWN FOR REFERENCE ONLY. REFER TO FUEL DISPENSING DRAWINGS FOR DESIGNED ROUTE. FURNISH & INSTALL CONCRETE PETROLEUM TRENCH CAP. WIDTH PER FUEL DRAWINGS
14. FURNISH & INSTALL DUMPSTER ENCLOSURE, REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILS.
15. INSTALL MAVERIK SUPPLIED PICNIC TABLES, CENTERED IN PATIO AS SHOWN.
16. FURNISH & INSTALL BICYCLE RACK, PROVIDE A MINIMUM OF 3 BICYCLE SPACES. REFERENCE DETAIL SF-9ON SHEET C401
17. FURNISH & INSTALL CONCRETE RUNOUT PAD, REFERENCE DETAIL C-12 SHEET C401
18. EMPLOYEE ACCESS TO TRASH ENCLOSURE
19. CURB TRANSITION TO FLAT
20. FURNISH & INSTALL 3' WIDE ADA COMPLIANT CONCRETE WATERWAY, REFERENCE DETAIL C-14 ON SHEET C401.
21. FURNISH & INSTALL SITE CONCRETE & ASPHALT PAVING, REFERENCE GEOTECHNICAL REPORT, SEE DETAIL AS-2 ON SHEET C402 FOR ASPHALT SECTIONS.
22. FURNISH & INSTALL CONCRETE TRASH ENCLOSURE PAD PER STRUCTURAL PLANS AND ENCLOSURE PER ARCH PLAN
23. FURNISH & INSTALL 4" (MIN) THICK CONCRETE WALKWAY WITH LIGHT BROOM FINISH.
24. FURNISH AND INSTALL OPEN DRIVE APPROACH PER APWA AND PRICE CITY STANDARD, SEE DETAIL ON SHEET C901.
25. FURNISH & INSTALL ADA PAVEMENT STRIPING PER MUTCD STANDARDS AND SPECIFICATIONS, REFERENCE DETAIL SF-12 ON SHEET C402.
26. FURNISH & INSTALL ADA PARKING SIGN WITH 4-INCH REBOUNDING BOLLARD. INCLUDE "VAN" PLACARD CORRESPONDING TO VAN DESIGNATED STALL AS SHOWN, REFERENCE DETAIL SF-6 ON SHEET C402
27. FURNISH & INSTALL 4" WIDE SOLID YELLOW PARKING STRIPES, PER MUTCD STANDARDS AND SPECIFICATIONS.
28. FURNISH & INSTALL PAVEMENT MARKING PAINT, PER MUTCD STANDARDS AND SPECIFICATIONS.
29. FURNISH & INSTALL REBOUNDING BOLLARD CENTERED IN WIDTH OF EACH PARKING STALL ABUTTING SIDEWALK. REFERENCE DETAILS SF-1A, 1B, 1C ON SHEET C402.
30. INSTALL MAVERIK PROVIDED XACTAIR AIR STATION & FOUNDATION PER MANUFACTURER'S REQUIREMENTS & RECOMMENDATIONS. REFERENCE DETAIL SF-10 ON SHEET C402.
31. PROPOSED SITE LIGHTING, REFERENCE PHOTOMETRIC & ELECTRICAL PLANS FOR DETAILS.
32. PROPOSED UTILITY, REFERENCE UTILITY PLAN FOR DETAILS.
33. FURNISH & INSTALL DETECTABLE WARNING SURFACE PER APWA PLAN 238.
34. FURNISH & INSTALL 4" WIDE SOLID YELLOW DIAGONAL STRIPING PER MUTCD STANDARDS AND SPECIFICATIONS.
35. FURNISH & INSTALL PIPE BOLLARDS, REFERENCE DETAIL SF-4 SHEET C402
36. FURNISH & INSTALL 6' VINYL FENCE
37. PROPOSED ON-SITE SIGNS BY OWNERS SIGN CONTRACTOR (YESCO), REFERENCE SIGN & ELECTRICAL PLANS FOR DETAILS
38. FURNISH & INSTALL 5' SIDEWALK AND ADA RAMPS ALONG PRICE CITY R.O.W. SEE SHEET C900 FOR MORE INFORMATION.
39. FUTURE PROPOSED FUEL CANOPY AND CONCRETE FUEL ISLAND PAD. CHAMFER ALL PAD CORNERS AS SHOWN. FURNISH & INSTALL ISLAND PER SHEETS C-401 & 402.
40. WETLAND AREA DESIGNATION. IMPACTED AREA 0.08 ACRES

HATCH LEGEND

- CONCRETE PAVEMENT - HEAVY DUTY
- CONCRETE PAVEMENT - LIGHT DUTY
- CONCRETE PAVEMENT - FUEL FACILITY, SEE PLAN NOTE
- CURB TRANSITION TO FLAT
- AREAS TO COMPLY WITH ADA STANDARDS
- ASPHALT PAVEMENT
- ADA PATH
- MOUNTABLE CURB (SPILL)
- CURB & GUTTER (CATCH)
- CURB & GUTTER (SPILL)

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:67 (1.5%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:22 (4.5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:67 (1.5%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:67 (1.5%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60", MAXIMUM SLOPE OF 1:66 (1.5%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:22 (4.5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:67 (1.5%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 1.5%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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

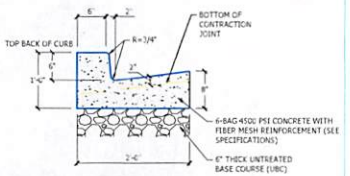
PROPOSED MAVERIK C-STORE PRICE

655 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T14S, R10E, S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

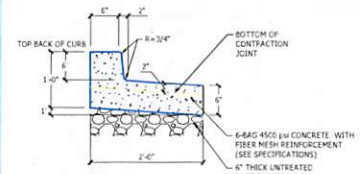
DRAWN: JC 2023-2-13
APPROVED: CC 2023-2-13
PROJECT #: 2092002
2092001_CNSS SITE PLAN.dwg

C400
SITE PLAN



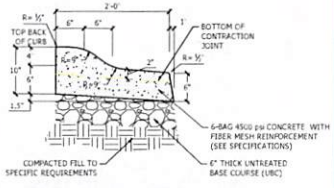
CONCRETE CURB AND GUTTER SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE CURB AND GUTTER SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

Detail: **ON-SITE CATCH TYPE CURB & GUTTER** | SCALE: NTS | DETAIL NO: **C-8**



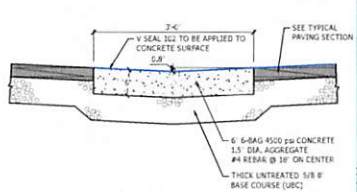
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2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

Detail: **ON-SITE SPILL TYPE CURB & GUTTER** | SCALE: NTS | DETAIL NO: **C-9**



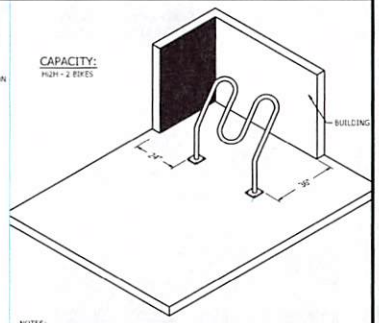
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2. ADD EXPANSION JOINTS EVERY ±25 FEET ALONG CURB.
SEE TYPICAL ON-SITE CONCRETE JOINT DETAIL.
SEE SITE SPECIFICATIONS

Detail: **ON-SITE SPILL TYPE MOUNTABLE CURB & GUTTER** | SCALE: NTS | DETAIL NO: **C-11**



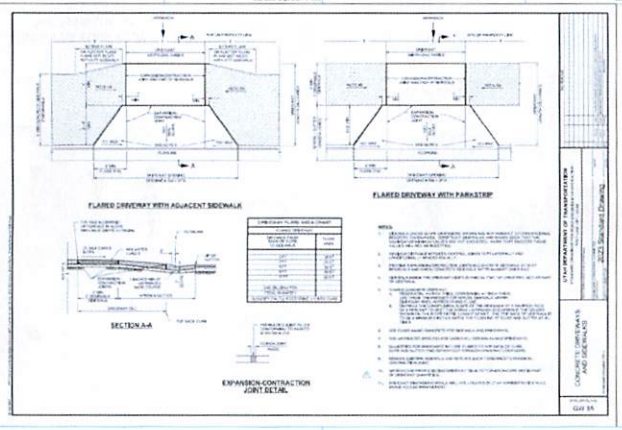
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1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

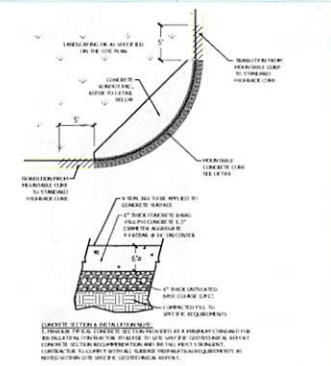
Detail: **ADA COMPLIANT CONCRETE WATERWAY** | SCALE: NTS | DETAIL NO: **C-14**



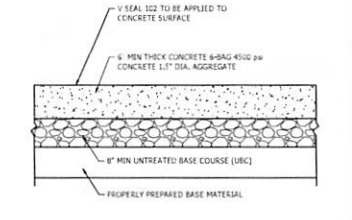
NOTES:
1. IF STORAGE OF MORE THAN 2 BICYCLES IS REQUIRED, PLACE ADDITIONAL BIKE RACKS, AS NECESSARY.

Detail: **HI-ROLLER BIKE RACK** | SCALE: NTS | DETAIL NO: **SF-9**



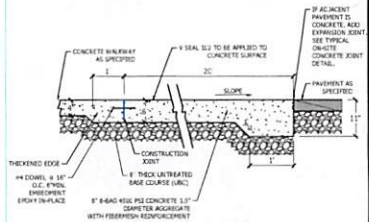


Detail: **CONCRETE RUNOUT PAD** | SCALE: NTS | DETAIL NO: **C-12**



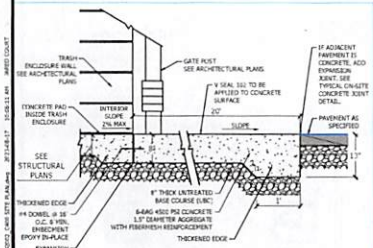
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Detail: **TYPICAL ON-SITE CONCRETE PAVING (MODERATE DUTY)** | SCALE: NTS | DETAIL NO: **C-2**



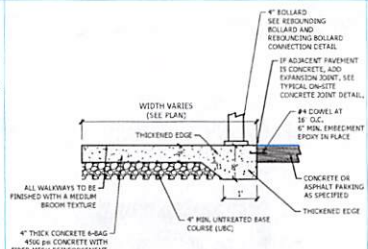
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2. THICKEN SLAB @ ALL OUTSILE EDGES.

Detail: **CONCRETE PARKING STALL** | SCALE: NTS | DETAIL NO: **C-4**



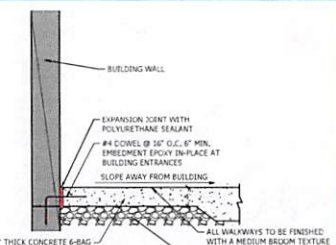
CONCRETE SECTION & INSTALLATION NOTES:
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.

Detail: **TRASH ENCLOSURE ACCESS PAD** | SCALE: NTS | DETAIL NO: **C-5**



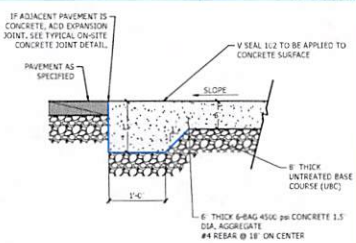
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.

Detail: **CONCRETE WALKWAY - GENERAL** | SCALE: NTS | DETAIL NO: **C-6**



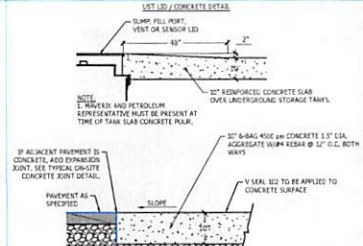
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2. THICKEN SLAB @ ALL OUTSIDE EDGES.

Detail: **CONCRETE WALKWAY AT BUILDING** | SCALE: NTS | DETAIL NO: **C-7**



CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. 12-INCH CHAMFER AT EACH CONCRETE CORNER.

Detail: **CONCRETE PAD UNDER FUEL CANOPY** | SCALE: NTS | DETAIL NO: **C-15**



CONCRETE SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL CONCRETE SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT CONCRETE SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. 12-INCH CHAMFER AT EACH CONCRETE CORNER.
3. PAD TO EXTEND 3-FEET MIN. BEYOND TANKS IN ALL DIRECTIONS.

Detail: **CONCRETE PAD OVER UNDERGROUND FUEL TANKS** | SCALE: NTS | DETAIL NO: **C-16**

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PROPOSED MAVERIK C-STORE PRICE

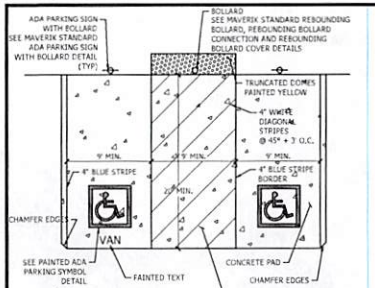
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T-14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS

REV.		
1	ADDRESSED CITY COMMENTS	2/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 209202
209202_CAGE SITE Plotsetup

C401
SITE PLAN DETAILS



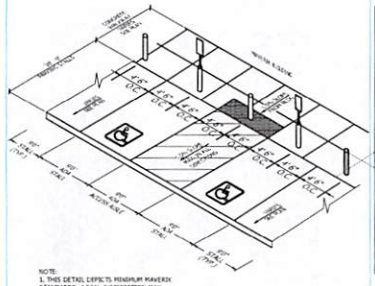
NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. WHILE CONCRETE PAD MAY EXTEND BEYOND THE DESIGNATED ADA PARKING STALLS, THE ADA PARKING STALLS THEMSELVES MUST BE ENCOMPASSED COMPLETELY BY CONCRETE PAD.

Detail: **ADA PARKING** | SCALE: NTS | DETAIL NO: **SF-12**



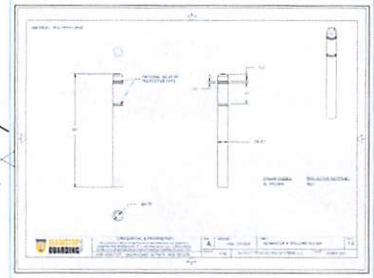
NOTES:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO
2. PROVIDE TWO COATS OF PAINT
3. BLUE BACKGROUND WITH WHITE SYMBOL

Detail: **PAINTED ADA PARKING SYMBOL** | SCALE: NTS | DETAIL NO: **SF-13**

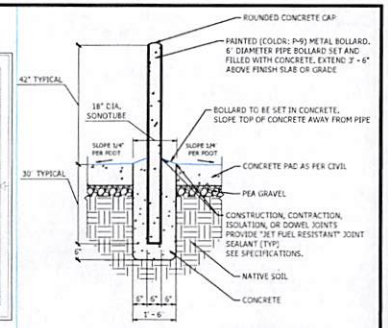


NOTE:
1. THIS DETAIL DEPICTS MINIMUM MAVERIK STANDARDS. LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO

Detail: **TYPICAL BOLLARD SPACING** | SCALE: NTS | DETAIL NO: **SF-5**

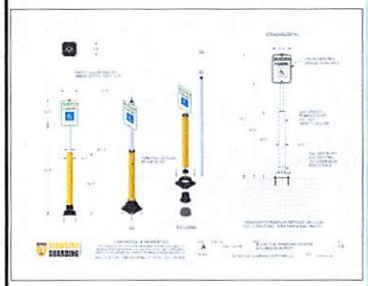


Detail: **REBOUNDING BOLLARD COVER** | SCALE: NTS | DETAIL NO: **SF-1C**

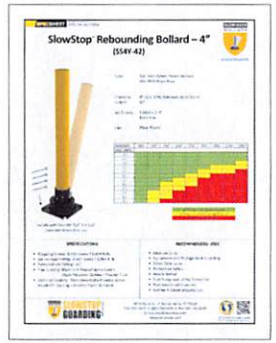


NOTES:
1. VERIFY BOLLARD LOCATION WITH SUB-GRADE AND SURFACE CONDITIONS. ADJUST ACCORDINGLY

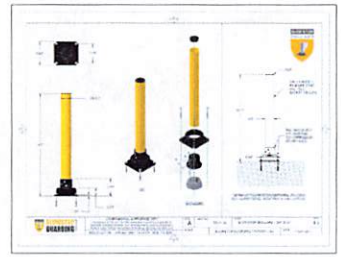
Detail: **PIPE BOLLARD** | SCALE: NTS | DETAIL NO: **SF-4**



Detail: **ADA PARKING SIGN WITH BOLLARD** | SCALE: NTS | DETAIL NO: **SF-6**

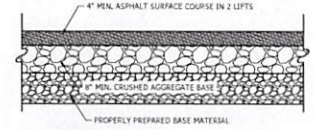


Detail: **REBOUNDING BOLLARD** | SCALE: NTS | DETAIL NO: **SF-1A**



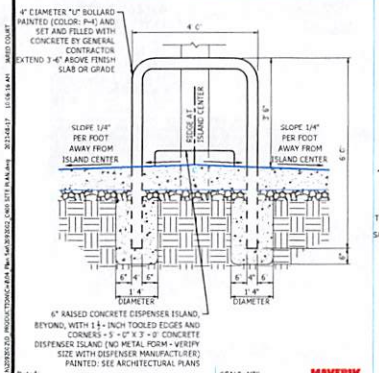
Detail: **REBOUNDING BOLLARD CONNECTION** | SCALE: NTS | DETAIL NO: **SF-18**

NOTE: CONTRACTOR TO FOLLOW MAVERIK CONTROL JOINT, EXPANSION JOIN, AND CONSTRUCTION JOINT PER MAVERIK STANDARDS AND SPECIFICATIONS

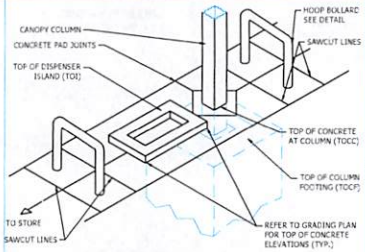


PAVEMENT SECTION & INSTALLATION NOTE:
MAVERIK TYPICAL PAVEMENT SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.

Detail: **TYPICAL ON-SITE ASPHALT PAVING (MODERATE DUTY)** | SCALE: NTS | DETAIL NO: **AS-1**

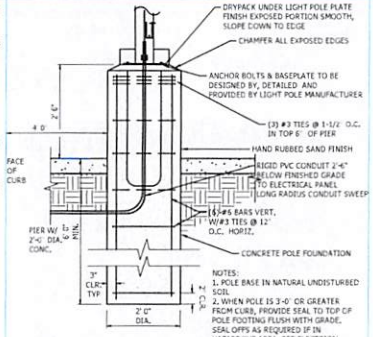


Detail: **HOOP BOLLARD** | SCALE: NTS | DETAIL NO: **SF-2**



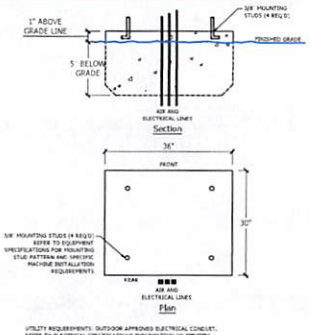
NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36"
2. 6" RAISED VERTICAL CONCRETE ISLAND WITH 1 1/2-INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM • VERIFY SIZE WITH DISPENSER MANUFACTURER)
3. AFTER THE 5'-0" • 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER

Detail: **FUEL DISPENSER** | SCALE: NTS | DETAIL NO: **SF-8**



NOTES:
1. POLE BASE IN NATURAL UNDISTURBED SOIL
2. WHEN POLE IS 3-0" OR GREATER FROM CURB, PROVIDE SEAL TO TOP OF POLE FOOTING FLUSH WITH GRADE. SEAL OFFS AS REQUIRED IF IN HAZARDOUS AREA, SEE ELECTRICAL PLAN. CUT OFF SHEILDS AND/OR HEADS MAY BE REQUIRED UPON FIELD INSPECTION

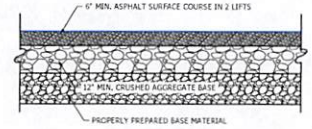
Detail: **TYPICAL LIGHT POLE & BASE** | SCALE: NTS | DETAIL NO: **SF-7**



UTILITY REQUIREMENTS: OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL CONSTRUCTION WITH MANUFACTURER'S SPECIFICATIONS.

Detail: **XACTAIR AIR STATION FOUNDATION** | SCALE: NTS | DETAIL NO: **SF-10**



PAVEMENT SECTION & INSTALLATION NOTE:
1. MAVERIK TYPICAL PAVEMENT SECTION PROVIDED AS A MINIMUM STANDARD FOR INSTALLATION. CONTRACTOR TO REFER TO SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT SECTION RECOMMENDATION AND INSTALL MOST STRINGENT. CONTRACTOR TO COMPLY WITH ALL SUBBASE PREPARATION REQUIREMENTS AS NOTED WITHIN SITE SPECIFIC GEOTECHNICAL REPORT.
2. TO BE USED AT ALL LOCATIONS WHERE HEAVY VEHICLE TRAFFIC IS ANTICIPATED

Detail: **TYPICAL ON-SITE ASPHALT PAVING (HEAVY DUTY)** | SCALE: NTS | DETAIL NO: **AS-2**

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Phone 801.298.2236
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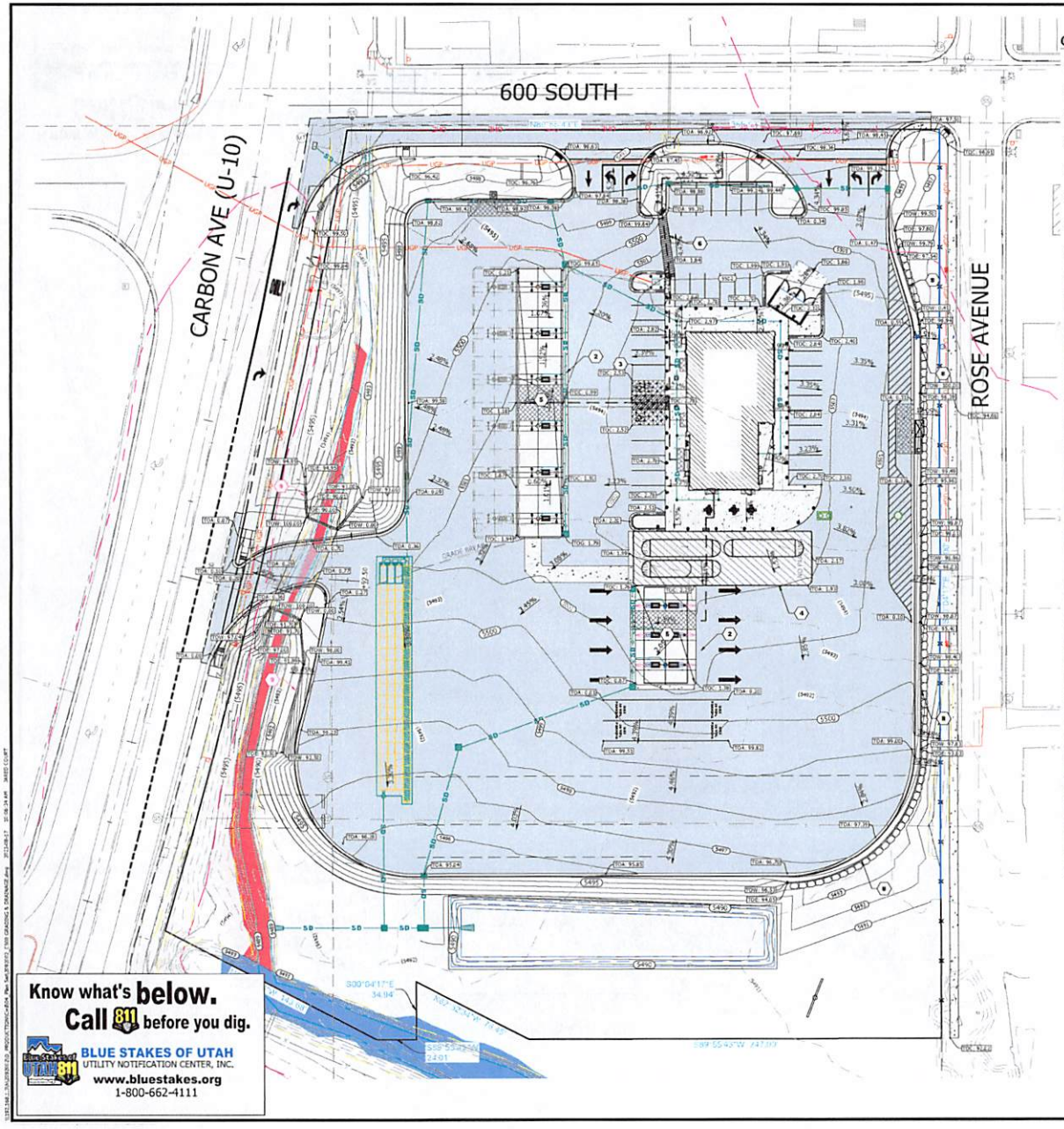
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

PROPOSED MAVERIK C-STORE PRICE
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 31, T14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS	
REV. 1	ADDRESSED CITY COMMENTS 5/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 209202

C402
SITE PLAN DETAILS



GRADING PLAN KEY NOTES

1. REFERENCE SHEETS C900 FOR PUBLIC IMPROVEMENTS IN 600 SOUTH.
2. FURNISH AND INSTALL 3' WIDE ADA COMPLIANT CONCRETE WATER WAY, REFERENCE DETAIL C-14 ON SHEET C401.
3. PROPOSED ADA PARKING/ ACCESS AREA, GRADES NOT TO EXCEED 1.5% IN ANY DIRECTION.
4. PROPOSED UNDERGROUND STORAGE TANK PAND, GRADES NOT TO EXCEED 1.5% IN ANY DIRECTION.
5. PROPOSED FUELING AREA, GRADES NOT TO EXCEED 2% IN ANY DIRECTION.
6. PROPOSED RAISED CONCRETE ADA WALK PATH, RUNNING SLOPE NOT TO EXCEED 4.5% & CROSS SLOPE NOT TO EXCEED 1.5%.
7. FUTURE PROPOSED FUELING AREA, GRADES NOT TO EXCEED 2% IN ANY DIRECTION.
8. PROPOSED MINOR ROCK RETAINING WALL PER DETAIL R-2 THIS SHEET.
9. PROPOSED RETAINING WALL PER CONTECH STANDARDS AND SPECIFICATIONS, DESIGN BY CONTECH.

SCALE: 1" = 30'

DRAINAGE CALCULATIONS

8-Mar-23

Pre-Development Area Analysis

Area	sq.ft.	Acres	C
Building	5,000	0.11	0.85
Improvements	1,000	0.02	0.90
Landscape	215,694	4.95	0.15
Total	221,694	5.09	0.17

Post-Development Area Analysis

Area	sq.ft.	Acres	C
Building	4,425	0.10	0.85
Improvements	145,193	3.34	0.90
Landscape	71,876	1.65	0.15
Total	221,694	5.09	0.66

100 Year Storage Analysis

NOAA Precipitation Frequency Data Server:
Latitude: 39.5896° Longitude: -110.8105°
Allowable Runoff 0.20 cfs/acre

Time (min.)	I in/hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
5	6.010	6,018	305	5,712
10	4.570	9,152	611	8,542
15	3.780	11,355	916	10,439
30	2.540	15,261	1,832	13,428
60	1.570	18,860	3,664	15,201
120	0.822	19,755	7,329	12,426
180	0.552	18,890	10,993	8,906
360	0.290	20,908	21,986	0
720	0.151	21,773	43,972	0
1440	0.097	27,974	87,945	0

Required Detention **15,201**

80th Percentile Retention Analysis

P_{mm} EQ. A	$P_{mm} = d.22(P_{360})$ ...(if when $P_{360}<55$in	
P_{mm} EQ. B	$P_{mm} = 1.14(P_{360}) - .37$ when $P_{360}>55$in	
WQBV EQ.	$WQBV = (P_{mm} * R_v * A)/12$	
Retention	Retention = WQBV*43%cf	
P_{mm}		0.55 (in.)
R_v		0.03
Impervious		68%
A		5.09 (acre)
Rea		0.06
Area		0.40
WQBV		0.080 ac-ft
Retention		3488 cu.ft.

Combined Storage

Retention	**3,488** cu.ft.
Detention	**11713** cu.ft.
Combined Storage	15,201 cu.ft.

Orifice Sizing

Highwater Elevation	5,497.00 ft
Orifice Elevation	5,492.50 ft
Flow	1.02 cfs
Cd	0.62 square
Orifice Size	**4.21** in.

FEMA FLOOD PLAIN NOTE:

- **MAP NUMBER: 49007C0658E**
- **FLOOD PLAIN ZONE: AE**
- **BASE FLOOD ELEVATION: 5502'**
- **PROPOSED FINISHED FLOOR ELEVATION: 5503'**

SURVEYOR CONFIRMS DATUM USED BY FEMA & SURVEY MATCH. PER FEMA STANDARDS, ALL NEW BUILDINGS MUST BE 1' ABOVE BASE FLOOD ELEVATION, THEREFORE PROPOSED FINISHED FLOOR ELEVATION OF THE BUILDING = 5503'.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:67 (1.5%) THROUGHOUT.

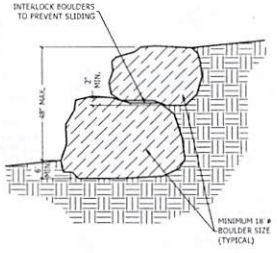
ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:22 (4.5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:67 (1.5%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:67 (1.5%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60", MAXIMUM SLOPE OF 1:67 (1.5%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:22 (4.5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:67 (1.5%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).



MINOR ROCK RETAINING WALL
R-2 C500 TYPICAL N.T.S.

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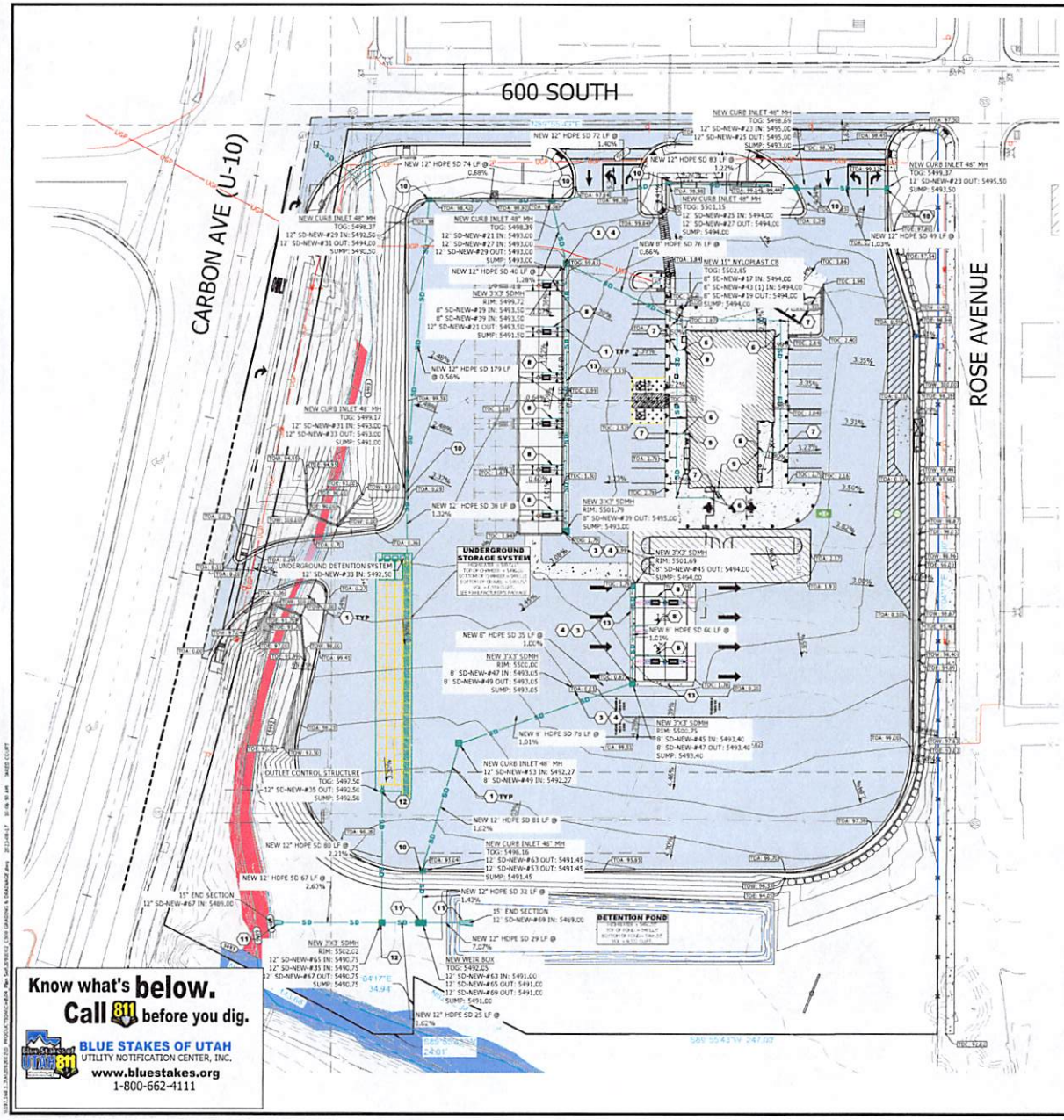
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

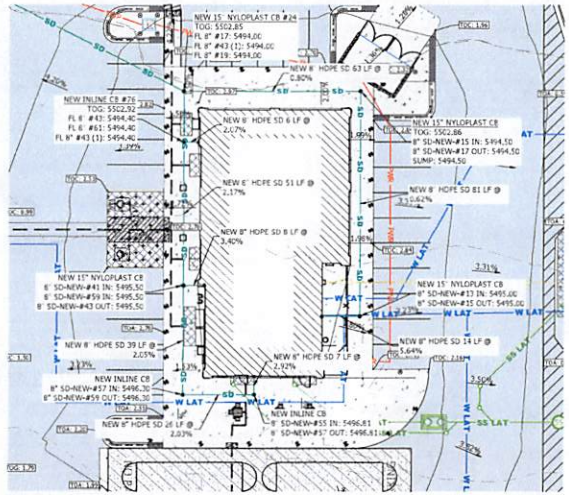
PROPOSED MAVERIK C-STORE PRICE
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	5/9/2023

DRAWN: JC	2023-02-13
APPROVED: CC	2023-02-13
PROJECT #:	209200.2

C500
GRADING SHEET





SCALE: 1" = 30'

DRAINAGE PLAN KEY NOTES

1. FURNISH & INSTALL STORM DRAIN PIPE (HDPE, RCP OR APPROVED EQUIVALENT) PER PRICE CITY STANDARDS AND SPECIFICATIONS.
2. FURNISH & INSTALL UNDERGROUND STORMTECH RETENTION CHAMBER SYSTEM PER MANUFACTURER'S RECOMMENDATIONS, STANDARDS & SPECIFICATIONS. SEE DETAILS ON SHEETS C511-C512
3. FURNISH & INSTALL SNOUT (OIL/WATER SEPARATOR HOOD) WITHIN CATCH BASIN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS, STANDARDS & SPECIFICATIONS.
4. FURNISH & INSTALL 3'x3' CATCH BASIN WITH A 2' SUMP PER APWA STANDARDS & SPECIFICATIONS. INSTALL CONCRETE COLLAR & TRAFFIC SAFE LID
5. FURNISH & INSTALL 5'x5' CATCH BASIN WITH A 2' SUMP PER APWA STANDARDS & SPECIFICATIONS. INSTALL CONCRETE COLLAR & TRAFFIC SAFE LID
6. FURNISH & INSTALL PVC ROOF DRAIN (MINIMUM SLOPE REQUIREMENTS 4" IS 2%, 6" AND GREATER IS 1%) PER PRICE CITY STANDARDS AND SPECIFICATIONS.
7. FURNISH & INSTALL STORM DRAIN CLEANOUT WITH CONCRETE COLLAR & TRAFFIC RATED LID.
8. FURNISH & INSTALL 4" PVC FUEL PUMP CANOPY ROOF DRAIN LINE (MINIMUM 2% SLOPE) PER PRICE CITY STANDARDS AND SPECIFICATIONS.
9. PROPOSED ROOF DRAIN CONNECTION @ BUILDING. REFERENCE ARCHITECTURAL & PLUMBING PLANS.
10. FURNISH & INSTALL CURB INLET WITH A 2' SUMP PER APWA STANDARDS & SPECIFICATIONS WITH TRAFFIC RATED LID
11. FURNISH & INSTALL OLDCASTLE WINGWALL OUTFALL, SEE DETAIL
12. FURNISH & INSTALL 3'x3' OUTLET CONTROL BOX WITH ORIFICE PLATE, SEE DRAINAGE CALCULATIONS (THIS SHEET) FOR SIZING, SEE DETAIL SD-2 SHEET C590 FOR DETAILS.
13. FURNISH & INSTALL 3' ADA COMPLIANT CONCRETE WATERWAY, SEE DETAIL C-14 SHEET C401 FOR DETAILS.
14. FURNISH & INSTALL WEIR CONTROL BOX, SEE DETAIL SD-1 SHEET C590 FOR DETAILS.

FEME FLOOD PLAIN NOTE:

- MAP NUMBER: 49007C0658E
- FLOOD PLAIN ZONE: AE
- BASE FLOOD ELEVATION: 5502

DRAINAGE CALCULATIONS

13-Feb-23

Pre-Development Area Analysis

Area	sq.ft.	Acres	C
Building	5,000	0.11	0.85
Improvements	1,000	0.02	0.90
Landscape	215,694	4.95	0.15
Total	221,694	5.09	0.17

Post-Development Area Analysis

Area	sq.ft.	Acres	C
Building	4,425	0.10	0.85
Improvements	145,393	3.34	0.90
Landscape	71,876	1.65	0.15
Total	221,694	5.09	0.68

100 Year Storage Analysis

NOAA Precipitation Frequency Data Server:
Latitude: 39.5894° Longitude: -110.8105°
Allowable Runoff 0.20 cfs/acre

Time (min.)	I in/hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
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15	3.780	11,355	916	10,439
30	2.540	15,261	1,832	13,428
60	1.570	18,865	3,664	15,201
120	0.822	19,755	7,329	12,426
180	0.552	19,909	10,993	8,906
360	0.290	20,908	21,986	0
720	0.151	21,773	43,972	0
1440	0.697	27,574	87,945	0

Required Detention **15,201**

80th Percentile Retention Analysis

P_{mm} EQ. A Above = (I.225*Rm)3 - .05 when Rm>=55%
P_{mm} EQ. B Above = (.1.34*Rm)3 - .372 when Rm>=55%
WQRV EQ. WQRV = P_{mm} * A_{site} * 43,560
Retention Retention = WQRV * 0.2560

P_{80th}	0.55 (in.)
Imp_{site}	0.03
Imp_{Req}	68%
A	5.09 (acre)
P_{mm}	0.06
P_{mm}	0.40
WQRV	0.060 ac-ft
Retention	3488 cu.ft.

Combined Storage

Retention	3,488 cu.ft.
Detention	11713 cu.ft.
Combined Storage	15,201 cu.ft.

Orifice Sizing

Highwater Elevation	5,497.00 ft
Orifice Elevation	5,492.50 ft
Flow	1.02 cfs
Cd	0.62 square
Orifice Size	4.21 in.

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Phone 801.298.2236
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PROPOSED MAVERIK C-STORE PRICE

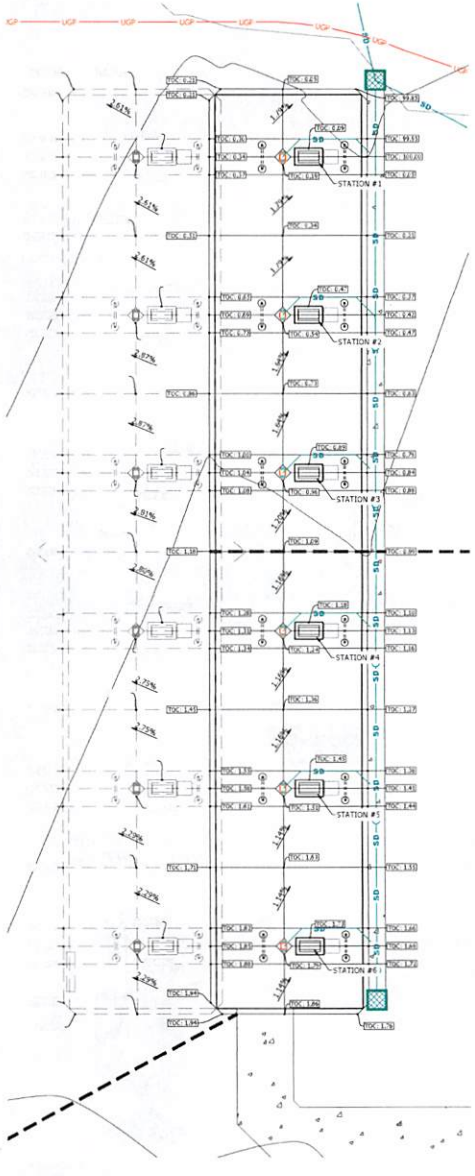
695 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SEC. 8, T.14S., R.12E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

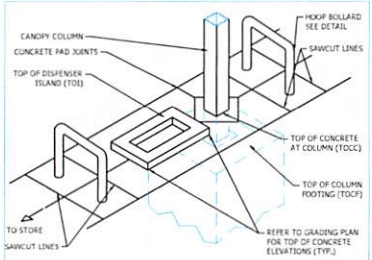
REVISIONS

REV.		
1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 2092002

C501
DRAINAGE SHEET

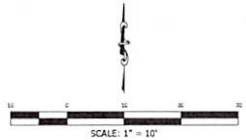


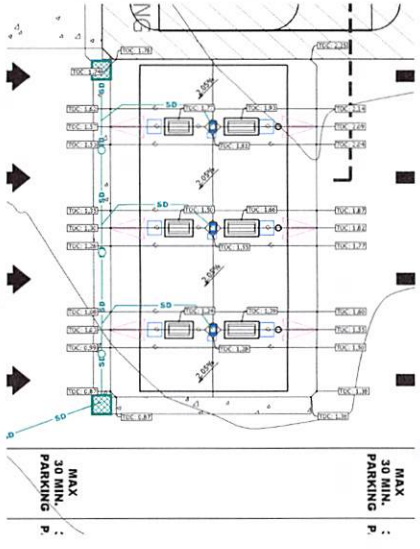


NOTES:
1. TOP OF CONCRETE TO TOP OF SPOT & SPREAD FOOTING SEPARATION IS 36".
2. 4" RAISED VERTICAL CONCRETE ISLAND WITH 1 ¼-INCH TOOLED EDGES AND CORNERS TO BE POURED FIRST 5'-0" x 3'-0" CONCRETE ISLAND (NO METAL FORM - VERIFY SIZE WITH DISPENSER MANUFACTURER)
3. AFTER THE 5'-0" x 3'-0" FUEL ISLAND HAS BEEN POURED, SLOPE CONCRETE AWAY FROM ISLAND IN ALL (4) DIRECTIONS
4. EVERY OTHER DISPENSER TO BE EQUIPPED WITH A FIRE EXTINGUISHER

Detail: **FUEL DISPENSER** | SCALE: NTS | DETAIL NO: **SF-8**

MAVERIK Standards Group 22.02 185 S. State Street Salt Lake City, Utah 84111





REGULAR FUEL DISPENSER ELEVATIONS

FUEL DISPENSER	TOP OF ISLAND	T.O.C. @ COLUMN
#1	5500.09	5500.19
#2	5500.47	5500.54
#3	5500.89	5500.96
#4	5501.38	5501.24
#5	5501.45	5501.51
#6	5501.73	5501.79
#F1	5500.17	5500.06
#F2	5500.47	5500.40
#F3	5500.80	5500.71
#F4	5501.09	5501.01
#F5	5501.39	5501.32
#F6	5501.66	5501.59

NOTE: TOP OF CONCRETE TO TOP OF COLUMN FOOTING SEPARATION IS 36" MIN. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS.

HI-FLO FUEL DISPENSER ELEVATIONS

FUEL DISPENSER	TOI DISPENSER 1	TOI DISPENSER 2	T.O.C. @ COLUMN
#1	5501.93	5501.77	5501.81
#2	5501.66	5501.50	5501.55
#3	5501.39	5501.24	5501.28

NOTE: TOP OF CONCRETE TO TOP OF COLUMN FOOTING SEPARATION IS 36" MIN. SEE SITE SPECIFIC CANOPY STRUCTURAL DESIGN PLANS.

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PROPOSED MAVERIK C-STORE PRICE

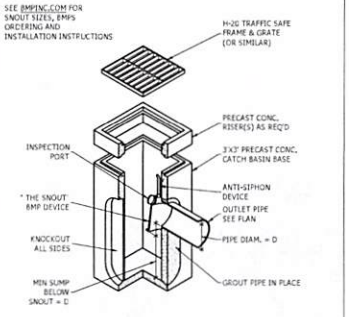
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS

REV.	DESCRIPTION	DATE
1	ADDRESSED CITY COMMENTS	3/9/2023

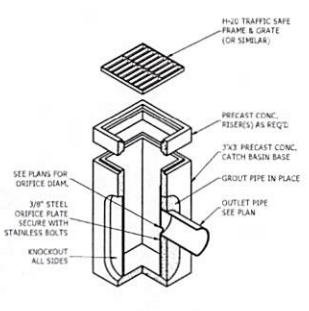
DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 22X2002

C502
FUEL STATION GRADING



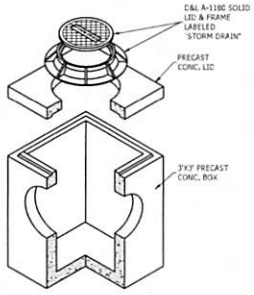
PRIVATE STORM DRAIN BMP CATCH BASIN

SD-1 C590 TYPICAL NTS



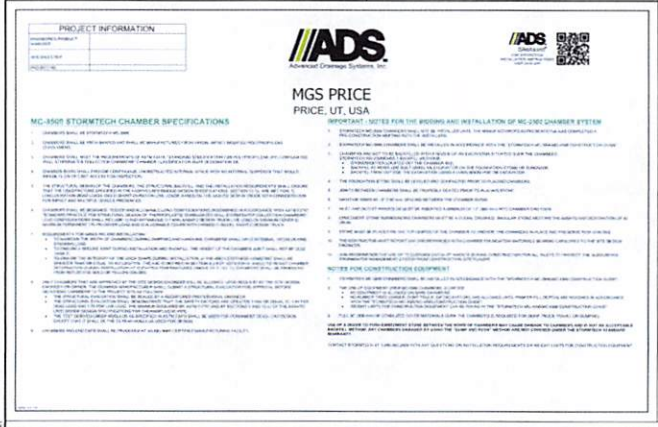
PRIVATE STORM DRAIN CONTROL BOX

SD-2 C590 TYPICAL N.T.S.



PRIVATE STORM DRAIN 3'X3' CLEANOUT

SD-3 C590 TYPICAL N.T.S.


PROJECT INFORMATION

ADS Advanced Drainage Systems, Inc.

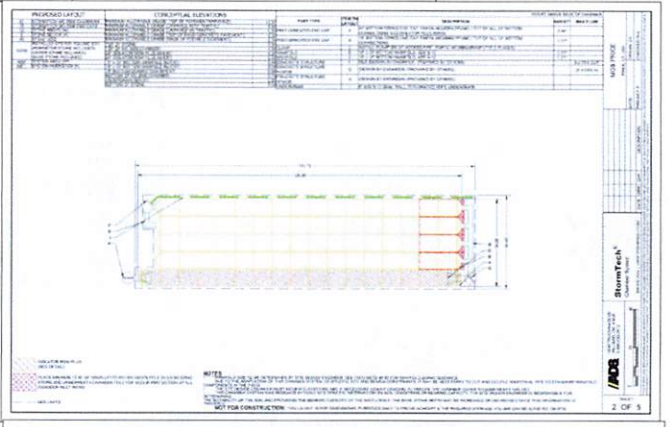
MGS PRICE

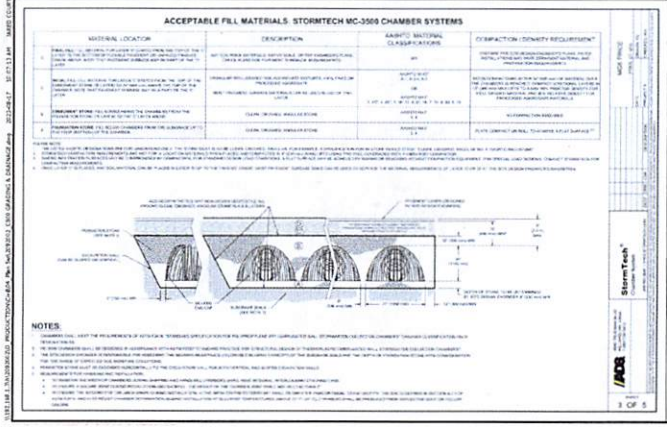
PRICE, UT, USA

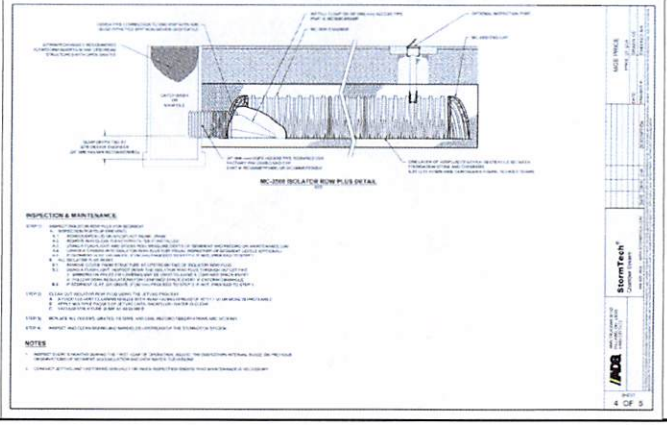
MC-3500 STORMTECH CHAMBER SPECIFICATIONS

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

NOTES FOR CONSTRUCTION EQUIPMENT







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MAVERIK

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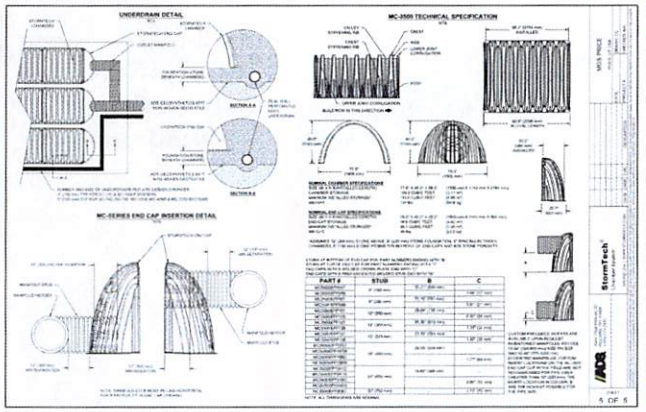
PROPOSED MAVERIK C-STORE
PRICE

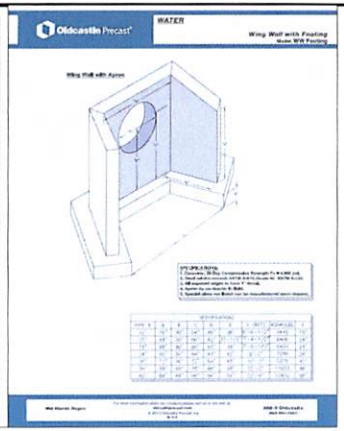
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.13S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

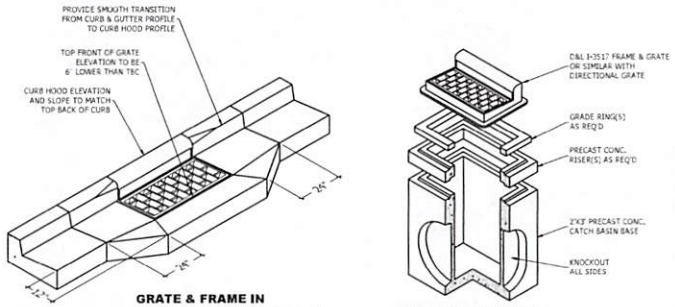
REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 2024062

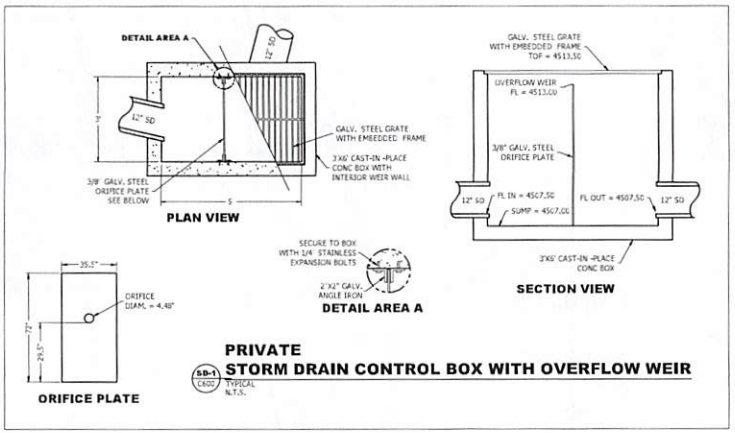
C591
GRADING & DRAINAGE DETAILS







PRIVATE
STORM DRAIN CURB INLET BOX
SD-3 (C591) TYPICAL N.T.S.



PRIVATE
STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR
SD-1 (C600) TYPICAL N.T.S.

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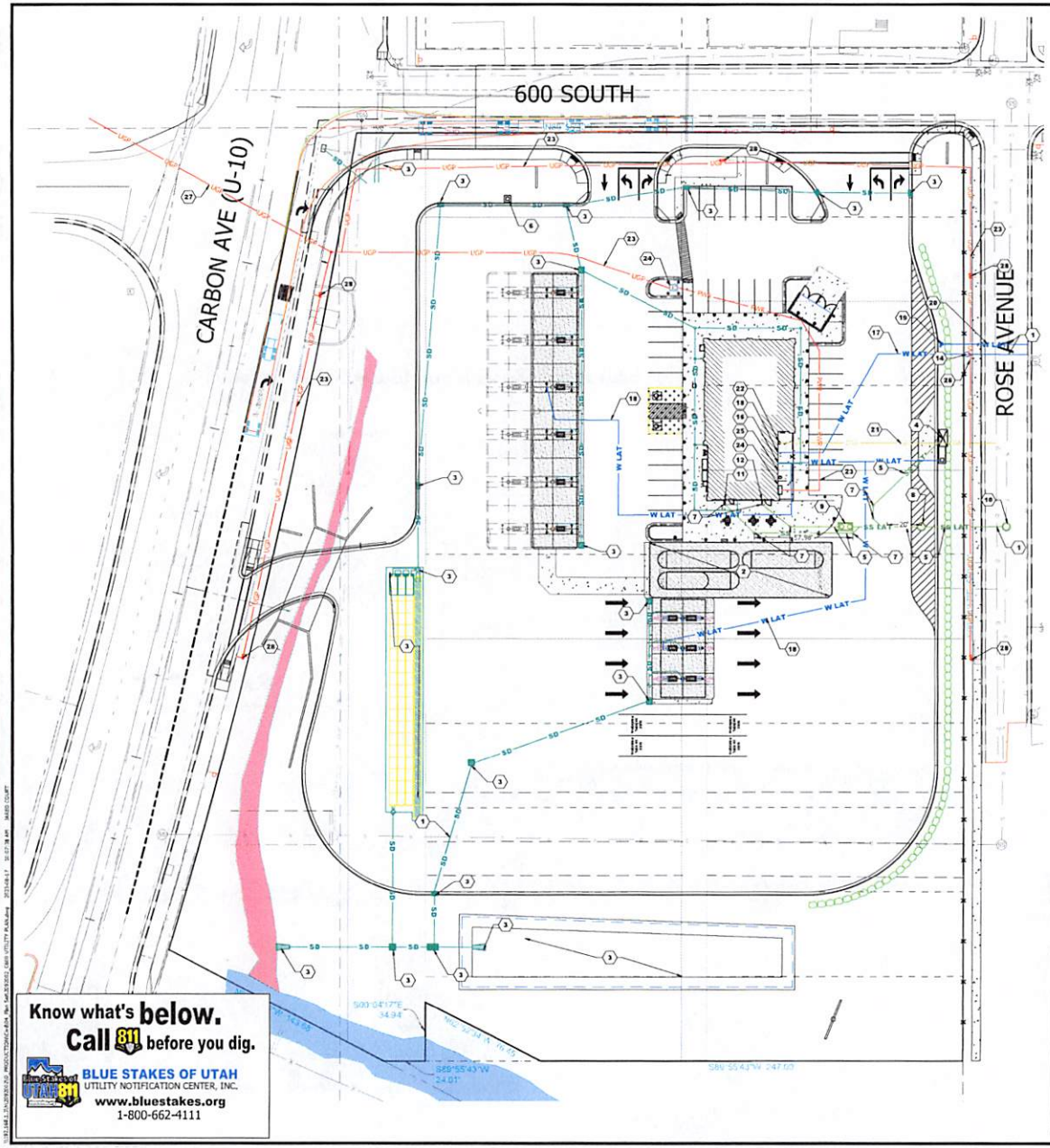
PROPOSED MAVERIK C-STORE PRICE

625 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 20V2002

C590
GRADING & DRAINAGE DETAILS



UTILITY PLAN KEY NOTES

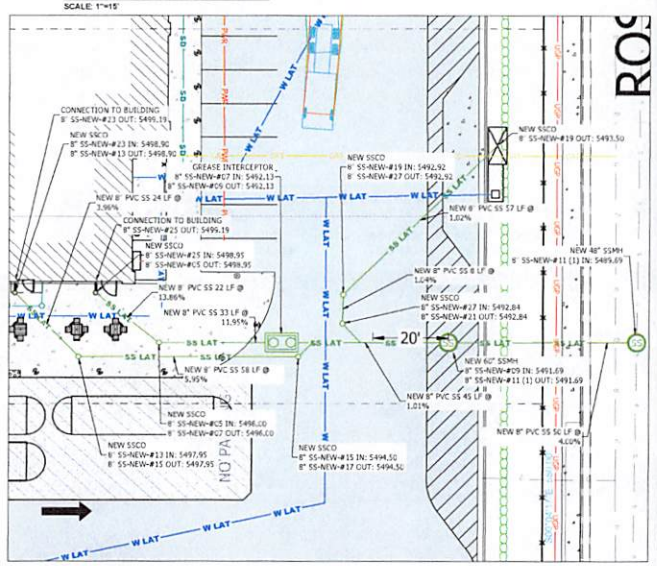
1. UTILITY CROSSING, CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. PROPOSED UNDERGROUND FUEL STORAGE TANKS. FURNISH & INSTALL TANKS AND CONCRETE CAP PER MAVERIK STANDARDS
3. PROPOSED STORM DRAIN INFRASTRUCTURE, REFERENCE DRAINAGE PLAN FOR DETAILS.
4. FURNISH & INSTALL RV DUMP AND CONNECTION WITH 8" PVC SANITARY SEWER LATERAL.
5. FURNISH & INSTALL 8" PVC SANITARY SEWER LATERAL PER PRICE CITY STANDARDS AND SPECIFICATIONS.
6. AIR PUMP STATION PER MAVERIK STANDARDS AND SPECIFICATIONS. SEE C400 FOR MORE INFO.
7. FURNISH AND INSTALL 8" SANITARY SEWER CLEANOUT, REFERENCE DETAIL SS-1 SHEET C601
8. FURNISH AND INSTALL 5' (DIAMETER) SANITARY SEWER SAMPLING MANHOLE WITH TRAFFIC RATED LID PER PRICE CITY STANDARDS AND SPECIFICATIONS. REFERENCE DETAILS ON SHEET C601
9. FURNISH & INSTALL 1,500 GALLON GREASE INTERCEPTOR PER PRICE CITY STANDARDS AND SPECIFICATIONS. REFERENCE DETAIL GI-488 SHEET C601
10. FURNISH & INSTALL 4' (DIAMETER) SANITARY SEWER MANHOLE WITH SMOOTH LID/COVERS PER PRICE CITY STANDARDS AND SPECIFICATIONS. REFERENCE DETAILS ON SHEET C601
11. PROPOSED CONNECTION TO BUILDING FOR DOMESTIC WASTE EFFLUENT, REFERENCE & COORDINATE WITH ARCHITECTURAL PLANS.
12. PROPOSED CONNECTION TO BUILDING FOR FOOD WASTE EFFLUENT, REFERENCE & COORDINATE WITH ARCHITECTURAL PLANS.
13. CONNECT TO EXISTING SEWER MAIN PER PRICE CITY STANDARDS & SPECIFICATIONS.
14. FURNISH & INSTALL 2" CULINARY WATER METER AND BACKFLOW PREVENTER PER PRICE CITY'S STANDARDS AND SPECIFICATIONS. SEE DETAIL ON C601
15. PROPOSED 2" LATERAL SADDLE CONNECTION TO EXISTING CULINARY WATER MAIN PER PRICE CITY'S STANDARDS AND SPECIFICATIONS.
16. PROPOSED CONNECTION TO BUILDING FOR CULINARY WATER SERVICE LINE, MINIMUM 4' OF COVER. REFERENCE & COORDINATE WITH ARCHITECTURAL PLANS.
17. FUNISH & INSTALL 2" POLYETHYLENE CULINARY WATER SERVICE LATERAL, 4' MINIMUM COVER.
18. FURNISH & INSTALL 1" POLYETHYLENE CULINARY WATER LINE FROM BUILDING TO PUMPS WITH 1: WOODFORD FROST PROOF YARD HYDRANT WITH ¾" FEMALE BRASS CONNECTION AND RED HANDLE. REFER TO PLUMBING PLANS FOR DETAILS AND INSTALLATION LOCATION.
19. FURNISH & INSTALL FIRE HYDRANT WITH GATE VALVE. REFERENCE DETAIL APWA PLAN 511 ON C601.
20. FURNISH & INSTALL 8" FIRE LINE TO FIRE HYDRANT. REFERENCE APWA PLAN 511 ON C601.
21. FURNISH & INSTALL PROPOSED GAS SERVICE INE. CONTRACTOR/ OWNER TO COORDINATE SERVICE TYPE, LOCATION, SIZE AND ROUTING WITH SERVICE PROVIDER.
22. PROPOSED CONNECTION TO BUILDING FOR NATURAL GAS. REFERENCE MEP & ARCHITECTURAL PLANS FOR DETAILS. FURNISH & INSTALL GAS METER, PROTECT WITH BOLLARDS AS NECESSARY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
23. PRIMARY ELECTRICAL SERVICE, REFERENCE ELECTRICAL PLANS FOR DETAILS.
24. PROPOSED LOCATION OF PRIMARY ELECTRICAL SERVICE CONNECTION & TRANSFORMER, CONTRACTOR TO COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
25. PROPOSED LOCATION OF TELECOMMUNICATIONS SERVICE CONNECTION & TRANSFORMER. REFERENCE ELECTRICAL PLANS FOR DETAILS. CONTRACTOR TO COORDINATE INSTALLATION WITH THE UTILITY PROVIDER.
26. PROPOSED 1.5" IRRIGATION CONNECTION AND BACKFLOW PREVENTER REFERENCE LANDSCAPE/ IRRIGATION PLANS FOR DETAILS
27. PRIMARY ELECTRICAL SERVICE TO BE BORED UNDER CARBON AVENUE (U-10). OWNER: CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER ON TIE IN LOCATION & INSTALLATION REQUIREMENTS.
28. FURNISH & INSTALL STREET LIGHT POLE AND GROUND BOX PER PRICE CITY STANDARDS AND SPECIFICATIONS.

NOTE: COMPRESSOR LINE CONDUIT TO COMMERCIAL FUEL COURT IS PER MEP DRAWINGS AND MAY BE LOCATED INSIDE THE BUILDING.

SCALE: 1" = 30'

SANITARY SEWER DETAIL

SCALE: 1"=15'



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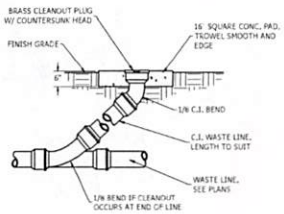
PROPOSED MAVERIK C-STORE PRICE

605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SEC. 27, T.13S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. #	ADDRESSED CITY COMMENTS	3/9/2023

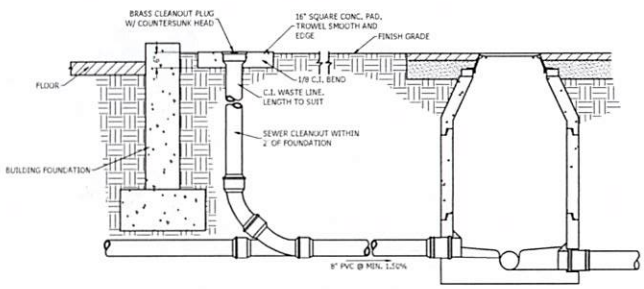
DRAWN: JC	2023-02-13
APPROVED: CC	2023-02-13
PROJECT #:	20920D2

C600
UTILITY PLAN



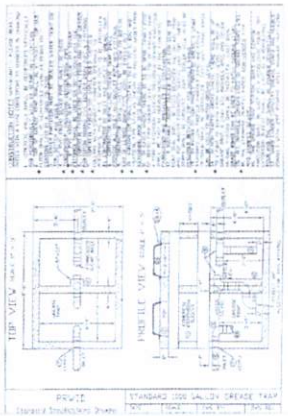
SS-1 C600 TYPICAL N.T.S.

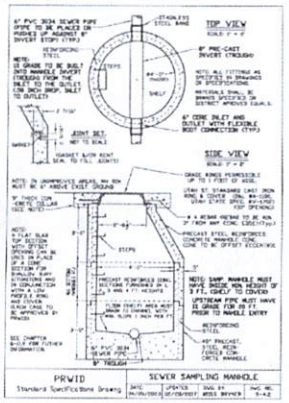
SEWER CLEANOUT



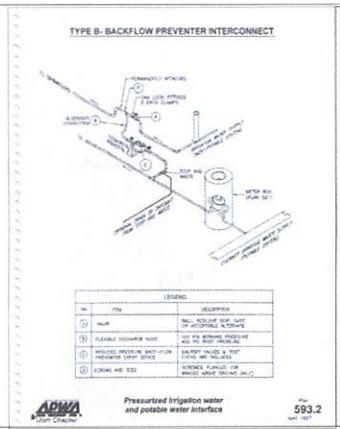
SS-1 C600 TYPICAL N.T.S.

SEWER LATERAL TO MANHOLE

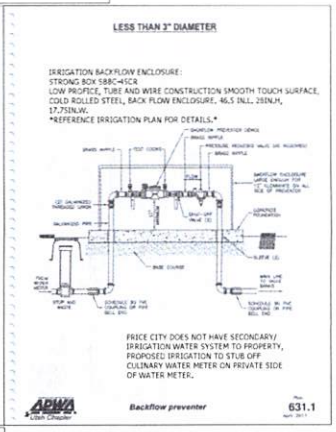




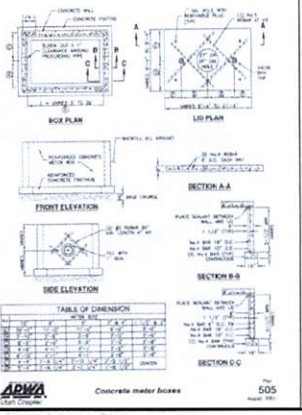
Standard Specifications Drawing



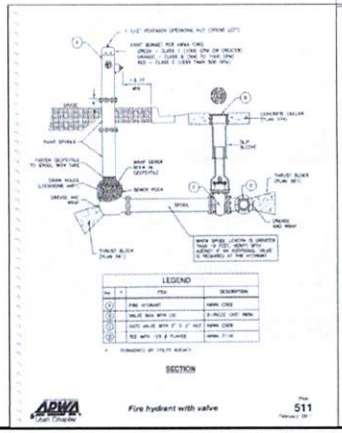
Pressurized irrigation water and potable water interface — 593.2



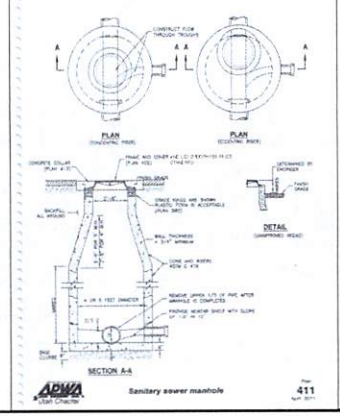
Backflow preventer — 631.1



Concrete meter boxes — 505



Fire hydrant with valve — 511



Sanitary sewer manhole — 411

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PROPOSED MAVERIK C-STORE PRICE

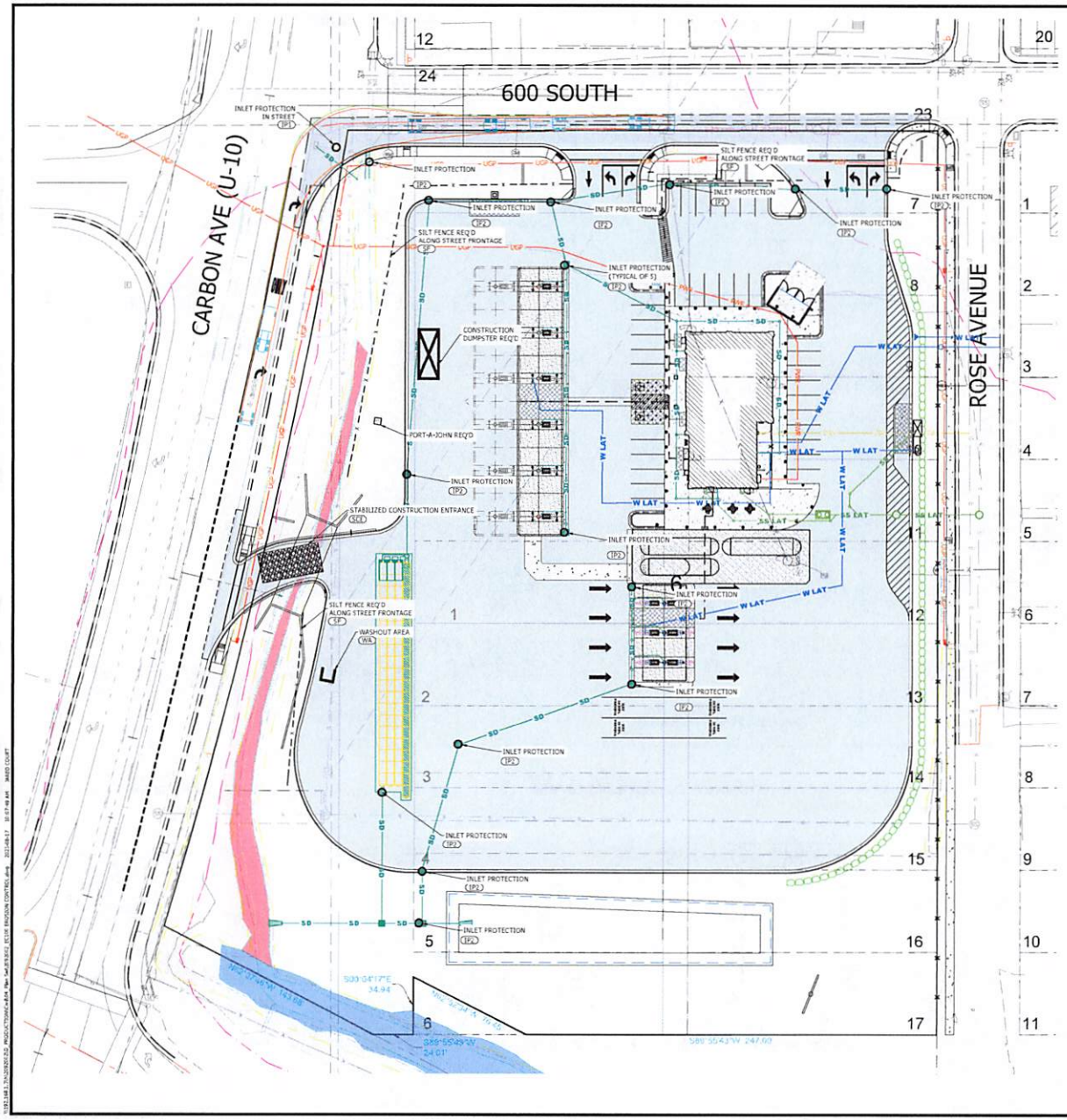
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.15S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC	2023-02-13
APPROVED: CC	2023-02-13
PROJECT #:	2092002

2092002_C600 UTILITY PLAN.dwg

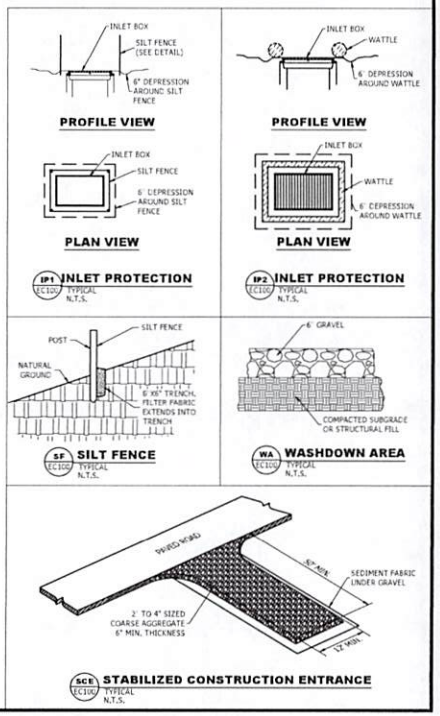
C601
UTILITY DETAILS



SCALE: 1" = 30'

CONSTRUCTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CARBON COUNTY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



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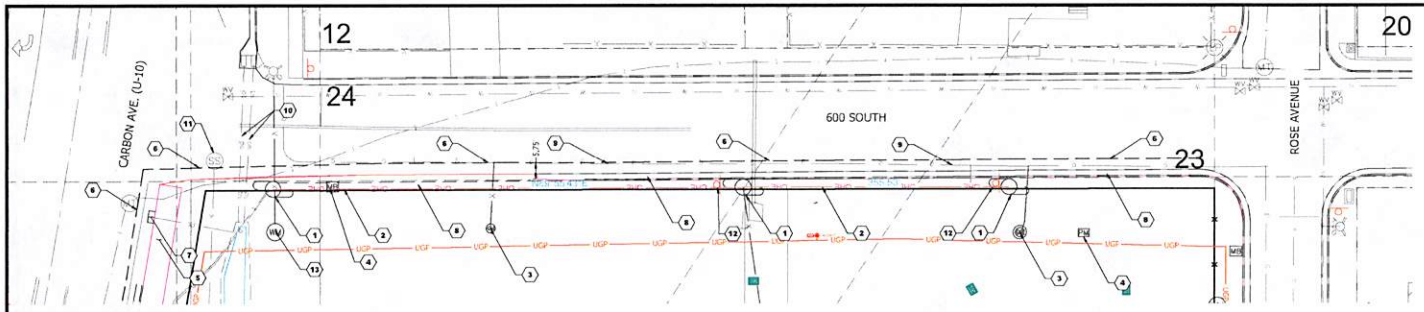
PROPOSED MAVERIK C-STORE PRICE

605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 SE 1/4 SECTION 21, T.13S., R.11E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV. 1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC	2023-02-13
APPROVED: CC	2023-02-13
PROJECT #:	2092002

EC100
EROSION CONTROL PLAN



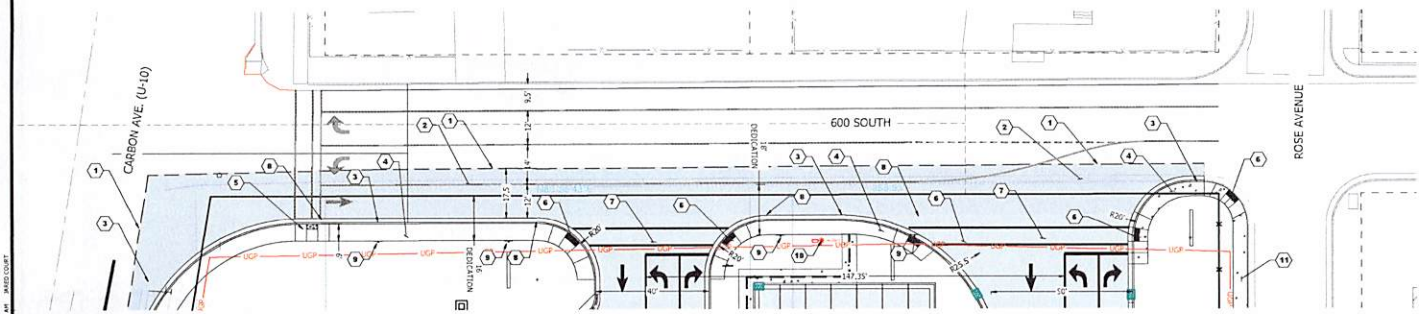
600 SOUTH DEMO PLAN

SCALE: 1" = 20'

DEMO PLAN KEY NOTES

1. DEMOLISH & LEGALLY DISPOSE EXISTING POWER POLE. UTILITY TO BE PLACED UNDERGROUND
2. EXISTING OVEHEAD POWER LINES TO BE RELOCATED UNDERGROUND
3. REMOVE EXISTING GAS SERVICE LINE AND METER AND CAP AT MAIN. CONSULT WITH MOUNTAIN WEST.
4. DEMOLISH AND LEGALLY DISPOSE EXISTING POWER BOX
5. DEMOLISH AND LEGALLY DISPOSE OF EXISTING SIDEWALK
6. SAWCUT EXISTING ASPHALT PER PRICE CITY STANDARDS AND SPECIFICATION
7. DEMOLISH AND LEGALLY DISPOSE OF EXISTING CURB INLET
8. DEMOLISH AND LEGALLY DISPOSE OF EXISTING CURB AND GUTTER
9. EXISTING GAS LINE, PROTECTED IN PLACE
10. EXISTING STORM DRAIN INFRASTRUCTURE, PROTECTED IN PLACE
11. EXISTING SEWER INFRASTRUCTURE, PROTECT IN PLACE
12. DEMOLISH AND LEGALLY DISPOSE OF EXISTING SIGN
13. ALL EXISTING WATER AND SEWER LINES WHICH WILL BE ABANDONED SHALL BE REMOVED AND CAPPED AT THE UTILITY MAIN.

NOTE:
1. PRICE CITY STANDARDS TO BE APPLIED ON 600 SOUTH SIDE OF PROJECT AND UDOT STANDARDS TO BE APPLIED ON CARBON AVE. SIDE OF PROJECT.



600 SOUTH SITE PLAN

SCALE: 1" = 20'

SITE PLAN KEY NOTES

1. SAWCUT EXISTING ASPHALT PER PRICE CITY STANDARDS AND SPECIFICATION
2. FURNISH AND INSTALL ASPHALT AND BASE PER PRICE CITY STANDARDS AND SPECIFICATIONS. SEE NOTE 1.
3. FURNISH AND INSTALL HIGHBACK CURB PER PRICE CITY STANDARDS AND SPECIFICATIONS SEE DETAIL 205.1 ON C901
4. FURNISH AND INSTALL 6' SIDEWALK PER APWA STANDARD PLAN 231 SEE DETAIL ON C901
5. FURNISH AND INSTALL ADA RAMP PER APWA STANDARD PLAN 236.3 SEE DETAIL ON C901
6. FURNISH AND INSTALL ADA RAMP PER APWA STANDARD PLAN 235.4 SEE DETAIL ON C901
7. FURNISH AND INSTALL DRIVEWAY APPROACH PER APWA STANDARD 225, SEE SHEET C901
8. FURNISH AND INSTALL RED CURB PAINT TO INDICATE NO PARKING ALONG STRAIGHT-AWAYS STARTING/ENDING AT KEYNOTE DESIGNATIONS
9. FURNISH AND INSTALL NO PARKING SIGNS ALONG 600 SOUTH FRONTAGE PER PRICE CITY STANDARDS
10. FURNISH AND INSTALL STREET LIGHT PER PRICE CITY STANDARDS AND SPECIFICATIONS
11. FURNISH AND INSTALL 5' SIDEWALK TO SOUTH PROPERTY LINE ALONG ROSE AVENUE PER APWA STANDARD. PROTECT EXISTING CURB AND GUTTER IN PLACE

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PROPOSED MAVERIK C-STORE
PRICE

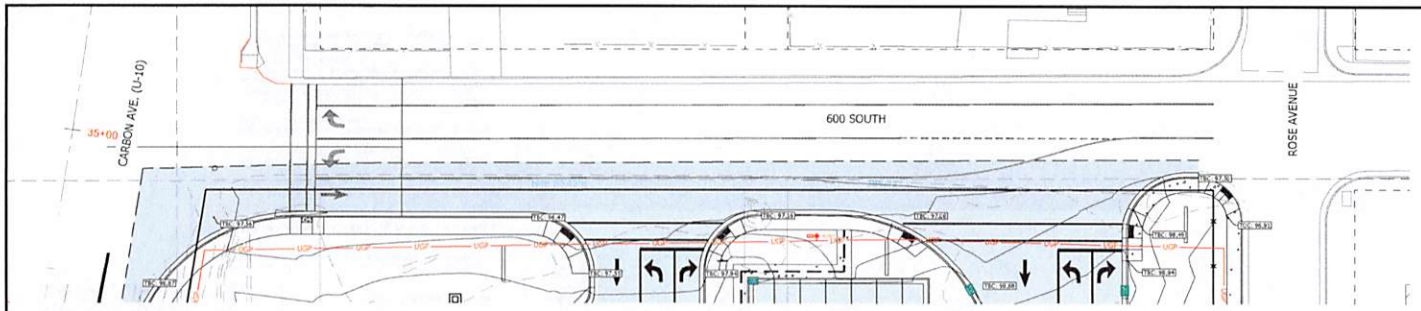
605 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 21, T.14S., R.10E., S.L.B.&M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS

REV.		
1	ADDRESSED CITY COMMENTS	1/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 2092002
2092002_C900 600 SOUTH.dwg

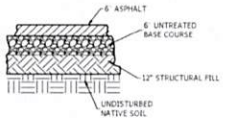
C900
600 SOUTH IMPROVEMENTS



600 SOUTH GRADING PLAN

SCALE: 1" = 20'

NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. PLACE MATERIAL PER APWA SECTION 32 05 10.

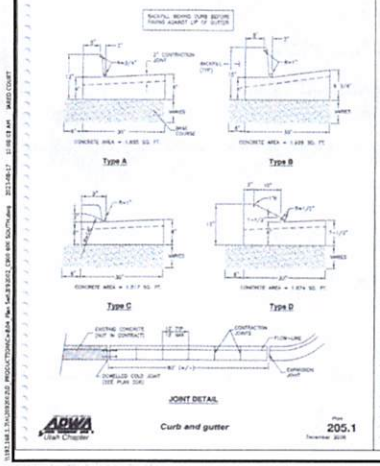


ASPHALT PAVING SECTION IN PRICE R.O.W.

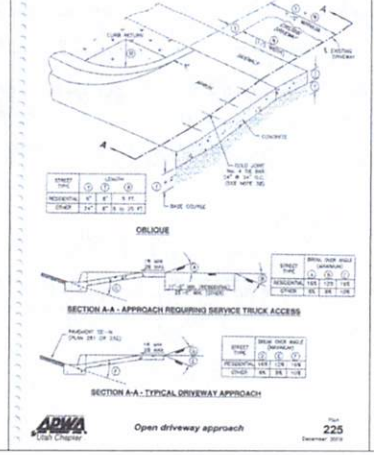
C-1 (C-4G) TYPICAL N.T.S.

NOTES:
1. **PRICE CITY STANDARDS TO BE APPLIED ON 600 SOUTH SIDE OF PROJECT AND UDOT STANDARDS TO BE APPLIED ON CARBON AVE. SIDE OF PROJECT.**

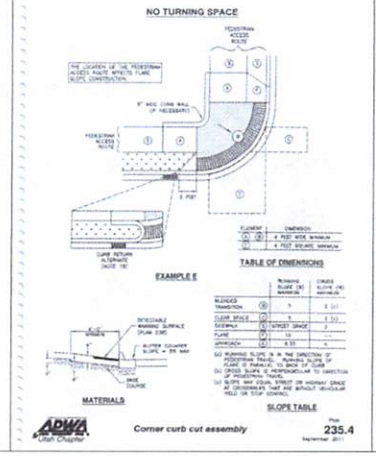
Know what's **below.**
Call 811 **before you dig.**
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



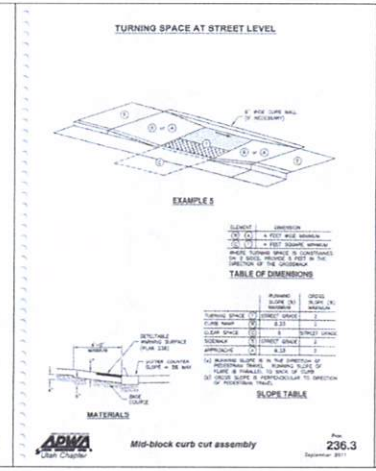
Curb and gutter — Plate 205.1



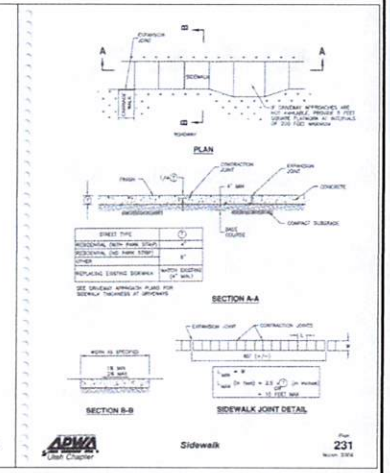
Open driveway approach — Plate 225



Corner curb cut assembly — Plate 235.4



Mid-block curb cut assembly — Plate 236.3



Sidewalk — Plate 231

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

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

PROPOSED MAVERIK C-STORE PRICE

615 SOUTH CARBON AVE.
LOCATED IN THE SW 1/4 OF SECTION 11, T.15S., R.12E., S.L.B &M.
PRICE CITY, CARBON COUNTY, UTAH

REVISIONS		
REV.1	ADDRESSED CITY COMMENTS	3/9/2023

DRAWN: JC 2023-02-13
APPROVED: CC 2023-02-13
PROJECT #: 20520002

C901
600 SOUTH IMPROVEMENTS

CONDITIONAL ACCESS PERMIT

UDOT Keeping Utah Moving
Access Management Program

GENERAL INFORMATION			
Issuance Date	Region	Project Name	OLP Application ID
8/17/2023	Region 4	Maverik Fuel and Convenience Store	133351
Physical Address	City	Permit Type	Access Use Type
605-636 South Carbon Avenue, Price UT	PRICE	New	Commercial

PERMITEE INFORMATION			
Property Owner Name	Primary Contact	Primary Phone	Email
RLK Real Estate Holdings, LLC (attn: Rick	Melanie Ruff	(385) 343-4137	melanie.ruff@maverik.com

LOCATION, WIDTH, AND ACCESS CATEGORY INFORMATION					
State Route	Milepost Marker	DD Center Latitude	DD Center Longitude	Access Width	Access Category
0010	68			50	1 - Interstate/Freeway

A Conditional Access Permit is hereby authorized subject to the Utah Department of Transportation's (the Department's) Access Management Rule (Utah Administrative Code R-930-6), the Utility Accommodation Rule (Utah Administrative Code R930-7), the Standard Specifications for Road and Bridge Construction, and any terms, conditions, and limitations set forth herein. Per Utah Administrative Code R930-6-8(6)(g), a Conditional Access Permit shall expire if the access construction is not completed within twelve (12) months of the issuance date as identified at the top left of this document.

By carrying out the activities authorized by this approval the permittee and the permittee's successors in interests and/or assigns agree to accept all terms, conditions, and, limitations, of the approval including any attachments submitted with the Conditional Access Permit Application. In addition, the permittee certifies they will comply with all applicable regulations, properly control and warn the public of said work to prevent accident, and shall defend, indemnify and hold harmless the Department from all damages arising out of any and all operations performed during construction and operation of said access. Per Utah Administrative Code R930-6-8(5)(e), the permittee understands any intentional misrepresentation of existing or future conditions or of information requested for the application for the purposes of receiving a more favorable determination is sufficient grounds for permit revocation. The access allowed under this permit creates a license to only access a state highway to the extent provided in the permit. The access may be closed, modified or relocated by UDOT if, at any time, UDOT determines in its sole discretion that safety, efficiency or other reasons so require. UDOT will not be liable for any costs, losses or damages resulting from UDOT's review and comments on the submitted plan sets for a Conditional Access Permit.

This conditional access permit does NOT allow construction or other activities within a state right-of-way. An encroachment permit must be separately applied for and issued before any construction within a state right-of-way may commence. Work on UDOT's right-of-way is seasonally restricted from October 15 to April 15. Work is not allowed on the right-of-way during the AM/PM peak traffic hours of 6:00 A.M. to 9:00 A.M. and 3:30 P.M. to 6:00 P.M. Some exceptions to this A.M./P.M. peak travel work restriction may be permissible for low AADT routes in rural areas. Any such exception requires special Region approval and must be explicitly stated on the approved encroachment permit.

Authorizing Name (printed)	Jeff Bunker	Authorizing Name (signed)	Jeff Bunker

TERMS, CONDITIONS, AND LIMITATIONS

Special Limiations: This is a right entrance only and UDOT reserves the right to remove or modify the access at it's discretion.

CONDITIONAL ACCESS PERMIT

Keeping Utah Moving
Access Management Program

8/17/2023	Region 4	Maverik Fuel and Convenience Store	133351
Physical Address	City	Permit Type	Access Use Type
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1. A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
2. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
3. By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
4. All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
5. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
6. UDOT may cancel, suspend, or revoke this permit due to:

   A) Non-compliance with the permit provisions including terms, conditions, and limitations
   B) Deviating from the approved permit provisions without written authorization

C) Misrepresentation(s) discovered on the originating application, or associated documents
D) Adverse weather or traffic conditions
E) Concurrent transportation construction or maintenance operations in conflict with the permit
F) Any condition deemed unsafe for workers or for the traveling public
G) Any other condition that arises where work stoppage may be warranted for cause

In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.

7. At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
8. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.
9. Before constructing the access connection authorized by this conditional access permit, an encroachment permit must be secured first.
10. The permittee agrees to maintain the permitted access in a professional workmanlike manner, free from physical defects including but not limited to potholes or other similar substandard conditions for the life of the permit. The permit holder's maintenance-related responsibilities shall extend to UDOT's edge of asphalt where said permitted access physically connects to UDOT's main traveled way and shall be guaranteed in perpetuity. Failure to properly maintain said private access point shall be grounds for permit revocation and for the closure of the permitted access point.

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CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

A LAND USE OF: A CONVENIENCE STORE W/GASOLINE SALES BUSINESS LOCATED AT 651 S CARBON AVENUE WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT CODE.

Price Utah

SIGNATURE DATE

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR THE LAND USE OF CONVENIENCE STORE WITH GASOLINE SALES AT 651 S CARBON AVENUE WITHIN THE COMMERCIAL 1 (C-1) ZONING DISTRICT.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and MAVERICK STORES, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with MAVERICK CONVENIENCE STORE.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and MAVERICK STORES (Applicant), for the property located **651 S CARBON AVENUE.**

Term: the term of this agreement commences on September 25th, 2023 and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:
Site Plan Elements:

- All construction and site work to be compliant with approved plans and any subsequent direction from Price City officials finding that development compliant with approved plans mitigates the potential for development misunderstandings and ensures quality development completion.
- Installation and (re)installation of any public infrastructure damaged or impacted during construction finding that quality public infrastructure mitigates the potential for costly repairs.
- All exterior areas to be lighted during customer and employee use during any dark hours finding that properly lighted areas mitigate the potential for personal injury accidents. All exterior lighting to be high efficiency LED fixtures. Exterior area lighting to be angled away from adjoining residential land uses, lights on timers or shielded to mitigate negative impacts of such lighting on residential uses.
- Sight obscuring fencing to be placed on east and south boundary lines, three feet (3') in height for thirty feet (30') back from the respective property lines and six feet (6') in height for remaining distance finding that boundary line fencing mitigates the potential for land use conflicts.
- Garbage, rubbish and debris to be controlled in an enclosed dumpster location with a hard surface and a service frequency that prevents accumulations of garbage, rubbish and debris or wind scatter of garbage, rubbish and debris finding that controlled garbage, rubbish and debris improves the community aesthetic consistent with the Price City General Plan.
- Installation and maintenance of a minimum of 5% landscaping consistent with Code requirements, as the site may allow or accommodate. Landscaping to be water wise, specifically within the park strip locations on both the 600 S Street and Carbon Avenue frontages. East frontage landscaping on both sides of boundary fence to be regularly maintained by Maverick, water wise landscaping required.
- Maintain not less than twenty-five (25) off street parking spaces including requisite ADA spaces finding that minimum off-street parking mitigates the potential for vehicle and pedestrian accidents and injuries on public streets. Parking locations for oversize vehicles (trucks with trailers, etc.) to be accommodated on-site. No vehicle stacking into roadways.
- Utility connections to be completed as identified on the plans submitted and as directed by the respective providers finding that planned and coordinated utility connections mitigate the potential for misunderstandings.
- 600 S Street at the Carbon Avenue intersection, along the frontage of the development, to be realigned and the south side of 600 S Street to be widened by not less than twelve feet (12') of travel lane to accommodate added turn lane and added roadway to be dedicated to the public finding that added turn lane adjacent to the development at the intersection will serve to mitigate traffic back-ups and promote safety at the intersection.
- Ingress and egress approaches on 600 S Street to be a maximum width of forty feet (40') (per Code Section 6.5.3) and ingress point on Carbon Avenue not to exceed thirty-five feet (35'), as approved by UDOT, in width finding that controlled ingress points mitigate the potential for vehicle and pedestrian accidents. UDOT confirmation of Carbon Avenue ingress required and copy of traffic safety study for added ingress/egress on Carbon Avenue provided to Price City. Right in only upon ingress from Carbon Avenue per UDOT, no egress from Carbon Avenue access point.

- Storm water management infrastructure to be installed per the submitted plans and in compliance with any direction from Price City or other officials in regard to control and released of storm water runoff from the site. Storm water to be controlled and released to pre-development flows to a bona-fide storm water conveyance with capacity to control a 100-year storm event for a 1-hour duration. Storm water control infrastructure on-site to be regularly maintained to prevent clogging or other storm water control impediments finding that the site is situated within a critical storm water control conveyance area geographically within the community.
- Delineation of any wetlands in the project area and completion of all requirements, if any, in reference to any wetlands impacted and direction from the Army Corps of Engineers (ACOE) finding that compliant wetlands mitigation and management serves to protect such features in the urban environment. Copy of ACOE documentation to be provided to Price City prior to commencement of construction. Culvert/Bridge for ditch at Carbon Avenue ingress and curb-cut access points on north and south sides of parking lot to allow access to ditch for maintenance of storm water flows.
- All snow loading to be accommodated on-site, snow loading not to be deposited into 600 S Street or Carbon Avenue finding that restricted snow loading protects the health, safety and welfare of the community.

General Items:

- Business signage to be reviewed and approved by the Price City Planning Department prior to installation finding that properly reviewed and approved business signage promotes consistency in the community and serves to improve commercial activity.
- Building construction to be completed under the auspices of a building permit and building inspection finding that building permits and inspection protect the health, safety and welfare of the community. Fire safety to be includes as identified by the Price City Fire Chief.
- Procurement of a Price City business license and submission of copies of State of Utah registrations, if any including State of Utah Alcohol sales license and accompanying local consent, as needed.
- All public infrastructure on 600 S Street and Carbon Avenue to be installed to minimum Price City and, where applicable, UDOT standards and repaired to the minimum standard from any damage resulting from construction activity in the vicinity, including but not limited to utility lines, curb, gutter, sidewalk, roadway restoration finding that properly installed and repaired public infrastructure protects the health, safety and welfare of the community.
- No on street parking on 600 S Street or Carbon Avenue adjacent to development finding that restricted on-street parking mitigates the potential for vehicle and pedestrian accidents.
- Ownership acquisition by Maverick of all parcels in the development area and completion of a lot assembly plat (to convert to one (1) large building lot) prior to commencement of construction finding that the multiple lot layout at the development site does not accommodate the development contemplated herein and existing lots are not compliant for commercial development. Lot assembly plat to be recorded with the Carbon County Recorder's office prior to commencement of construction.
    - Includes acquisition of any public ways within the subject property.
    - Includes all easements and rights-of-way within the subject property and continued authorization of any such easements and rights-of-way, as necessary.
    - Positing of signage in not less than two (2) conspicuous locations on the project site with contact information for developer, contractor(s) and other necessary information finding that posted contact information provides the community an opportunity to gain answers to project questions and will serve to mitigate misinformation about the project.

Plans, Permits and Documents:

- Completion of a Price River Water Improvement District (PRWID) waste water survey and submission of the survey to PRIWID and a copy to PRICE City prior to commencement of construction and compliance with requirements for construction stemming from the survey.
- Completion of a public infrastructure development agreement with the Price City Public Works Department and submission of the requisite financial surety prior to commencement of construction activity on the site finding that properly agreed and financially secured public infrastructure protects the long-term financial interest of the community.
- Completion and submission of a geotechnical study for the construction site and construction in compliance with the study and any direction from Price City or building officials regarding construction in regard to existing soils and compacted fill soils to comply with minimum build elevation for the flood zone.
- Procurement of a building permit prior to commencement of any construction activity finding that properly permitted and inspected construction protects the health safety and welfare of the community.
- Payment of all fees due prior to commencement of construction including building permit fees, utility extension and connection fees, street opening, demolition permit, local business license, local alcohol sales business license, etc.

- Procurement of a Price City Business License for business operation at the location prior to opening of the business finding that properly licensed businesses protect the health, safety and welfare of the community. Alcohol sales may require a State of Utah license and local consent from Price City.
- Obtain a demolition permit for removal of existing structures on site prior to any demolition activity finding that demolition permitting protects the health, safety and welfare of the community.
- Submission of an elevation certification from a licensed surveyor identifying the base flood elevation at the site and indicating that structure and other critical development items are a minimum of one foot (1') above the base flood elevation.

Restrictions:

- No authorized on-street parking along public streets.
- No land uses other than convenience store with gasoline sales. No overnight parking of semi or delivery trucks or other commercial vehicles, no freight service staging or transfer. (24-hour employee parking permitted)
- No occupancy of the building or property in excess of the safe occupancy of the building and property as identified by the building inspector and Price City Fire Chief.
- Dust control on site and maintained during construction. No fugitive dust to impact surrounding properties.
- No track out of mud or dirt onto 600 S Street or Carbon Avenue during construction.
- Primary construction access to be from Carbon Avenue.
- No generation or disposal of any hazardous materials or materials that may be considered hazardous to the health, safety and welfare of the community.
- No nuisance noises, odors or other disturbances to emanate from the subject property (during construction or business operation).
- No conditions at the property or structure that violate the Price City Property Maintenance Code. Removal and mitigation of any existing Property Maintenance Code violations present on the property.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

By Jan Young, Chair

ATTEST:

Jaci Adams, City Recorder

Applicant:

MAVERICK STORES REPRESENTATIVE
PRINT NAME SIGNED NAME

Stantec

DESKTOP WETLAND DETERMINATION FOR POTENTIAL MAVERIK ACQUISITION – SE CORNER OF CARBON AVE. AND 600 SOUTH, PRICE, UT

February 28, 2023

Prepared for:
Maverik, Inc
185 South State Street, Suite 800
Salt Lake City, Utah 84111

Prepared by:
Stantec Consulting Services Inc
2890 East Cottonwood Parkway Suite 300
Salt Lake City, Utah 84121-7283

Project Number: 2038002017

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APPENDIX B REVIEW WORKSHEET 1

1 Introduction

Maverik, Inc (Maverik) requested Stantec Consulting Services Inc. (Stantec) complete a desktop wetland determination for a proposed Maverik gas station (the Project) in Price, UT. The desktop determination focused on a 6.05-acre Assessment Area, representing the maximum extent of potential construction activities at the Project. The Assessment Area is displayed in Appendix A, Figure 1. The objective of the desktop determination was to provide Maverik with the extent and spatial arrangement of potential wetlands and waterways at the Project and to characterize wetland and waterway types within the Assessment Area. Maverik can use this information for avoidance and minimization measures when planning Project infrastructure. Stantec intends to complete a formal on-site delineation of wetlands and waterways at the Project during the growing season in 2023 to verify desktop-derived wetland and waterway features.

The United States (U.S.) Army Corps of Engineers (USACE) has jurisdiction over the Waters of the U.S. (WOTUS) under Section 404 of the Clean Water Act (EPA 2022). Discharges of dredged or filled material, excavation, and mechanized land clearing in WOTUS require authorization from the USACE, although specific impacts are automatically authorized under USACE Nationwide Permits. The final determination of the limits of WOTUS for permitting purposes rests with the USACE. Stantec's desktop determination and on-site delineation would support a Nationwide Permit application should it be required. This report details the methods and results of Stantec's desktop determination.

2 Methods

Stantec completed a desktop determination of wetlands and waterways within the Assessment Area in February 2023 using the criteria outlined in the USACE 1987 Wetland Delineation Manual and Guidance for Offsite Hydrology/Wetland Determinations (USACE 2016, 1987). The desktop determination involved using on-site photos (Stantec 2022) and publicly available resources to understand the area ecology (e.g., vegetation, hydrology) and identified areas of potential wetlands and waterways within the Assessment Area. These data sources included:

- U.S. Fish and Wildlife National Wetlands Inventory (NWI) maps (USFWS 1985)
- Natural Resources Conservation Service (NRCS) soil surveys hydric soils list (NRCS 2003)
- aerial orthophotography (USDA FSA 2023)
- United States Geological Survey topographic maps (USGS 2023)
- National Oceanic and Atmospheric Administration weather data (NOAA 2023)
- Federal Emergency Management Agency (FEMA) flood zone maps (FEMA 2012)

Desktop wetland determinations were made using the U.S. Department of Agriculture (USDA) Farm Service Agency (FSA) annual aerial imagery and other publicly available aerial imagery (USDA FSA 2023). The aerial imagery was reviewed for the appearance of wetland signatures. Wetland signatures are land surface characteristics viewed through aerial imagery correlating with wetland hydrology. Wetland signatures may vary based on the type and seasonal date of the aerial imagery. Commonly recognized signatures in aerial imagery, as described in Guidance for Offsite Hydrology/Wetland Determinations (USACE 2016), are detailed below:

1. **Crop Stress** – differences in the vigor of planted crops compared to surrounding conditions due to wetness. Often seen as a different color compared to surrounding vegetation of the same type.
2. **Drowned Out** – areas that appear to have been tilled/planted, but the crop has been drowned out.
3. **Not Cropped** – areas within or adjacent to a cropped field that appear to be bare or in natural vegetation rather than cropped
4. **Standing Water** – areas where surface water is visible usually appear black or white in aerial imagery.
5. **Altered Pattern** – areas with differences in cropping patterns because of delayed planting during the early part of the growing season due to wetness
6. **Soil Wetness Signature** – areas where the soils are darker in color due to saturation; standing water may also be present
7. **Wetland Signature** – areas that have greener vegetation during dry conditions. Also, the presence of a wetland in non-cropped areas based on vegetative cover

8. **Ordinary Vegetative Cover or No Soil Wetness** – areas of potential wetland seen in other imagery that cannot be readily distinguished from known adjacent upland areas or an area that is distinguishable from the adjacent upland for factors other than wetness (i.e., drought conditions)

The USACE 2016 method is primarily used to create wetland determinations in agricultural land in the northern Midwest. While the Project is not located on agricultural land in the Midwest, the general criteria can be applied outside the typical geographic scope for the method as some wetland signatures are visible in aerial imagery throughout the country. The primary wetland signatures used during this desktop wetland determination were 4, 6, and 7.

This desktop determination relied on the seven years of aerial imagery publicly available for the Assessment Area. Since one imagery from one year did not show any definable wetland signatures, only six years were used to determine wetland signatures. Of those six years, three were average precipitation years, two were wetter than average, and one was drier (NOAA 2023).

3 Results

The Assessment Area comprises three residential homes on an open plot of land with a mapped NWI freshwater emergent wetland in a depression in the southern portion. The Assessment Area is relatively flat in a neighborhood with depressions that border a highway offramp. Soils mapped within the Assessment Area are listed in Table 3-1.

Table 3-1 NRCS Soil Survey Results

Soil Survey of Carbon County, UT	Map Unit	Hydric Status
Green River-Juva variant complex	41	Partially Hydric
Ravola loam, 1 to 3 percent slopes	90	Non-Hydric

Source: USDA 2003

3.1 Wetlands

One emergent freshwater wetland, mapped by the NWI as a PEM1F wetland, was identified and delineated based on the wetland signatures, photos, and public data described in Section 2. The wetland boundary is shown in Appendix A, Figure 2, summarized in Table 3-2, and described in detail in the following section. The Project's wetland review worksheet is provided in Appendix B. The Assessment Area is within the 100-year FEMA floodway zone, except for a small section in the northeast corner (FEMA 2012). The mapped wetland potentially continues west of Carbon Ave.

Table 3-2 Desktop Determination Results

Wetland ID	Wetland Classification[1, 2]	Location of Adjacent Surface Waters	Acreage Within the Assessment Area
Wetland 1	PEM1F	NWI mapped the wetland southeast of the Survey Area and potentially west across Carbon Ave.	0.64

Notes:
[1] Wetland classifications obtained from desktop review and not field-verified
[2] PEM1F = Palustrine (Freshwater) Emergent Wetland, Persistent, Semi-permanently Flooded

Freshwater Emergent Wetland

Freshwater emergent wetlands are dominated (> 30% aerial coverage) by emergent herbaceous hydrophytic vegetation (i.e., plants adapted to saturated or inundated soils) (FGDC 2013). In semi-permanent emergent wetlands, wetland-dependent vegetation is present for most of the growing season in most years. When the surface water persists, cattails or reed canary grass colonies can be present. Freshwater emergent wetlands are usually located in shallow basins near sources of perennial rivers or where a high-water table persists throughout the year (FGDC 2013).

3.2 Waterways

Stantec's review of public datasets did not identify waterway features within the Assessment Area; however, aerial imagery indicates that seasonal stream flow may be present within the mapped wetland. Stantec will evaluate the potential presence of stream flow within the freshwater marsh and along roadside ditches during on-site delineations.

4 Conclusion

Stantec completed a desktop determination of wetlands and waterways as requested by Maverik for the Project. The purpose and objective of the wetland determination were to identify the extent and spatial arrangement of wetlands within the Assessment Area. Stantec documented one emergent freshwater wetland (0.64 acres) within the Assessment Area. No waterways were registered; however, on-site delineations would be required to determine if areas of stream flow are present within the wetland area or along roadsides.

The findings of this desktop determination are subject to revision based on field verification and delineation. Additionally, natural or induced changes in weather or vegetation management within or near the Assessment Area may affect the soils, hydrology, or vegetative community at the Project, resulting in changes to wetland and stream presence. The USACE has regulatory authority over WOTUS, including wetlands, and may request field verifications should Maverik require USACE permit authorization. Stantec anticipates completing an on-site delineation during the growing season of 2023 to fulfill this requirement.

5 Literature Cited

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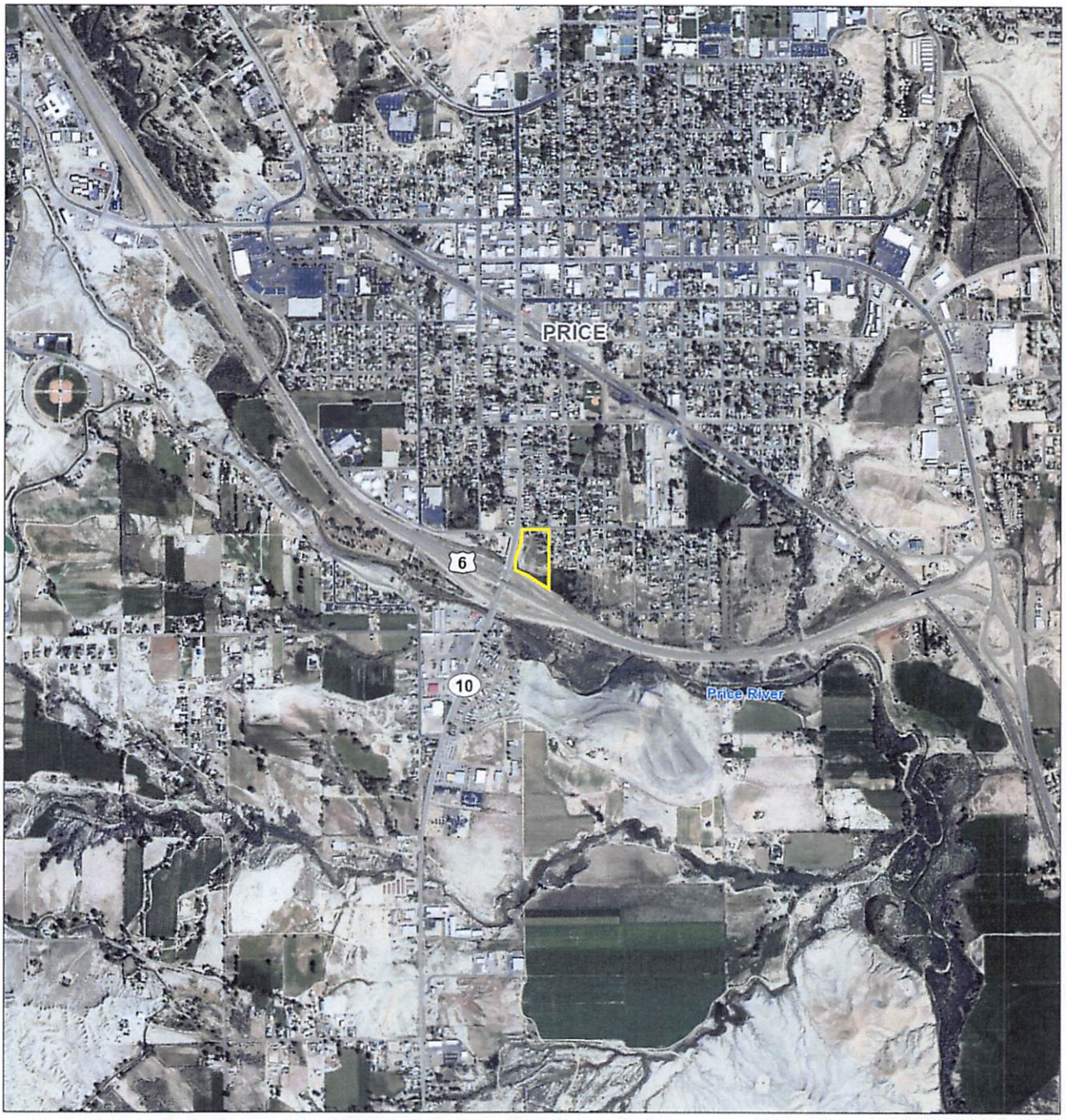
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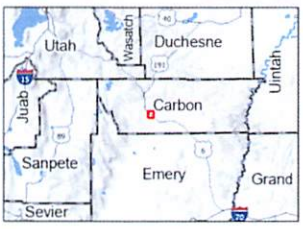
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Appendix A Figures

Figures are Provided as a pdf.





Legend

Assessment Area

0 1,000 2,000 Feet

(At original document size of 8.5x11)
1:24,000

N

Stantec

Project Location
T11N, R12E, S05
Town of Price, Carbon Co., UT

Prepared by SF on 2023-02-17
TR by JM on 2023-02-17
IR by JM on 2023-02-24

Client/Project
Maverik Inc.
Maverik Price Utah Station

238002017

Figure No.
1

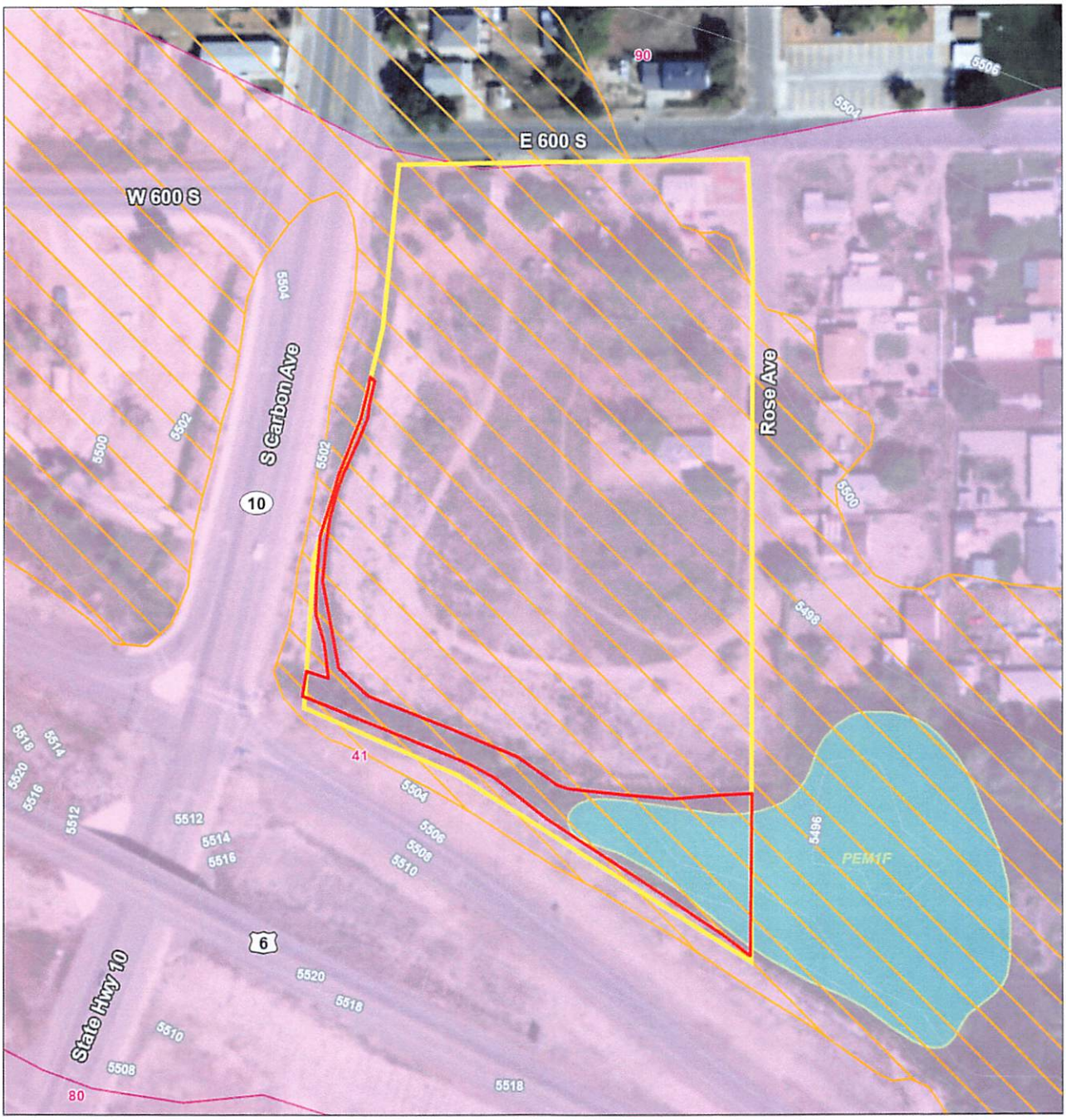
Title
Project Location

Notes
1. Coordinate System: NAD 1983 StatePlane Utah Central FIPS 4302 Feet
2. Data Sources: Stantec, Maverik, NADS, USGS
3. Background: 2018 NAIP

Page 1 of 1

Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

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Notes
1. Coordinate System: NAD 1983 StatePlane Utah Central FIPS 4302 Feet
2. Data Sources: Stantec, Maverik, NADS, USGS, NRCS, USFWS, FEMA
3. Background: 2018 NAIP

Legend
- Assessment Area
- Wetland 1
- 2ft Elevation Contour
- FEMA 100-year Floodway
- National Wetlands Inventory Data

NRCS Soil Survey Data

Hydric Rating
- Partially Hydric Soil
- Non-Hydric Soil

0 75 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location	Prepared by SF on 2023-02-17
T11N, R12E, S05	TR by JM on 2023-02-17
Town of Price, Carbon Co., UT	IR by JM on 2023-02-24

Client/Project: 238002017
Maverik Inc.
Maverik Price Utah Station

Figure No.
2

Title
Environmental Features

Page 1 of 1

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Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.

Appendix B Review Worksheet

Wetland Hydrology from Aerial Imagery – Summary Form

Project Name:	Proposed Maverik gas station	Date:	02/13/2023	County:	Carbon
Investigator:	Jacob Moss				

Hydric Soil Present (Whole & Partial)[1]	Identified on NWI or other wetland map[2]	Percent with wet signatures (from recording form)	Field verification required[3]	Wetland?
Yes	Yes	>50%	Yes	Yes

[1] The presence of hydric soils can be determined from the "Hydric Rating by Map Unit Feature" under "Land Classifications" from the Web Soil Survey. "Not Hydric" is the only category considered to not have hydric soils. Field sampling for the presence/absence of hydric soil indicators can be used in lieu of the hydric rating if appropriately document by proving completed field data sheets.

[2]At minimum, the most updated NWI data available for the area must be reviewed for this step. Any and all other local or regional wetland maps that are publically available should be reviewed.

[3]Area should be reviewed in the field for the presence/absence of wetland hydrology indicators per the applicable 87 Manual Regional Supplement, including the D2 indicator (geomorphic position).

Area	Hydric Soil Present (Whole & Partial)	Identified on NWI or other wetland map	Percent with wet signatures (from recording form)	Other hydrology indicators present[1]	Wetland
Site 1	Yes	Yes	100%	Yes	Yes

[1]Answer "NA" if field verification is not required and was not conducted.

PRICE RIVER WATER IMPROVEMENT DISTRICT
INDUSTRIAL WASTEWATER SURVEY

DATE: March 17, 2022 RENEWAL DATE: _____

SECTION A - GENERAL INFORMATION

1. Company name: Maverik, Inc.
   Address: 185 S State Street, Suite 800
   City/State/Zip: Salt Lake City, UT 84111
   Telephone: 385-343-4137

2. Address of production or manufacturing facility. Check box if same as above ☐.
   _____

3. Name, title, and telephone number of person authorized to represent this company in business with the sewer authority: Melanie Ruff, Planning Project Manager
   385-343-4137

4. Alternate contact person: Rich Piggott, Sr. Planning Project Manager, 801-865-4212

5. Identify the type of business that you are planing on conducting (auto repair, machine shop, elector-plating, warehousing, painting, printing, meat packing, etc.): _____
   Fuel Station and Convenience Store
   *NOTE: If more than one company occupies the same building, a survey for each company is necessary.

NOTE TO SIGNING OFFICIAL: In accordance with Title 40 of the Code of Federal Regulations Part 403 Section 403.14, information and data provided in this questionnaire which identifies the nature and frequency of discharge shall be available to the public without restriction. Requests for confidential treatment of other information shall be governed by procedures specified in 40 CFR Part 2. Should a discharge permit be required for your facility, the information in this questionnaire will be used to issue the permit.

This is to be signed by an authorized official of your firm after adequate completion of this form and review of the information by the signing official.

I have personally examined and am familiar with the information submitted in this document and attachments. Based upon my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and/or imprisonment.

3/20/2023
DATE

Tyler Call
SIGNATURE OF OFFICIAL

EACH TIME A BUSINESS CHANGES OWNERS OR CHANGES USE, A NEW INDUSTRIAL WASTEWATER SURVEY WILL BE REQUIRED.

6. Provide a brief description of the manufacturing, production or service your firm conducts: _____

Maverik proposes to develop a 4,425 square-foot convenience store with fuel dispensers on the 5.089-acre parcel, with six (6) fuel dispensers and canopy in front of the store and three (3) additional dispensers and canopy for commercial fueling behind the store, for a total of nine (9) fuel dispensers on site. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

7. Standard Industrial Classification Numbers (SIC Code) for your facilities: LIST ALL
SIC Code 5541

8. This facility generates the following types of wastes (check all that apply):

	Average Gallons per day	
1 .☒ Domestic wastes (restrooms, employee showers, etc.)	_____	☐ estimated ☐ measured
2. ☐ Cooling water, non contact	_____	☐ estimated ☐ measured
3. ☐ Boiler /tower blowdown	_____	☐ estimated ☐ measured
4. ☐ Cooling water, contact	_____	☐ estimated ☐ measured
5. ☐ Process	_____	☐ estimated ☐ measured
6. ☐ Equipment/ facility washdown	_____	☐ estimated ☐ measured
7. ☐ Air Pollution Control Unit	_____	☐ estimated ☐ measured
8. ☐ Storm water runoff to sewer	_____	☐ estimated ☐ measured
9. ☐ Other (describe)	_____	☐ estimated ☐ measured
Total 8.1 through 8.9	2944.35	

9. Wastes are discharged to (check all that apply):

	Average Gallons Per Day	
☒ Sanitary sewer	_____	☐ estimated ☐ measured
☐ Storm sewer	_____	☐ estimated ☐ measured
☐ Surface water	_____	☐ estimated ☐ measured
☐ Ground water	_____	☐ estimated ☐ measured
☐ Waste haulers	_____	☐ estimated ☐ measured
☐ Evaporation	_____	☐ estimated ☐ measured
☐ Other (describe)	_____	☐ estimated ☐ measured

Provide name and address of waste hauler (s), if used.

_____

_____

10. Is a Spill Prevention Control and Countermeasure Plan prepared for the facility?
☒ yes ☐ no If any chemicals are stored at facility, a Spill Prevention Control and Counter Measure Plan is required. *Include a copy of the plan with a list of chemicals stored on site*

Note: If your facility did not check one or more of the items listed in 8.4 through 8.9 above, then you do not need to complete any further sections in this survey/application. If any items 8.4 through 8.9 were checked, complete the remainder of this survey/application.

SECTION B - FACILITY OPERATION CHARACTERISTICS

1. Number of employee shifts worked per 24-hour day is _____.
Average number of employees per shift is _____.

2. Starting times of each shift: 1st _____am pm 2nd _____am pm 3rd _____am pm

Note: The following information in this section must be completed for each product line.

3. Principal product produced: _____

4. Raw materials and process additives used:
_____
_____

5. Production process is:
☐ Batch ☐ Continuous ☐ Both _____% batch _____% continuous
Average number of batches per 24-hour day _____

6. Hours of operation: _____a.m. to _____ p.m. ☐ continuous

7. Is production subject to seasonal variation? ☐ yes ☐ no
If yes, briefly describe seasonal production cycle.
_____
_____

8. Are any process changes or expansions planned during the next three years?
☐ yes ☐ no
If yes, attach a separate sheet to this form describing the nature of planned changes or expansion

SECTION C - WASTEWATER INFORMATION

1. If your facility processes in any of the 34 industrial categories or business activities listed below and any of these processes generate wastewater or waste sludge, place a check beside the category or business activity (check all that apply).

A. 34 Industrial Categories

1. ☐ Adhesives
2. ☐ Aluminum Forming
3. ☐ Auto & Other Laundries
4. ☐ Battery Manufacturing
5. ☐ Coal Mining
6. ☐ Coil Coating
7. ☐ Copper Forming
8. ☐ Electric & Electric Components
9. ☐ Electroplating
10. ☐ Explosives Manufacturing
11. ☐ Foundries
12. ☐ Gum & Wood Chemicals
13. ☐ Inorganic Chemicals
14. ☐ Iron & Steel
15. ☐ Leather Tanning & Finishing
16. ☐ Mechanical Products
17. ☐ Nonferrous Metals
18. ☐ Ore Mining
19. ☐ Organic Chemicals
20. ☐ Paint & Ink
21. ☐ Pesticides
22. ☐ Petroleum Refining
23. ☐ Pharmaceuticals
24. ☐ Photographic Supplies
25. ☐ Plastic & Synthetic Materials
26. ☐ Plastics Processing
27. ☐ Porcelain Enamel
28. ☐ Printing & Publishing
29. ☐ Pump & Paper
30. ☐ Rubber
31. ☐ Soaps & Detergents
32. ☐ Steam Electric
33. ☐ Textile Mills
34. ☐ Timber

B. Other Business Activity

- ☐ Dairy Products
- ☐ Slaughter/Meat Packing/Rendering
- ☐ Food/Edible Products Processor
- ☐ Beverage Bottler

2. Pretreatment devices or processes used for treating wastewater or sludge (check as many as appropriate)

- ☐ Air flotation
- ☐ Centrifuge
- ☐ Chemical precipitation
- ☐ Chlorinating
- ☐ Cyclone
- ☐ Filtration
- ☐ Flow Equalization
- ☐ Grease or oil separation, type _____
- ☐ Grease trap
- ☐ Grit removal
- ☐ Ion Exchange
- ☐ Neutralization, pH correction
- ☐ Ozonation
- ☐ Reverse Osmosis
- ☐ Screen
- ☐ Sedimentation
- ☐ Septic Tank
- ☐ Solvent separation
- ☐ Spill protection
- ☐ Sump
- ☐ Biological treatment, type _____
- ☐ Rainwater diversion or storage _____
- ☐ Other chemical treatment, type _____
- ☐ Other physical treatment, type _____
- ☐ Other, type _____
- ☐ No pretreatment provided

3. If any wastewater analyses have been performed on the wastewater discharge(s) from your facilities, attach a copy of the most recent data to this questionnaire. Be sure to include the date of the analysis, name of laboratory performing the analysis, and location(s) from which sample(s) were taken. (attach sketches, plans, etc., as necessary).

4. Priority Pollutant Information: Please indicate below, any chemical compounds suspected or known present and chemical compounds known to be absent that are generated by your facility (write each compound in the correct category listed below. If you need additional space please use the back of page).

I. Metals & Inorganic

_____	_____
_____	_____
_____	_____
_____	_____

II. Phenols and Cresols

III. Monocyclic Aromatics (excluding phenols, cresols and phthalates)

IV. PCB's & Related Compounds

V. Ethers

VI. Nitrosamines and Other Nitrogen-Containing Compounds

VII. Halogenated Aliphatics

VIII. Phthalate Esters

IX. Polycyclic Aromatic - Hydrocarbons

X. Pesticides

5. If you are unable to identify the chemical constituents of products you use that discharge in your wastewater, attach copies of the materials safety data sheets for such products.

SECTION D - OTHER WASTES

1. Are any liquid wastes or sludge from this firm disposed of by means other than discharge to the sewer system?

   ☐ yes ☐ no

   If "yes" complete items 2 and 3.
   If "no" skip remainder of Section D.

2. These wastes may best be described as:

	Estimated Gallons or Pounds/Year
☐ Acids and Alkalis	_____
☐ Heavy Metal Sludge	_____
☐ Inks/Dyes	_____
☐ Oil and/or Grease	_____
☐ Organic Compounds	_____
☐ Paints	_____
☐ Pesticides	_____
☐ Plating Wastes	_____
☐ Pretreatment Sludge	_____
☐ Solvents/Thinners	_____
☐ Other Hazardous Wastes (specify)	_____
_____	_____
_____	_____
☐ Other wastes (specify)	

3. For the above checked wastes, does your company practice:

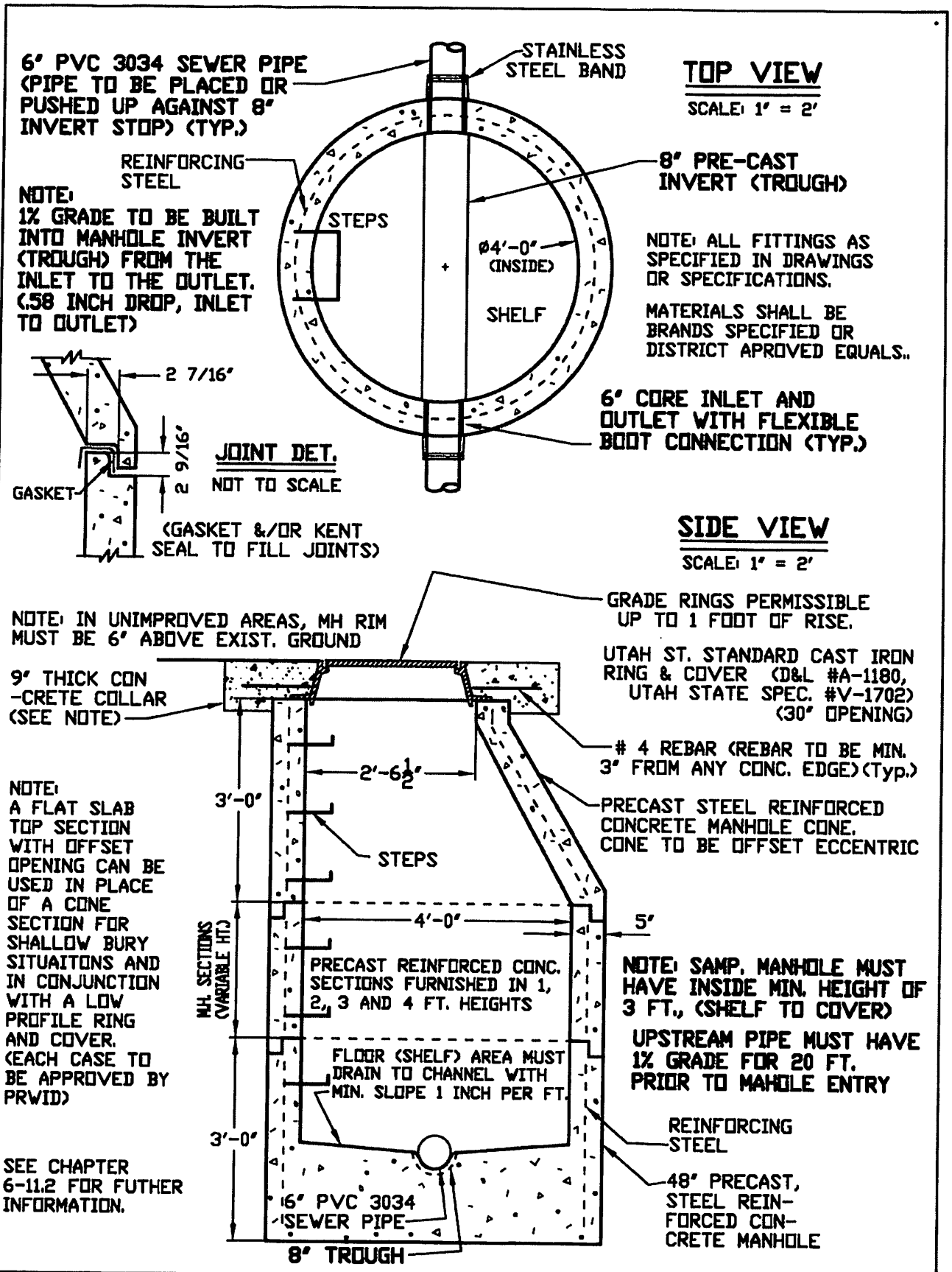
   ☐ on-site storage
   ☐ off-site storage
   ☐ on-site disposal
   ☐ off-site disposal

   Briefly describe the method(s) of storage or disposal checked above.

SECTION E - DRAWINGS AND DIAGRAMS

1. Drawing of building which shows the wastewater lines, drains, etc. (Required on all new facilities and up grades)

2. Diagram of waste flow:
   A. Show all floor drains
   B. Pretreatment equipment
   C. Wastewater (sewer) discharge lines



PRWID Standard Specifications Drawing	SEWER SAMPLING MANHOLE			
	DATE: 04/09/2003	UPDATED: 02/28/2017	DWG. BY: ROSS BRYNER	DWG. NO.: 9-4.2

PRWID

Standard Specifications Drawing

STANDARD 1000 GALLON GREASE TRAP

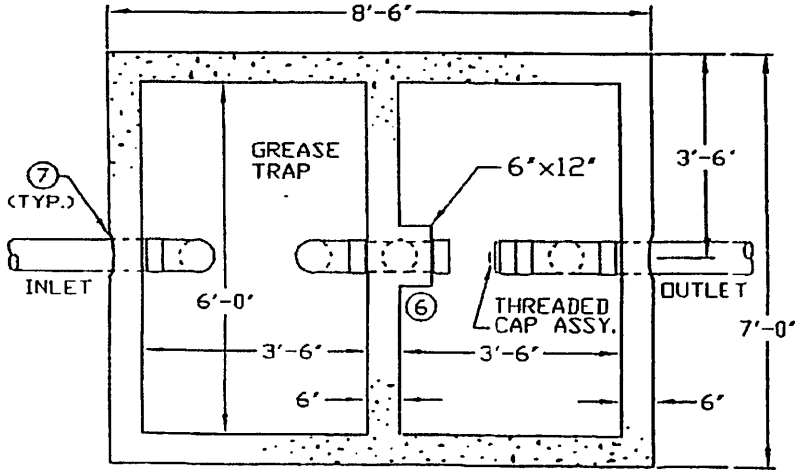
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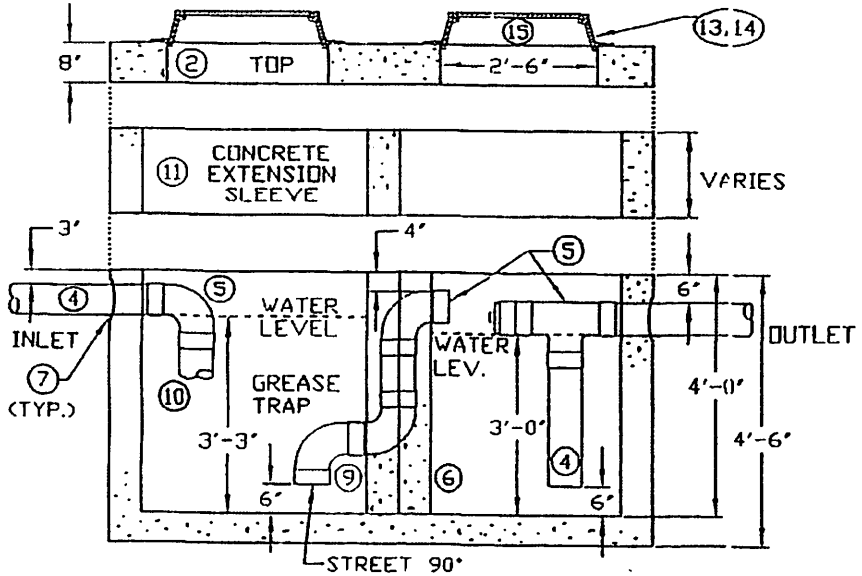
DWG. BY:

DWG. NO.:

TOP VIEW SCALE 1" = 3'



PROFILE VIEW SCALE 1" = 3'



CONSTRUCTION NOTES (IMPORTANT - PLEASE READ !)

(NOTES WITH A STAR CORRESPOND TO NUMBERS IN DRAWING)

1. CONCRETE WALLS SHALL BE REINFORCED VERTICALLY AND HORIZONTALLY WITH #4 REBAR ON 1' CENTERS.
★ 2. TOP OF GREASE TRAP SHALL BE 8" THICK. TOP AND FLOOR SHALL BE REINFORCED WITH #4 REBAR ON 1' CENTERS LAID IN A GRID PATTERN.
3. CENTER PARTITION MUST BE SEALED WATER TIGHT ON TOP, BOTTOM AND SIDES.
★ 4. 6" PVC (3034) SEWER PIPE SHALL BE USED THROUGHTOUT, INCLUDING CENTER DRAW PIPE.
★ 5. 6" PVC (3034) SLIP x SLIP (GLUE JT.) SEWER FITTINGS SHALL BE USED ON 90° ELBOWS AND TEE.
★ 6. CONCRETE FABRICATOR SHALL FORM AND POUR CENTER PARTITION AROUND PVC CENTER DRAW PIPE & FITTINGS.
★ 7. CONCRETE FABRICATOR SHALL BUILD TAPERED COLLARS WITH CORRECT DIAMETER OPENINGS TO ACCOMODATE THE 6" PVC SEWER PIPE TO BE INSTALLED BY CONTRACTOR IN INLET AND OUTLET OF GREASE TRAP.
8. CONTRACTOR INSTALLING GREASE TRAP SHALL PROVIDE ALL INLET AND OUTLET PIPE AND FITTINGS.
★ 9. CONTRACTOR SHALL INSTALL 90° ELBOW ON BOTTOM END OF CENTER DRAW PIPE. (CAN BE STREET 90°)
★ 10. CONTRACTOR SHALL INSTALL INLET 90° ELBOW AND VERTICAL PIPE STUB AS SHOWN TO PREVENT GASES FROM RETURNING BACK INTO BUILDING.
★ 11. IN CASES WHERE THERE IS TO BE MORE THAN 1 FOOT OF DEPTH FROM GROUND LEVEL TO TOP OF GREASE TRAP, A CONC. EXTENSION SLEEVE INCLUDING CENTER PARTITION SHALL BE CAST AT NEEDED HEIGHT BY THE CONCRETE FABRICATOR AND INSTALLED BY CONTRACTOR.
12. A SUITABLE JOINT SEALER SUCH AS CON-SEAL OR KENT SEAL SHALL BE USED BETWEEN THE GREASE TRAP AND TOP AND/OR EXTENSION SLEEVE AND TOP. THESE SEAMS SHALL BE GROUTED. JOINT SEALER WILL ALSO BE REQUIRED BETWEEN TOP AND MANHOLE RINGS.
★ 13. IN PAVED OR NON-PAVED TRAFFIC AREAS, A UTAH STANDARD LOW PROFILE MANHOLE RING AND COVER (B-5343) SHALL BE INSTALLED. CAST IRON GRADE RINGS CAN BE USED TO MATCH GROUND LEVEL.
★ 14. IN NON-TRAFFIC AREAS WHERE THERE WILL BE UP TO 1 FOOT OF DEPTH FROM GROUND LEVEL TO TOP OF GREASE TRAP, A UTAH STD. MANHOLE RING AND COVER (A-1180, V-1702) SHALL BE INSTALLED. CAST IRON GRADE RINGS CAN BE USED TO MATCH GROUND LEVEL.
★ 15. ALL MANHOLE COVERS USED ON GREASE TRAPS WILL BE THE STANDARD TRAFFIC RATED, NON-VENTED TYPE AND STAMPED 'SEWER'.
16. THE GREASE TRAP BOTTOM, SIDES AND CENTER PARTITION SHALL BE CAST AS A MONOLITHIC POUR. THE EXTENSION SLEEVE SHALL BE CAST AS A MONOLITHIC POUR AND THE TOP SHALL BE POURED SEPARATELY.
17. WHEN LARGER CAPACITY GREASE TRAPS ARE NEEDED, CONSULT WITH JEFF RICHENS, ASST. MANAGER (637-6350).

PRWID

Standard Specifications Drawing

1500 GALLON SAND / OIL SEPARATOR

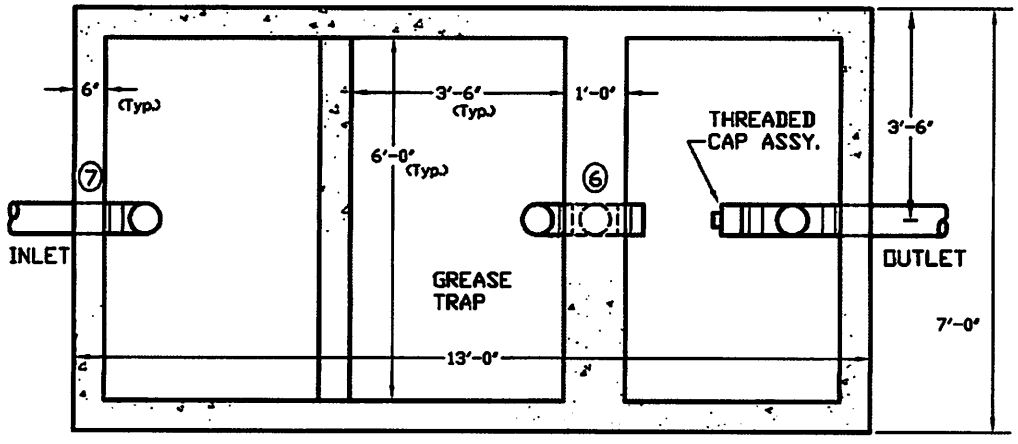
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UPDATED:

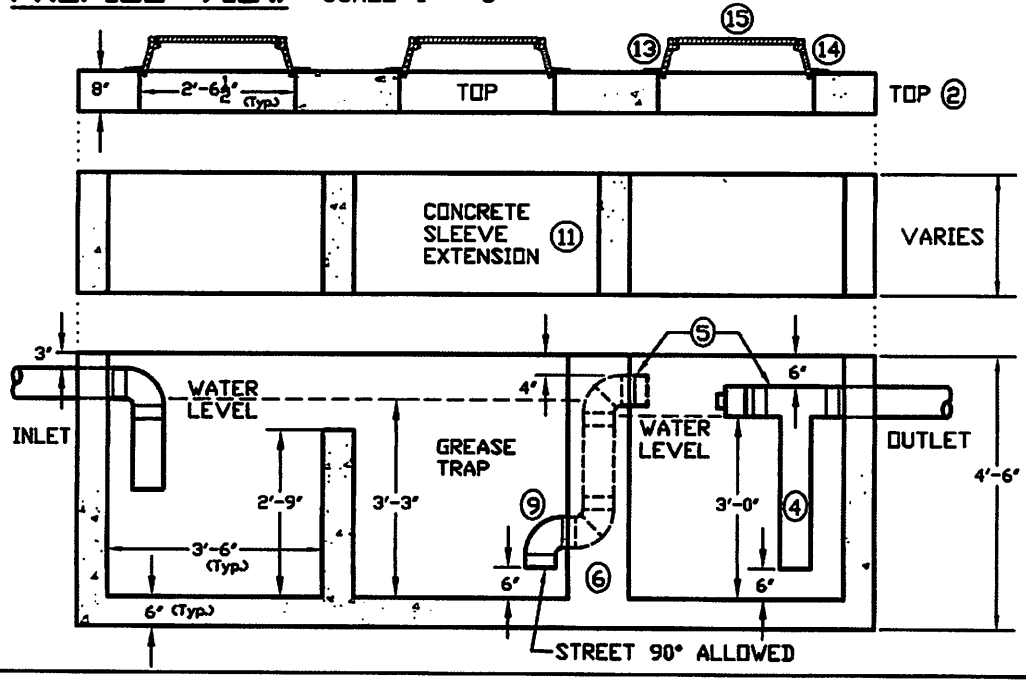
DWG. BY: ROSS BRYNER

DWG. NO: 8-4.4

TOP VIEW SCALE: 1" = 3'



PROFILE VIEW SCALE: 1" = 3'



NOTES: IMPORTANT, PLEASE READ !

(NOTES WITH A STAR CORRESPOND TO CIRCLED NUMBERS IN DRAWING)

1. THE CONCRETE WALLS SHALL BE REINFORCED VERTICALLY AND HORIZONTALLY WITH #4 REBAR @ 1' ON CENTERS.
★ 2. THE TOP OF THE GREASE TRAP SHALL BE 8" THICK. THE TOP AND THE FLOOR SHALL BE REINFORCED WITH #4 REBAR @ 1' ON CENTERS, LAID IN A GRID PATTERN.
3. THE CENTER PARTITION MUST BE SEALED WATER TIGHT ON THE TOP, BOTTOM AND SIDES.
★ 4. SIX INCH PVC (D 3034 OR SDR-35) SEWER PIPE SHALL BE USED THROUGHOUT, INCLUDING THE CENTER DRAW PIPE.
★ 5. SIX INCH PVC (D 3034 OR SDR-35) SOLVENT WELD (GLUE), SLIP JOINT FITTINGS SHALL BE USED ON 90° ELBOWS AND TEE.
★ 6. THE CONCRETE FABRICATOR SHALL FORM AND POUR THE CENTER PARTITION AROUND PVC CENTER DRAW PIPE AND FITTINGS.
★ 7. THE CONCRETE FABRICATOR SHALL BUILD TAPERED COLLARS WITH CORRECT DIAMETER OPENINGS TO ACCOMODATE THE SIX INCH PVC SEWER PIPE TO BE INSTALLED BY THE CONTRACTOR IN THE INLET AND OUTLET OF THE GREASE TRAP.
8. THE CONTRACTOR INSTALLING THE GREASE TRAP SHALL PROVIDE ALL INLET AND OUTLET PIPE AND FITTINGS.
★ 9. THE CONTRACTOR SHALL INSTALL A 90° ELBOW ON THE BOTTOM END OF THE CENTER DRAW PIPE (IT CAN BE A STREET 90°).
★ 10. THE CONTRACTOR SHALL INSTALL AN INLET 90° ELBOW AND A VERTICAL PIPE STUB AS SHOWN TO PREVENT GASES FROM RETURNING BACK INTO BUILDING.
★ 11. IN CASES WHERE THERE IS TO BE MORE THAN ONE FOOT OF DEPTH FROM GROUND LEVEL TO TOP OF GREASE TRAP, A CONCRETE EXTENSION SLEEVE, INCLUDING THE CENTER PARTITION SHALL BE CAST AT THE NEEDED HEIGHT BY THE CONCRETE FABRICATOR AND INSTALLED BY THE CONTRACTOR.
12. A SUITABLE JOINT SEALER SUCH AS CON-SEAL OR KENT SEAL SHALL BE USED BETWEEN THE GREASE TRAP AND THE TOP AND / OR THE EXTENSION SLEEVE AND TOP. THESE SEAMS SHALL BE GROUTED. JOINT SEALER WILL ALSO BE REQUIRED BETWEEN THE TOP AND THE MANHOLE RINGS.
★ 13. IN PAVED OR NON-PAVED TRAFFIC AREAS, A UTAH STANDARD LOW PROFILE MANHOLE RING AND COVER (B-5354) SHALL BE INSTALLED. CAST IRON MANHOLE ADAPTER RINGS (RISERS) CAN BE USED TO MATCH THE GROUND LEVEL.
★ 14. IN NON-TRAFFIC AREAS WHERE THERE WILL BE UP TO ONE FOOT OF DEPTH FROM GROUND LEVEL TO THE TOP OF GREASE TRAP, A UTAH STANDARD MANHOLE RING AND COVER (A-1180, V-1702) SHALL BE INSTALLED. CAST IRON MANHOLE ADAPTER RINGS (RISERS) CAN BE USED TO MATCH GROUND LEVEL.
★ 15. ALL MANHOLE COVERS USED ON GREASE TRAPS WILL BE THE STANDARD TRAFFIC RATED, NON-VENTED TYPE AND STAMPED "SEWER".
16. THE GREASE TRAP BOTTOM, SIDES AND CENTER PARTITION SHALL BE CAST AS A MONOLITHIC POUR. THE EXTENSION SLEEVE SHALL BE CAST AS A MONOLITHIC POUR AND THE TOP SHALL BE POURED SEPARATELY.
17. WITH QUESTIONS OR CONCERNS OR WHEN LARGER CAPACITY GREASE TRAPS ARE NEEDED, CONSULT WITH JEFF RICHENS, PRWID MANAGER (435-637-6350).

EMERGENCY FUEL SPILL RESPONSE PLAN

Site Name, #, and Address: _____

If there is a fuel spill emergency, the trained designated Operator C or Manager for the facility **MUST** perform the following tasks as quickly as possible. Please note that dealing with emergencies is a team effort. Therefore, the following tasks can be performed simultaneously while responding to an emergency by assigning responsible individuals to fulfill certain tasks.

1. **STOP THE FLOW OF FUEL**
   - ☞ Hit the Emergency Stop Button (E-Stop) and/or all electrical sources (circuit breakers).

2. **EVACUATE THE AREA**
   - ☞ Review Facility's Emergency Site Evacuation Plan by the door.
   - ☞ If fumes are present, leave the area immediately.
   - ☞ Do not start vehicles or smoke in affected area.

3. **BARRICADE THE AREA**
   - ☞ Secure and Barricade the Area
   - ☞ Locate the Fire Extinguisher(s) and have them ready for possible use.

4. **MAKE PHONE CALLS AS APPROPRIATE:**
   - ☞ Go to a safe location and call:
     - **If there is a life-threatening situation, CALL 911.**
     - **If assistance is needed for spill cleanup or if a spill has entered storm drain catch basin, sewer system inlet or utility manhole, or leaves the property, CALL Maverik's Help Desk at: 1-844-628-7778 (who in turn, if needed, will contact Maverik's 24/7 Emergency Response Contractor and in California, the Designated A/B Operator.)**

5. **CONTAIN THE RELEASE**

   <u>SMALL RELEASE</u> = less than 10 gallons and/or contained
   - ☞ Use the on-site spill kit material around the area of concern if it is safe to do so.

   <u>LARGE RELEASE</u> = 10 gallons or more; or any spill that reaches any drain, waterway, soil, or gravel or leaves the property. CALL Maverik's Help Desk: **1-844-628-7778**
   - ☞ Use the on-site spill kit material to block storm drains and to contain the spill.
   - ☞ Locate the fire extinguisher.
   - ☞ Wear proper personal protection equipment such as gloves and eyewear.

   DO NOT wash the material away with water under ANY circumstances.

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REVEGETATION

FOR REVEGETATION OF DISTURBED AREAS AND EROSION CONTROL / REVEGATION OF CUT AND FILL SLOPES

REVEGETATION MIX FOR ROADSIDE EMBANKMENTS		POUNDS (PLS)
Elymus elymoides	BOTTLEBRUSH SQUIRRELTAIL	1.25
Poa secunda	SANDBERG BLUEGRASS	2.0
Pascopyrum smithii	WESTERN WHEATGRASS	7.5
Festuca ovina	SHEEP FESCUE	2.0
Agropyron desertorum	STANDARD CRESTED WHEATGRASS	6.5
Sterile Triticale	QUICKGUARD	3.75
Oryzopsis hymenoides	INDIAN RICEGRASS	2.0
TOTAL POUNDS OF PURE LIVE SEED PER ACRE		25.0

REVEGETATION MIX - TRANSITION ZONES		POUNDS (PLS)
Lolium perenne	PERENNIAL RYEGRASS	3.0
Elymus trachycaulus	SLENDER WHEATGRASS	3.0
Pascopyrum smithii	WESTERN WHEATGRASS	3.0
Elymus wawawaiensis	SNAKE RIVER WHEATGRASS	2.0
Oryzopsis hymenoides	INDIAN RICEGRASS	1.0
Festuca ovina	SHEEP FESCUE	2.0
Poa secunda	SANDBERG BLUEGRASS	2.0
Artemisia tridentata ssp. wyomingensis	WYOMING SAGEGRASS	0.1
Ericameria nauseosa	RABBIT BRUSH	0.5
Linum perenne	BLUE FLAX	1.0
Eschscholzia californica	CALIFORNIA POPPY	1.0
Achillea millefolium L. var. occidentalis	WESTERN YARROW	0.2
Gaillardia aristata	BLANKET FLOWER	0.8
TOTAL POUNDS OF PURE LIVE SEED PER ACRE		20.0

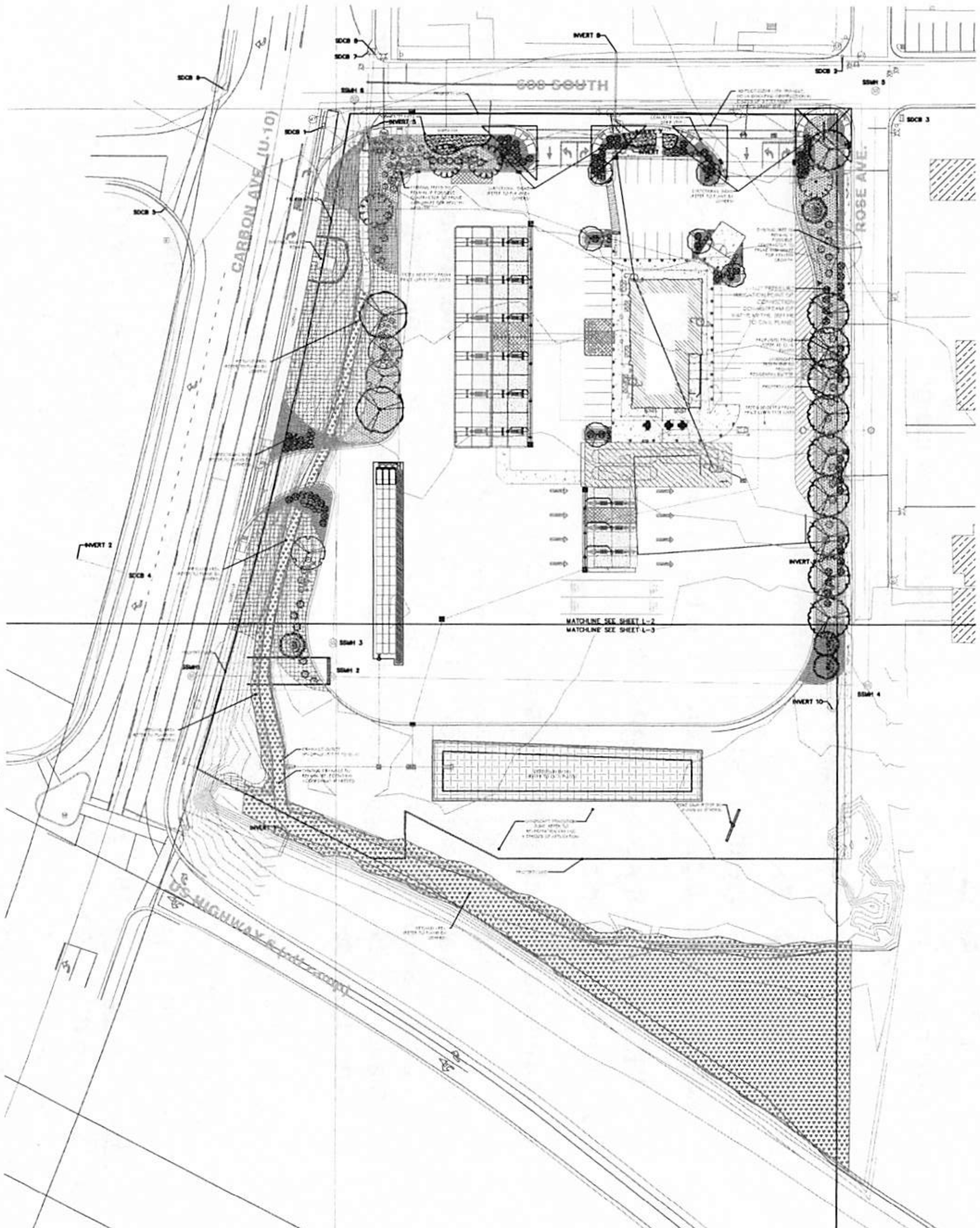
REVEGETATION MIX FOR DETENTION BASINS		POUNDS (PLS)
Pascopyrum smithii	WESTERN WHEATGRASS	7.0
Elymus lanceolatus	STREAMBANK WHEATGRASS	5.0
Lolium perenne	PERENNIAL RYEGRASS	5.0
Festuca ovina	SHEEP FESCUE	2.4
Thinopyrum intermedium	INTERMEDIATE WHEATGRASS	6.0
Sporobolus cryptandrus	SAND DROPSEED	0.6
Agropyron desertorum	STANDARD CREST WHEATGRASS	4.0
TOTAL POUNDS OF PURE LIVE SEED PER ACRE		30.0

HYDRO SEEDING AND MULCHING

1. SCOPE
The work shall consist of the application of seed, tackifier, wood fiber mulch, and often fertilizer, in a slurry of water to prevent soil erosion. The slurry application is intended to provide an environment conducive to plant growth. It is useful on steep, erosive slopes particularly where access is limited.

2. METHODS AND MATERIALS
A tank-mounted truck equipped with a special pump and continuous agitation system is used. The pump forces the slurry through a top-mounted discharge nozzle (tower) or discharge can be through 100 to 200 feet of hose. Tank capacities range from 1,000 to 3,000 gallons. Water is added first, then seed, tackifier, wood fiber mulch, fertilizer (if used). Single application hydroseeding uses 2,000 pounds of wood fiber mulch per acre with the seed and fertilizer. Most tackifiers are applied at 50-100 pounds of dry ingredients per acre.

3. Seed Mixtures
Seed mixes should be used as specified in the above seed schedules on a PLS (pure live seed) basis/acre.



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal		6
	Celtis occidentalis / Common Hackberry	B & B	2"Cal		10
	Celtis reticulata / Netleaf Hackberry	B & B	1.5"Cal		3
	Picea pungens glauca / Colorado Blue Spruce	B & B		5'	4
	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal		2
	Zelkova serrata / Sawleaf Zelkova	B & B	1.5"		4

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal	17
	Helictotrichon sempervirens / Blue Oat Grass	1 gal	52
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	90
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	31
	Miscanthus sinensis 'Purpurascens' / Flame Grass	5 gal	19
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal	17
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal	22

Existing trees of various sizes and species on the property and within road right of way to remain. These trees are not included in tree totals. Contractor to prune and shape trees for healthy growth and appearance.

(Exact tree locations may differ. Plan location based on Google Earth aerial photography.)

MULCHES / ROCK

Turf grass blend - Refer to notes and details		782 S.F.
3" minimum depth of 3/4" to 1-1/2" colored crushed rock (see note 4 below) over Dewitt Pro 5 weed barrier		6,070 S.F.
3" minimum depth of 2" to 2-1/2" colored crushed rock (see note 4 below) over Dewitt Pro 5 weed barrier		11,590 S.F.
3" minimum depth of 2" to 2-1/2" colored crushed rock (see note 4 below), with 10% mix of 3" to 6" same colored crushed rock, over Dewitt Pro 5 weed barrier		2,557 S.F.
Proposed concrete mow strip - refer to sheet L-4. Contractor to repair and/or replace any existing concrete mow strip that is broken, cracked, or not matching surrounding grades due to settlement or uplifting		

HYDRO SEEDING / REVEGETATION

Revegetation Mix - Transition Zones used in areas between Undisturbed and Developed Landscapes. Refer to Notes & Details Sheet	seed	35,437 S.F.
Revegetation Mix for Roadside and Disturbed Areas - Refer to Notes and Details Sheet. If Slope Revegetation Area is Addressed in Civil Plans, then the Civil Plans Shall Take Precedence.	seed	12,290 S.F.
Revegetation Mix for Drainage Areas - Refer to Notes and Details Sheet. If Slope Revegetation Area is Addressed in Civil Plans, then the Civil Plans Shall Take Precedence.	seed	9,048 S.F.

NOTES:
1. SEE SHEET L-4 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE FRONT FACE OF CURB.
4. ROCK, MULCHES AND BOULDERS TO COMPLIMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
5. REFER TO CIVIL PLANS FOR GRADING AND UTILITY DESIGN. THESE ITEMS ARE SHOWN ON THIS PLAN FOR ILLUSTRATION PURPOSES ONLY.
6. SUMMIT SEEDING CAN BE CONTACTED FOR SEED MIXES.

NORTH

0 40 80 120 feet
SCALE: 1" = 40'

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CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

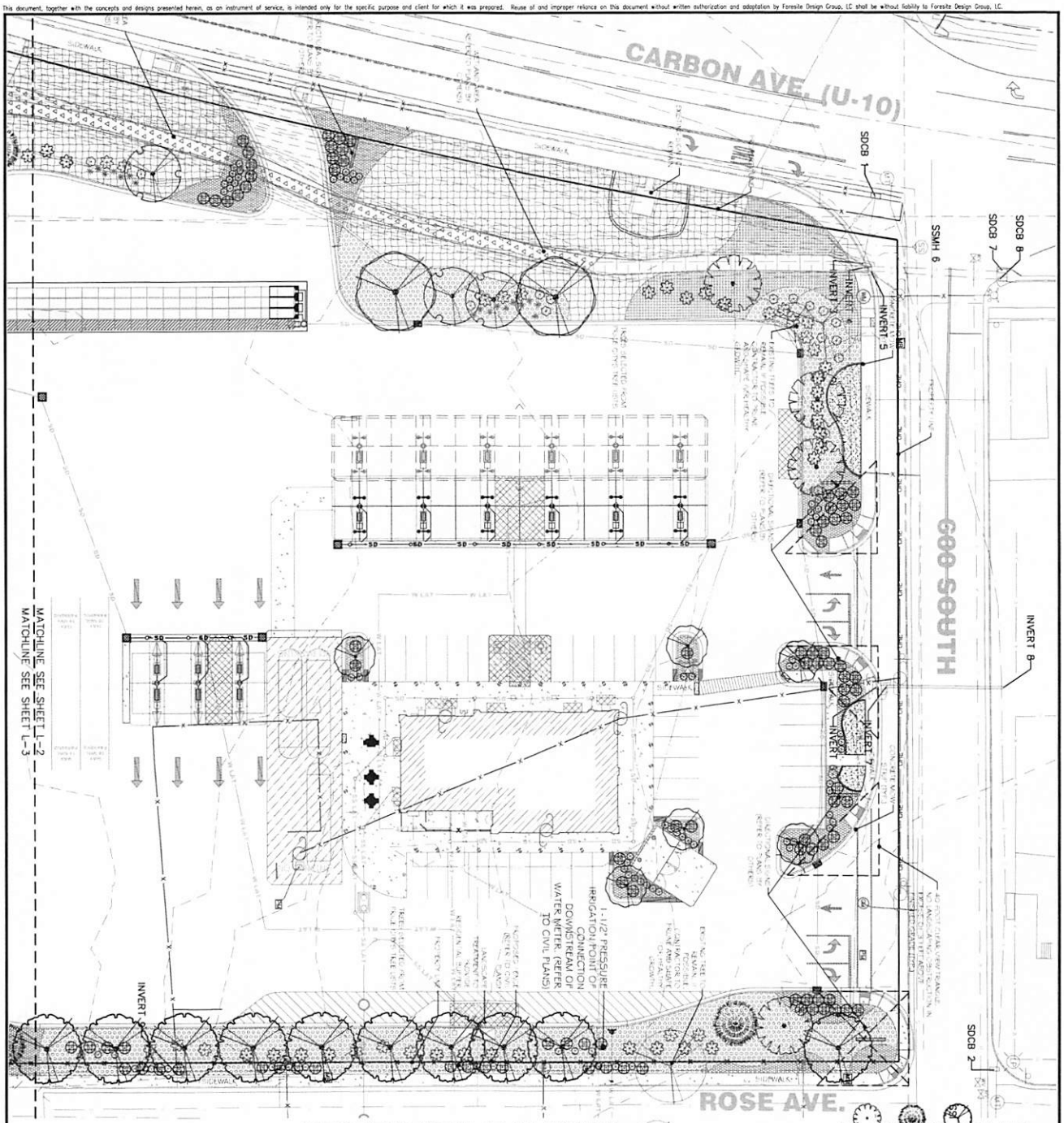
NO.	REVISIONS	BY	DATE
1	REVISIONS PER SITE PLAN & COMMENTS	DCM	3/8/23
2	SEED MIXTURE MODIFIED	DCM	3/20/23
3	REVISED PER SITE PLAN & COMMENTS	DCM	03/31/23
4	REVISED PER SITE PLAN CHANGES	DCM	06/1/23

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 106248 6/1/23

SHEET: L-1
FILE NAME: FDG-285 SCALE: 1"=40

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FILE NAME: 1706-285	SHEET: L-2	SCALE: 1"=20'

LICENSED LANDSCAPE ARCHITECT
No. 10624
07/25
STATE OF UTAH

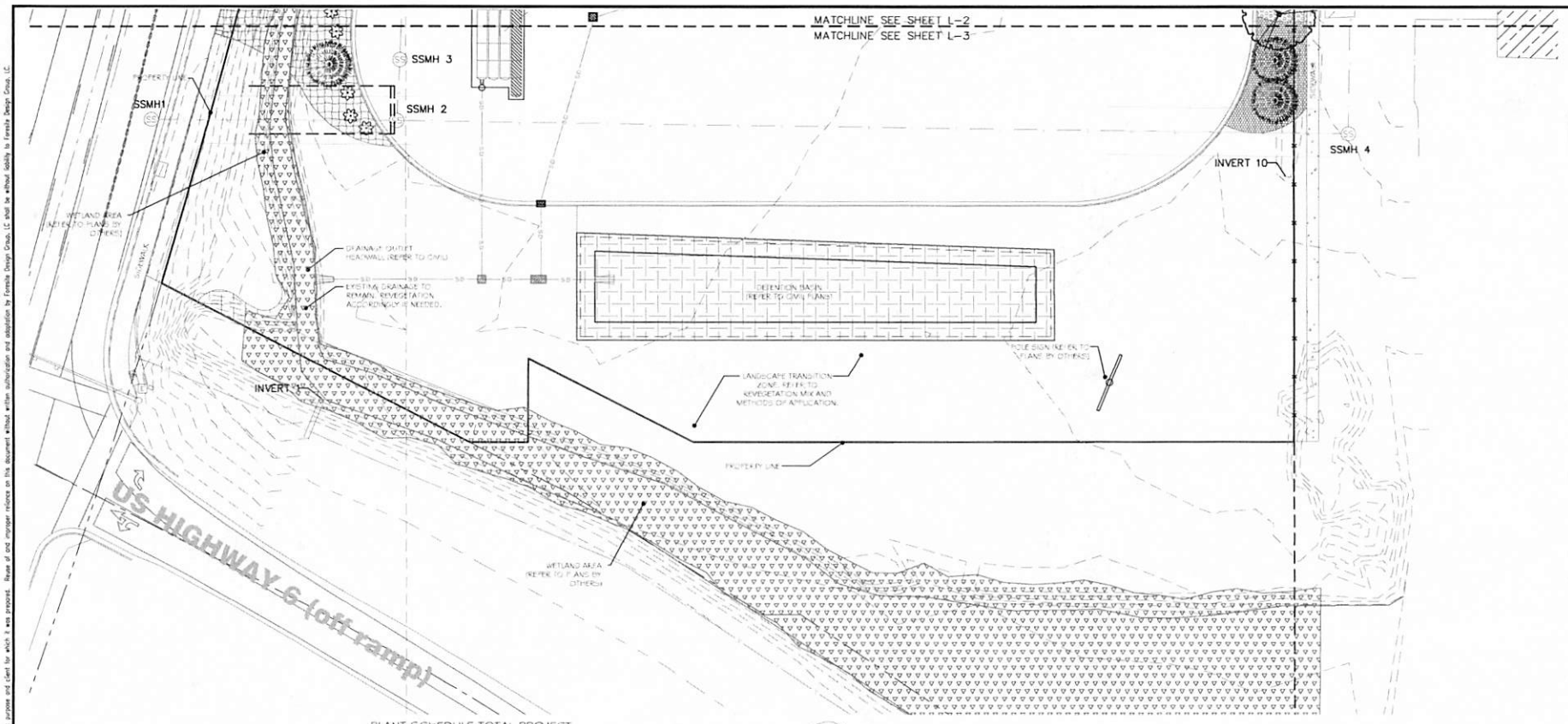
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13692 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE: 801.641.7464
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NO.	REVISIONS	BY	DATE
1	REVISIONS PER SITE PLAN & COMMENTS	DCM	2/8/23
2	SEED MIXTURE MODIFIED	DCM	2/20/23
3	REVISED PER SITE PLAN & COMMENTS	DCM	03/31/23
4	REVISED PER SITE PLAN CHANGES	DCM	06/1/23

PROJECT PROFESSIONAL: DCM DESIGNER: DCM



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	COND	CAL	HGT	QTY
	Acer saccharum 'Bailsbon' / Bailsbon Maple	B & B	2"Cal		6
	Celtis occidentalis / Common Hackberry	B & B	2"Cal		10
	Celtis reticulata / Netleaf Hackberry	B & B	1.5"Cal		7
	Picea pungens glauca 'Colorado Blue Spruce'	B & B		5'	4
	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal		2
	Zelkova serrata / Exalted Zelkova	B & B	1.5"		4
SHRUBS	BOTANICAL / COMMON NAME	COND			
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal			17
	Helictotrichon sempervirens / Blue Oat Grass	1 gal			54
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal			110
	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal			31
	Miscanthus sinensis 'Purpurascens' / Flame Grass	5 gal			17
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal			17
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal			23

Existing trees of various sizes and species on the property and within road right-of-way to remain. These trees are not included in the totals. Contractor to prune and shape trees for healthy growth and appearance.

(Exact tree locations may differ. Tree locations mapped on Google Earth aerial photography.)

MULCHES / ROCK

- Turf grass blend - Refer to notes and details. 792 S.F.
- 3" minimum depth of 3/4" to 1-1/2" colored crushed rock (see note 4 below) over Dewitt pro 5 weed barrier. 6,070 S.F.
- 3" minimum depth of 2" to 2-1/2" uncolored crushed rock (see note 4 below) over Dewitt pro 5 weed barrier. 11,580 S.F.
- 3" minimum depth of 2" to 2-1/2" colored crushed rock (see note 4 below) with 10% mix of 3" to 6" same colored crushed rock, over Dewitt pro 5 weed barrier. 2,557 S.F.
- Proposed concrete mow strip - refer to sheet L-4. Contractor to repair and/or replace any existing concrete mow strip that is in poor, cracked, or not matching surrounding grades due to settlement or cracking.

HYDRO SEEDING / REVEGETATION

- Revegetation Mix - Transition Zones used in areas between Undisturbed and Developed Landscape. Refer to Notes 4 Details Sheet. seed 83,637 S.F.
- Revegetation Mix for Roadside and Disturbed Areas - Refer to Notes and Details Sheet. If Slope Revegetation Area is Addressed in Civil Plans, then the Civil Plans Shall Take Precedence. seed 12,220 S.F.
- Revegetation Mix for Drainage Areas - Refer to Notes and Details Sheet. If Slope Revegetation Area is Addressed in Civil Plans, then the Civil Plans Shall Take Precedence. seed 9,068 S.F.

NOTES:
1. SEE SHEET L-4 FOR LANDSCAPE NOTES AND DETAILS.
2. LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. PLANT QUANTITIES AND SQUARE FOOTAGES FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
3. CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED ALONG THE HEAD FACE OF CURB.
4. ROCK MULCHES AND BOULDERS TO COMPLIMENT EXISTING NATIVE ROCK MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
5. REFER TO CIVIL PLANS FOR GRADING AND UTILITY DESIGN. THESE ITEMS ARE SHOWN ON THIS PLAN FOR ILLUSTRATION PURPOSES ONLY.
6. PLANT SEEDING CAN BE CONDUCTED FOR SEED MIXES.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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NO.	REVISIONS	BY	DATE
1	REVISIONS PER SITE PLAN & COMMENTS	DCM	3/9/23
2	SITE ARTICLE ADDED	DCM	5/30/23
3	REVISED PER SITE PLAN & COMMENTS	DCM	6/8/23
4	REVISED PER SITE PLAN & COMMENTS	DCM	8/7/23

PROJECT PROFESSIONAL: DCM DESIGNED: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1336 EAST 840 SOUTH, SUITE 104
DRAPER, UTAH 84020
PHONE: 801.641.7454
www.foresitedesigngroup.com

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CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

LICENSED LANDSCAPE ARCHITECT DAN C. MATTA No. 10624B 8/1/19

SHEET: L-3

FILE NAME: FDG-285 SCALE: 1"=20'

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PLANTING NOTES:

1. LANDSCAPE SIZE MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT OR OWNER WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNERS CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR, OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS: ANY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS REGARDING ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION SAFETY AND CLEANUP: MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY. DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO, BUILDING LOCATION, TRIP HAZARDS, GRADES, AND DIMENSIONS. SPECIFIC INFORMATION THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION: CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MIX AROUND ALL SIDES OF ROOT BALL FOR SHRUBS, AND SIX BALL DIAMETER FOR TREES.

6. EXCEPT FOR TREES, PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL TAKEN FROM EXCAVATED PLANT PIT, 1/3 TOPSOIL AND 1/3 ORGANIC COMPOSTED MATERIAL. PEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

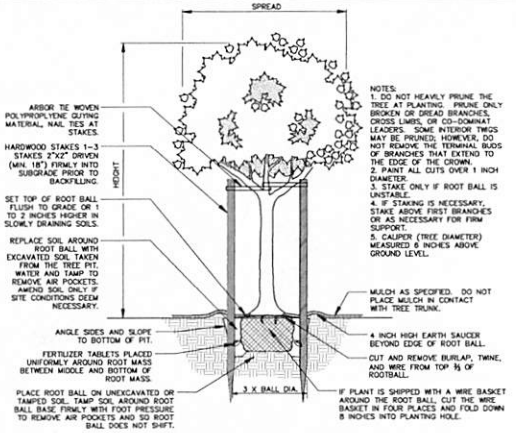
7. SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF THREE CUBIC YARDS PER 1,000 SQUARE FEET, TILLED INTO THE SUBGRADE SOIL PRIOR TO PLACING TOPSOIL. TILL AMENDMENTS IN TO A DEPTH OF 12". ALL SOD AREAS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED AMENDED SUBGRADE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF FIVE INCHES (5") IN ALL SOD AND SHRUB AREAS.

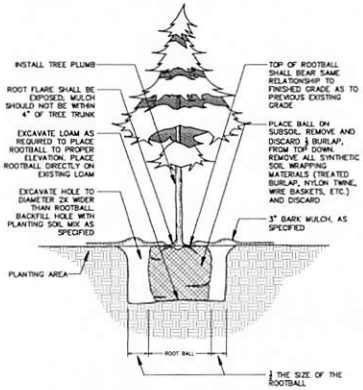
9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES. ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SOD WITHOUT THE SOD WITHOUT WATER WASTE. TO BE CHANGED TO "SIMILAR TO FARMS MATERIAL IN LIEU FOR EQUIVALENT WHICH IS A WATER WISE TURF. INSTALL AND MAINTAIN PER GREATERS SPECIFICATIONS.

IRRIGATION REQUIREMENT NOTES:

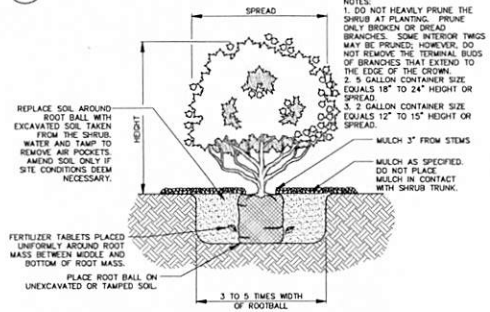
1. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED, NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF TOO (4") INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. AT MULCH IN ALL IRRIGATED NON-TURF AREAS. IN ROCK MULCH, MINIMUM IS 3".
2. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS. ANY LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
3. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
4. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
5. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF FOUR INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
6. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
7. DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
8. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
9. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
10. DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
11. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS AND ANNUALS. SEE PLANS FOR MULCH TYPES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM NOTED DEPTH. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
12. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURERS SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER. JUST PRIOR TO LAYING SOD.
13. TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS AND ONLY IF THE ROOT BALL IS UNSTABLE. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON THE SITE CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
14. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
15. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (120 DAYS) AFTER FINAL ACCEPTANCE TO ENTER PROPER RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
16. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS IN EVERY QUALITY MAY BE REJECTED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST NOTIFY OWNER A PRE AND POST GUARANTEE MEETING WITH THE OWNERS REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR BE ACTIVATED.
17. SUBMITTALS: OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER, INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. ROCK/GRAVEL STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS (READ PROVIDED BY THE NURSERY).
18. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANT LEGEND AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIC SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
19. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA MANUAL OF STANDARD SPECIFICATIONS.
20. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN OF ALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
21. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM THE SANDY CITY URBAN FORESTER. SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL.
22. IRRIGATION ZONES: WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 4:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
23. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF AND PREVENT LOW SLOPED AREAS WITH SLOW INFILTRATION RATES.
24. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY AUDIT SHALL BE PERFORMED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 65% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
25. PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
26. A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
27. A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
28. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN OFF ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
29. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
30. NO IRRIGATION OF WALKWAYS OR DRIVE.
31. WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.



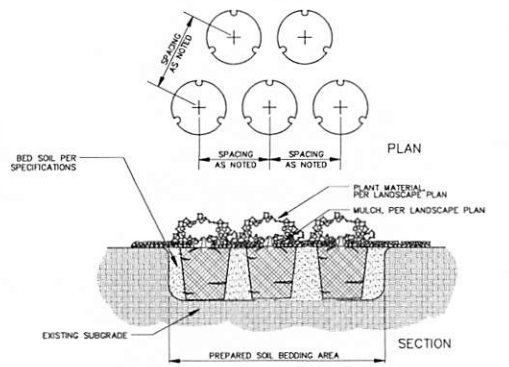
1 TREE PLANTING AND STAKING
N.T.S.



2 EVERGREEN TREE PLANTING
N.T.S.



3 SHRUB AND ORNAMENTAL GRASS PLANTING
N.T.S.



4 GROUNDCOVER, ANNUAL, AND/OR PERENNIAL PLANTINGS
N.T.S.

TOPSOIL QUALITY GUIDELINES

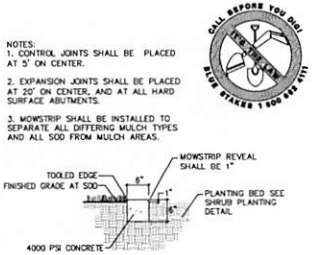
Category	Soluble salts (dS/m or mmhos/cm)	pH	Sand (%)	Silt (%)	Clay (%)	Texture class*	Organic matter (%)	% Coarse fragments (>2 mm) by volume (diameter)**	Sodium adsorption ratio (SAR)
Ideal	< 2	7.0 to 7.5	< 70	< 70	< 30	L, SiL	≥ 2.0	≤ 2	< 3 for any texture
Acceptable	< 4	6.0 to 7.5	< 70	< 70	< 30	SCL, CL, SiCL, SiC	≥ 1.0	≤ 10	< 6 for any texture
Unacceptable	> 4	< 5.0 or > 7.5	≥ 70	≥ 70	≥ 30	LS, SiCL, SiC, C	< 1.0	> 10	> 6 for any texture

*S = sand, SiL = silt loam, SCL = sandy clay loam, SL = sandy loam, CL = clay loam, SiCL = silty clay loam, SiC = silty clay, C = clay
**This guideline also includes rocks fragments larger than 3" (7.6 cm) in diameter.

Category	Nitrate-nitrogen (ppm or mg N/kg soil)	Phosphorus (ppm or mg P/kg soil)	Potassium (ppm or mg K/kg soil)	Iron (ppm or mg Fe/kg soil)
Acceptable	> 20	> 15	> 150	> 10

Source: Utah State University, "Topsoil Quality Guidelines for Landscaping" December 2016

NOTES:
1. CONTROL JOINTS SHALL BE PLACED AT 5' ON CENTER.
2. EXPANSION JOINTS SHALL BE PLACED AT 20' ON CENTER, AND AT ALL HARD SURFACE ABUTMENTS.
3. MOWSTRIP SHALL BE INSTALLED TO SEPARATE ALL DIFFERING MULCH TYPES AND ALL SOD FROM MULCH AREAS.



5 CONCRETE MOWSTRIP
N.T.S.

NO.	REVISIONS	BY	DATE
1	ISSUING FOR SITE PLAN & COMMENTS	DCM	3/9/23
2	SITE WITCHE ADDITED	DCM	3/29/23
3	REVISED PER SITE PLAN & COMMENTS	DCM	5/27/23
4	REVISED PER SITE PLAN CHANGES	DCM	06/7/23

PROJECT PROFESSIONAL: DCM DESIGNED: DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13290 S. JORDAN GATEWAY, SUITE 100 SOUTH JORDAN, UTAH 84095
PHONE: 801.641.7484
www.foresitedesigngroup.com

MAVERIK C-STORE
LANDSCAPE NOTES AND DETAILS
CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

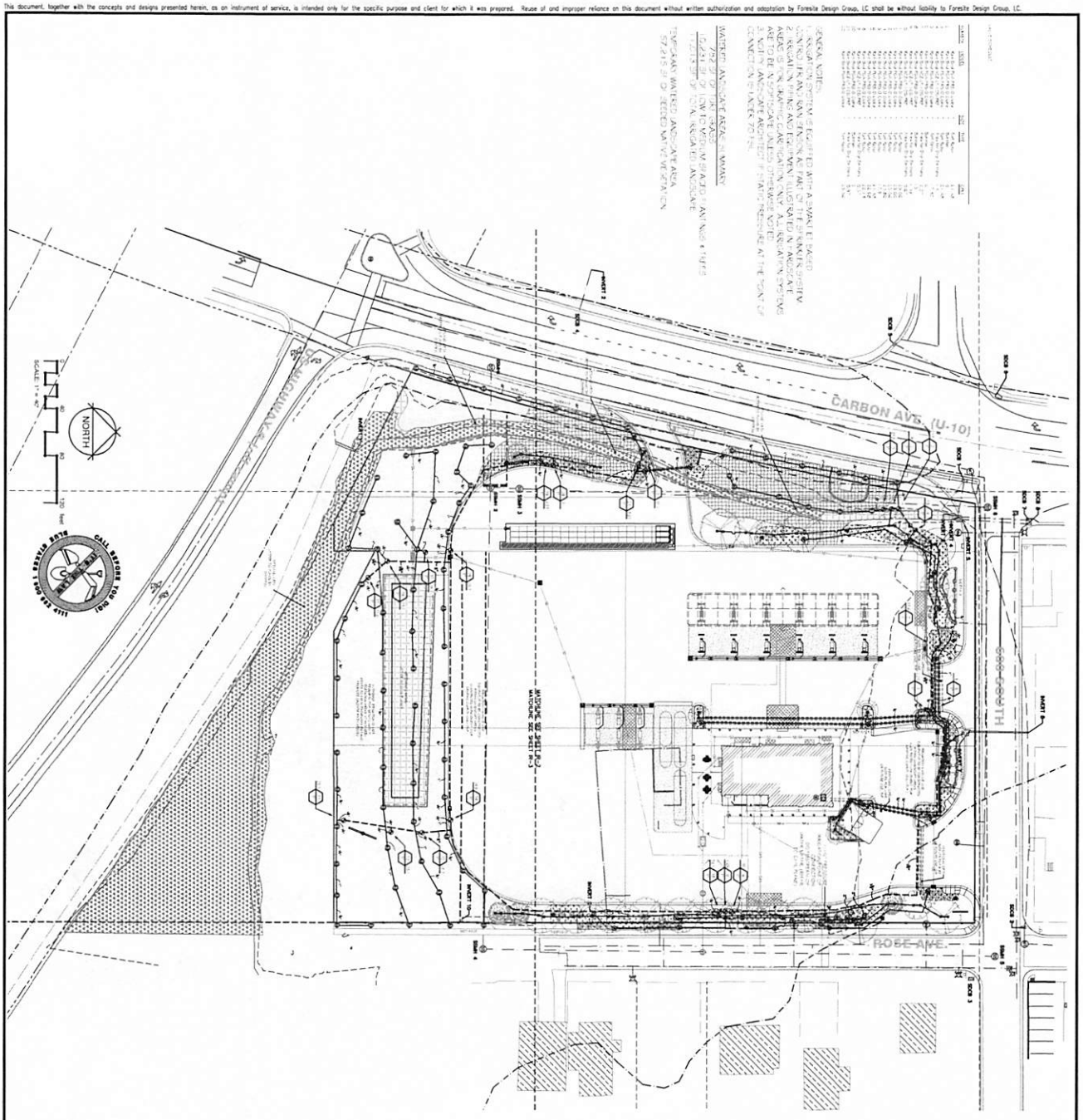
LICENSED LANDSCAPE ARCHITECT MATTA No. 106248 01/15

SHEET: L-4

FILE NAME: FDG-285 | SCALE: N.A.

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IRRIGATION SCHEDULE PROJECT SITE

MAVERIK C-STORE
IRRIGATION PLAN

CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

Foresite Design Group, L.C.

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
13302 ARROW CREEK DRIVE
DRAPER, UTAH 84020
PHONE 801.641.7464
www.foresitedesigngroup.com

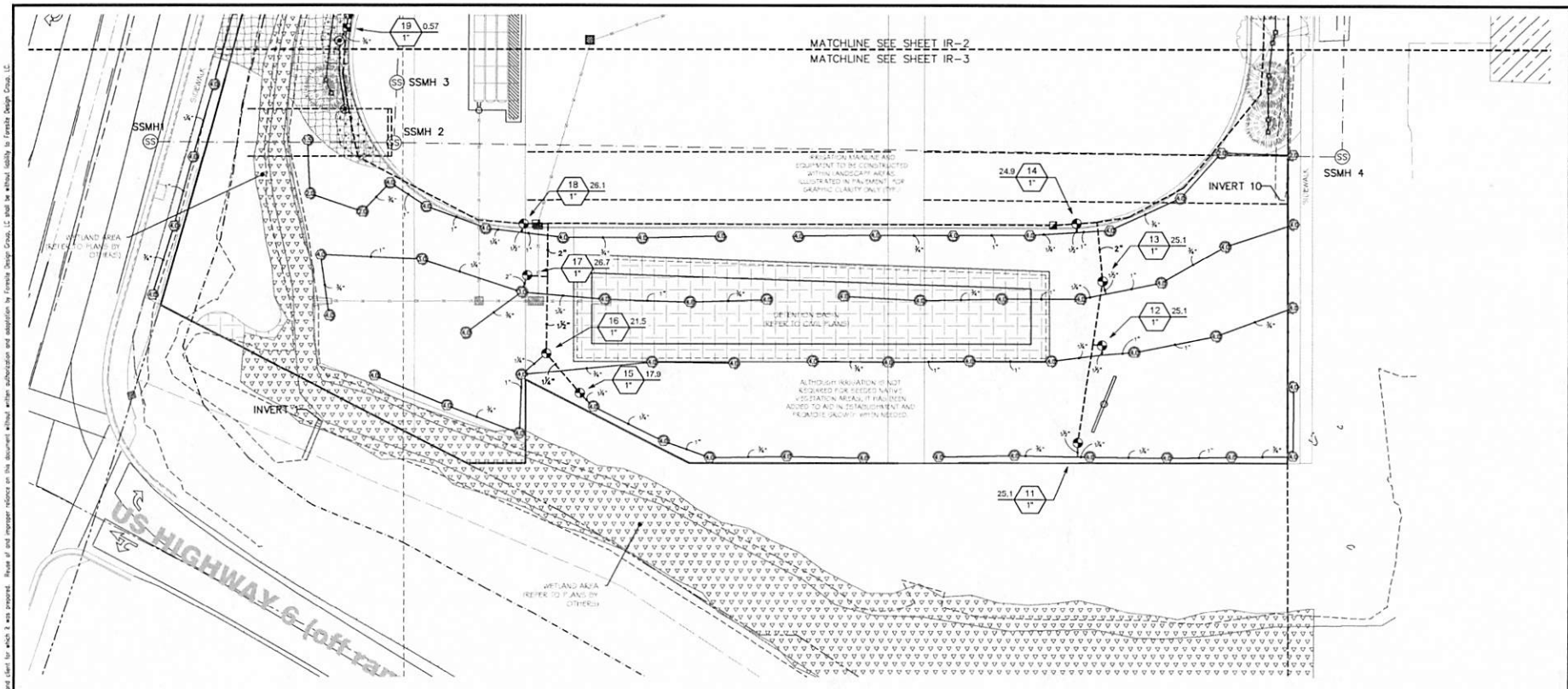
NO.	REVISIONS	BY	DATE
1	REV. PER CITY COMMENTS & SITE PLAN	DCM	3/8/23
2	REV. PER COMMENTS & UPDATED SITE PLAN	DCM	3/31/23
3	REVISIONS PER SITE PLAN CHANGES	DCM	06/7/23

PROJECT PROFESSIONAL: DCM DESIGNED: DCM

SHEET: IR-1

FILE NAME: SCALE: 1" = 40'

MAVERIK C-STORE
LANDSCAPE PLAN
CARBON AVENUE & HIGHWAY 6 PRICE, UTAH
IR-2
SHEET#
Foresite
Design Group, L.C.
IRRIGATION SCHEDULE PROJECT SITE
MATCHLINE SEE SHEET IR-2
MATCHLINE SEE SHEET IR-3
NORTH
ROSE AVE.
CARBON AVE. (U-10)
600 SOUTH
IRRIGATION POINT OF CONNECTION DOWNSTREAM OF WATER METER. (REFER TO CIVIL PLANS)
INVERT 1
INVERT 2
INVERT 3
INVERT 4
INVERT 5
INVERT 6
INVERT 7
INVERT 8
SCH 1
SCH 2
SCH 3
SCH 4
SCH 5
SCH 6
SCH 7
SCH 8
SSMH 6



IRRIGATION SCHEDULE PROJECT SITE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800 U-PRS U10 Series Turf Spray 6 in. Pop-Up Sprinkler with Go Molded Wiper Seal Side and Bottom Inlet, 1/2in. NPT Female Threaded Inlet, Pressure Regulating		30
	Rain Bird 1800 U-PRS U12 Series Turf Spray 6 in. Pop-Up Sprinkler with Go Molded Wiper Seal Side and Bottom Inlet, 1/2in. NPT Female Threaded Inlet, Pressure Regulating		30
	Rain Bird 1800 U-PRS U15 Series Turf Spray 6 in. Pop-Up Sprinkler with Go Molded Wiper Seal Side and Bottom Inlet, 1/2in. NPT Female Threaded Inlet, Pressure Regulating		30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1800 U-PRS HE-VAN Series Turf Spray 6 in. Pop-Up Sprinkler with Go Molded Wiper Seal Side and Bottom Inlet, 1/2in. NPT Female Threaded Inlet, Pressure Regulating		30
1401 1402 1404 1406	Rain Bird 1400-PRS-I 1400 Nozzle Flood Bubbler 6 in. pop-up with pressure regulating device		30

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
	Rain Bird 3504 PC SAM 1.5		35	1.28	23'
	Rain Bird 3504 PC SAM 2.0		35	1.67	27'
	Rain Bird 3504 PC SAM 3.0		35	2.6	31'
	Rain Bird 3504 PC SAM 4.0		35	3.54	35'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-1P-1.00-PRF One Zone Dry Control Kit, 1 in. Low Flow Valve, 3/4in. Pressure Regulating RSY Filter, and 30psi Pressure Regulator	6
	Pipe Transition Point in Drip Box Pipe stem solt joints from PVC lateral to drip tubing with riser in 12 in. (30cm) drip box	25
	Rain Bird MDCAP Drip line Flush Valve Cap in compression fitting coupler	14

	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow Rates of 0.5 GPH Blue, 1.0 GPH Black, and 2 GPH Red. Comes with a self-piercing barb inlet and barb outlet. Emitter Notes: - 0.5 GPH emitters (2 assigned to each 1 gal plant) - 1.0 GPH emitters (2 assigned to each 2 gal plant) - 1.0 GPH emitters (4 assigned to each 5 gal plant)	10,231 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PGA-PRS-D Globe 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe, with Pressure Regulator Module	16
	Rain Bird 44-LRC 1in. Brass Quick Coupling Valve, with Corrosion Resistant Stainless Steel Spring, Locking Tee Handle, Rubber Cover, and 2 Piece Body	5
	Stop and Waste Valve Drain to Stop and Waste valve	X 1
	Rain Bird FILBCP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, shall in conformance with all federal, state, county, and local codes/ordinances. Reclaimed Water Compatible, and Color Handle Cover Designates Non-Potable Water Use. With Pressure Regulator	1
	Pressure Reducing Valve Pressure downstream required is 65.0 PSI	X 1
	Zoni 0"PSI, 1-1/2" Reduced Pressure Backflow device	1
	Rain Bird ESP-LXME2 -or- (1) ESP-LXMEM3 -2 24 Station, Trash only, Wired, Commercial Controller, (1) ESP-XM2, 12 Station, Indoor/Outdoor, Plastic Wall Mount Enclosure w/ (1) ESP-XMEM3 -2 , 12 Station Expansion Modules. Contractor to coordinate with owner's representative irrigation location.	1
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, Includes 1 receiver and 1 rain/freeze sensor transmitter. Contractor to coordinate with owner's representative mounting location.	1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
FS	Rain Bird FS-100-B 1in. Flow Sensor, Brass Model. Suggested Operating Range 2.0 GPM to 40.0 GPM. Size for Flow Not Accurate for Pipe Size. Rain Bird Compatible Controllers: ESP-LXMEM3 [LXC] LXME2-PT [LXMC], or Controller's Accepted Custom K Factor and Offset. Install in Rain Bird Valve Box.	1
	Shrub Box (BRC-466R Low profile, tube and wire construction known today as flat, cast iron/ steel open, flat/box enclosure. 46.5in.L, 25in.W, 17.25 in.H.	1
	Irrigation Lateral Line: PVC Schedule 40	4,799 l.f.
	Irrigation Mainline: PVC Schedule 40	1,515 l.f.
	Pipe Sleeve: PVC Schedule 40	832.5 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

IRRIGATION NOTES:
1. SEE SHEET IR-4 FOR NOTES AND DETAILS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
3. SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

NO.	REVISIONS	BY	DATE
1.	RDV. #2F CITY COMMENTS & SITE PLAN	DCM	5/9/23
2.	RDV. #3F COMMENTS & UPDATED SITE PLAN	DCM	9/7/23
3.	REVISED SITE PLAN COMMENTS	DCM	10/7/23

PROJECT PROFESSIONAL: DCM DESIGNED: DCM

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1588 S. MAIN STREET, SUITE 100
DRAPER, UTAH 84020
PHONE: 801.641.7444
www.forestdesigngroup.com

Forésite Design Group, L.C.

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LANDSCAPE PLAN
CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

LICENSED LANDSCAPE ARCHITECT
DAN MATTA
No. 10624
06/1/23
STATE OF UTAH

SHEET:
IR-3

FILE NAME: FDG-285
SCALE: 1"=20'

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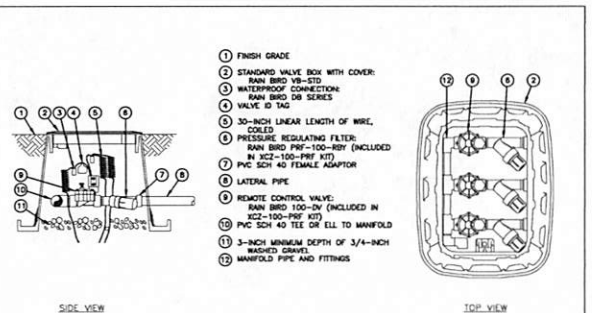
IRRIGATION NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS OF ALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.
3. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SITES. NO MATERIALS AND WORKMANSHIP SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
4. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO, WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT OWNERS REPRESENTATIVE TO SET FIRST AND FINAL POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE CYPICAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
5. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 70 PSI. A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST TOWN OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
6. LANDSCAPE WATER METER, A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
7. IRRIGATION SYSTEM CHECK MUST BE DONE BY ONE THE SYSTEM IS BACK FLUSH IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ENSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.
8. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. ONE 1 INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED SLIP FIT CONNECTIONS. USE TEFLON TAPE ON ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. TWELVE (12") M. FOR UNDERGROUND LINES OR CHANGES SHALL BE 12 INCH (A = 12 G.P.M. X .134 INCH = 2.2 G.P.M. 1 1/2 INCH = 12 G.P.M. 1 1/2 INCH = 15 G.P.M. INSTALL KING VALVES AT ALL LOW POINTS AND ADJUSTMENTS TO MANUAL DRAIN EXPANSION AIR BLOWOUT. THE CONTRACTOR MUST BE INFORMED ON WINTERIZING PROCEDURES FOR BLOWING OUT SYSTEM.
10. IRRIGATION MAIN LINE 3" AND SMALLER SHALL BE SCHEDULE 40 PVC PIPE WITH SCHED. 40 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURERS SPECIFICATIONS FOR MEASURED SLIP FIT CONNECTIONS. USE TEFLON TAPE ON ALL THREADED JOINTS. TRENCH DEPTH AS PER BY TWENTY (12) INCHES MINIMUM.
11. THRUST BLOCKING FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE BEHIND WITH A CHANGE IN DIRECTION OF PIPE OR FITTINGS.
12. AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL HAVE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL NOT EXCEED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
13. A RAIN SENSOR OVERRIDE DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
14. CONTROL WIRE MUST BE UL APPROVED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL USE, 14 GAUGE MINIMUM SIZE. ALL CONNECTIONS MADE WITH WATERTIGHT KRIMPIT SPLICE - WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 2M OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND LOOP AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. AVOID SPLICES WHERE POSSIBLE. SHOULD SPLICES BE REQUIRED, INSTALL AND EPOXY PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE TAGGED AT THE CONTROLLER AND COMMON WITH THE REST OF THE WIRE.
15. DRIP EMITTERS ON A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY THE CITY PUBLIC UTILITIES DEPARTMENT DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
16. HEAD RISERS FOR SPRAY HEADS MUST BE A "PLANT PIT" SYSTEM. RISERS FOR GEAR DRIVEN AND IMPACT HEADS MUST BE RAINBIRD 1800 SERIES OR EQUAL. RISERS SHALL BE SWING JOINTS TO MATCH INLET SIZE OF SPRINKLER.
17. SHUT VALVE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
18. QUICK COUPLING VALVES SHALL BE A RAINBIRD 44-LRC WITH A RAISED 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS RISER. 360° EU OUTLET SUPPORT WITH REBAR IN EACH KETANER LEG. INSTALL WHERE SHOWN ON THE PLANS.
19. IRRIGATION SYSTEM DAILY MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS. OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.
20. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.
21. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
22. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1/4" SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES, OR STRUCTURES SHALL BE SPACED AWAY 1/2".
23. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
24. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
25. ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.75 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES (AS MAY BE NECESSARY) AS NEEDED TO AVOID RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
26. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRAYERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO AVOID OR MINIMIZE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
27. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
28. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNDER IRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
29. DRIP SYSTEM PIPING (FOR ALL CONSIST OF A RIGID SCHEDULE 40 PVC TYPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. PROVIDE MANUAL FLUSH END OF EACH RUN OF DRIP TUBING IN PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
30. DRIP IRRIGATION TUBING SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
31. FOLLOWING CONSTRUCTION, PRIOR TO RELEASE OF THE SECONDARY BOND, GUARANTEE POSTED FOR THE PROJECT AND WITHIN 60 DAYS OF INSTALLING THE IRRIGATION SYSTEM AND LANDSCAPE, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 0.75 FOR DISTRIBUTION UNIFORMITY FOR ALL MYO SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY, OR ALL ROTOR SYSTEMS. THE AUDITOR SHALL PROVIDE A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS A PRE-REQUISITE BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
32. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4" MULCH IS ALSO REQUIRED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3".

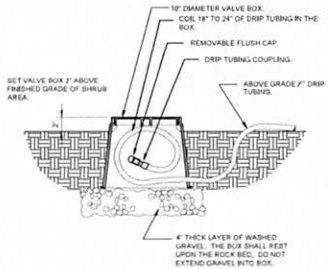
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CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

NOTE:
1. SEE SHEET IR-1.1 TO IR-1.5 FOR ENLARGED PLANS.
2. PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.

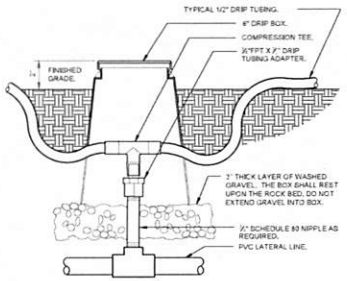


1 XCZ-100-PRF 1" CONTROL ZONE KIT IN SQUARE VALVE BOX OPTION 1
N.T.S. 1-48-10

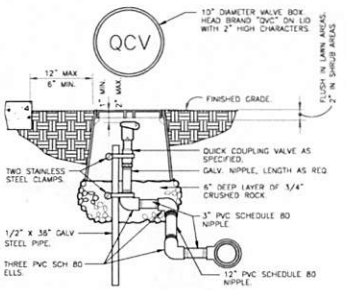


1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

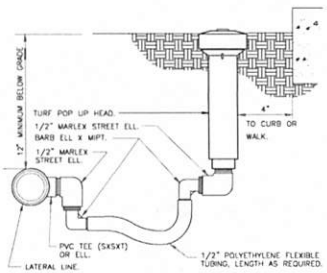
2 DRIP FLUSH CAP ASSEMBLY
1 1/2" = 1'-0" 328413.49-06



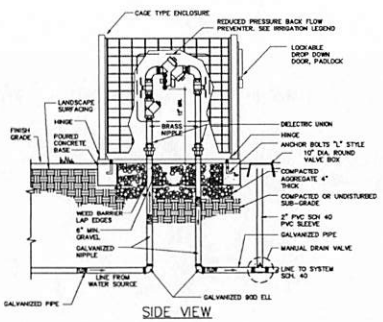
3 ZONE CONTROL
3" = 1'-0" 328413.46-03



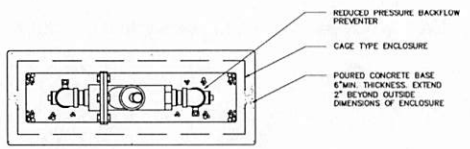
4 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 32 8406.43-02



5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0" 32 8403.13-02

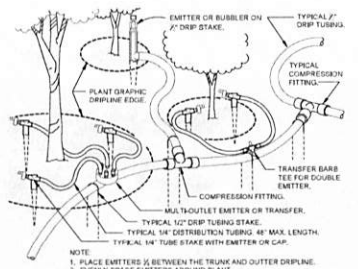


SIDE VIEW



TOP VIEW

6 REDUCED PRESSURE BACKFLOW PREVENTER
N.T.S.



NOTE:
1. PLACE EMITTERS 36 BETWEEN THE TRUNK AND GUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 4'-0" MAX O.C.

7 TYPICAL DRIP TUBING
1 1/2" = 1'-0" 328413.43-01

NO.	REVISIONS	BY	DATE
1	REV. PER CITY COMMENTS & SITE PLAN	DCM	10/7/21
2	REV. PER COMMENTS & UPDATE SITE PLAN	DCM	10/7/22
3	REVISIONS PER SITE PLAN CHANGES	DCM	08/7/23
	PROJECT PROFESSIONAL	DCM	DESIGNER DCM

Foresite Design Group, L.C.
PLANNING, LANDSCAPE ARCHITECTURE, SITE DESIGN SERVICES
13092 ABROW CREEK DRIVE SOUTH JORDAN, UTAH 84095
PHONE: 801.641.7444
www.foresitedesigngroup.com

MAVERIK C-STORE
IRRIGATION NOTES AND DETAILS
CARBON AVENUE & HIGHWAY 6 PRICE, UTAH

LICENSED LANDSCAPE ARCHITECT DAN M. MATTA No. 106248 05/1/19 STATE OF UTAH

SHEET: IR-4

FILE NAME: FDG-285 SCALE: N.A.

MAVERIK

New Store Sign Package by

YESCO

Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version

OPY-54552-R4
Date: 08.21.2023

Address

Maverik #TBD
Carbon Avenue and Highway 6
Price UT 84501-9999

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



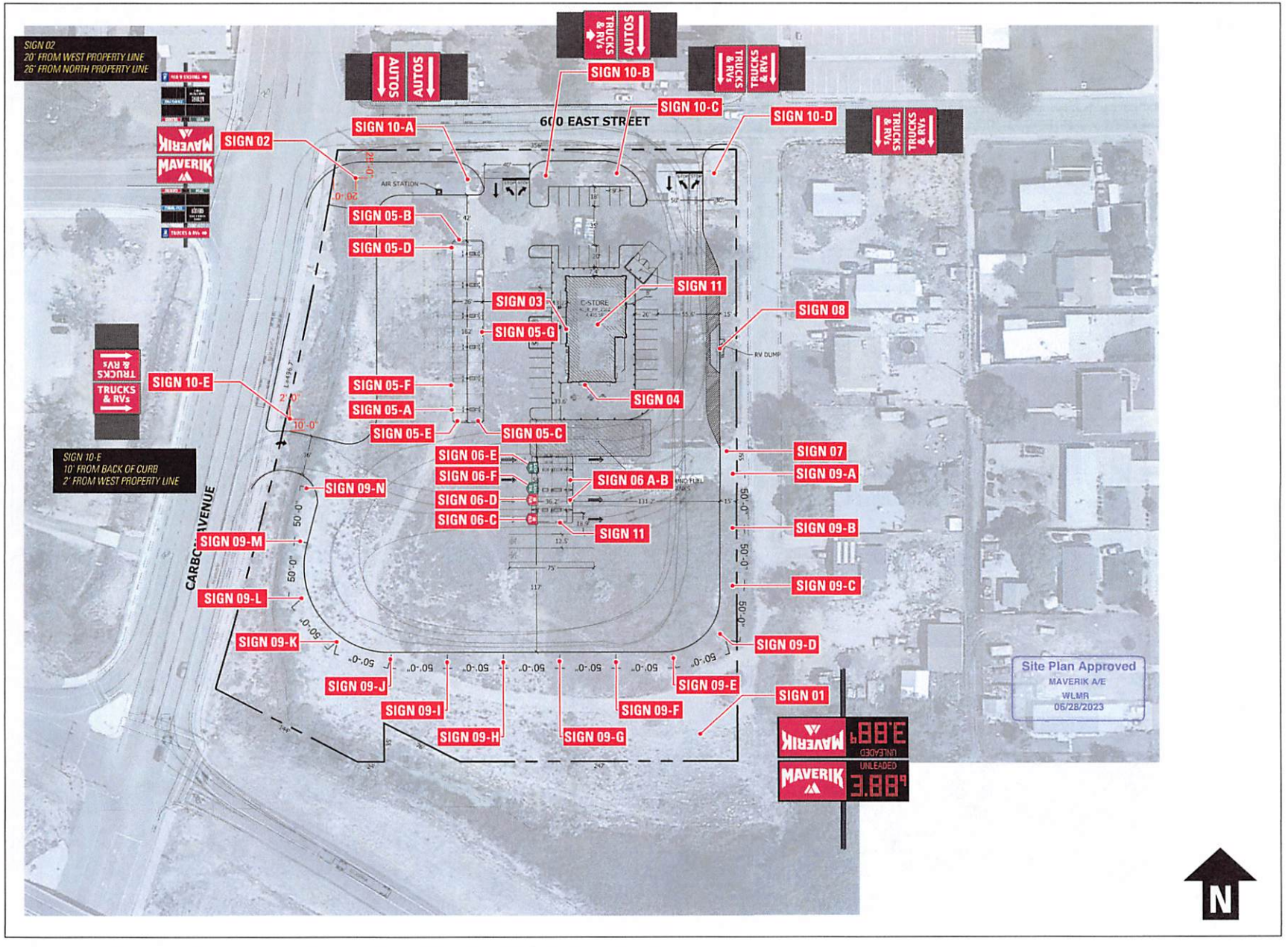
COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

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YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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UL

Revisions

No.	Date / Description
Org.	04.27.2023
1	06.28.2023 Site Plan Updated (MS)
	08.02.2023 Site Plan Updated (MS)
	08.07.2023 Site Plan Update (MS)
	08.21.2023 Site Plan Update (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

LOC 0.1

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Org.	04.27.2023
1	06.23.2023 No Changes (JK)
	08.02.2023 No Changes (MS)
	08.07.2023 No Changes (MS)
	08.21.2023 No Changes (MS)

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South Face / NTS (L.E.D.digits are on the freeway side)

SCOPE OF WORK

MANUFACTURE & INSTALL ONE [1] HIGH RISE POLE SIGN W/ WEDGE SHAPED D/F CABINET.

PERMITTING SIGN AREA: **200 FT²**

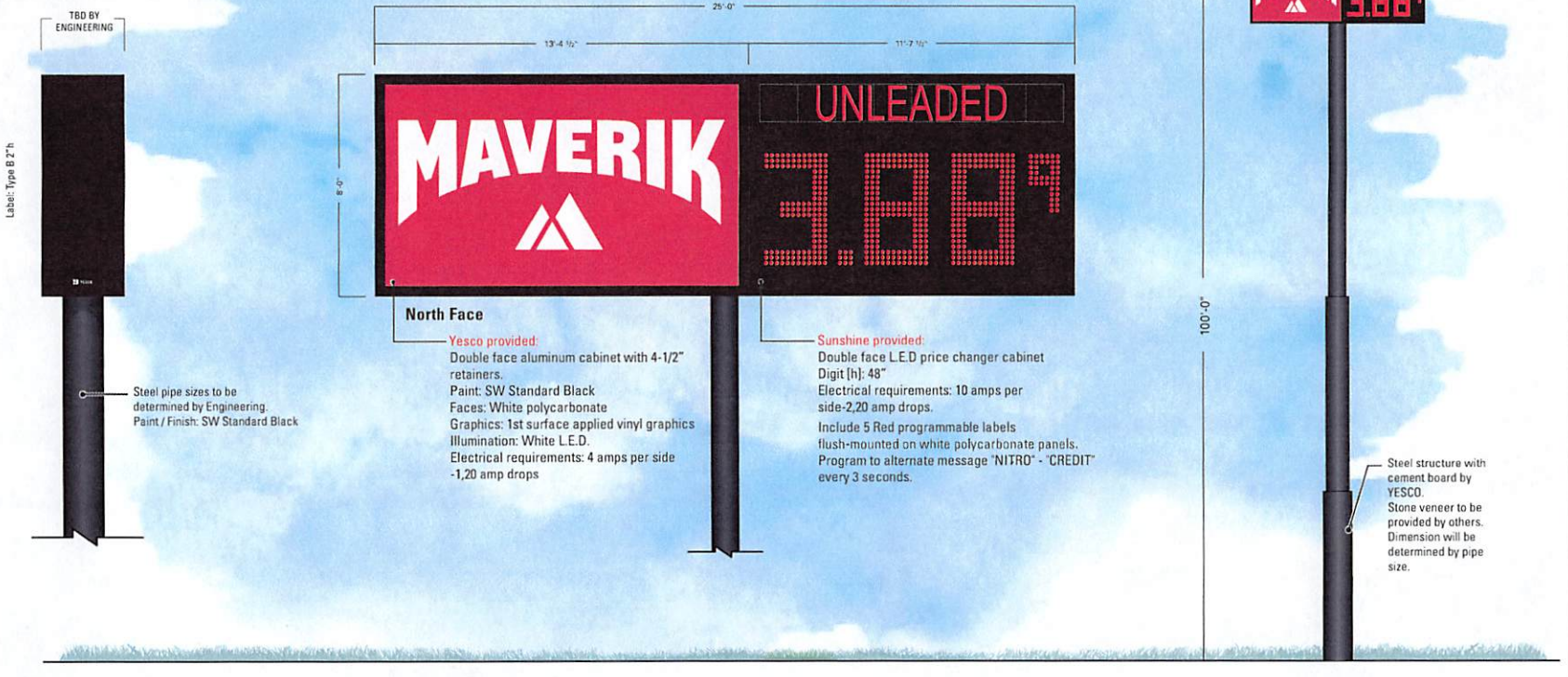
FINAL ELECTRICAL CONNECTION:

CUSTOMER TO PROVIDE POWER TO SIGN LOCATION. YESCO TO CONNECT.

COLOR KEY

P1	Standard Black
V1	3M 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



Steel pipe sizes to be determined by Engineering.
Paint / Finish: SW Standard Black

North Face

Yesco provided:
Double face aluminum cabinet with 4-1/2" retainers.
Paint: SW Standard Black
Faces: White polycarbonate
Graphics: 1st surface applied vinyl graphics
Illumination: White L.E.D.
Electrical requirements: 4 amps per side
-1,20 amp drops

Sunshine provided:
Double face L.E.D price changer cabinet
Digit [h]: 48"
Electrical requirements: 10 amps per side-2,20 amp drops.
Include 5 Red programmable labels flush-mounted on white polycarbonate panels. Program to alternate message "NITRO" - "CREDIT" every 3 seconds.

Steel structure with cement board by YESCO.
Stone veneer to be provided by others. Dimension will be determined by pipe size.

3 SIGN 01- SIDE VIEW
SCALE: 1/4" = 1'-0" [1:48]

1 SIGN 01- HIGH RISE POLE SIGN
SCALE: 1/4" = 1'-0" [1:48]

2 SIGN 01 - FULL VIEW
SCALE: 1/16" = 1'-0" [1:192]

YESCO

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UL

Revisions

No.	Date / Description
Org.	04.27.2023
1	06.23.2023 Option B Deleted (JK)
	08.02.2023 No Changes (MS)
	08.07.2023 No Changes (MS)
	08.21.2023 No Changes (MS)

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Client Sign / Date

Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 1.0

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	08.21.2023 No Changes (MS)

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Client Sign / Date

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Carbon Avenue and Highway 6
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OPY-54552 R4

LOC 1.2

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	08.07.2023 No Changes (MS)
	08.21.2023 No Changes (MS)

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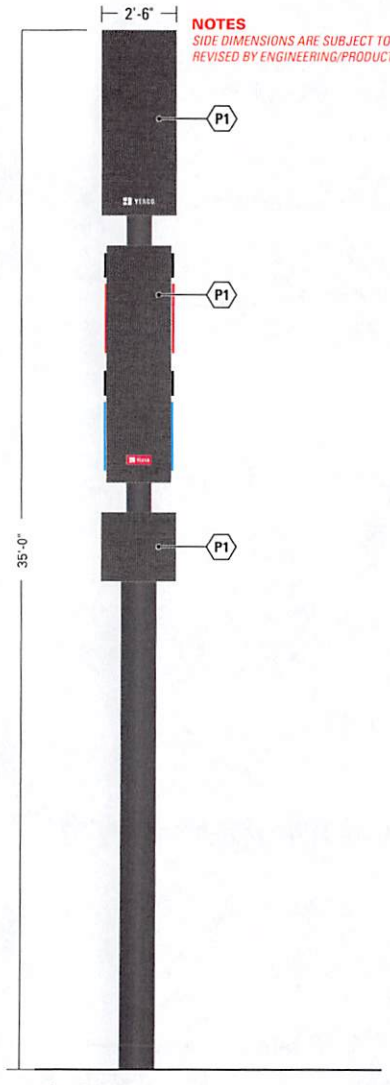
Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

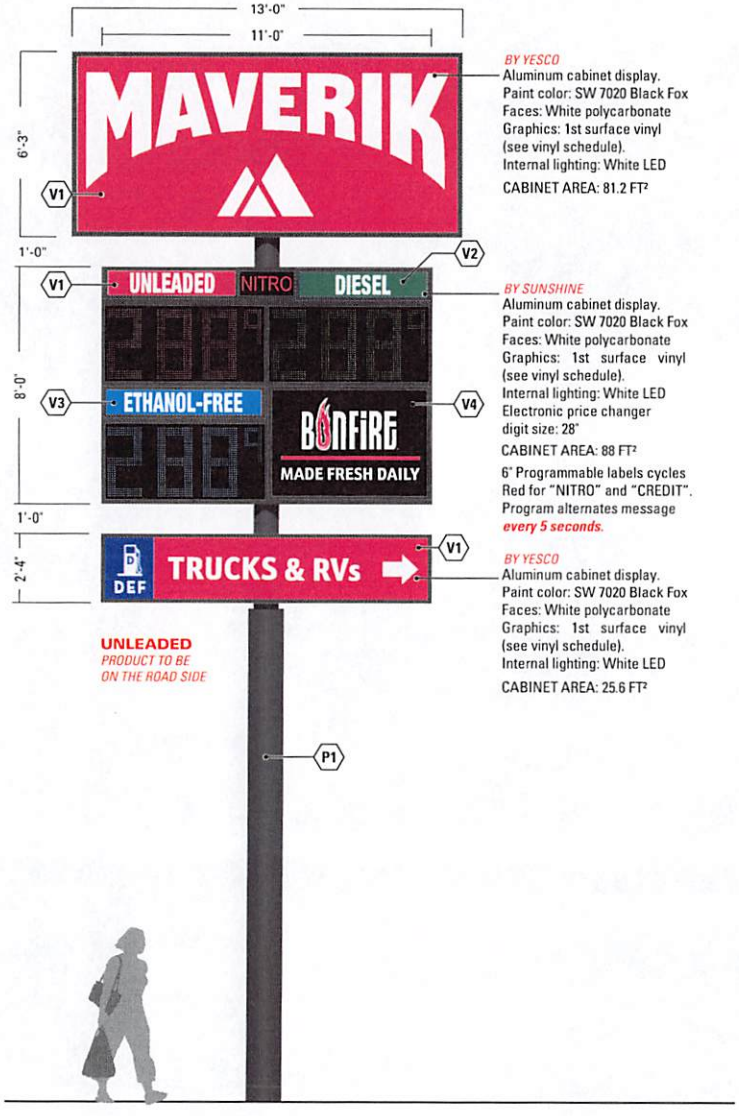
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

LOC 1.3



2 SIGN 02 - SIDE VIEW
SCALE: 1/4" = 1'-0"



BY YESCO
Aluminum cabinet display.
Paint color: SW 7020 Black Fox
Faces: White polycarbonate
Graphics: 1st surface vinyl (see vinyl schedule).
Internal lighting: White LED
CABINET AREA: 81.2 FT²

BY SUNSHINE
Aluminum cabinet display.
Paint color: SW 7020 Black Fox
Faces: White polycarbonate
Graphics: 1st surface vinyl (see vinyl schedule).
Internal lighting: White LED
Electronic price changer digit size: 28"
CABINET AREA: 88 FT²
6" Programmable labels cycles Red for "NITRO" and "CREDIT". Program alternates message *every 5 seconds.*

BY YESCO
Aluminum cabinet display.
Paint color: SW 7020 Black Fox
Faces: White polycarbonate
Graphics: 1st surface vinyl (see vinyl schedule).
Internal lighting: White LED
CABINET AREA: 25.6 FT²

1 SIGN 02 - DOUBLE FACE POLE SIGN
SCALE: 1/4" = 1'-0"
WEST FACE

SCOPE OF WORK
SUPPLY AND INSTALL ONE [1] DOUBLE FACE POLE SIGN SIGN DISPLAY.

TOTAL SIGN AREA: **194.8 FT²**

FINAL ELECTRICAL CONNECTION:
YESCO TO CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION

COLOR KEY

P1	SW 7020 "Black Fox"
V1	3M 3630-33 "Red"
V2	3M 3630-26 "Green"
V3	3M 3630-147 "Light European Blue"
V4	3M 3630-22 Black

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VINYL SCHEDULE

Vinyl Graphics by SUNSHINE:
- UNLEADED, DIESEL, ETHANOL-FREE

Vinyl Graphics by YESCO:
- MAVERIK Logo
- ADVENTURE'S FIRST STOP
- TRUCKS & RVs
- BONFIRE MADE FRESH DAILY



3 SIGN 02 - OPPOSITE SIDE VIEW
SCALE: 1/4" = 1'-0"
EASTFACE

YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	04.27.2023
1	06.23.2023 Sign Added (JK)
	08.02.2023 No Chagnes (MS)
	08.07.2023 Design Updates (MS)
	08.21.2023 No Changes (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

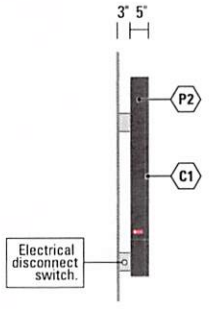
Carbon Avenue and Highway 6
Price UT 84501-9999

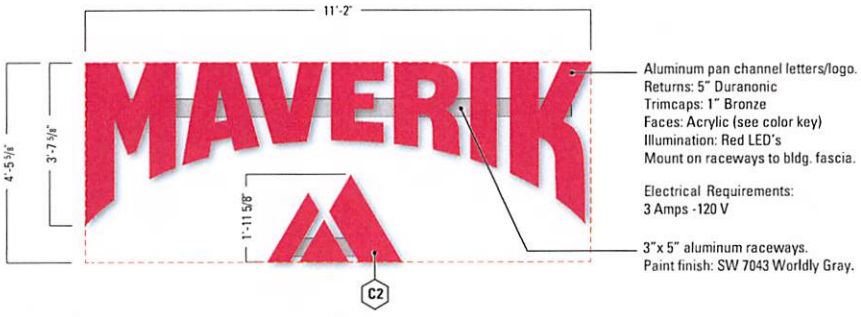
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 2.0

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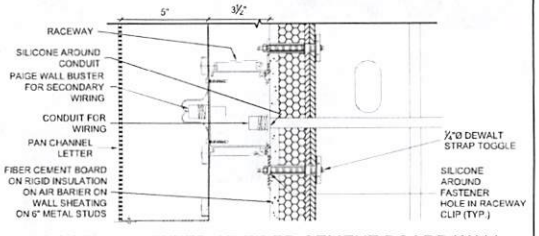




2 **SIGN 03** - SIDE VIEW
SCALE: 3/8" = 1'-0"

1 **SIGN 03** - PAN CHANNEL DISPLAY
SCALE: 3/8" = 1'-0"

DETAIL NTS



RACEWAY LETTER AT FIBER CEMENT BOARD WALL

Elevation Area = 1920 sf
Sign Area = 49.9 sf
Sign Area Percentage = 2.59%



3 **SIGN 03** - WEST ELEVATION
SCALE: 3/32" = 1'-0"

SCOPE OF WORK
MANUFACTURE AND INSTALL ONE (1) PAN CHANNEL, INTERNALLY ILLUMINATED DISPLAY.

PERMITTING SIGN AREA: **49.9 FT²**

FINAL ELECTRICAL CONNECTION:
USE EXISTING PRIMARY POWER TO SIGN LOCATION

COLOR KEY

P2	Pre-painted Duranodic
P3	SW 7043 Worldly Gray
C1	Trim caps #313 Bronze
C2	Acrylic 3RK32/2283

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NIGHT VIEW



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Org.	04.27.2023
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	08.07.2023 No Changes (MS)
	08.21.2023 No Changes (MS)

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Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

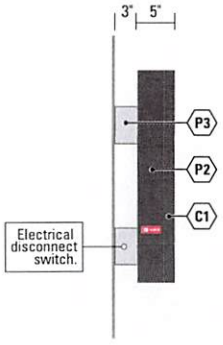
Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 3.0

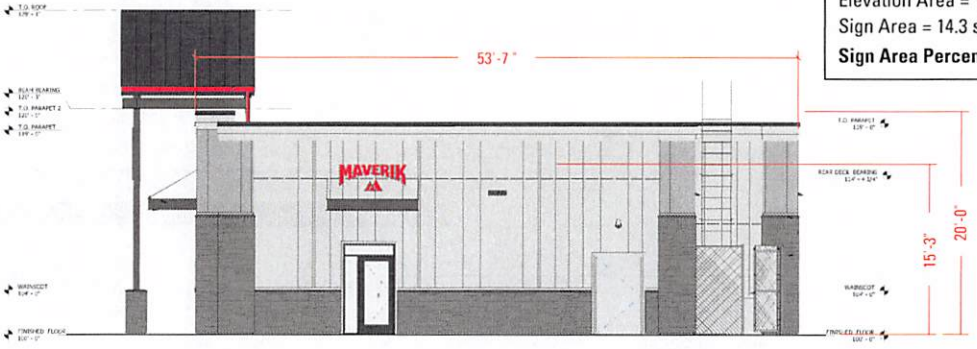
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2 **SIGN 04** - SIDE VIEW
SCALE: 3/4" = 1'-0"



1 **SIGN 04** - PAN CHANNEL DISPLAY
SCALE: 3/4" = 1'-0"



Elevation Area = 1072 sf
Sign Area = 14.3 sf
Sign Area Percentage = 1.33%

3 **SIGN 04** - PAN CHANNEL DISPLAY
SCALE: 3/32" = 1'-0"

SCOPE OF WORK
MANUFACTURE AND INSTALL ONE [1] PAN CHANNEL, INTERNALLY ILLUMINATED, RACEWAY MOUNTED DISPLAY.

PERMITTING SIGN AREA: **14.3 FT²**

FINAL ELECTRICAL CONNECTION:
USE EXISTING PRIMARY POWER TO SIGN LOCATION

COLOR KEY

P2	Pre-painted Duranodic
P3	SW 7043 Worldly Gray
C1	Trim caps #313 Bronze
C2	Acrylic 3RK32/2283

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NIGHT VIEW



GENERAL NOTES:

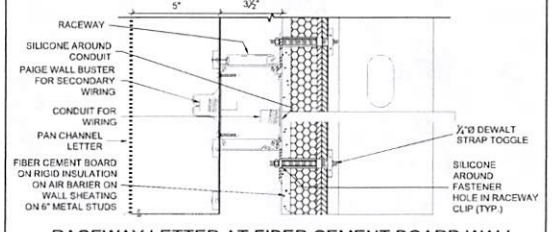
CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH & PHOTO CELL).

CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

DETAIL NTS



RACEWAY LETTER AT FIBER CEMENT BOARD WALL

YESCO

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Client Sign / Date

Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

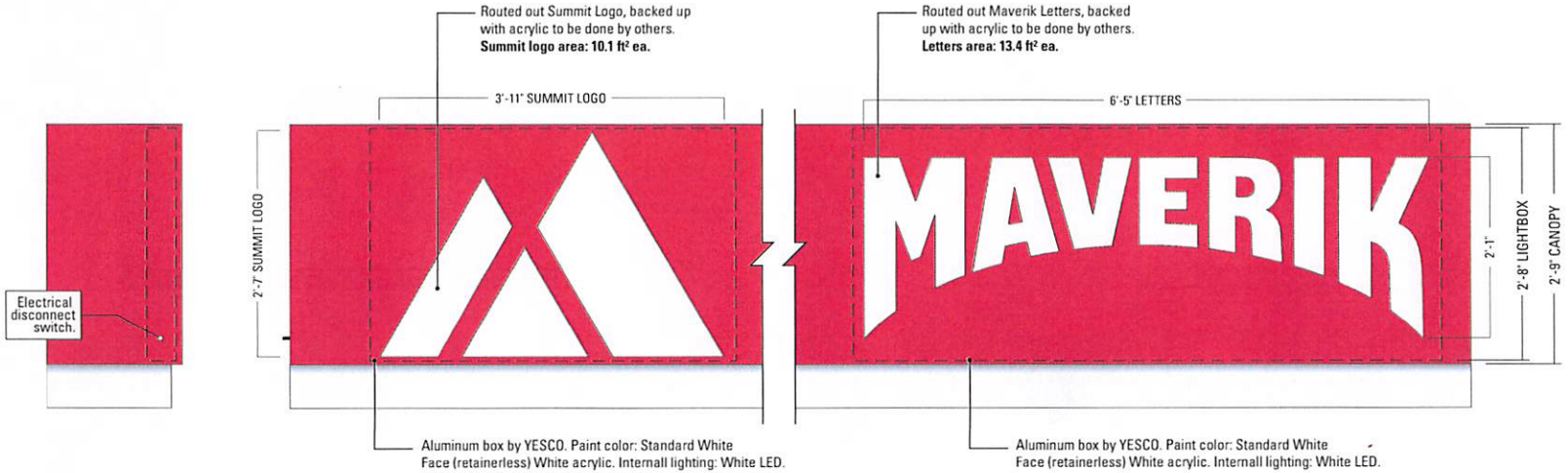
ART 4.0

NOTE:
THIS PAGE INCLUDED FOR PERMITTING PURPOSES ONLY

LIGHTBOXES WILL BE FABRICATED BY YESCO ON A SEPARATE JOB ORDER. MAVERIK CONTRACTOR WILL INSTALL BEHIND ROUTED SIGNS.

PERMITTING, SIGN AREA: **AS NOTED**

ELECTRICAL REQUIREMENTS: **2 AMPS 120 V**



1 SIDE VIEW (TYP.)
SCALE: 3/4" = 1'-0"

2 **SIGNS 05 A-B-C** LIGHTBOX FOR SUMMIT LOGOS (TYP.)
SCALE: 3/4" = 1'-0"

3 **SIGN 05 D-E** - LIGHTBOX FOR MAVERIK LETTERS (TYP.)
SCALE: 3/4" = 1'-0"

NOTE:
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Maverik #TBD

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Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 5.0

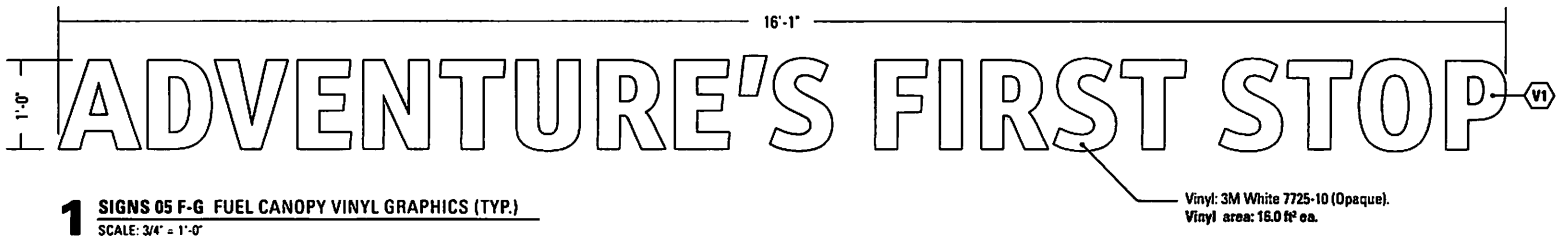
SCOPE OF WORK
MANUFACTURE & INSTALL *TWO [2]* VINYL GRAPHICS. APPLY ON 1ST SURFACE.

SIGN AREA: **16 FT² EA.**

COLOR KEY

V1	3M White 7725-10

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1 **SIGNS 05 F-G FUEL CANOPY VINYL GRAPHICS (TYP.)**
SCALE: 3/4" = 1'-0"

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Maverik #TBD

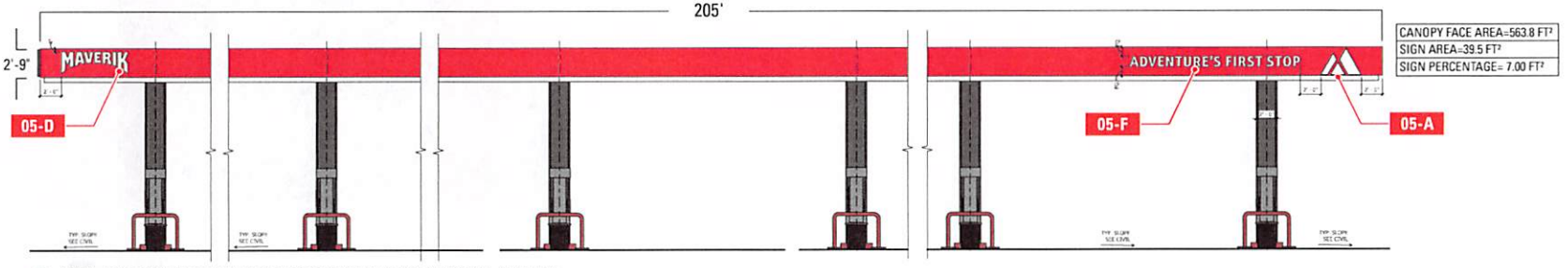
Carbon Avenue and Highway 6
Price UT 84501-9999

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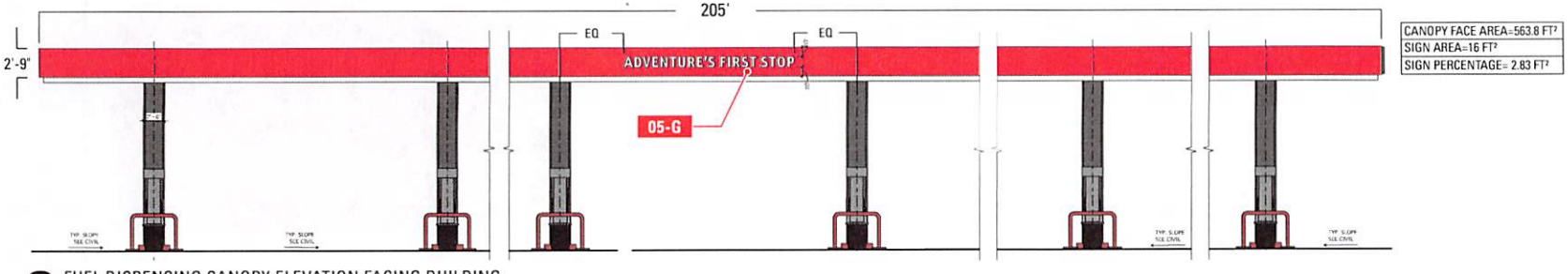
OPY-54552 R4

ART 5.1

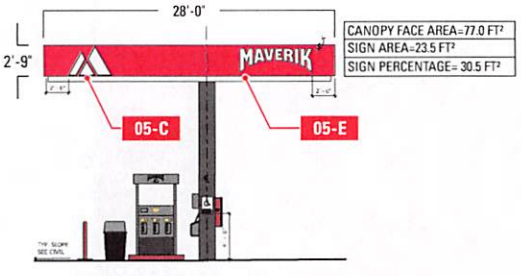
NOTE:
THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



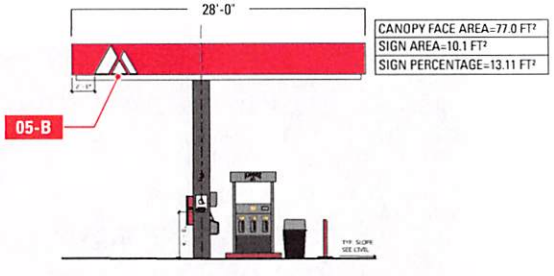
1 FUEL DISPENSING CANOPY ELEVATION FACING CARBON AVENUE
SCALE: 3/32" = 1'-0"



2 FUEL DISPENSING CANOPY ELEVATION FACING BUILDING
SCALE: 3/32" = 1'-0"



3 FUEL DISPENSING CANOPY SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 FUEL DISPENSING CANOPY NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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Client Sign / Date

Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

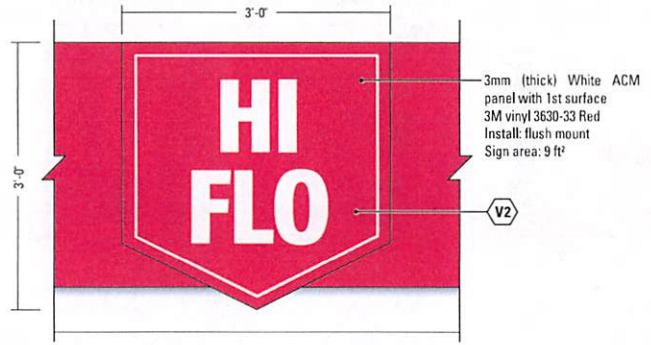
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ART 5.2

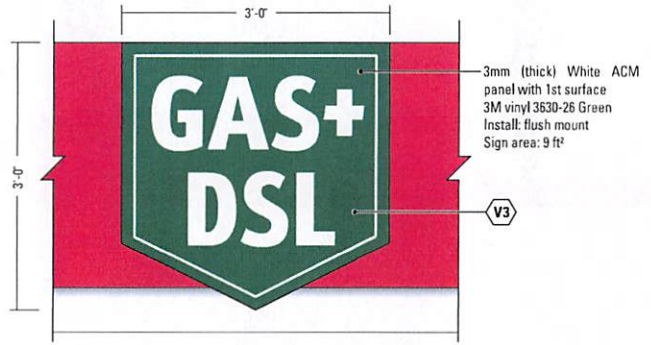
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1 **SIGN 06 (A-B)** FUEL CANOPY VINYL SIGN — *3EA.*
SCALE: 3/4" = 1'-0"



2 **SIGN 06 (C-D)** S/F NON-ILLUMINATED HI FLO PANEL SIGN (TYP.) — *2EA.*
SCALE: 3/4" = 1'-0"



3 **SIGN 06 (E-F)** S/F NON-ILLUMINATED GAS+DIESEL PANEL SIGN (TYP.) — *2EA.*
SCALE: 3/4" = 1'-0"

SCOPE OF WORK
MANUFACTURE AND INSTALL THREE [3] SETS OF VINYL, AND FOUR [4] SINGLE FACE, NON-ILLUMINATED PANELS.

PERMITTING: SIGN AREA: **AS NOTED**

FINAL ELECTRICAL CONNECTION: **N/A**

COLOR KEY

V1	3M 7725-10 "White"
V2	3M 3630-33 "Red"
V3	3M 3630-26 "Green"

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Maverik #TBD

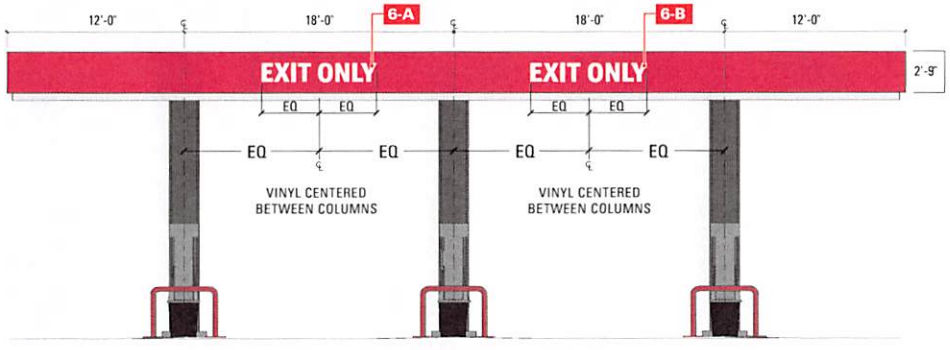
Carbon Avenue and Highway 6
Price UT 84501-9999

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Designer: Mitchell E Stapley

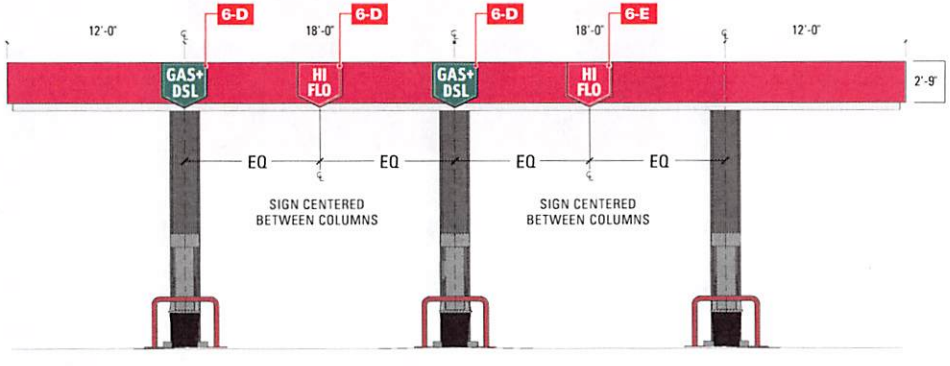
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ART 6.0

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1 **SIGN 06** - FUEL DISPENSING CANOPY - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" [1:96]



2 **SIGN 06** - FUEL DISPENSING CANOPY - NORTH ELEVATION
SCALE: 1/8" = 1'-0" [1:96]

NOTE:
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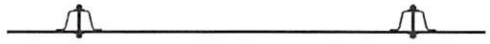
Maverik #TBD

Carbon Avenue and Highway 6
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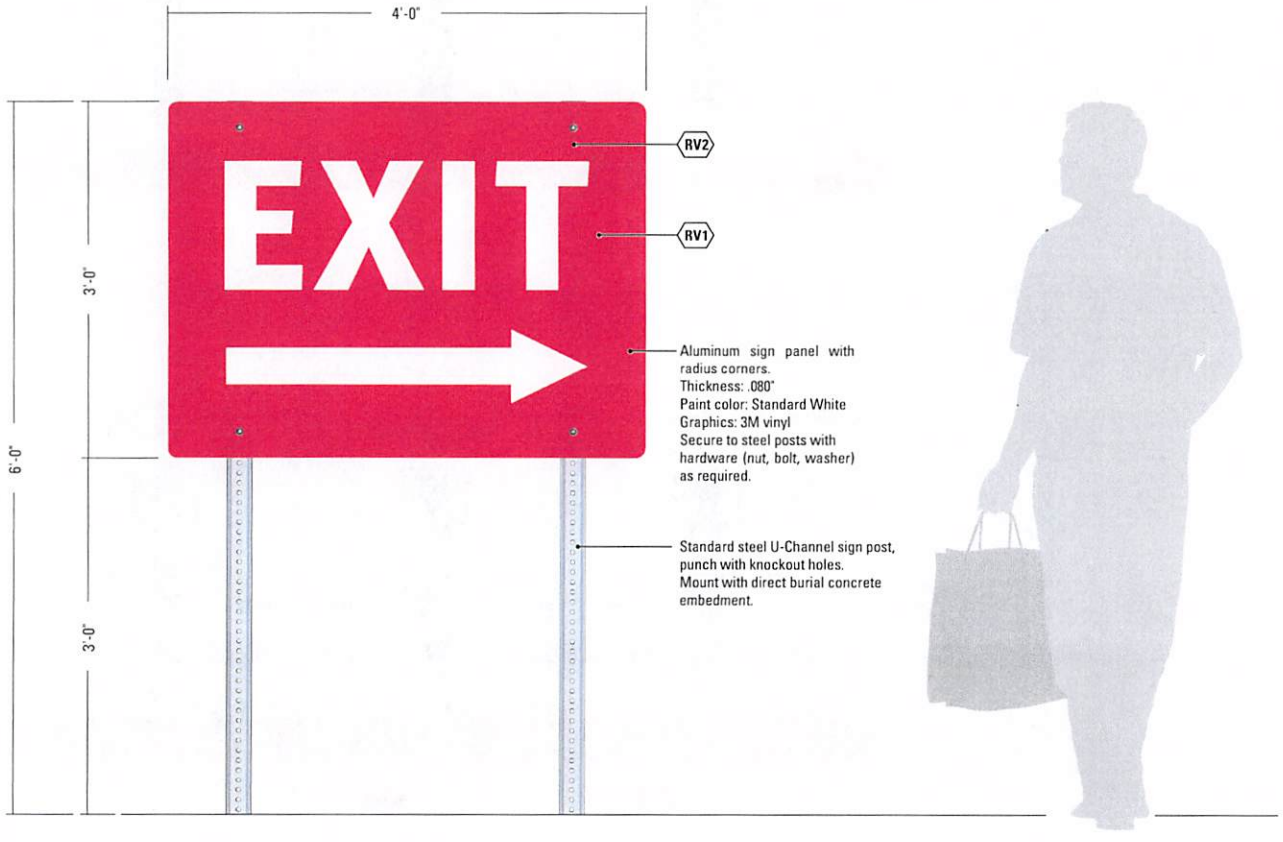
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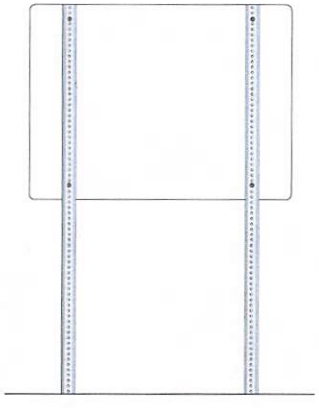
ART 6.1



1 **SIGN 07** - PLAN VIEW (TYP.)
SCALE: 1" = 1'-0"



2 **SIGN 07** - SINGLE FACE SIGN PANEL (TYP.)
SCALE: 1" = 1'-0"



3 **SIGN 07** - REAR OF SIGN (TYP.)
NOT TO SCALE

SCOPE OF WORK
MANUFACTURE & INSTALL ***ONE [1]***
POST MOUNTED PANEL SIGN.

PERMITTING SIGN AREA: **12 FT²**

COLOR KEY

RV1	3M ReflectiveRed
RV2	3M Reflective White

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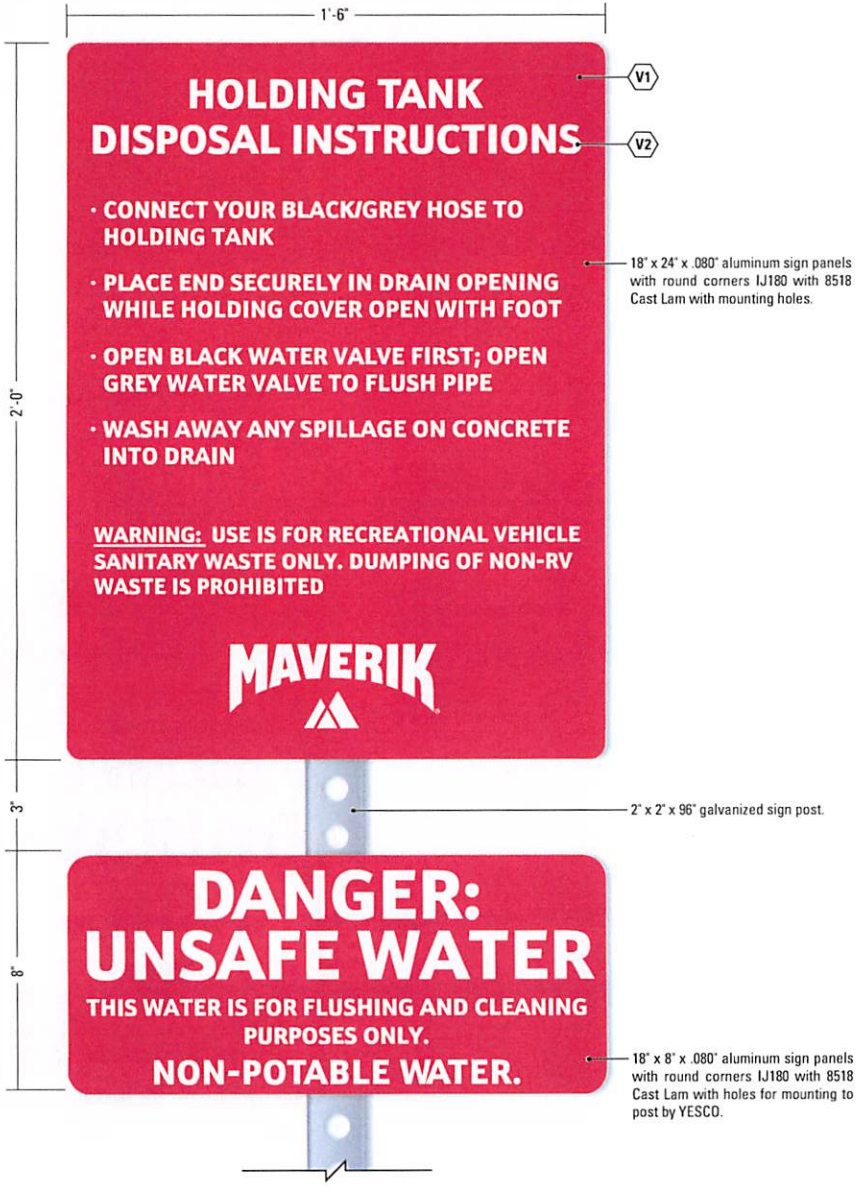
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ART 7.0

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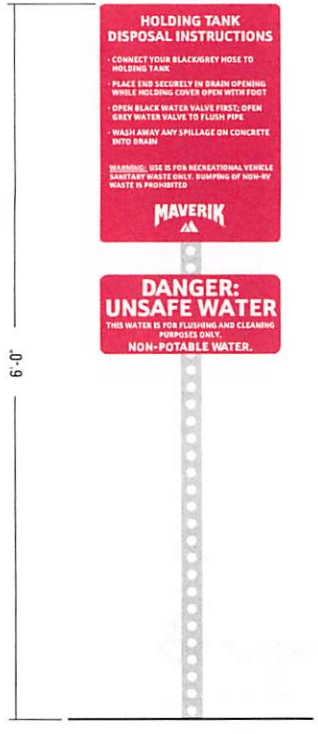
1 **SIGN 08** - SINGLE FACE PANEL SIGN DETAIL
SCALE: 3" = 1'-0"

SCOPE OF WORK
SUPPLY & INSTALL ***ONE [1]*** SINGLE FACE, NON-ILLUMINATED POST MOUNTED SIGN.
PERMITTING SIGN AREA: **4 FT²**

COLOR KEY

V1	3M Perfect Match Red 263
V2	3M White 7725-10

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2 **SIGN 08** - POST MOUNTED SIGN
SCALE: 3/4" = 1'-0"

YESCO

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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Revisions

No.	Date / Description
Org.	04.27.2023
1	06.28.2023 Page Added (MS)
	08.02.2023 No Changes (MS)
	08.07.2023 No Changes (MS)
	08.21.2023 No Changes (MS)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #TBD

Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 8.0

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1 **SIGN 09** - PANEL DETAIL (TYP.)
SCALE: 3" = 1'-0"

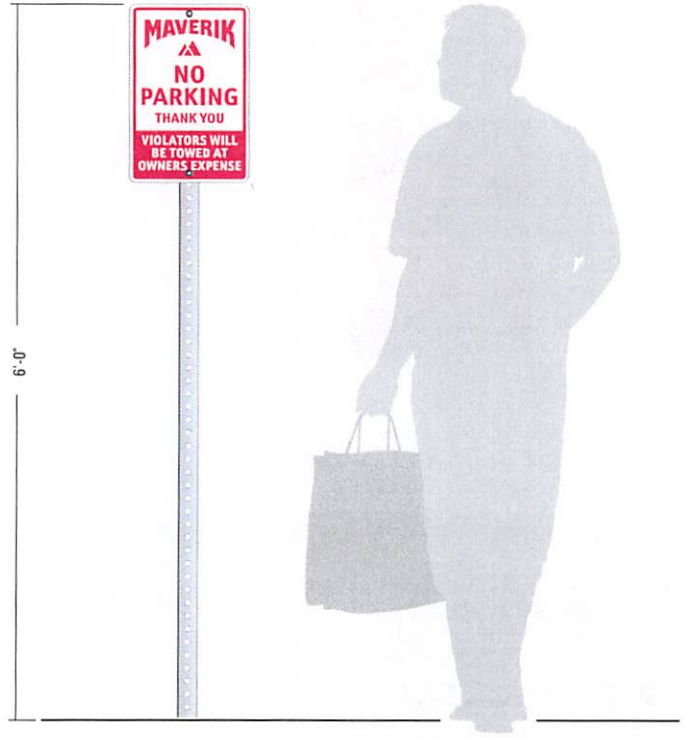
SCOPE OF WORK
MANUFACTURE & INSTALL ***FOURTEEN [14]*** REGULATORY POST MOUNTED PANEL SIGNS.

PERMITTING SIGN AREA: **1.5 FT²**

COLOR KEY

P1	SW Standard White
V1	3M 3630-33 Red

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2 **SIGN 09 (A-N)** - SINGLE FACE SIGN PANEL (TYP.)
SCALE: 1" = 1'-0"

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OPY-54552 R4

ART 9.0

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SCOPE OF WORK
MANUFACTURE AND INSTALL ONE [1] DOUBLE FACE DIRECTIONAL SIGN.

PERMITTING, SIGN AREA: **16.6 ft²**

FINAL ELECTRICAL CONNECTION:
YESCO TO CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION

COLOR KEY

P1	SW 7020 "Black Fox"
V1	3M 3630-33 "Red"

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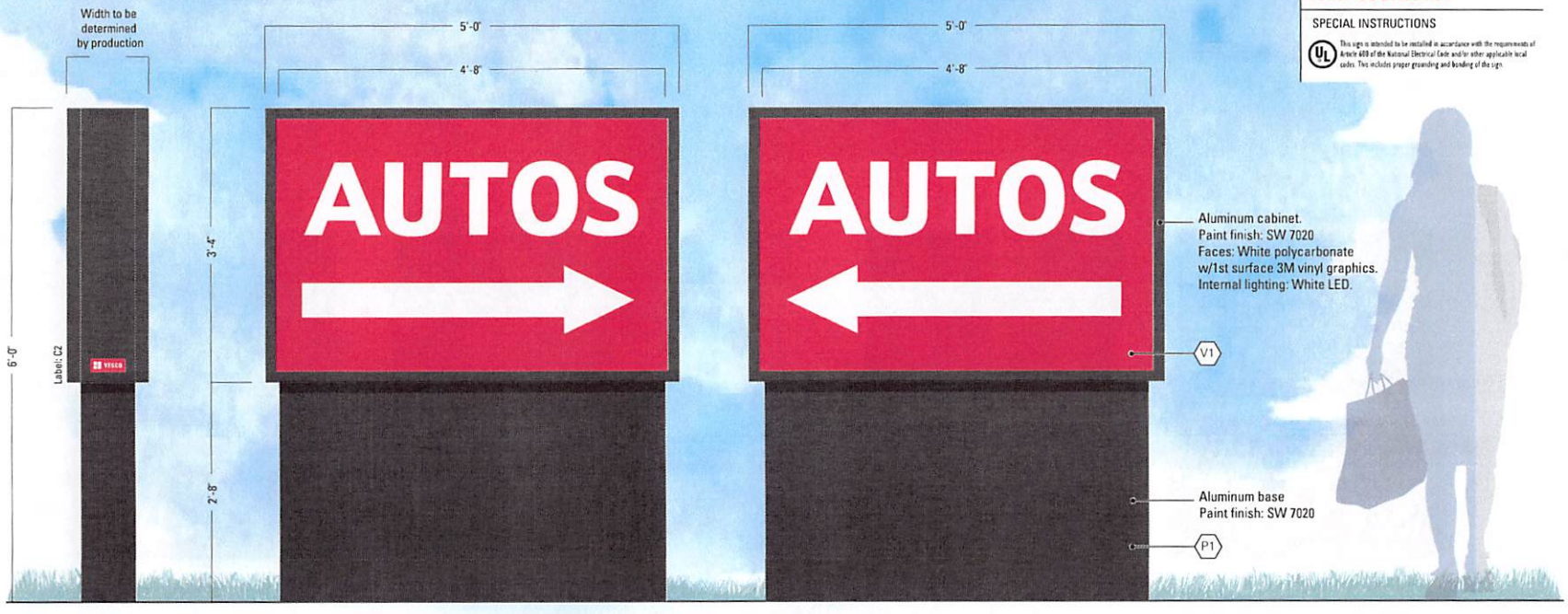
GENERAL NOTES:

CUSTOMER TO PROVIDE
TITLE 24 COMPLIANT SIGN
LIGHTING CONTROLS
(AUTOMATIC TIME SWITCH
& PHOTO CELL)

CUSTOMER TO PROVIDE PRIMARY
POWER TO SIGN LOCATION

SPECIAL INSTRUCTIONS

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



2 **SIGN 10 A** - SIDE VIEW
SCALE: 3/4" = 1'-0"

1 **SIGN 10 A** - D/F DIRECTIONAL SIGN (TYP.)
SCALE: 3/4" = 1'-0"

3 **SIGN 10 A** - OPPOSITE FACE
SCALE: 3/4" = 1'-0"

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UL

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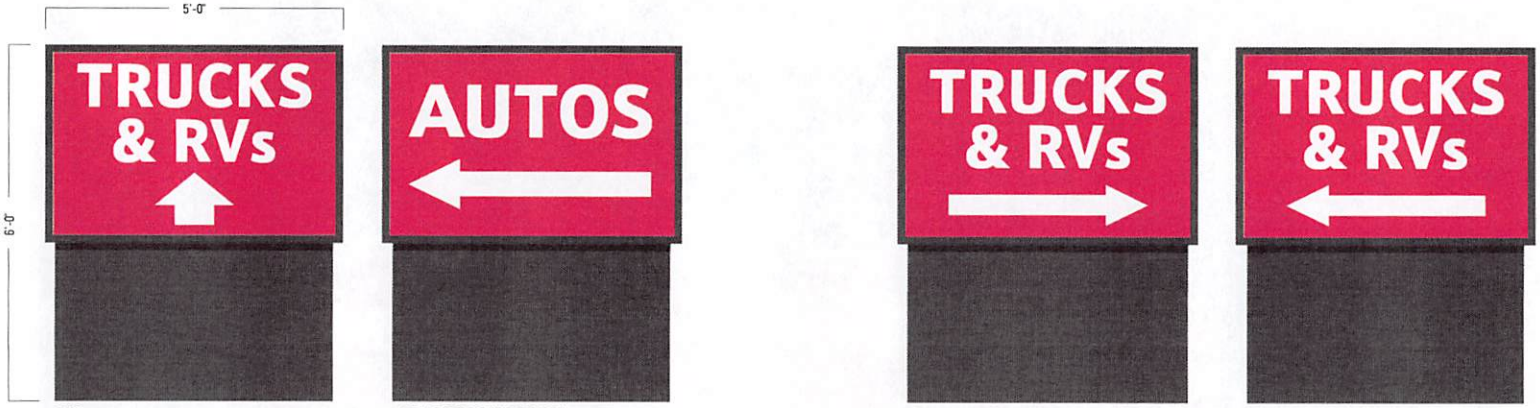
Carbon Avenue and Highway 6
Price UT 84501-9999

Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 10.0

IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE



10B | 10B (OPPOSITE FACE) | 10C | 10C (OPPOSITE FACE)

10D | 10D (OPPOSITE FACE) | 10E | 10E (OPPOSITE FACE)

SIGN 10 (B-E) DOUBLE FACE DIRECTIONAL SIGNS - KEYSTROKE

SCALE: 1/2" = 1'-0"

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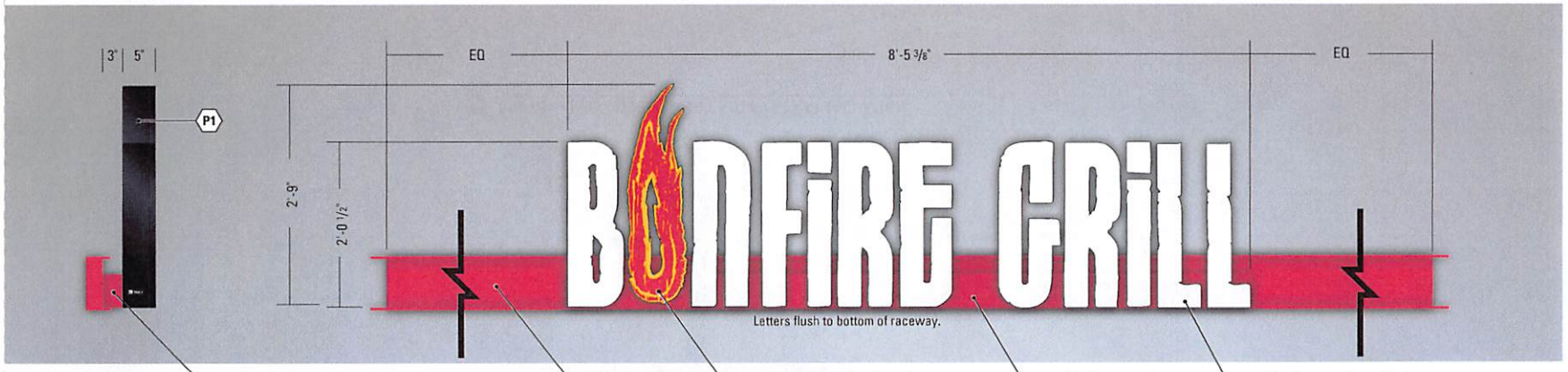
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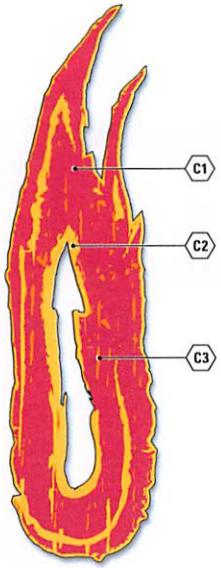
ART 10.1

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2 **SIGN 11** - SIDE VIEW
SCALE: 3/4" = 1'-0"

1 **SIGN 11** - PAN CHANNEL LETTERS/LOGO
SCALE: 3/4" = 1'-0"



SCOPE OF WORK

YESCO TO MANUFACTURE AND INSTALL ONE (1) PAN CHANNEL INTERIOR DISPLAY. MOUNT ON RACEWAY TO I-BEAM PROVIDED BY MAVERIK

TRIGGER SCHEDULE TO BE DETERMINED BY LAYOUT DEPARTMENT.

FINAL ELECTRICAL CONNECTION:
YESCO WILL CONNECT SIGN TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATION.
ELECTRICAL REQUIREMENTS: 2 AMPS 120 V

COLOR KEY

C1	PMS 186 C Digital Print (Color Corrected)
C2	PMS 1235 Digitally Print (Color Corrected)
C3	PMS 1505 Digitally Print (Color Corrected)
P1	Black (Paint finish)

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TYPICAL INSTALL



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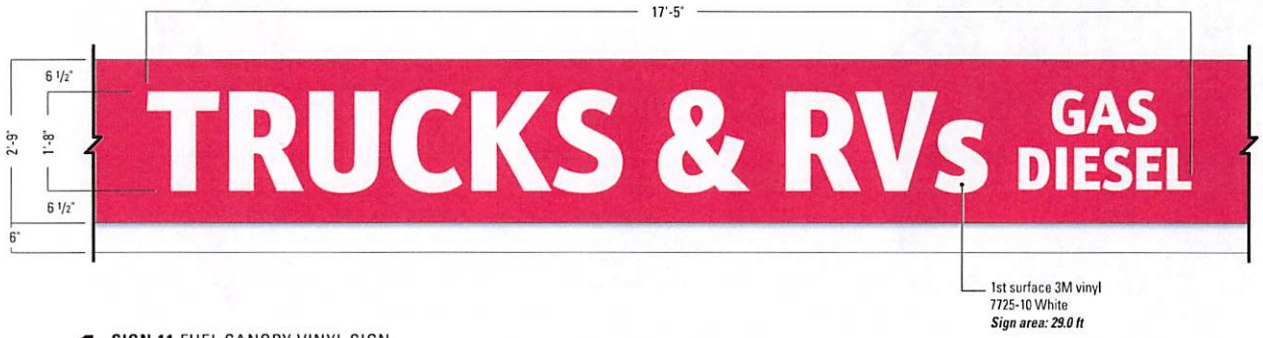
Maverik #TBD

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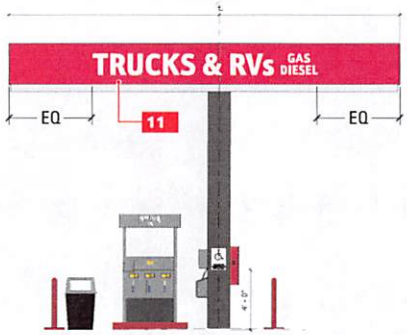
Acct. Exec: Matthew R Wren
Designer: Mitchell E Stapley

OPY-54552 R4

ART 11.0



1 **SIGN 11** FUEL CANOPY VINYL SIGN
SCALE: 1/2" = 1'-0"



2 **SIGN 11** - FUEL DISPENSING CANOPY - EAST ELEVATION
SCALE: 1/8" = 1'-0" [1:96]

NOTE:
THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE FUEL CANOPY SIGNS. FOR A COMPLETE DETAIL OF THE FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.

SCOPE OF WORK
MANUFACTURE AND INSTALL ONE [1] SET OF VINYL.

SIGN AREA: **AS NOTED**

COLOR KEY

V1	3M 7725-10 "White"

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Designer: Mitchell E Stapley

OPY-54552 R4

ART 12.0

PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501 637-5010

Receipt No: 1.009470 Mar 21, 2023

MAVERIK INC

Previous Balance:	.00
LICENSE PERMIT FEES	
ZONING FEES	200.00
Total:	200.00
CHECK	
Check No: 0305378	200.00
Total Applied:	200.00
Change Tendered:	.00

03/21/2023 10:34 AM