



7505 South Holden Street
Midvale, UT 84047
801- 567-7200
Midvale.Utah.gov

**REDEVELOPMENT AGENCY OF MIDVALE CITY
MEETING AGENDA
MARCH 26, 2024**

PUBLIC NOTICE IS HEREBY GIVEN that the **Redevelopment Agency of Midvale City** will hold an electronic and in-person meeting on the **26th day of March 2024** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the Board consideration at www.Midvalecity.org/government/contact-us by 5:00pm on March 25th and will be included in the meeting record.**

The meeting will be broadcast on the following: **You Tube: Midvale.Utah.gov/YouTube**

6:30 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the Redevelopment Agency of Midvale City Board at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Redevelopment Agency of Midvale City Board.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing items. Items brought forward to the attention of the Redevelopment Agency of Midvale City will be turned over to staff to provide a response outside of the Redevelopment Agency meeting.

III. CONSENT AGENDA

A. Consider Minutes of March 12, 2024 ***[Rori Andreason, HR Director/City Recorder]***

IV. ACTION ITEMS

A. Consider **Resolution No. 2024-08RDA** Approving the term sheet between the Redevelopment Agency of Midvale City and Midvale Main Partners II, LLC for participation on the MainStreet Façade Improvement Program ***[Kate Andrus, RDA Program Manager]***

B. Consider **Resolution No. 2024-09RDA** Approving the term sheet between the Redevelopment Agency of Midvale City and RS St. George LLC for participation on the MainStreet Façade Improvement Program ***[Kate Andrus, RDA Program Manager]***

March 26, 2024

- C. Consider **Resolution No. 2024-10RDA** Authorizing the Chief Administrative Officer to enter into an agreement between the Redevelopment Agency of Midvale City and J. Lyne Roberts & Sons for the Midvale Main Plaza and Streetscape Project [**Kate Andrus, RDA Program Manager**]
- D. Consider **Resolution No. 2024-11RDA** Authorizing the Chief Administrative Officer to Execute The Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with Midvale City [**Kate Andrus, RDA Program Manager**]
- E. Consider **Resolution No. 2024-12RDA** Approving an Affordable Housing Grant Term Sheet with The Road Home [**Cody Hill, Economic Development Director**]

V. POSSIBLE CLOSED SESSION

The Board may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

VI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days' notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: MARCH 21, 2024

RORI L. ANDREASON, MMC
City Recorder

REDEVELOPMENT AGENCY MEETING

Minutes

Tuesday March 12, 2024



Council Chambers
7505 S Holden Street
Midvale, Utah 84047

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Dustin Gettel
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Glen Kennedy, Public Works Director; Kate Andrus, RDA Program Manager; Cody Hill, Economic Development Director; Wendelin Knobloch, Planning Director; Chief Randy Thomas, UPD; and Josh Short, Junior Network Administrator.

Chair Stevenson called the meeting to order at 7:53 p.m.

I. GENERAL BUSINESS

A. Roll Call - Board Members Dustin Gettel, Bonnie Billings, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 20, 2024

MOTION: Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown **Aye**
Board Member Dustin Gettel **Aye**
Board Member Paul Glover **Aye**
Board Member Bonnie Billings **Aye**
Board Member Heidi Robinson **Aye**

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2024-07RDA APPROVING THE TERM SHEET FOR A BUSINESS LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND THE BAMBINO, LLC

Kate Andrus said Agency staff received a \$250,000 loan proposal from The Bambino, LLC. Agency staff has reviewed and evaluated the loan application against the program guidelines and criteria, confirming that the applicant successfully met the required threshold for consideration. In addition, staff concluded that the application went above and beyond the minimum required threshold, demonstrating that the funds provided will contribute to the attraction and promotion of growth and improvement of businesses within the Main Street Area. Agency staff, therefore, concluded that this proposal is eligible for the 0% interest loan incentive. A term sheet has been compiled to demonstrate the proposed terms of the agreement, and this was brought before the Board for discussion on February 20, 2024. These same terms are now being brought before the Board for approval.

FISCAL IMPACT:

The current program budget is \$750,000 to be utilized for individual loans. If approved, the RDA will provide a \$250,000 loan to The Bambino. This will bring the current overall budget for the revolving loan programs to \$500,000 to be loaned to additional projects.

MOTION: Board Member Bryant Brown MOVED to Approve Resolution No. 2024-07RDA Approving the term sheet for a business loan agreement between the Redevelopment Agency of Midvale City and The Bambino LLC. The motion was SECONDED by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Board Member Bonnie Billings	Aye
Board Member Paul Glover	Aye
Board Member Heidi Robinson	Aye
Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye

The motion passed unanimously.

V. DISCUSSION ITEMS

A. DISCUSSION REGARDING A FAÇADE GRANT PROPOSAL FOR 7584 S. MAIN STREET

Kate Andrus said Agency staff received an application for funding through the Façade Improvement Grant Program from RS St. George LLC for the building located at 7584 Main Street. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of 7584 Main Street LLC's proposal determined that the project meets the basic eligibility requirements of the program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$75,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years.

Agency staff recommended providing a façade improvement grant of up to \$75,000 to RS St. George LLC with the terms outlined in the attached term sheet.

FISCAL IMPACT: The current program budget is \$100,000. If approved, the RDA will provide funds up to \$75,000 as a reimbursement to RS St. George LLC. This will bring the overall budget for the Main Street Façade Improvement Program to \$25,000 for FY 2024.

Chair Stevenson asked Rick Service how long he anticipates the project to take. Mr. Service explained that once the window openings are cut (9 weeks) then everything else will quickly follow; so about 12 weeks after the window openings are cut.

Board member Gettel inquired about a name for the establishment.

Rick Service explained that he would allow the tenant to choose a name.

B. DISCUSSION REGARDING A FAÇADE GRANT PROPOSAL FOR 7696 S. MAIN STREET

Kate Andrus said Agency staff received an application from Midvale Main Partners II LLC for funding through the Façade Improvement Program for the building located at 7696 Main Street. The proposed improvements include the installation of a new sign, brick repair, painting, new entry ways, new windows, and finishing work. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of the Midvale Main Partners II LLC proposal determined that the project meets the basic eligibility requirements of the Program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$50,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years for the façade improvements, except for the "Vincent Park" sign. Due to the historical significance of the sign, the Advisory Board recommends an easement term of 30 years for the sign.

Agency staff recommend providing a façade improvement grant of up to \$50,000 to Midvale Main Partners II LLC with the terms outlined in the attached term sheet.

FISCAL IMPACT: The overall program budget allocated for funding grants under the Main Street Façade Improvement Grant Program stands at \$100,000. If approved, the RDA will provide funds up to \$50,000 as reimbursement to Midvale Main Partners II LLC. If this grant and the façade grant for RS St. George LLC are approved, the program budget will need to be increased by \$25,000. This is due to the success of the project and the number of applications with corner lots. This adjustment can be done administratively, as the current Main Street CDA budget can accommodate this increase without going over budget.

Board member Brown stated that he likes the look of the façade going all the way across all three business as well as the paint colors that were chosen.

Board member Gettel asked for an explanation of the Cactus and Tropicals windows.

Caitlin Beck said they are going to try to build the windows out onto the sidewalk to draw traffic into the building. If they are not able to do that, they will leave the windows the way they currently are.

VI. CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

CHAIR: Marcus Stevenson

BOARD MEMBERS: Board Member Paul Glover
Board Member Bonnie Billings
Board Member Dustin Gettel
Board Member Bryant Brown
Board Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, City Recorder; Garrett Wilcox, City Attorney; Adam Olsen, Community Development Director; and Cody Hill, Economic Development Director.

MOTION: Board Member Dustin Gettel **MOVED** to go into a closed session to discuss the purchase, exchange, or lease of real property. The motion was **SECONDED** by Board Member Heidi Robinson. Chair Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Board Member Bonnie Billings	Aye
Board Member Paul Glover	Aye
Board Member Heidi Robinson	Aye
Board Member Bryant Brown	Aye

Board Member Dustin Gettel
The motion passed unanimously.

Aye

The Board went into closed session at 8:13 P.M.

MOTION: Board Member Paul Glover MOVED to go to reconvene into open session. The motion was SECONDED by Board Member Bryant Brown. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The Board reconvened at 8:38 p.m.

VII. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. The motion was SECONDED by Board Member Dustin Gettel. Chair Stevenson called for discussion on the motion. There being none he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:38 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 26th day of March, 2024.



REDEVELOPMENT AGENCY OF MIDVALE CITY SUMMARY REPORT

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-08RDA** approving the term sheet between the Redevelopment Agency of Midvale City and Midvale Main Partners II LLC for participation in the Main Street Façade Improvement Program.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received an application from Midvale Main Partners II LLC for funding through the Façade Improvement Program for the building located at 7696 Main Street. The proposed improvements include the installation of a new sign, brick repair, painting, new entry ways, new windows, lighting and finishing work. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of the Midvale Main Partners II LLC proposal determined that the project meets the basic eligibility requirements of the Program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$50,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years for the façade improvements, except for the "Vincent Park" sign. Due to the historical significance of the sign, the Advisory Board recommends an easement term of 30 years for the sign.

Agency staff is now seeking authorization from the RDA Board to execute the agreement based upon the terms outlined in the attached term sheet.

FISCAL IMPACT:

The overall program budget allocated for funding grants under the Main Street Façade Improvement Grant Program stands at \$100,000. If approved, the RDA will provide funds up to \$50,000 as reimbursement to Midvale Main Partners II LLC. If this grant and the façade grant for RS St. George LLC are approved, the program budget will need to be increased by \$25,000. This is due to the success of the project and the number of applications with corner lots. This adjustment can be done administratively, as the current Main Street CDA budget can accommodate this increase without going over budget.

RECOMMENDED MOTION:

"I move that we adopt Resolution No. 2024-08RDA approving the term sheet for a grant agreement between the Redevelopment Agency of Midvale City and Main Partners II LLC for participation in the Main Street Façade Improvement Program."

ATTACHMENTS:

Resolution No. 2024-08RDA

7718 Main Street LLC Term Sheet

7718 Main Street LLC Application

RDA Assessment of 7718 Main Street LLC Application

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION NO. 2024-08RDA

**A RESOLUTION APPROVING A TERM SHEET FOR A GRANT AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF MIDVALE CITY AND MIDVALE MAIN PARTNERS II LLC FOR
PARTICIPATION IN THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM**

WHEREAS, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to conduct business and exercise powers under the Utah Redevelopment Agencies Act; and

WHEREAS, on November 17, 2015, the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, on October 6, 2020, the Agency adopted Resolution 2020-11RDA adopting the Main Street Community Development Area Budget; and

WHEREAS, on December 6, 2022, the Agency adopted Resolution 2022-17RDA approving the Main Street Façade Improvement Program (the "Program"); and

WHEREAS, on October 3, 2023, the Agency adopted Resolution 2023-15RDA approving amendments to the Program; and

WHEREAS, Midvale Main Partners II LLC, owns the corner property located at 7696 S. Main Street and has applied for funding through the Program for improvements to be made on both the east and north facing façades of the building;

WHEREAS, Agency Staff and the Main Street Façade Improvement Advisory Board reviewed the submitted application and provided their recommendations to the Agency for approval;

WHEREAS, the Agency believes that the funds provided to Midvale Main Partners II LLC to support façade improvements will contribute to the revitalization of the Midvale Main Street CDA Project Area.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY that the Board of Directors does hereby approve the term sheet for a grant agreement with Midvale Main Partners II LLC and authorizes the chief administrative officer to execute the grant agreement within the parameters of the term sheet, subject to such other terms and conditions as recommended by Agency's legal counsel.

Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah, this 26th day of March, 2024.

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the RDA Board	“Aye”	“Nay”
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Redevelopment Agency of Midvale City
Term Sheet for Main Street Façade Improvement Grant

Grantee:	Midvale Main Partners LLC, a Utah limited liability company
Grantor:	Redevelopment Agency of Midvale City (Agency)
Project Location	7696 Main St. Midvale, UT 84047
Maximum Grant Amount:	\$50,000.00
Payment:	The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s) and shall be provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
Reimbursement Payment Conditions:	<ol style="list-style-type: none"> 1. Upon completion of the project, the Grantee shall request a final walk-through with Agency staff to confirm construction was completed in the manner approved by the Main Street Advisory Board. 2. To obtain reimbursement, the Grantee shall: <ol style="list-style-type: none"> a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, releases of liens, photos of the finished work, and contractor's final affidavits. b. Execute an easement with the Grantor based on the terms approved by the RDA Board.
Liability	Midvale City and the Grantor assume no liability for any work that is done pursuant to this program. The Grantee agrees to hold both the Midvale City and the Grantor harmless from all liability claims.
Easement	Upon completion of the project and prior to receiving a reimbursement the Property owner shall convey an easement on the façade to the Grantor for a term of 10 years on all improvements excluding the "Vincent Park" sign. Such easement will be secured by a Deed of Trust. The property owner shall convey a separate easement on the "Vincent Park" sign to the Grantor for a term of 30 years.
Use of Proceeds	<p>Grant funding shall only be used for the following improvements:</p> <ol style="list-style-type: none"> 1. New opening for entry, including structural updates needed 2. Brick repair and painting 3. New architectural elements that would have appeared on buildings from the same period. 4. New entry door 5. New windows 6. New "Vincent Park" Sign 7. Lighting 8. Hardware
Maintenance	Grantee agrees to maintain and keep in good repair the façade or improvements for the 30-year period. This will ensure that any improvements funded by the Grantor will remain in good condition and repair regardless of change in ownership.
Indemnification	The Grantee shall indemnify the Grantor and Midvale City from any action or claim caused by the acts of the property owner.
Miscellaneous:	<ol style="list-style-type: none"> 1. If the building is currently vacant, the Grantee must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the Grantee will result in the requirement to repay the grant back to the Grantor. 2. Construction on the project must begin within 90 days of final approval.

Main Street Façade Improvement Program Application



1. APPLICANT INFORMATION

Applicant Name: Midvale Main Partners II LLC
Mailing Address: 4543 S. Holladay Blvd.
City/State/Zip: Holladay, UT 84117
Phone Number: (H) 801-664-8369 Caitlin (C) 801-550-8136 Jeff
Property Address: 7696 S Main Street
City/State/Zip: Midvale, UT 84047

2. SITE INFORMATION

Current Zoning: Main Street FBC
Property Address: 7696 S Main Street
City/State/Zip: Midvale, UT 84047
Legal Description: _____
Property Owner: Midvale Main Partners II LLC
Current Use: Vacant
(i.e. Retail, Restaurant, Vacant)

3. PROJECT INFORMATION

Estimated Cost of total project: \$ \$162,788.11
Grant Funds Requested: \$ \$50,000
Briefly describe the proposed façade improvement and timeframe: _____
Installing new windows, installing new opening which includes structural
upgrades, repairing brick, installing new architectural elements and crown,
install new front door, paint brick. Construction has started with a completion
first part of 2024.

Briefly describe how the proposed improvements will contribute to the overall revitalization of Midvale's Main Street: _____

We plan to restore the Vincent facade, restoring some of the fun
attributes that make the building unique, while also updating the
facade to feel charming and current. The other two spaces will each be
redone to have their own unique store fronts. These three units will
add a lot of charm to this section of Main Street and with the planned
tenants activate the street in a big way!

4. REQUIRED DOCUMENTATION

- Provide detailed description of exterior changes including materials, colors and dimensions
- Proposed rehabilitation renderings and elevations
- Current and historic photos of the building, if applicable
- Detailed project budget
 - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
- General information on project financing or other such information showing feasibility of project
- Copy of Business License, if applicable
- Plan to obtain tenants if building is currently vacant

5. ACKNOWLEDGEMENT

I have read and understand the Application form and accompanying Program Overview.

The Redevelopment Agency of Midvale City's acceptance of this application does not obligate the Agency to enter into a grant agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiation, or to contract for any services or materials purchased pertaining to the project

I certify that all the information contained in this application and any attachments is true, correct, and complete to the best of my knowledge

Applicant's signature  _____ Date Submitted 02/06/24

Owner's Signature:  _____ Date Submitted 02/06/24



Scope	Bid 1	Contractor	Bid 2	Contractor
Tile front of Vincent(labor)	\$1,212.00	Sapphires Contractor LLC	\$3,465.00	The West End
Paint	\$5,400.00	Advnaced Pro Painting	\$3,286.30	Five Star Painting
Framing + Demo	\$7,680.00	R Kings Contruction	\$4,200.00	The West End
Finish	\$30,900.00	Advanced Exteriors	\$19,040.00	The West End
Windows and Doors	\$91,206.11	Epic Windows (Windsor and Western	\$52,592.63	Epic (Windsor)
Window Installation	\$12,456.00	Three Sigma Construction	\$15,200.00	Epic Windows and Doors
Miscellaneous	\$10,000.00	(Lighting, Signage, Door hardware, etc.)	\$10,000.00	(Lighting, Signage, Door hardware, etc.)
Builder fee (10%)	\$15,892.00		\$11,369.00	
	\$174,746.11		\$119,152.93	

RDA Program Manager Assessment

Property Address: 7696 Main St., Midvale, UT 84047

Applicant: Jeff & Caitlin Beck (Midvale Main Partners II LLC)

I. Completeness of Grant Application

I have assessed the completeness of the application and supporting documentation. Overall, the application is complete based on the following considerations:

1. A completed application, which includes a written scope of work:
 - a. New opening for entry, including structural updates needed
 - b. Brick repair and painting
 - c. New architectural elements that would have appeared on buildings from the same period.
 - d. New entry door
 - e. New windows
 - f. New “Vincent Park” sign
2. Current photos of the property to be improved.
3. Schematics.
4. Two written cost estimates:

II. Fulfillment of Program Objectives

The grant application was evaluated based on the program objectives outlined, which are as follows:

1. Provide a Noticeable Contribution to Main Street’s Revitalization Efforts:

These improvements will restore one of the most well-known buildings on Main Street. Known by many as the Vincent Drug Store, this building has been a landmark along Main Street since the early ‘30s. These improvements will attract much-needed tenants on this street, activating what is currently a vacant and blighted building. The property owner’s objective for these improvements is to solidify both Cactus & Tropicals and a pizzeria as tenants, playing a key role in activating the street.

2. Be Consistent with the Aspirational Character of and Vision for Main Street:

The restoration of the brick and the preservation of the iconic and unique architectural elements that exist on the Vincent Drug Building will directly contribute to the look and feel we hope to have on Main Street. In addition, the installation of a sign will reimagine both what was and what it will become, by maintaining the well-known font utilized for “Vincent Drugs” in the past but with a modern flare to match the aesthetic of the future tenants. As a result, these façade improvements are nostalgic, charming, and consistent with the character and vision for Main Street.

3. Support and Enhance Pedestrian Accessibility and Be Pedestrian-Oriented:

With the intended use of the building being a retail, event space and restaurant, the improvements to this building will contribute to the activation and stimulation of foot traffic along Main Street.

III. Compliance with Eligibility Requirements

The eligibility requirements outlined in the grant guidelines were carefully reviewed for adherence. This project is in compliance with the following eligibility requirements:

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license, if applicable.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner, and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as their primary purpose, including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.

IV. Recommendations

Based on the assessment, I recommend approval of the grant application for the facade on the property located at 7696 Main Street. The recommended funding for this project is \$50,000, which is the maximum available for this project, not to exceed 50% of the total cost of the project. Based on the funds provided and the historical significance of the building, I recommend an easement for a term of 50 years for the “Vincent Park” sign and an easement of 10 years on all other improvements.



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-09RDA** approving the term sheet between the Redevelopment Agency of Midvale City and RS St. George LLC for participation in the Main Street Façade Improvement Program.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

Agency staff received an application for funding through the Façade Improvement Grant Program from RS St. George LLC for the building located at 7584 Main Street. Agency staff assessed the application for completion and presented it to the Main Street Façade Improvement Advisory Board ("Advisory Board") for review and recommendations. The Advisory Board's recommendations are now presented to the RDA Board for approval.

The Advisory Board's review of RS St. George LLC proposal determined that the project meets the basic eligibility requirements of the program. Given the impact of the improvements and the budget required, the Advisory Board recommends funding the maximum award amount of \$75,000, not to exceed 50% of the total project cost. Additionally, the Advisory Board recommends conveying an easement to the Redevelopment Agency of Midvale City for a term of 10 years.

Agency staff is now seeking authorization from the RDA Board to execute the agreement based upon the terms outlined in the attached term sheet.

FISCAL IMPACT:

The current program budget is \$100,000. If approved, the RDA will provide funds up to \$75,000 as a reimbursement to RS St. George LLC. This will bring the overall budget for the Main Street Façade Improvement Program to \$25,000 for FY 2024.

RECOMMENDED MOTION:

"I move that we adopt Resolution No. 2024-09RDA approving the term sheet for a grant agreement between the Redevelopment Agency of Midvale City and RS St. George LLC for participation in the Main Street Façade Improvement Program."

ATTACHMENTS:

Resolution No. 2024-09RDA

7584 S. Main Street Term Sheet

7584 S. Main Street Application

RDA Assessment of 7584 S. Main Street Application

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION NO. 2024-09RDA

**A RESOLUTION APPROVING A TERM SHEET FOR A GRANT AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF MIDVALE CITY AND RS ST. GEORGE LLC FOR PARTICIPATION IN
THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM**

WHEREAS, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to conduct business and exercise powers under the Utah Redevelopment Agencies Act; and

WHEREAS, on November 17, 2015, the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, on October 6, 2020, the Agency adopted Resolution 2020-11RDA adopting the Main Street Community Development Area Budget; and

WHEREAS, on December 6, 2022, the Agency adopted Resolution 2022-17RDA approving the Main Street Façade Improvement Program (the "Program"); and

WHEREAS, on October 3, 2023, the Agency adopted Resolution 2023-15RDA approving amendments to the Program; and

WHEREAS, RS St. George LLC owns the corner property located at 7584 S. Main Street and has applied for funding through the Program for improvements to be made on both the east and north facing façades of the building;

WHEREAS, Agency Staff and the Main Street Façade Improvement Advisory Board reviewed the submitted application and provided their recommendations to the Agency for approval;

WHEREAS, the Agency believes that the funds provided to RS St. George LLC to support façade improvements will contribute to the revitalization of the Midvale Main Street CDA Project Area.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY that the Board of Directors does hereby approve the term sheet for a grant agreement with RS St. George LLC and authorizes the chief administrative officer to execute the grant agreement within the parameters of the term sheet, subject to such other terms and conditions as recommended by Agency's legal counsel.

Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah, this 26th day of March, 2024.

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

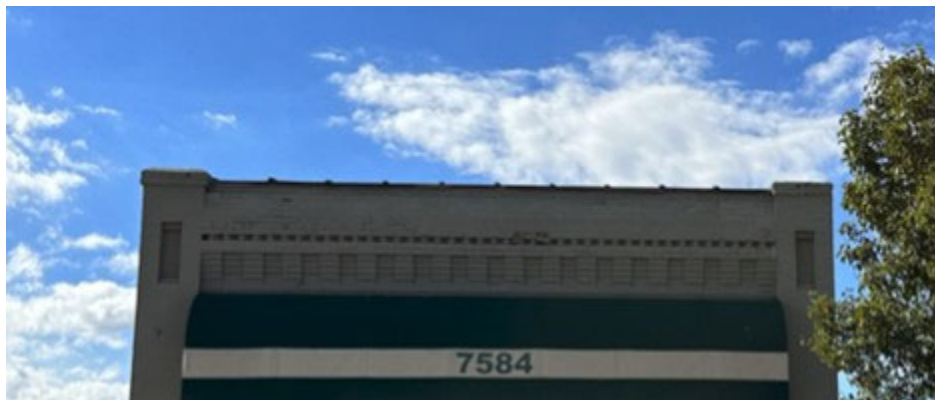
Rori L. Andreason, MMC
Secretary

Voting by the RDA Board	“Aye”	“Nay”
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Redevelopment Agency of Midvale City
Term Sheet for Main Street Façade Improvement Grant

Grantee:	RS St. George LLC, a Utah limited liability company
Grantor:	Redevelopment Agency of Midvale City (Agency)
Project Location	7584 Main St. Midvale, UT 84047
Maximum Grant Amount:	\$75,000.00
Payment:	The grant award amount shall not exceed 50% of the total cost of the improvements to the façade(s) and shall be provided as a reimbursement after all associated work listed on the approved scope of work has been completed.
Reimbursement Payment Conditions:	<ol style="list-style-type: none"> 1. Upon completion of the project, the Grantee shall request a final walk-through with Agency staff to confirm construction was completed in the manner approved by the Main Street Advisory Board. 2. To obtain reimbursement, the Grantee shall: <ol style="list-style-type: none"> a. Submit a Façade Program Reimbursement Request Form and IRS Form W-9. The request shall be accompanied by billing documentation including, but not limited to, invoices, receipts, release of liens, photos of the finished work, and affidavits. b. Execute an easement with the Grantor based on the terms approved by the RDA Board.
Liability	Midvale City and the Grantor assume no liability for any work that is done pursuant to this program. The Grantee agrees to hold both the Midvale City and the Grantor harmless from all liability claims.
Easement	Upon completion of the project and prior to receiving a reimbursement the Property owner shall convey an easement on the façade to the Grantor for a term of 10 years on all improvements.
Use of Proceeds	<p>Grant funding shall only be used for the following improvements:</p> <ol style="list-style-type: none"> 1. New opening for entry, including structural updates needed 2. Brick Repair 3. New entry door 4. New windows 5. New exterior patio including the installation of the pergola, fire pit and railings. 6. New exterior lighting 7. The above improvements shall be made while preserving the architectural details at the top of the building as depicted in the photo attached hereto as Exhibit "A."
Maintenance	Grantee agrees to maintain and keep in good repair the façade or improvements. This will ensure that any improvements funded by the Grantor will remain in good condition and repair regardless of change in ownership.
Indemnification	The Grantee shall indemnify the Grantor and Midvale City from any action or claim caused by the acts of the property owner.
Miscellaneous:	<ol style="list-style-type: none"> 1. If the building is currently vacant, the Grantee must demonstrate a plan for achieving occupancy and secure a tenant within 12 months of the project completion date with a lease of at least three years. Failure to do so by the Grantee will result in the requirement to repay the grant back to the Grantor. 2. Construction on the project must begin within 90 days of final approval.

EXHIBIT "A"
PHOTO OF ARCHITECTURAL DETAILS



Main Street Façade Improvement Program Application



1. APPLICANT INFORMATION

Applicant Name: Rick Service
Mailing Address: P.O. Box 71899
City/State/Zip: Salt Lake City, Utah 84171
Phone Number: (H) _____ (C) 801-680-6735
Property Address: 7584 So. Main St.
City/State/Zip: Midvale, Utah 84047

2. SITE INFORMATION

Current Zoning: Main Street Form Based Code MS-FBC
Property Address: 7584 So. Main St.
City/State/Zip: Midvale, Utah 84047
Legal Description: Provided on Warranty Deed
Property Owner: RS St. George LLC
Current Use: Vacant
(i.e. Retail, Restaurant, Vacant)

3. PROJECT INFORMATION

Estimated Cost of total project: \$ 167,210.00
Grant Funds Requested: \$ 75,000.00
Briefly describe the proposed façade improvement and timeframe: _____

Response #1

Briefly describe how the proposed improvements will contribute to the overall revitalization of Midvale's Main Street: Response #2

4. REQUIRED DOCUMENTATION

Response #3

- Provide detailed description of exterior changes including materials, colors and dimensions
- Proposed rehabilitation renderings and elevations
- Current and historic photos of the building, if applicable
- Detailed project budget
 - Two written cost estimates describing the cost of the scope of work by licensed construction contractors or contractors appropriate to work being performed.
- General information on project financing or other such information showing feasibility of project
- Copy of Business License, if applicable
- Plan to obtain tenants if building is currently vacant

5. ACKNOWLEDGEMENT

I have read and understand the Application form and accompanying Program Overview.

The Redevelopment Agency of Midvale City's acceptance of this application does not obligate the Agency to enter into a grant agreement, to pay any costs incurred in its preparation, to participate in subsequent negotiation, or to contract for any services or materials purchased pertaining to the project

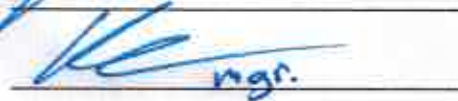
I certify that all the information contained in this application and any attachments is true, correct, and complete to the best of my knowledge

Applicant's signature



Date Submitted 2/22/24

Owner's Signature:



Date Submitted 2/22/24

7584 South Main Street Midvale, Utah 84047

Response #1

I plan to completely transform the building. At the present timothy building looks like a 125 year old box. But the good thing about that is it is a "blank canvas." My plan is to make the building inviting from the sidewalk as well as the street. The front of the building will have glass windows as well as door. It will look inviting from the street as well as the sidewalk. There will be an appeal to it that will draw people in. My hope is that the sidewalk will almost become part of the building. On the north side of the building there will again be glass windows and door going to the patio for outdoor seating. There will be a shade content to the patio structure built uniquely out of steel. The structure will be painted the same color as the frame work of the windows and door. This will create a flow in and out of the building to give it an original component of the building. There will be a fire pit on the patio to bring warmth and comfort to the patio area. The patio will be lighted for use after dark. There will be ceiling mounted space heaters to help with customer comfort on a cooler night time experience. There will be a plant life buffer from the patio as well as a rail system around the entire patio. The plant life will serve as a buffer from the street to improve customer comfort. On the south wall of the building we plan on working with Midvale City to make it available for a full size mural. My hope is the mural will cover the entire wall. The paint on the building will be a dark red almost black. To create a warm and inviting look. All of the workmanship will be performed to the highest industry standards. The plan is for the building to last the test of time. In 50 years the building will still look in style, inviting and the highest quality. The estimated construction time frame is 8 weeks from the time of the arrival of the doors and windows.

7584 South Main Street Midvale, Utah 84047

Response#2

The proposed building improvements will have a modern look to it with the steel work to make the patio cover as well as the perimeter rail system. Main Street is mostly buildings that were built in the early 1900's. Even though there are beautiful buildings they need a facade improvement. With this facade improvement people will instantly be drawn too and invited in. As it draws people to the building customers will naturally look at and patronize other businesses on Main Street. This building will be an attraction on Main Street.

**7584 South Main Street
Midvale, Utah 84047**

Response #3

Currently the building is listed For Lease through one of Utah's premier real estate companies "Legend Partners." They have several potential clients that are anxiously awaiting the completion of the facade improvements.

I have the cash on hand to complete the entire job. Facade Improvements as well as the Interior Improvements. So there will be no need to borrow any money.

Concrete and Earth Solutions

PH # 801.550.5286
329 E. Sandy Cir.
Sandy, UT 84070

Estimate

Date	Estimate #
2/22/2024	222

Name / Address
Rick Service P.O. Box 71899 Salt Lake City, Utah 84171

Description	Total
Plans and Permits. Item includes engineering and file set up with our office for inspections.	7,500.00
Cutting of concrete, asphalt and walls for tear out.	2,250.00
Demo of walls for openings. Includes installation of lentils and headers.	14,500.00
Trucking, haul off with high capacity dump truck. Hauling for asphalt, brick wall, and concrete. (16 hrs or 2 days estimated)	2,200.00
Disposal Fee Paid to Dump site.	700.00
Site Work. Locate utilities for taps. this may include camera services and or vac truck services.	1,150.00
Excavation. Mobilize equipment to job to be used to excavate utilities, load Demo materials and spoil materials for haul off.	9,500.00
Addition of utilities	4,400.00
Painting and cleaning of exterior. includes trim painting.	7,800.00
Service side electrical work.	23,500.00
Electrical & Lighting finish work electrical.	19,500.00
Interior demo work.	9,250.00
Exterior Trim & Decks. Steel and fabrication for railings, and awnings.	23,600.00
Doors & Trim.	17,800.00
Windows & Trim	13,600.00
26 Landscaping & Paving. Also includes fire pit and installation.	17,000.00
Labor Misc. includes tooling and fasteners and disposable items.	4,750.00
B-100 Contractors License # 7626183-5501	
All work performed at : 7584 South Main St Midvale, UT 84047 (Old Evangelio Eterno Building)	
Total	
	\$179,000.00



**Western Construction LLC
2725 E Blackburn Circle
Holladay, Utah 84117
801.573.7620
Utah License Number # 10187780-5501**

February 21, 2024

**Prepared for:
RS Midvale
7584 S Main Street
Midvale, Utah 84047**

Architectural Drawings Date: 02/21/2024

Project Description: Modifications to existing building that was previously used as a church.

Windows:

- Saw cutting and removal of brick wall as needed for new storefront system.
- Provide temporary shoring as needed while the wall is removed.
- Installing structural steel channel, posts, and headers per structural drawings.
- Provide and install a new storefront system per drawings on the east and north side.
- Storefront system to be field measured once openings are cut and structural steel is installed.

New Patio:

- Removal of asphalt parking lot as need to prep area for new patio per drawings.
- Disposal.
- Install 4" thick patio with 6" tall curb for planter around perimeter of new patio.
- Install irrigation lines for landscape planters.
- Provide and install new pergola per drawings.
- Provide and install new 36" railing around perimeter of patio.
- Provide and install new brick firepit per drawings. Gas line as needed.

Electrical:

- Install new exterior lighting along the front side of the building per drawings.
- Installation of patio heaters under pergola.

Permits:

- Includes necessary permits for construction.

Bid Total: \$167,210.00

RDA Program Manager Assessment

Property Address: 7584 Main St., Midvale, UT 84047

Applicant: Rick Service



I. Completeness of Grant Application

I have assessed the completeness of the application and supporting documentation. Overall, the application is complete based on the following considerations:

1. A completed application, which includes a written scope of work:
 - a. New opening for entry, including structural updates needed
 - b. Brick Repair
 - c. New entry door
 - d. New windows
 - e. New exterior patio including the installation of the pergola, fire pit and railings.
 - f. New exterior lighting
2. Current photos of the property to be improved.
3. Schematics.
4. Two written cost estimates:

II. Fulfillment of Program Objectives

The grant application was evaluated based on the program objectives outlined, which are as follows:

1. Provide a Noticeable Contribution to Main Street's Revitalization Efforts:

These facade improvements will take place on a building that was constructed in 1903. Situated on the corner of Depot St and Main, it will serve as a visual landmark for both current and new tenants on the north side of Main Street. The proposed improvements

aim to attract much-needed tenants to this street, transforming a currently vacant and blighted building. The property owner's objective for these improvements is to attract a bar as a tenant, playing a key role in activating the street.

2. Be Consistent with the Aspirational Character of and Vision for Main Street:

The addition of the outdoor patio space, along with the updated front facade, will provide the street with an additional visual element that contributes to its overall character and sense of place. Additionally, the exterior patio space will play a key role in attracting desired retail and restaurant businesses to the area, as the street begins to offer a much-needed supply of added space, including outdoor dining options.

3. Support and Enhance Pedestrian Accessibility and Be Pedestrian-Oriented:

The proposed improvements will contribute to increased pedestrian and consumer traffic, as the visibility of people along the streets will be boosted. Consequently, this will establish the area as a place of interest that passersby will want to visit.

III. Compliance with Eligibility Requirements

The eligibility requirements outlined in the grant guidelines were carefully reviewed for adherence. This project is in compliance with the following eligibility requirements:

- Applicants must be owners or tenants of real property located within the Main Street CDA.
- Property tax payments must be current.
- Business owners must hold a valid business license, if applicable.
- Applicants must possess and provide proof of ownership. If a tenant, proof of ownership must be verified by the building owner, and a copy of the lease agreement provided to the RDA.
- All building materials used in the improvements to the façade must have a minimum certified life of 30 years.
- All buildings must have commercial activity as their primary purpose, including, but not limited to, traditional retail, specialty shops, services, restaurants and bars, live entertainment, cultural venues, and galleries. Mixed-use buildings will be considered in commercial buildings, provided the commercial use is located on the ground level.
- All improvements must comply with current City zoning and building codes.

IV. Recommendations

Based on the assessment, I recommend approval of the grant application for the East and North Facing Facades on the property located at 7584 Main Street. With this approval, I recommend

that the committee require the preservation of the original architectural detail located at the top of the east facing façade. Based on the project budget, the recommended funding for this project is \$75,000, which is the maximum available for buildings located with two prominent façades facing public right of way or parking lots. Based on the funds provided and the improvements made, I recommend an easement for a term of 10 years.



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024-10RDA** authorizing the Chief Administrative Officer to enter into an agreement between the Redevelopment Agency of Midvale City and J. Lyne Roberts & Sons for the construction of the Midvale Plaza and Streetscape project

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

The Redevelopment Agency of Midvale City ("Agency") commissioned blū line designs to develop bid documents for the Midvale City Hall plaza and streetscape improvements project.

On January 25, 2024, a request for bids was posted on the U3P website with a February 22, 2024 submission deadline. The request reached over 4,000 vendors, and 7 attended the mandatory pre-bid meeting. Agency staff received one qualified bid from J. Lyne Roberts & Sons Inc. ("JLR").

After reviewing the qualifications, past work, budget and schedule, Agency staff recommends entering into the attached construction agreement with JLR.

JLR, as part of the Construction agreement, will be responsible for providing the following services:

- Shall maintain an overall budget of \$2,984,820.44 for the project. This shall include all labor, materials, equipment and services provided to complete the construction of the Midvale City Hall Plaza and Streetscape Improvements.
- JLR shall have all work related to the sidewalk along the east side of 700 West, the crosswalk at the intersection of Main Street and Holden Street, and the crosswalk across Holden Street, substantially completed and ready for operation by June 1, 2024.
- JLR shall provide regular inspections and quality control checks to ensure the highest standards of workmanship.
- JLR shall have all other work completed prior to August 1, 2024.

Other key terms of the design-build agreement include:

- The Agency will compensate JLR through monthly progress payments based on project completion, not exceeding \$2,984,820.44.
- All work must comply with applicable laws, regulations, and public authority orders.

FISCAL IMPACT:

The total project budget is \$2,984,820.44. The Shelter Mitigation Fund will contribute \$398,074.04 towards the North Holden Street sidewalk improvements. The Bingham Junction Project Area will fund the remaining project costs. Any additional unallocated Shelter Mitigation funds will be directed towards the North Holden improvements.

RECOMMENDED MOTION:

"I move that we suspend the rules and pass Resolution No. 2024-10RDA authorizing the Chief Administrative Officer to enter into an Agreement between the Redevelopment Agency of Midvale City and J. Lyne Roberts & Sons for the construction of the Midvale Plaza and Streetscape project"

Attachments:

Resolution No. 2024-10RDA
Construction Agreement

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION 2024-10RDA

A RESOLUTION AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO ENTER INTO AN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND J. LYNE ROBERTS & SONS FOR THE CONSTRUCTION OF THE MIDVALE PLAZA AND STREETScape PROJECT.

WHEREAS, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to conduct business and exercise powers under the Utah Redevelopment Agencies Act; and

WHEREAS, on November 17, 2015, the Agency adopted Resolution 2015-13RDA approving the CDA Project Area Plan for the Midvale Main Street CDA Project Area; and

WHEREAS, the Agency desires to provide improvements to both the north and south side of City Hall along with the addition of sidewalks on the east side of Holden from the plaza on the north side of City Hall to the existing sidewalk on the north side of the rail spur; and

WHEREAS, the Agency desires to bring food, arts and culture to Main Street to help establish the street as a destination for dining, art and entertainment; and

WHEREAS, the Agency believes that based on the high visibility of the area the food plaza has the potential for ongoing activation on Main Street; and

WHEREAS, funding for this project will derive from the Shelter Mitigation Fund as well as from existing revenue in the Bingham Junction Project Area; and

WHEREAS, this City Hall Plaza project is outside of the Bingham Junction Project Area boundaries, but will provide a direct benefit to the Bingham Junction area. The funding for this project is not a loan and will not require repayment.

WHEREAS, this is an allowable use of agency funds under the requirements listed in U.A.C § 17C-1-409(1)(a)(iii)(e) as the location of the plaza is located on a highly visible major corridor connecting the three Midvale project areas; and

WHEREAS, the Agency went through the proper procurement process, whereby the Agency has selected J. Lyne Roberts & Sons as the qualified vendor; and

WHEREAS, The Agency finds that J. Lyne Robersts & Sons Inc. has demonstrated expertise in the field, offering a unique flair for interactive art and sustainable energy solutions, with a proposal that aligns with the budget and provides the shortest timeline for completion; and

WHEREAS, the Agency and the awarded vendor, J. Lyne Robersts & Sons Inc., are prepared to enter into an agreement for the construction of Midvale Plaza and Streetscape Project.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY, that the Board of Directors does hereby authorize the chief administrative officer to execute an agreement with J. Lyne Robersts & Sons Inc. for the construction of the Midvale Plaza and Streetscape Project

**Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah,
this 26th day of March, 2024.**

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the RDA Board	“Aye” “Nay”	
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

DOCUMENT 00 52 43
AGREEMENT

PART I GENERAL

1.1 CONTRACTOR

- A. Name: J. Lyne Roberts & Sons, Inc.
- B. Address: 1052 S. 250 E. Provo, UT 84606
- C. Telephone number: 801-373-5642
- D. Facsimile number: N/A
- E. E-Mail addresses: Scott@jlrcontractors.com

1.2 OWNER

- A. The Redevelopment Agency of Midvale City, a political subdivision of the State of Utah, 7505 Holden St, Midvale, Utah 84047.

1.3 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as

Midvale Plaza and Streetscape

1.4 ENGINEER

- A. ***Keith Ludwig, PE, or his designee*** is the ENGINEER who has the rights, authority and duties assigned to ENGINEER in the Contract Documents; provided, however, ENGINEER shall not have authority to increase the contract price to an amount that exceeds the amount budgeted for the project by the OWNER for the Project.

1.5 AGREEMENT PERFORMANCE

- A. The Contractor shall perform everything required to be performed by Contractor in the Contract Documents, shall provide and furnish all labor, tools and equipment, and shall furnish and deliver all materials not specifically stated in the Contract Documents as being furnished by the OWNER, to complete all the Work necessary to complete the Project in Midvale City, State of Utah, in the best and most workmanlike manner, and in strict conformity with the provisions of this Agreement. The plans and specifications and the Bid are hereby made a

part of the Agreement as fully and to the same effect as if the same had been set forth at length in the body of this Agreement. In the event of inconsistencies within or among parts of this Agreement, the Contract Documents or among Contract Documents, this Agreement, and applicable standards, codes, and references to previous versions of the Manual of Standard Specifications or Manual of Standard Plans, the Contractor shall (i) provide the better quality or greater quantity of work; or (ii) comply with the more stringent requirement; either or both in accordance with ENGINEER's interpretation.

- B. It is agreed that the status of the Contractor under this Agreement is that of Independent Contractor rather than that of an Employee of the OWNER. Accordingly, the Contractor, in performance of its obligations hereunder, is independent and free from control of the OWNER in all that pertains to the execution of the Work and shall perform the Work according to the Contractor's own methods without being subject to the rule, control or direction of the OWNER or its representatives, save and except as to the results obtained. The finished work and the materials furnished must, however, conform strictly to this Agreement, the Bid, the Contract Documents, and the plans and specifications, and are subject to the final approval of the OWNER and its authorized representatives, who may exert such direction and control thereof as may be necessary to achieve that conformity. All provisions in the specifications with respect to the direction and control of the Work shall be construed so as to make this provision effective.

PART 2 TIME AND MONEY CONSIDERATIONS

2.1 CONTRACT PRICE

- A. The Contract Price includes the cost of the Work specified in the Contract Documents, and the cost of all bonds, insurance, permits, fees, and all charges, expenses or assessments of whatever kind or character. The OWNER shall pay the Contractor, as full consideration for the performance of this Agreement, the contract bid price per item as shown in the proposal, for the quantities of Work actually performed and accepted.
- B. The Contract Price is: \$2,984,820.44.

2.2 CONTRACT TIME

- A. The Work shall commence on the date set forth in the written Notice to Proceed from the OWNER or its agent to Contractor and, except as noted below, shall be completed and ready for OWNER's substantial completion prior to August 1, 2024.

- B. The sidewalk along the east side of 700 West, the crosswalk at the intersection of Main Street and Holden Street, and the crosswalk across Holden Street must be substantially completed and ready for operation by June 1, 2024. Contractor must submit an application for final payment for this portion of the Project no later than June 15, 2024.
- C. Any time specified in work sequences in the Summary of Work (Section 01 11 13) shall be a part of the Contract Time.

2.3 PUNCH LIST TIME

- A. The Work will be complete and ready for final payment within 30 calendar days after the date Contractor receives ENGINEER's Final Inspection Punch List unless exemptions of specific items are granted by ENGINEER in writing, or an exception has been specified in the Contract Documents.
- B. Permitting the Contractor to continue and finish the Work or any part of the Work after the time fixed for its completion, or after the date to which the time for completion may have been extended, whether or not a new completion date is established, shall in no way operate as a waiver on the part of the OWNER of any of OWNER's rights under this Agreement.

2.4 LIQUIDATED DAMAGES

- A. **Late Completion:** Time is the essence of the Contract Documents. Contractor agrees that OWNER will suffer damage or financial loss if the Work is not completed on time or within any time extensions allowed in accordance with Article 12 of the General Conditions (Document 00 70 00). Contractor and OWNER agree that proof of the exact amount of any such damage or loss is difficult to determine. Accordingly, instead of requiring any such proof of damage or specific financial loss for late completion, Contractor agrees to pay to OWNER the amount of **\$1,000** for each calendar day that extends after the Contract Time until the Work is accepted as Substantially Complete as provided in Article 14.04 of the General Conditions and for each calendar day that extends after the Contract Time until Contractor has submitted an application for final payment as provided in Article 14.07 of the General Conditions..
- B. **Survey Monuments:** No land survey monument will be disturbed or moved until ENGINEER has been properly notified and the ENGINEER's surveyor has referenced the survey monument for resetting. The Parties agree that upon such an unauthorized disturbance it is difficult to determine the damages from such a disturbance, and the parties agree that Contractor will pay as liquidated damages the sum of **\$1,000** to cover such damage and expense.

- C. **Interruption of Public Services:** No interruption of public services shall be caused by Contractor, its agents or employees, without the ENGINEER's and OWNER's prior written approval. OWNER and Contractor agree that in the event OWNER suffers damages from such interruption, liquidated damages as stipulated above shall not be deemed to be a limitation upon OWNER's right to recover the full amount of damages.
- D. **Deduct Damages from Monies Owed Contractor:** OWNER shall be entitled to deduct and retain liquidated damages out of any money which may be due or become due to the Contractor. To the extent that the liquidated damages exceed any amounts that would otherwise be due the Contractor, the Contractor shall be liable for such amounts and shall return such excess to the OWNER.

2.5 RETAINAGE

- A. **Retainage:** OWNER may, in its sole discretion, retain five percent (5%) of the value of all Work done and materials or equipment supplied as part security for the fulfillment of the Construction Contract by the Contractor. If, in ENGINEER's opinion, the Work is proceeding in accordance with Contractor's approved progress schedule, and all progress schedule submittals are current and up to date, and all required payrolls, Shop Drawings, and miscellaneous submittals are current and up to date, the OWNER may choose not to withhold retainage.
 - 1. **Reducing the Retainage:** For any portion of the Work that is accepted by OWNER and ENGINEER, the OWNER will release the portion of the retainage for that portion of the Work within 45 days of the billing statement from the Contractor for that portion of the Work.
 - 2. **Retainage Held Until Final Payment:** Except as provided in Section 2.5(A)(1), the OWNER reserves the right to retain all amounts previously withheld or due to the Contractor, including liquidated damages, until all Punch List items are complete.
- B. **Interest:** Except for money retained for items not provided or installed in accordance with the Contract Documents, any money retained by the OWNER will be placed in an interest-bearing account held by the OWNER. The interest accrued thereon shall be the only interest paid to Contractor on the money retained and will be due and payable to the Contractor when the retained monies are paid.

2.6 PAYMENT PROCEDURES

- A. **Progress Payments:** Contractor shall submit Applications for Payment in

accordance with Article 14 of the General Conditions (Document 00 70 00). Payment will become due or payable only for items provided or installed by Contractor. If required by the OWNER, any request or application by the Contractor for a partial payment shall be accompanied and supported by data establishing payment or satisfaction of all Contractor obligations for payroll, bills for materials and equipment, and other indebtedness, with such data establishment to be evidenced by receipts, releases and waivers of lien, arising out of the Agreement, to the extent and in such form as may be designated as acceptable and satisfactory by the OWNER. The OWNER may require such data, including but not limited to, and executed, completed lien waiver and release from all subcontractors, lower-tier subcontractors and suppliers. The submission of these items, if requested by the OWNER with the Contractor's application or request for a partial payment shall constitute a condition precedent to the Contractor's right to any such partial payment, and any particular application or request for partial payment submitted without these items, if so requested by the OWNER, shall be deemed incomplete.

1. **Withholding Payment:** OWNER reserves the right to withhold payment from Contractor for noncompliance with any provision of the Contract Documents.
 2. **Price Adjustments:** OWNER will consider making partial payment to the Contractor for certain nonconforming work in advance of any negotiated settlement reached between the Contractor and the OWNER, provided the Contractor requests in writing that this be done. Contractor agrees that any such payments made by the OWNER are "payments in advance" and that any money which becomes due when the final settlement is negotiated will not constitute payments "withheld" or "retained" under State law.
- B. **Final Payment:** After completion of all Work and Punch List items, OWNER shall pay the Contract Price due after deducting therefrom all previous payments, penalties, liquidated damages, and other amounts to be retained. All prior progress payments shall be subject to correction in the final payment. The final payment shall not be due and payable until the expiration of 30 days from approval of the request for final payment of Contractor by ENGINEER and OWNER. Final payment, constituting the entire unpaid balance of the contract sum, shall be paid by the OWNER to the Contractor when the Work has been completed, the contract fully performed, and a final certificate for payment has been issued by the ENGINEER. Neither the final payment nor the remaining retainage shall become due until the Contractor submits to the OWNER through the ENGINEER, (1) an affidavit that all payrolls, bills for materials and equipment, and other indebtedness connected with the work for which the OWNER might in any way be responsible, have been paid or otherwise satisfied, (2) consent of

surety to final payment, and (3) if required by the OWNER, other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens arising out of the contract, to the extent and in such form as may be designated by the OWNER. If after substantial completion of the work, final completion thereof is materially delayed through no fault of the Contractor or by the issuance of change orders affecting final completion, and the ENGINEER so confirms, the OWNER shall, upon application by the Contractor and certification by the ENGINEER and without terminating the Agreement, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than the retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the Surety of the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the ENGINEER prior to certification of such payment. Such payment shall be made under the terms and conditions governing payments as heretofore set forth, except that it shall not constitute a waiver of claims. The making of final payment shall constitute a waiver of all claims by the OWNER except those arising from: (1) unsettled liens; (2) faulty or defective work; (3) failure of the work to comply with the requirements of the Contract Documents; or (4) terms of any special warranties required by the Contract Documents. The acceptance of final payment shall constitute a waiver of all claims by the Contractor except those previously made in writing and identified by the Contractor as unsettled at the time of the final application for payment. All provisions of this Agreement, including without limitation those establishing obligations and procedures, shall remain in full force and effect notwithstanding the making or acceptance of final payment.

1. **Submittal:** Final payment shall not be made until the Contractor has delivered and ENGINEER has accepted all submittals specified in Article 14.07 of the General Conditions (Document 00 70 00).
2. **OWNER Released From Claims:** The payment and acceptance of the final Contract Price due and the adjustment and payment for any Work done in accordance with any alterations of the same, shall release the OWNER from any and all claims of Contractor on account of Work performed under the Contract Documents or any Modification thereof, except for those claims specifically agreed to as reserved and unresolved by the OWNER.

2.7 EXTRA WORK

- A. No money will be paid to the Contractor for any additions, deletions or revisions in the Work as stipulated in Article 10.1 of the General Conditions (Document 00 72 00), unless a contract Modification for such has been made in writing and

validly executed by the OWNER and Contractor.

PART 3 COVENANTS

3.1 ASSIGNMENT NOT BINDING WITHOUT WRITTEN CONSENT

- A. OWNER and Contractor agree no assignment of any right or interest in the Contract Documents will be made without the written consent of the OWNER and the Contractor. No assignment will release or discharge the OWNER or the Contractor from any duty or responsibility under the Contract Documents unless specifically stated to the contrary in any written consent to an assignment.

- B. Contractor shall make no assignment of money that is due without the OWNER's written consent (except to the extent that the effect of this restriction may be limited by Law or Regulation).

3.2 BINDING TERMS

- A. The Agreement, with all its forms, plans, specifications and stipulations, shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties.

3.3 INDEMNIFICATION

- A. Provisions concerning indemnification are set forth in Article 6.20 of the General Conditions (Document 00 70 00) as modified by Supplemental Conditions (Document 00 73 00).

3.4 DISPUTE RESOLUTION

- A. **In General:** Any dispute arising under or relating to this Agreement will be resolved in the following order:
 - 1. Good faith negotiations between the Parties;
 - 2. Good faith mediation with a mutually agreed upon mediator, and with each Party paying one half of the mediation costs; and
 - 3. Litigation. If a Party incurs any legal or attorney's fees in litigation to resolve a dispute arising under or relating to this Agreement, the prevailing Party may recover such fees.

- B. **Disputes Not Related to the Guarantee of the Work:** Any dispute arising under the Construction Contract concerning a question of fact, not related to the guarantee of the Work (Article 6.19 of the General Conditions (Document 00 70 00)), which is not disposed of by contract Modification shall be decided pursuant

to the following procedure.

1. Any decision by ENGINEER interpreting the requirements of the Contract Documents may be appealed in writing to the ENGINEER. The ENGINEER's decision shall be reduced to writing and a copy shall be mailed or otherwise furnished to the Contractor. The decision of ENGINEER shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the Contractor mails or otherwise furnishes to ENGINEER a written appeal to the OWNER.
 2. Within 15 days from the receipt of any such appeal, OWNER's Executive Director shall issue a decision in writing and mail or otherwise furnish a copy thereof to the Contractor. The decision of the Executive Director shall be final and conclusive unless, within 15 days from the date of receipt of such decision, the Contractor mails or otherwise furnishes to the OWNER a written appeal to a Dispute Committee.
 3. The Dispute Committee shall consist of the OWNER's Attorney, OWNER's Chief Administrative Officer, and an independent ENGINEER selected by the OWNER.
 4. Said Committee shall have authority to investigate the appeal.
 5. The decision of said Committee shall be rendered in writing within 15 days from receipt of the appeal and mailed or otherwise delivered to the Contractor.
 6. The decision of said Committee shall be the final binding interpretation of the facts which are the subject of the appeal.
- C. **Disputes Related to the Guarantee:** Except as otherwise provided by contract Modification, any dispute concerning a question of fact involving or arising out of the guarantee required by the Contract Documents (Article 13.1 of the General Conditions (Document 00 72 00)), which is not disposed of by contract Modification shall be decided pursuant to the provisions of Paragraph 3.4B above.
- D. **Work During Appeal:** Notwithstanding the pendency of any protest or appeal provided above, Contractor shall, if so ordered by ENGINEER, proceed with the Work under the Contract Documents according to ENGINEER's direction and according to the decision on any appeal. The existence of a claim or protest shall not excuse Contractor from the requirements of the Contract Documents, including, but not limited to, the Contract Time.

- E. **Appeals of Termination or Suspension:** Any decision of OWNER to terminate or suspend the Work shall not be subject to the provisions of this Article.

3.5 ATTORNEY'S FEES.

- A. In the event that either party institutes any action or proceeding against the other relating to the breach of any term of this Agreement, then the unsuccessful party in such action or proceeding agrees to reimburse the successful party for the reasonable expenses of such action including reasonable attorney fees, incurred therein by the successful party.

3.6 CONTRACTOR'S REPRESENTATIONS.

The Contractor represents and warrants the following to the OWNER (in addition to any other representations and warranties contained in the Contract Documents), as an inducement to the OWNER to execute this Agreement, which representations and warranties shall survive the execution and delivery of this Agreement, any termination of this Agreement, and the final completion of the Work:

- A. that it and its Subcontractors are financially solvent, able to pay all debts as they mature, and possessed of sufficient working capital to complete the Work and perform all obligations hereunder;
- B. that it is able to furnish the plant, tools, materials, supplies, equipment, and labor required to complete the Work and perform its obligations hereunder;
- C. that it is authorized to do business in the State of Utah and properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and over the Work and the Project;
- D. that its duly authorized representative has visited the site of the Project, familiarized himself with the local and special conditions under which the Work is to be performed, and correlated his observations with the requirements of the Contract Documents; and
- E. that it possesses a high level of experience and expertise in the business administration, construction, construction management, and superintendence of projects of the size, complexity, and nature of this particular Project, and it will perform the Work with the care, skill and diligence of such a contract.

The foregoing warranties are in addition to, and not in lieu of, any and all other liability imposed upon the Contractor by law with respect to the Contractor's duties, obligations, and performance hereunder. The Contractor acknowledges that the OWNER is relying upon the Contractor's skill and experience in connection with the work called for

hereunder.

3.7 SPECIAL PROVISIONS

- A. **Nonfunding.** The Contractor specifically understands and agrees that funds are not presently available for performance of this Agreement beyond the end of OWNER's fiscal year, which is June 30, 2024. Each party's obligation for performance of this Agreement beyond such date is contingent upon funds being budgeted and appropriated for payment with respect to this Agreement. If no such funds or insufficient funds are appropriated and budgeted in any fiscal year, or if there is a reduction in appropriation due to insufficient revenues, resulting in insufficient funds for the payments due or about to become due under this Agreement, then this Agreement shall create no obligation on the parties as to such fiscal years (or any succeeding fiscal year), and all obligations thereunder shall terminate and become null and void on the first day of the fiscal year on which funds were not budgeted or appropriated or in the event of reduction in appropriation on the last day before the reduction became effective (except as those portions of payments herein then agreed upon for which funds are appropriated and budgeted.) Such said termination shall not be construed as a breach of or a default under this Agreement and such termination shall be without penalty, additional payment, or other charges of any kind whatsoever to Contractor and no right of action or damage or other relation shall accrue to the benefit of the Contractor as to this Agreement, or any portion thereof, which may so terminate and become null and void.
- B. **Status Verification.** Under the Utah Immigration Accountability and Enforcement Act, Utah Code Ann. § 63G-12-101 et seq., any entity physically performing services within Utah for a public employer is required to participate in Utah's Status Verification System. Contractor will provide OWNER a certification of its compliance with this requirement prior to performing Work under this Agreement. All of Contractor's subcontractors and suppliers will also comply with this requirement.
- C. **No Boycott.** Pursuant to Utah Code Ann. § 63G-27-201, Contractor is required to certify that Contractor is not currently engaged in an economic boycott, as defined in Utah Code Ann. § 63G-27-102(5), or a boycott of the State of Israel. Contractor agrees not to engage in a boycott of the State of Israel for the duration of the Agreement. Contractor agrees to notify OWNER in writing if it begins engaging in an economic boycott, which may be grounds for termination of the Agreement. Contractor will provide OWNER a certification of its compliance with this requirement prior to performing Work under this Agreement.

3.8 CONTRACT DOCUMENTS.

Contract Documents include the *Manual of Standard Specifications, 2017 Edition*, published by Utah LTAP Center, Utah State University, and *Manual of Standard Plans, 2017 Edition*, published by Utah LTAP Center, Utah State University, and those documents included in the term “Contract Documents” as defined in the Supplementary Conditions of this Agreement.

PART 4 EXECUTION

4.1 EFFECTIVE DATE.

- A. OWNER and Contractor executed this Agreement and declared it in effect as of the _____ day of _____, 20__.

IN WITNESS WHEREOF, we have hereunto set our hands and seal at Midvale, Utah, on the day and year first above written:

**The Redevelopment Agency of Midvale
City, OWNER**

By _____
**Marcus Stevenson, Chief Administrative
Officer**

Attest:

Rori Andreason, Secretary

J. Lyne Roberts & Sons, Inc.

By _____

Its _____

Attest:

By _____

ADDENDA



ARCHITECTS

JRCA Architects, Inc.
577 South 200 East
Salt Lake City, Utah 84111
(801) 533-2100 Phone
(801) 533-2101 Fax

SUBMITTAL TRANSMITTAL

SUBMITTAL NUMBER: 007

DATE: 09/05/13

TO: Ascent Construction
25 South Main, Suite 200
Centerville, Utah 84014

PROJECT: Midvale Municipal
Midvale, Utah

0

SUBMITTAL DESCRIPTION

Stormtech System

APPROVAL STATUS: **REVIEWED**

REVIEW COMMENTS: 0

Disclaimer: This review by JRCA Architects is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections or comments made on the shop drawings during this review do not relieve the contractor from compliance with the requirements of the plans and specifications. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for dimensions to be confirmed and correlated at the jobsite, information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction, coordination of his or her Work with that of all other trades; and for performing all work in a safe and satisfactory manner.

Issued by:

Danny Fuchs

25 South Main
Suite 200
Centerville, Utah 84014
(801) 299-1711
(801) 299-0663 Fax



Letter of Transmittal

September 4, 2013

Name Danny Fuchs
Company JRCA Architects
Address

PROJECT: Midvale Municipal Center

Transmittal #: 007

Spec Section #: 334700

Subcontractor: Dan Fitzgerald
Contact: Dan Fitzgerald
Address: 3584 W 12600 So
Riverton UT 84065
Phone: 801-263-0854

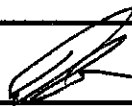
We are sending you:

☒ Submittals ☐ Change Orders
☐ Shop Drawings ☐ Plans _____ Set(s)
☐ Samples ☐ Specifications

For your:

☒ Approval ☐ Records
☐ Response ☒ Review

Qty	Description
1 Elect Copy	Stormtech system


Dallas Knowlton
Project Manager

8-30-13

Ascent Construction Submittal Review

Project MIDVALE MUNICIPAL Subcontractor Danfitz - STOPMTECH
Submittal STOPMTECH SYSTEM
Spec Section 33 4200
LEED Project SILVER

Comments:

☒ REVIEWED	☐ REVISE AND RESUBMIT
☐ REJECTED	☐ FURNISH AS CORRECTED
<p>Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of general compliance with the information given in the contract documents. The contractor is responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction; coordinating his work with that of all other trades; and performing his work in a safe and satisfactory manner.</p>	
<p>Civil Engineering Structural Engineering Land Surveying Urban Design Planning</p>	
	
Date <u>09/04/2013</u> By <u>kmorgan</u>	

Ascent Construction, Inc.

SEP 03 2013

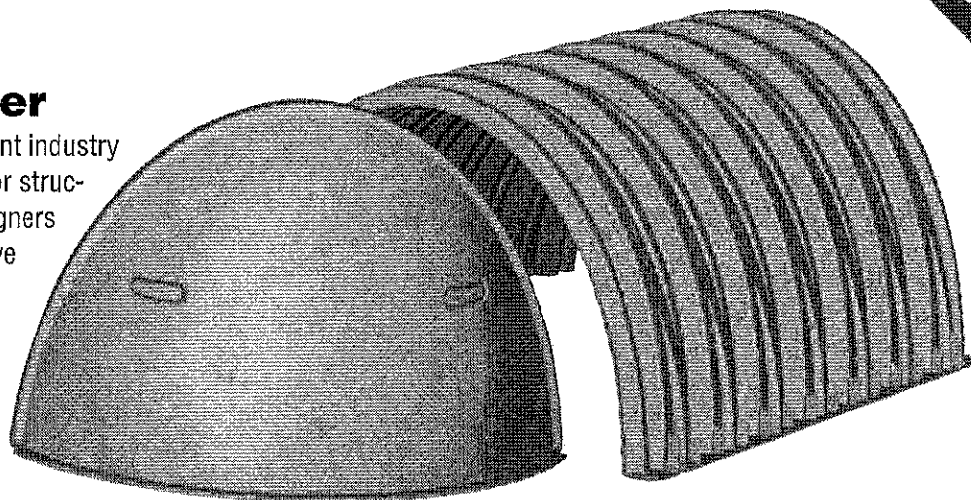
☒ Approved
☐ Rejected
☒ Reviewed 
☐ Resubmit with corrections
☐ Resubmit within ____ days

Architectural Focus:



StormTech MC-3500 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.



StormTech MC-3500 Chamber (not to scale)

Nominal Chamber Specifications

Size (L x W x H)	90" (2286 mm) x 77" (1956 mm) x 45" (1143 mm)
Chamber Storage	109.9 ft ³ (3.11 m ³)
Min. Installed Storage*	178.9 ft ³ (5.06 m ³)
Weight	134 lbs (60.8 kg)

* This assumes a minimum of 12" (305 mm) of stone above, 9" (229 mm) of stone below chambers, 9" (229 mm) row spacing, and 40% stone porosity.

StormTech MC-3500 End Cap (not to scale)

Nominal End Cap Specifications

Size (L x W x H)	26.5" (673 mm) x 71" (1803 mm) x 45.1" (1145 mm)
End Cap Storage	15.6 ft ³ (0.44 m ³)
Min. Installed Storage*	46.9 ft ³ (1.33 m ³)
Weight	43 lbs (19.5 kg)

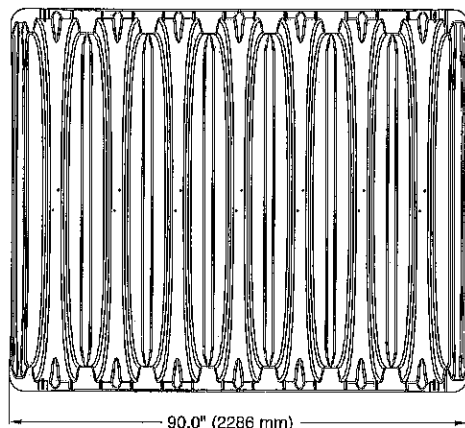
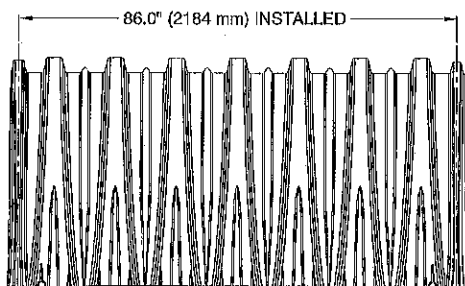
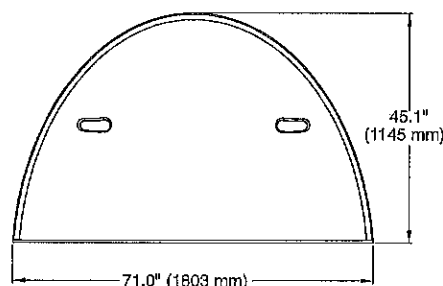
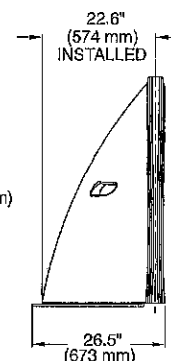
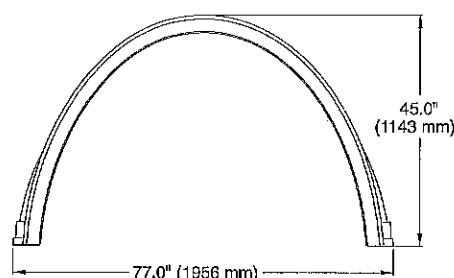
* This assumes a minimum of 12" (305 mm) of stone above, 9" (229 mm) of stone below, 9" (229 mm) row spacing, 6" (152 mm) of stone perimeter, and 40% stone porosity.

Shipping

15 chambers/pallet

16 end caps/pallet

7 pallets/truck



Storage Volume Per Chamber/End Cap ft³ (m³)

	Bare Unit Storage ft³ (m³)	Chamber/End Cap and Stone Volume — Stone Foundation Depth in. (mm)			
		9 (229)	12 (305)	15 (381)	18 (457)
MC-3500 Chamber	109.9 (3.11)	178.9 (5.06)	184.0 (5.21)	189.2 (5.36)	194.3 (5.5)
MC-3500 End Cap	15.64 (0.44)	46.9 (1.33)	48.6 (1.38)	50.3 (1.43)	52.0 (1.47)

NOTE: Assumes 9" (229 mm) row spacing, 40% stone porosity 12" (305 mm) stone above and includes the bare chamber/end cap volume. End Cap volume assumes 6" (152 mm) stone perimeter.

Volume of Excavation Per Chamber/End Cap in yd³ (m³)

	Stone Foundation Depth in. (mm)			
	9 (229)	12 (305)	15 (381)	18 (457)
MC-3500	12.4 (9.5)	12.8 (9.8)	13.3 (10.2)	13.8 (10.5)
End Cap	4.1 (3.1)	4.3 (3.3)	4.4 (3.4)	4.6 (3.5)

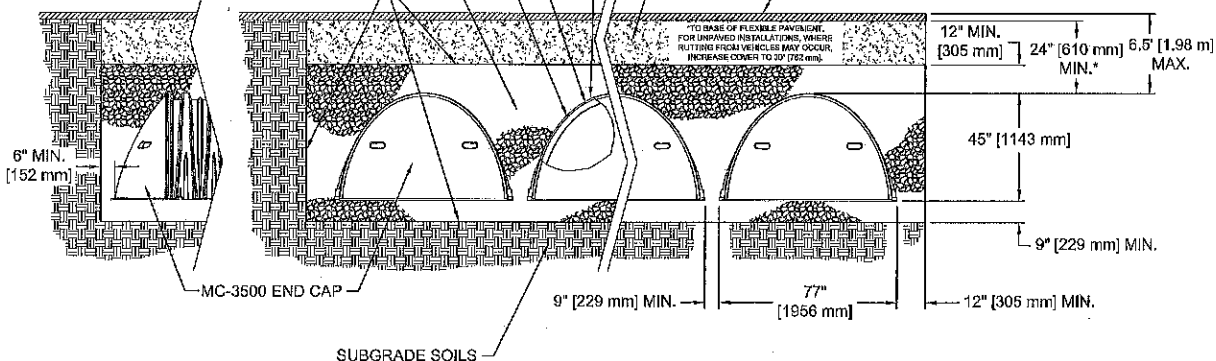
NOTE: Assumes 9" (229 mm) of separation between chamber rows and 24" (610 mm) of cover. The volume of excavation will vary as the depth of cover increases.

General Cross Section

CHAMBERS SHALL MEET ASTM F 2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

NOMINAL 3/4 - 2 INCH [19 mm - 51 mm] CLEAN, CRUSHED, ANGULAR STONE (AASHTO M43 #3 & #4 STONE SIZES ALLOWED)

NON-WOVEN GEOTEXTILE ALL AROUND ANGULAR STONE



NOTES:

1. THIS CROSS SECTION PROVIDES GENERAL INFORMATION FOR THE MC-3500 CHAMBER. STORMTECH MC-3500 CHAMBERS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE MC-3500 DESIGN MANUAL AND MC-3500 CONSTRUCTION GUIDE.
2. PROPERLY INSTALLED MC-3500 CHAMBERS PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE PRESENCES.
3. PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

Amount of Stone Per Chamber

ENGLISH tons (yd³)	Stone Foundation Depth			
	9 in.	12 in.	15 in.	18 in.
MC-3500	9.1 (6.4)	9.7 (6.9)	10.4 (7.3)	11.1 (7.8)
End Cap	4.1 (2.9)	4.3 (3.1)	4.6 (3.2)	4.8 (3.4)
METRIC kg (m³)	229 mm	305 mm	381 mm	457 mm
MC-3500	8220 (4.9)	8831 (5.3)	9443 (5.6)	10054 (6.0)
End Cap	3729 (2.2)	3933 (2.3)	4136 (2.5)	4339 (2.6)

NOTE: Assumes 12" (305 mm) of stone above, and 9" (229 mm) between chambers/end caps.



A division of ADS

70 Inwood Road, Suite 3 | Rocky Hill | Connecticut | 06067

860.529.8188 | 888.892.2694 | fax 866.328.8401 | fax 860-529-8040 | www.stormtech.com



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com.

Advanced Drainage Systems, the ADS logo, and the green stripe are registered trademarks of Advanced Drainage Systems.

StormTech® is a registered trademark of StormTech, Inc

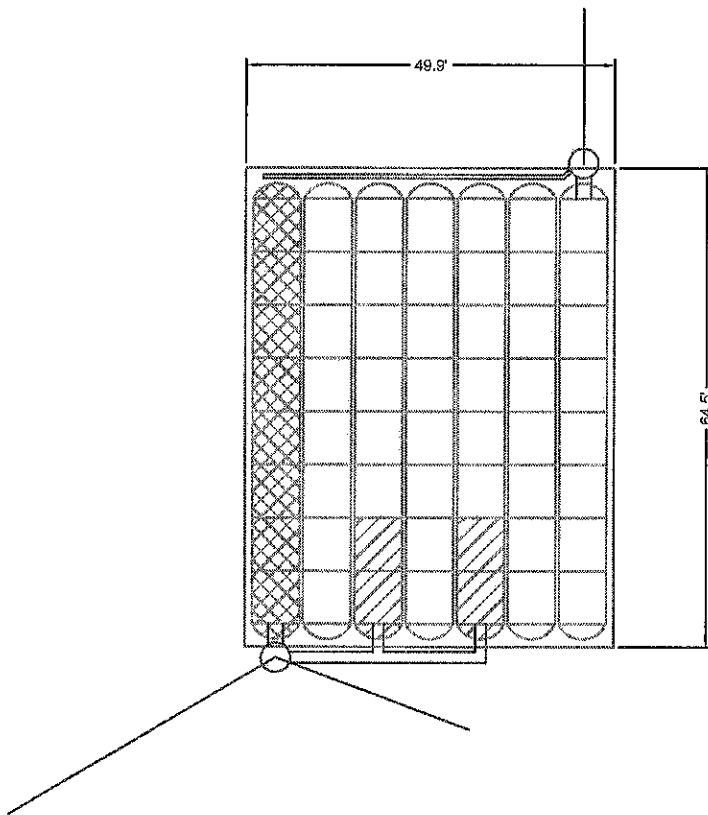
The Green Building Council Member logo is a registered trademark of the U.S. Green Building Council.

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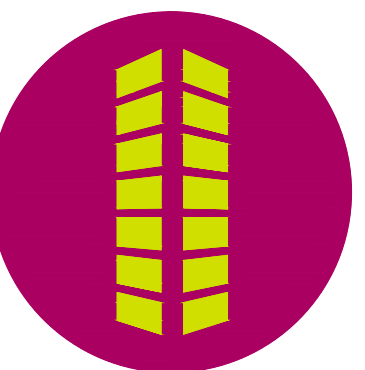
56 MC-3500 CHAMBERS
14 MC-3500 END CAPS
9" OF STONE BELOW CHAMBERS
12" OF STONE ABOVE CHAMBERS
176.8 CF PER CHAMBER
45.6 CF PER END CAP
INSTALLED STORAGE = 10,539 CF

QTY TO BE FINALIZED
W/ VE. DECISIONS.



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

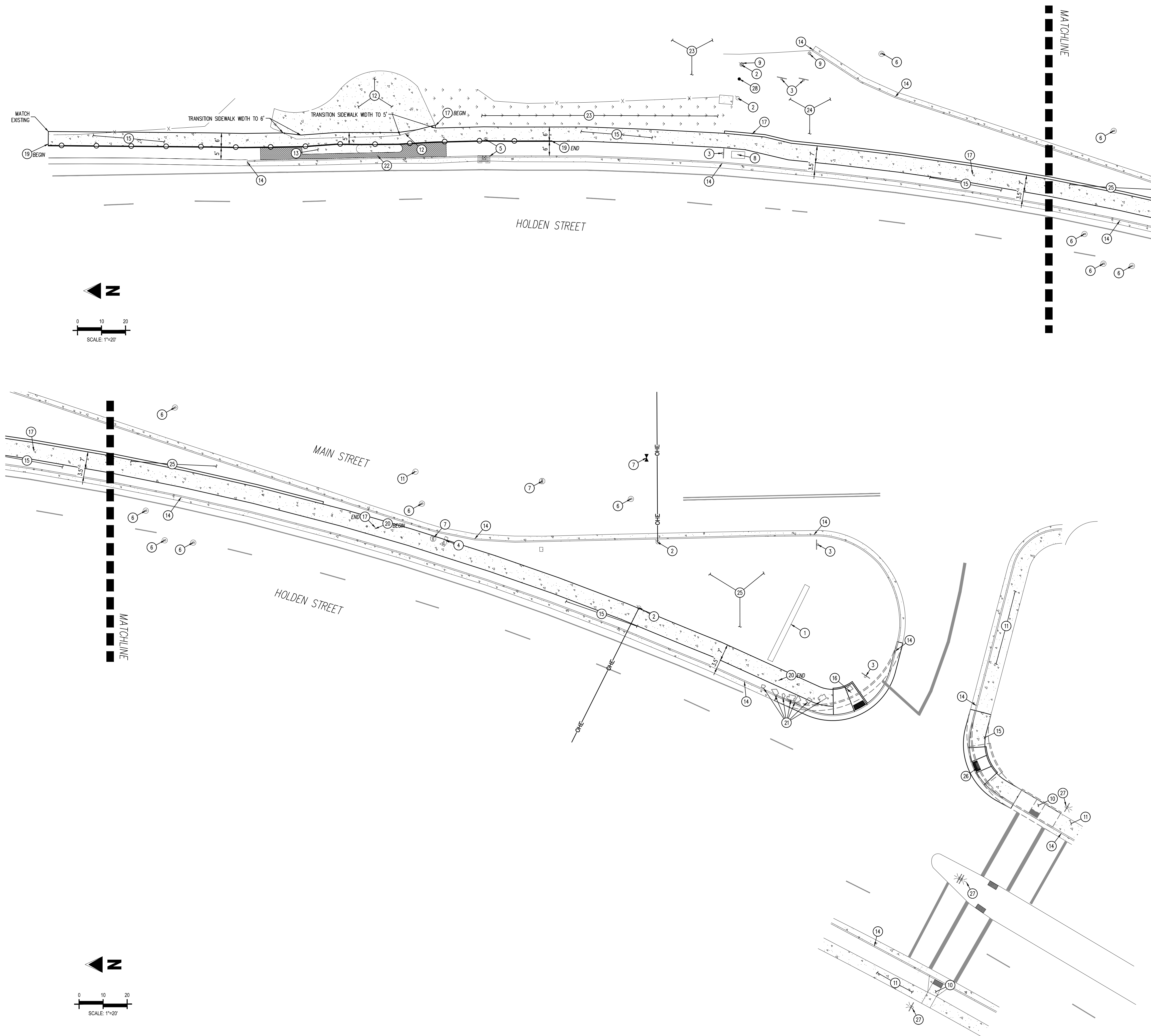
HOLDEN STREET
MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

SITE PLAN NORTH

C1.0



	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING TRAFFIC POLE
	EXISTING FIRE HYDRANT
	POWER POLE
	SIGN

- (1) EXISTING MIDVALE CITY MONUMENT SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (2) EXISTING POWER POLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (3) EXISTING STREET SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (4) EXISTING BACK FLOW PREVENTER TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (5) EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (6) EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (7) EXISTING WATER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (8) EXISTING ELECTRIC BOX TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (9) EXISTING STREET LIGHT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (10) EXISTING CONCRETE RAMP TO REMAIN.
- (11) EXISTING SIDEWALK TO REMAIN.
- (12) EXISTING CONCRETE ABUTMENT TO REMAIN. ADJUST SIDEWALK WIDTH TO MATCH EXISTING.
- (13) EXISTING CONCRETE PILLAR TO REMAIN IN PLACE.
- (14) EXISTING CURB & GUTTER TO REMAIN.
- (15) CONSTRUCT 6" CONCRETE SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (16) CONSTRUCT ADA TRUNCATED DOMES AND SIDEWALK RAMP. SEE SHEET C1.5.
- (17) CONSTRUCT REDD ROCK RETAINING WALL OR ENGINEERED APPROVED EQUAL. SEE SHEET C1.6 DETAIL B.
- (18) CONSTRUCT CURB & GUTTER. SEE SHEET C1.6 DETAIL 7.
- (19) FURNISH AND INSTALL ORNAMENTAL FENCE. SEE SHEET C1.5 DETAIL 6.
- (20) FURNISH AND INSTALL 6" CURB MONOLITHIC WITH SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (21) RELOCATE EXISTING ROCKS BEHIND SIDEWALK. COORDINATE WITH CITY FOR LOCATION.
- (22) COORDINATE WITH CONTRACTOR FOR STAMPED CONCRETE.
- (23) REPLACE EXISTING LANDSCAPING WITH NATIVE SEED MIX. MATCH EXISTING.
- (24) REPLACE EXISTING LANDSCAPING WITH SOD. MATCH EXISTING.
- (25) RESTORE LANDSCAPING AND IRRIGATION TO EXISTING CONDITION OR BETTER.
- (26) REMOVE EXISTING SIDEWALK TO NEAREST JOINT AND REPLACE WITH ADA TRUNCATED DOMES AND SIDEWALK RAMP.
- (27) CONTRACTOR TO INSTALL PAINTED PEDESTRIAN CROSSING WITH BLUNKER PEDESTRIAN CROSSWALK SYSTEM WITH SIGNS FACING TRAFFIC AT EACH END. CROSSING STRIPES 12" WIDE WHITE; STOP BAR 18" WIDE WHITE. PAINT TO BE REELECTRIFIED.
- (28) EXISTING BOLLARD TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

TED

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1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE K
ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

DOCUMENT 00 41 43
BID FORM

PART 1 GENERAL

1.1 BIDDER

A. The Bidder is as follows

Name: J. Lyne Roberts & Sons, Inc.

Address: 1052 S. 250 E. Provo, UT 84606

Telephone number: 801-373-5642 Fax number: _____

Tax identification number: 20-4486153

B. Bidder holds license number 226522-5501, issued on the 12 day of July, 1999, by the Utah State Department of Commerce, Division of Occupational and Professional Licensing. Bidder is licensed to practice as a B100, E100 Contractor. License renewal date is the 30 day of November, 2025.

C. The undersigned hereby acknowledges receipt of the following Addenda.

Amendment #2

(list Addenda numbers here)

1.2 BID PROPOSAL

A. After having personally and carefully examined all conditions surrounding the Work and the Contract Documents, the undersigned proposes to furnish all labor, equipment, tools and machinery, and to furnish and deliver all materials not specifically mentioned as being furnished by the OWNER, which is required in and about the construction of the Construction Contract known as

Midvale Plaza and Streetscape

B. The undersigned proposes to complete the Work for the price or prices listed in

the Bid Schedule and that all pricing should include all labor, materials, equipment, permits, fees, coordination, management, surveying/staking, etc. required for a complete project.

- C. The undersigned proposes to furnish bonds with the Contract, signed by a surety company satisfactory to the OWNER, in an amount equal to the Contract amount conditioned to ensure compliance with all requirements of the Contract Documents.
- E. The undersigned proposes to execute the attached contract within ten (10) days after the Notice of Award, and to begin work within ten (10) days after receiving a Notice to Proceed from the OWNER.
- F. If OWNER finds it necessary to further define the Work, Contract Price, Contract Time or some other portion of the Construction Contract, after Bid opening, the Bidder promises to execute an Agreement Supplement prior to or concurrent with the execution of the Agreement, if the Agreement Supplement is acceptable to the Bidder.
- G. The Contract will be awarded as a Lump Sum contract by Phase as delineated in the bid form below. It is understood that the OWNER has the right to reject this proposal or to accept it, or any portion therein, at the prices listed in the Bid Schedule.

1.3 BIDDER REPRESENTATIONS

Bidder must check each box for each of the following representations to demonstrate that they have read, understand, and make said representation. These representations are material to the OWNER's decision whether to award the Construction Contract to a Bidder.

- Y Bidder represents that it has reviewed the Bid Documents in their entirety. Bidder represents that it has reviewed and incorporated the following Addenda in its bid:
 - Crosswalk addendum
 - Storage Basin addendum
 -
- Y Bidder represents that it has visited and become adequately familiar with the Site and its conditions. Bidder has also undertaken any additional explorations or tests that it deemed necessary to submit a Bid. Bidder's Bid Price incorporates all of the necessary Work to accomplish the Project on the Site and with its conditions.
- Y Bidder is familiar with all applicable federal, state, and local laws, regulations, and requirements in order to perform the Work on this Project.

- ✓ Bidder has studied all reports, data, and tests applicable to the Project. This includes, but is not limited to, the Geotechnical Data and Underground Facilities documents. The results of these tests and their effect on the Work is incorporated in Bidder's Bid Price.
- ✓ Bidder has studied the Site and compared its observations against the Bid Documents and Drawings. If Bidder observed any discrepancies between its own observations and the Bid Documents and Drawings, it has notified the OWNER and ENGINEER of the discrepancies or errors.
- Y Bidder has reviewed the Contract Documents in their entirety. Bidder has included, as part of its Bid, any requested changes in the Contract Documents. Bidder understands that if it has not submitted any requested changes, it is representing to the OWNER and ENGINEER that it is prepared to execute the contract in its current form with the information supplied by the Bid Form.
- Y Bidder has reviewed all of the Bid and Contract Documents in their entirety. Bidder has notified the OWNER and ENGINEER of all conflicts, errors, ambiguities, and discrepancies.
- Y Bidder is not colluding with any other individual or entity in submitting its Bid. Its Bid is solely Bidder's own and has not been communicated about or influenced by any other bidder for this Project.
- Y Bidder understands that a portion of this Project is funded by a grant. The grant requires that the sidewalk along the east side of 700 West, the crosswalk at the intersection of Main Street and Holden Street, and the crosswalk across Holden Street to be completed and paid for before June 30, 2024. The Bidder represents and warrants that it will substantially complete this portion of the Work by June 1, 2024. Contractor must submit an application for final payment for this portion of the Project no later than June 15, 2024.

1.4 REFERENCES

- A. APWA 01 29 00: Payment Procedures.
- B. Document 00 52 43: Agreement.

1.5 SCHEDULE TO BE ADDED TO THE AGREEMENT

- A. This document will be added to the Agreement by reference.

PART 2 BID SCHEDULE

2.1 BASE BID

- A. The Base Bid includes all Work necessary to complete the Project including but not limited to mobilization; demolition and removal; clearing and grubbing; construction staking and layout; traffic control; asphalt sawcut, removal, and repair; curb and gutter sawcut, removal, and repair; concrete sawcutting and removal; grading and excavation; concrete sidewalks, ramps, and plazas; concrete steps and walls; masonry walls; block walls; dumpster enclosure; drainage improvements; erosion control and SWPPP; custom crosswalk; shade structures; art display panels; electrical improvements, power, and lighting; signage; relocation of the existing digital sign; tree grates; landscaping; irrigation; and all necessary permitting and coordination with agencies, jurisdictions, utility providers, etc. Tables, benches, and trash receptacles will be supplied and installed by OWNER and are not part of the Bid. Base Bids are broken down by separate areas of the project for evaluation and organizational purposes. The intent is to award all project areas to one Contractor.

TOTAL BASE BID PRICE FOR SOUTH PLAZAThree hundred eighty six thousand eight hundred twenty dollars and ninety four centsDOLLARS (\$ 386,820.94)

(use words)

TOTAL BASE BID PRICE FOR MAIN STREET IMPROVEMENTSTwo hundred fifty six thousand eight hundred thirty two dollars & forty two centsDOLLARS (\$ 256,832.42)

(use words)

TOTAL BASE BID PRICE FOR NORTH PLAZAOne million six hundred thirty five thousand three hundred ninety one dollars & thirty centsDOLLARS (\$ 1,635,391.30)

(use words)

TOTAL BASE BID PRICE FOR HOLDEN STREET MEDIANTwo hundred fifty one thousand two hundred forty dollars & thirty seven centsDOLLARS (\$ 251,240.37)

(use words)

TOTAL BASE BID PRICE FOR NORTH HOLDEN STREETSCAPE IMPROVEMENTSFour hundred forty seven thousand thirty four dollars & forty one centsDOLLARS (\$ 447,034.41)

(use words)

TOTAL BASE BID PRICE FOR ALL PROJECT AREAS (Sum of the above)Two million nine hundred seventy seven thousand three hundred nineteen dollars & forty four centsDOLLARS (\$ 2,977,319.44)

(use words)

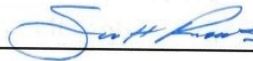
2.2 BID ALTERNATE:

- A. Bid alternate shall include all work and materials necessary to complete each Bid item.

TOTAL BID ALTERNATE PRICE FOR ENCLOSURE WALL HEIGHT ADJUSTMENTSeven Thousand five hundred dollarsDOLLARS (\$ 7,500)

(use words)

Respectfully Submitted,

Bidder

(Corporate Seal)

If bid is by corporation

By: Scott Roberts - President/CEOName and Title

PART 1 GENERAL

A. Name: J. Lyne Roberts & Sons, Inc.

Address: 1052 S. 250 E., Provo, UT 84606

B. Telephone Number: 801-373-5642

A. The Construction Contract is known as:

Midvale Plaza and Streetscape

2.1 SUBCONTRACTOR AND SUPPLIER REPORT

- A. Failure of the Bidder to specify a Subcontractor for any portion of the Work constitutes an agreement by the Bidder that the Bidder is fully qualified to perform that portion, and that Bidder shall perform that portion.
- B. Bidder will be fully responsible to OWNER for the acts and omissions of Subcontractors and Suppliers and of persons either directly or indirectly employed by them, as Bidder is for the acts and omissions of persons employed by Bidder directly.
- C. Nothing contained in the Contract Documents shall create any contractual relationship between any Subcontractor or Supplier and the OWNER. Bidder agrees each subcontract with Bidder's Subcontractor will disclaim any third party or direct relationship between OWNER and any Subcontractor or Supplier.
- D. The names and addresses of the Subcontractors and Suppliers who will work under the terms of the Contract Documents and the estimated dollar amount of each

subcontract (in excess of 2% of the Bid sum) are set forth as follows:

Table 1 - BASE BID

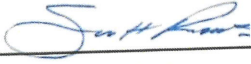
SUBCONTRACTORS		
Name and Address	Nature and Extent of Work to be Sublet	Amount
1. Nebex Excavation	Excavation	\$651,662.39
2. Christensen Electric	Electrical	\$348,674.82
3. Lone Peak Masonry	Masonry	\$73,751.00
SUPPLIERS		
Name and Address	Nature and Extent of Work to be Sublet	Amount
1. Kilgore Contracting	Asphalt and Striping	\$41,250
2. Big T Recreation	Shade Sails	\$297,976.65
3. Metaltech Omega	Garbage Enclosure doors	6841.28
4.		

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. Bidder executes this Subcontractor and Supplier report and declares it to be a supplement to the Bid and in effect as of February 22, 2024

3.2 BIDDER'S SUBSCRIPTION

- A. Bidder's signature: 
- B. Please print Bidder's name here: Scott Roberts
- C. Title: President/CEO

END OF DOCUMENT

DOCUMENT 00 45 13
CONTRACTOR'S PROJECT REFERENCE FORM

Identify representative construction projects similar to that being bid, completed by your organization within the past ten years. **See attached list with green tabs**

1. Project Name _____
Client _____
Contact Name _____ Phone _____
Total Contract Construction Costs \$ _____
Total # of Change Orders _____ Amount \$ _____
General Description of Project _____

2. Project Name _____
Client _____
Contact Name _____ Phone _____
Total Contract Construction Costs \$ _____
Total # of Change Orders _____ Amount \$ _____
General Description of Project _____

3. Project Name _____
Client _____
Contact Name _____ Phone _____
Total Contract Construction Costs \$ _____
Total # of Change Orders _____ Amount \$ _____
General Description of Project _____

4. Project Name _____
Client _____
Contact Name _____ Phone _____
Total Contract Construction Costs \$ _____
Total # of Change Orders _____ Amount \$ _____
General Description of Project _____

- _____
- _____
5. Project Name _____
- Client _____
- Contact Name _____ Phone _____
- Total Contract Construction Costs \$ _____
- Total # of Change Orders _____ Amount \$ _____
- General Description of Project _____
- _____
- _____
- _____

[illegible]

Oquirrh Regional Park	\$3,300,000	Salt Lake County	Jon Ruedes	385-468-1816	Tyler Roberts	Marc Sucher	Nov - 2020
Description:	Oquirrh Regional Park – Construction of Maintenance Bldg., Restroom & Pavilion, concrete slide, wall & sidewalks, playground, site amenities, new irrigation & landscape						
Veterans Memorial Park Pickleball Courts & Discovery Park Tennis Court Replacement	\$1,478,000	Pleasant Grove	Marty Beaumont	801-785-2941	Dan Selman	Marc Sucher	July - 2021
Description:	Veteran’s Memorial Park Pickleball Courts – Installation of CXT Restroom, 8 post-tensioned pickleball courts, new irrigation and landscape, utilities, site work and amenities, detention basin, concrete, and fencing. Discovery Park Tennis Courts – Demolition and resurfacing of two tennis courts and landscape repair.						
Alta Canyon Pickleball Courts	\$975,000	Sandy City	Dan Medina	801-201-2202	Dan Selman	Marc Sucher	Nov 2021
Description:	Alta Canyon Pickleball Courts – Installation of four pickleball courts, utilities, electrical, parking lot and landscaping						
Ron Wood Pickleball Courts	\$761,000	West Jordan	Nikolai Halverson	801-569-5078	Dan Selman	Marc Sucher	Nov 2021
Description:	Ron Wood Pickleball Courts – Installation of six pickleball courts, landscaping, electrical						
Riverton City Pickleball Courts	\$400,000	Riverton	Cary Necaise	801-208-3169	Dan Selman	Marc Sucher	June 2022
Description:	Riverton City Pickleball Courts – Installation of four post-tensioned pickleball courts, landscaping, electrical, and volleyball sand pit.						
Pioneer Crossing Park	\$3,600,000	Salt Lake County	Dustin Wiberg	801-828-7865	Dan Selman	Marc Sucher	July 2023
Description:	Pioneer Crossing Park – Installation of boat ramp on Jordan River, construction of restroom/maintenance building, asphalt trail, irrigation & landscape, parking lot and utilities						
Southfork Pickleball Courts	\$850,000	Draper City	Brad Jensen	801-576-6549	Paige Harker	Royden Wilcox	August 2023
Description:	Southfork Pickleball Courts – Installation of six pickleball courts, shade structure, drinking fountain, Musco lighting, and landscaping						

DOCUMENT 00 45 43
BIDDER STATUS REPORT

PART 1 GENERAL

1.1 BIDDER

- A. Name: J. Lyne Roberts & Sons, Inc.
- B. Address: 1052 S. 250 E., Provo, UT 84606
- C. Telephone number: 801-373-5642

1.2 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as:

Midvale Plaza and Streetscape

PART 2 REPORT

2.1 BIDDER STATUS REPORT

- A. Bidder affirms the following information is true and correct.

1. Number of employees: 75
2. Bidder's firm is: (check the following as applicable)
 - ☒ [X] Independently owned and operated.
 - ☐ [] An affiliate of*
 - ☐ [] A subsidiary of*
 - ☐ [] A division of*
 - ☒ [X] A business with gross revenue in excess of
\$ \$20,000,000
 - ☐ [] A business with gross revenue below \$

* PARENT COMPANY:

Name: _____

Address: _____

Telephone number: _____

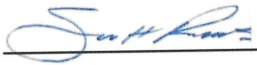
Fax Number: _____

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. Bidder executes this status report and declares it to be a supplement to the Bid and in effect as of February 22, 2024.

3.2 BIDDER'S SUBSCRIPTION

- A. Bidder's Signature: 
- B. Please print Bidder's name here: Scott Roberts
- C. Title: President / CEO

END OF DOCUMENT

Financial Report

****Note**** - Financial report for past three years can be made available upon request with award of contract

Number of personnel:	75 employees
Annual Sales:	33 million
Clients in the State of Utah (Also see References & Qualifications for additional contact information)	Salt Lake County – past 3-4 projects Draper City – past 4 projects Sandy – current project & past 2-3 projects Syracuse – past project Springville – past 3-4 projects Spanish Fork – past 3 projects American Fork – past 3 projects Salem City – current projects South Jordan – past 6-7 projects Mt. Pleasant – past project Jordan School District – past project Private Corporations – past 5 projects DFCM – past 5 projects Lindon City – current projects Highland City – past project Pleasant Grove City – current project West Jordan City – current project Heber City – past project Salt Lake City – past 2-3 projects
Bonding Capacity	\$20MM Single / \$40 MM Aggregate (See attached bonding letter of reference)

Oquirrh Regional Park Improvements – Kearns, UT



Owner – Salt Lake County Parks & Recreation

Original Contract Amount – \$2,877,000

Final Contract Amount – \$3,160,000

Owner Contact – Jon Ruedas – 385-245-6920

jruedas@slco.org

Completion Date – 2020

Project Description – New Maintenance Shed, Restroom and Pavilion buildings. Installed irrigation, landscaping, site utilities, lighting, concrete pathway, playground, concrete slide, and other park amenities.

Project Manager – Tyler Roberts – attends meetings, oversees superintendent, submittals, RFI's, estimates, & coordinates with owner

Project Superintendent – Marc Sucher – attends weekly meetings, oversees subcontractors, earthwork, site related issues



Self-Performed work – Earthwork & concrete

Subcontractors – Hansen Landscaping, Lone Peak Masonry, All Weather Roofing, PPS Plumbing, Oak Hollow Electric, Gunthers, RJP Construction, USI Insulation, Arco Steel, B&S Painting, Brinkerhoff Drywall, Canon Sales, UT Fence, Hastings Concrete, Anova site furnishings, RAD Concrete Coatings, Stone Cover flagstone



White City Canal Trail/Bridge – White City, UT



Owner – Salt Lake County Parks & Recreation

Original Contract Amount – \$2,164,000

Final Contract Amount – \$2,449,000

Owner Contact – Jon Ruedas – 385-245-6920

jruedas@slco.org

Completion Date – 2020

Project Description – New 400-foot pedestrian bridge placed on concrete piers over Dimple Dell Canyon. Concrete & asphalt trail leading from Big Bear Park to the bridge with flagstone path along the side. Installation of new pedestrian crossing signs.

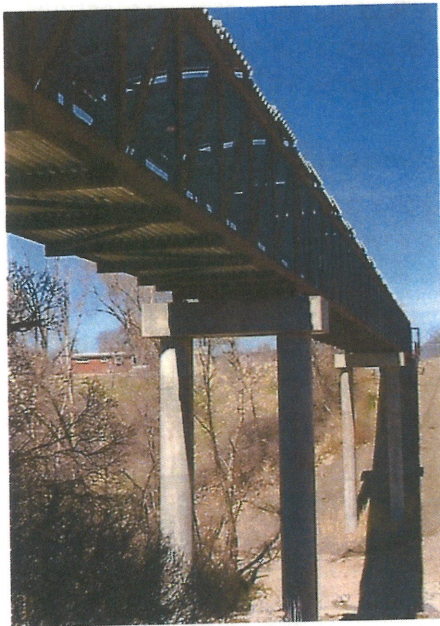
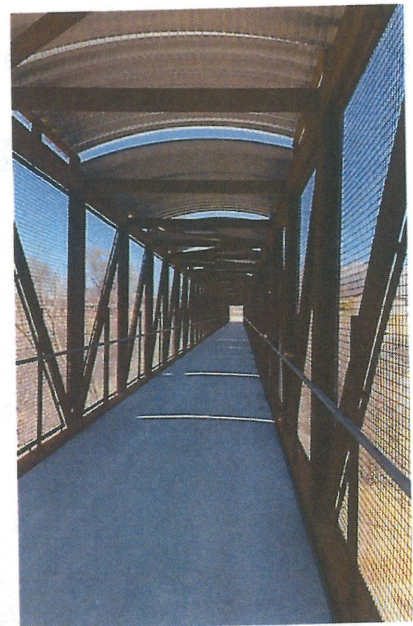
Project Manager – Tyler Roberts – attends meetings, oversees superintendent, submittals, RFI's, estimates, and coordinates with owner.

Project Superintendent – Marc Sucher – attends weekly meetings, oversee subcontractors, earthwork, site related issues.

Self-Performed work – Earthwork & concrete

Subcontractors – Contech Engineered Solutions - Bridge, Floline Architectural Systems - Roof panels, Morgan Asphalt, JD Steel, Sunroc, Stone Cover flagstone, UT Fence, Wagstaff Crane, Intermountain Traffic Safety

Stream Alteration Permit – Successfully working in and around Dry Creek within the parameters of the permit issued by the State of Utah.



Centennial Park Splash Pad – Syracuse, UT



Contract Type – CM/GC Design-Build

Owner – Syracuse City – 1800 S 2000 W

Architect – blū line designs

Project Description – A splash pad, shade structures, restroom, and pavilions at Centennial Park in Syracuse. Designed to be the premier splash pad and park of Davis County. With a design reminiscent of Antelope Island, the water flows like a river towards a central pond, surrounded by buffalo and bird art installations as a tribute to the local wildlife.

Final Contract – \$1,800,000.00

Completion Date – 2019

Contact- Kresta Robinson, (801)-614-9654

Project Manager: Scott Roberts

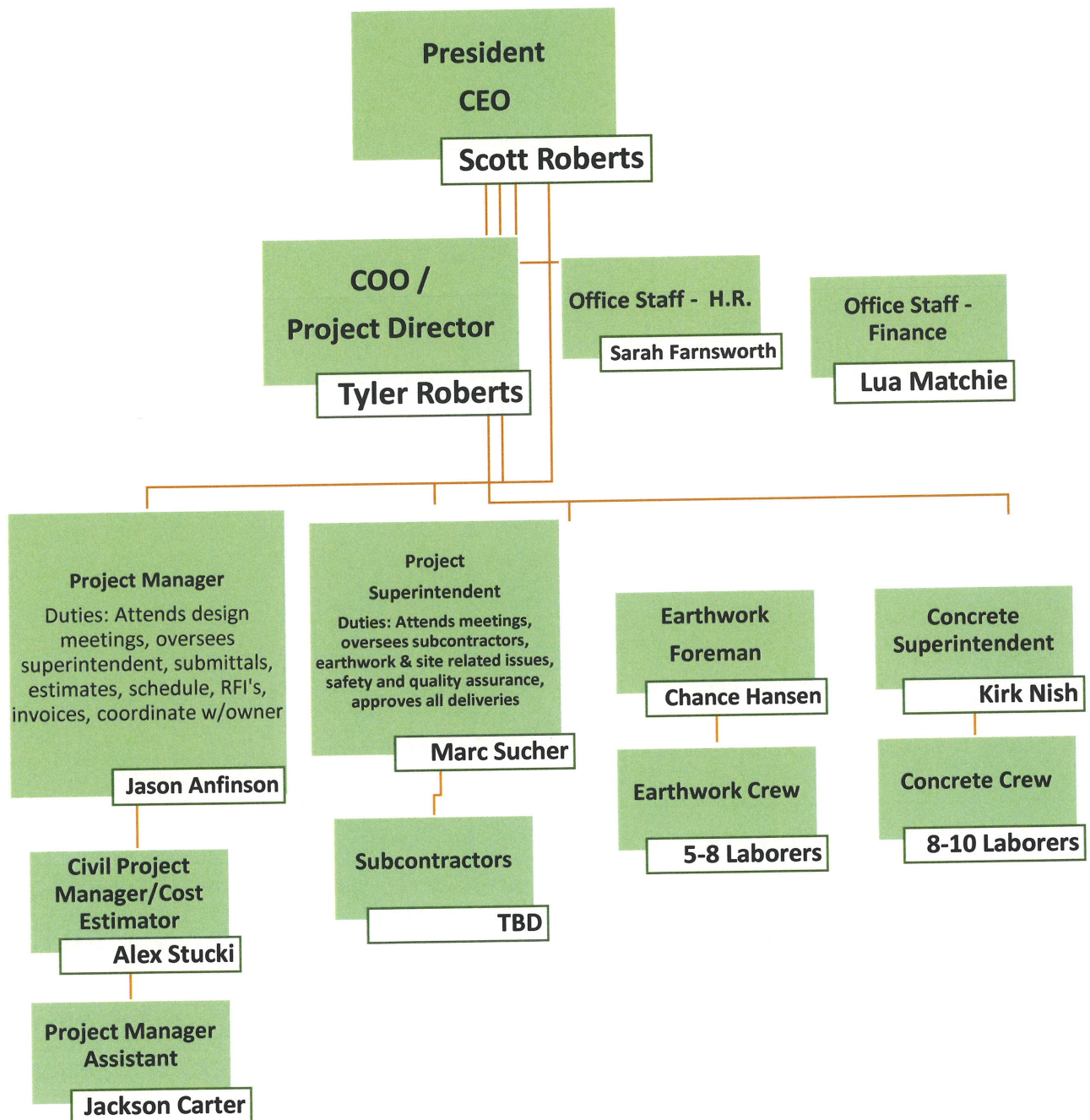
Superintendent: Dan Selman

Subcontractors: CEM Aquatics, Stratton & Bratt Landscapes, MCL Electric, H & S Plumbing, Rentmeister, Manny's Home Painting, Olympus Precast, C & R Stone, Rasco Construction

Self-Performed Excavation and Concrete



Project Team



[illegible]

- a. List of investigations, litigation, and claims for last 3 years
- b. Experience of company, project manager, and superintendent

Project Approach & Construction Mitigation Plan

Approach & Mitigation Plan

For the duration of the project, we will maintain a clean, safe, and secure worksite. This will be accomplished by first securing the site with fencing around the perimeter of the work areas while designating and maintaining safe access points for the public and city employees. Primary hours of operation will be from 7:00am to 6:00pm. Any work done outside of these hours will be discussed with the project team and city representatives and according to both the City and County Noise Ordinance requirements. We will use best management practices with equipment and avoid significantly noisy operations during peak business hours. However, this is a construction site, and it will require patience on both sides to meet the project schedule.

Traffic control and coordination of these items are an important part of the project and the JLR team intends to make this a priority. Sidewalk closures will be discussed with the project team and schedule for brief periods of time for specific areas and reopened after appropriate cure times and safe from construction activities. We will utilize barricades, cones, signage, and other traffic control measures on Main Street and Holden Street to keep at least one lane open each direction for traffic to move safely through. As needed, any work in the road on Main Street we will keep at least one lane open and have a flagger there to move traffic through safely until we can open both lanes again.

We will use the empty field on the southwest portion of the property as a staging area, for construction parking, dumpsters, and material storage. Dumpsters will be tarped and maintained in an orderly fashion nightly and access points swept and cleaned consistently. JLR will attempt to have deliveries be at non-peak business hours. No construction vehicles or equipment will be allowed in the patron parking spaces unless discussed and an area designated by the project team. If equipment needs to cross the parking lot we will use spotters to cross the parking lot safely. JLR employees and subcontractors will be required to use high visibility shirts, vests, hard hats, and appropriate safety measures.

Schedule Management & Self-Performed Work

Managing lead times is critical to staying on schedule and maintaining the overall budget. One thing the last three years has taught us with the challenges of Covid-19 is to watch manufacturing lead times and product availability. On top of that with a lower labor employment rate in Utah – labor forces have also been challenging. Long term relationships with quality subcontractors, critical path scheduling, and being aware of product availability is a key to a successful project. Being aware of changes in the market and local economy can help mitigate those risks of falling behind schedule.

J. Lyne Roberts & Sons (JLR) is prepared and equipped to meet or exceed any and all project deadlines. We will have a full-time project manager, superintendent, junior superintendent, and project manager assistant assigned to this project. JLR's team of estimators, owners, and office staff will work closely with the full-time project team. The project team will also meet with the owner/architect weekly or as often as needed to expedite the building process to maintain schedules and stay on track. Once construction begins, we will provide a more detailed schedule using Microsoft Project. These schedules will be updated each month with the submittal of pay applications or at the owner's request.

JLR has at their disposal their own equipment, earthwork, and concrete crews. Because of current demand JLR does not intend to use their own earthwork crews as the primary source of excavation work

but can assist in helping Nebex meet the project schedule. JLR utilizes GPS equipment and technology to assist in initial layout, elevation determination, production, and survey. Because of this ability to self-perform these critical path items, it allows us to control schedules more effectively by optimizing lag time. Utilizing our own crews and equipment gives us the ability to fast track the various stages of the project.

Furthermore, our project manager will visit the site at least once a week or as often as needed. The project manager will meet with the owner's representative and one or more full-time superintendents to review safety, project schedule, and overall progress. We will also hold weekly meetings with subcontractors and perform a site walk through to review progress, quality, and address any issues that may arise. Hence our slogan: ***"There is No Substitute for Excellence."***

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Feb	Mar	Qtr 2, 2024 Apr	May	Jun	Qtr 3, 2024 Jul	Aug	Sep
1																
2			North Holden Improvement	0 days	Mon 3/25/24	Mon 3/25/24					3/25					
3			Mobilization	1 day	Tue 3/26/24	Tue 3/26/24				3/26		Mobilization				
4			Traffic control	1 day	Wed 3/27/24	Wed 3/27/24	3			3/27		Traffic control				
5			Earthwork	15 days	Thu 3/28/24	Wed 4/17/24	4			3/28		Earthwork				
6			Concrete	7 days	Thu 4/18/24	Fri 4/26/24	5			4/18		Concrete				
7			Landscape	18 days	Mon 4/29/24	Wed 5/22/24	6			4/29		Landscape				
8			Asphalt	4 days	Thu 5/23/24	Wed 5/29/24	7			5/23		Asphalt				
9																
10			Holden St Median	0 days	Thu 3/7/24	Thu 3/7/24				3/7		Holden St Median				
11			Shift Traffic Control	1 day	Mon 6/17/24	Mon 6/17/24	24						6/17		Shift Traffic Control	
12			Earthwork	10 days	Tue 6/18/24	Mon 7/1/24	11						6/18		Earthwork	
13			Concrete	11 days	Tue 7/2/24	Wed 7/17/24	12						7/2		Concrete	
14			Landscaping	7 days	Thu 7/18/24	Mon 7/29/24	13						7/18		Landscaping	
15			Asphalt	2 days	Thu 7/18/24	Fri 7/19/24	13						7/18		Asphalt	
16			Road Stripping	2 days	Tue 7/30/24	Wed 7/31/24	14						7/30		Road Stripping	
17																
18			North Plaza	0 days	Thu 3/7/24	Thu 3/7/24				3/7		North Plaza				
19			Security fencing	3 days	Wed 3/27/24	Fri 3/29/24	3			3/27		Security fencing				
20			Earthwork	22 days	Tue 4/2/24	Wed 5/1/24	4SS+4 days			4/2		Earthwork				
21			Take out digital sign	2 days	Tue 4/2/24	Wed 4/3/24	19SS+4 days			4/2		Take out digital sign				
22			Electrical underground	6 days	Thu 5/2/24	Thu 5/9/24	20			5/2		Electrical underground				
23			Shade Sail Bases	7 days	Thu 5/2/24	Fri 5/10/24	20			5/2		Shade Sail Bases				
24			Concrete	25 days	Fri 5/10/24	Fri 6/14/24	20,21,22			5/10		Concrete				
25			Shade sails	7 days	Mon 7/8/24	Tue 7/16/24	27						7/8		Shade sails	
26			Electrical Finish	5 days	Mon 6/17/24	Fri 6/21/24	24			6/17		Electrical Finish				
27			Landscaping	14 days	Mon 6/17/24	Fri 7/5/24	24			6/17		Landscaping				
28			Asphalt	3 days	Thu 7/18/24	Mon 7/22/24	13						7/18		Asphalt	
29			Striping and pedestrian walk paintin	2 days	Thu 7/25/24	Fri 7/26/24	41						7/25		Striping and pedestrian walk p	
30			Dumpster masonry	7 days	Mon 6/17/24	Tue 6/25/24	24			6/17		Dumpster masonry				
31			Seat wall masonry	5 days	Wed 6/26/24	Tue 7/2/24	30			6/26		Seat wall masonry				
32			Dumster doors	2 days	Wed 6/26/24	Thu 6/27/24	30			6/26		Dumster doors				
33																
34			South Plaza	0 days	Thu 3/7/24	Thu 3/7/24				3/7		South Plaza				
35			Security fencing	1 day?	Wed 3/27/24	Wed 3/27/24	3			3/27		Security fencing				
36			Earthwork	17 days	Thu 5/2/24	Fri 5/24/24	20			5/2		Earthwork				
37			Underground Electrical	8 days	Thu 5/9/24	Mon 5/20/24	36SS+5 days			5/9		Underground Electrical				
38			Boring under parking lot	2 days	Thu 5/9/24	Fri 5/10/24	36SS+5 days			5/9		Boring under parking lot				
39			Concrete	15 days	Tue 5/21/24	Tue 6/11/24	37			5/21		Concrete				
40			Landscaping	7 days	Wed 6/12/24	Thu 6/20/24	39			6/12		Landscaping				
41			Asphalt patching	4 days	Thu 7/18/24	Tue 7/23/24	13						7/18		Asphalt patching	
42			Striping	2 days	Thu 7/25/24	Fri 7/26/24	41						7/25		Striping	

Midvale Plaza & Street Scape Schedule

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	<div><div>Feb</div><div>Mar</div><div>Qtr 2, 2024 Apr</div><div>May</div><div>Jun</div><div>Qtr 3, 2024 Jul</div><div>Aug</div><div>Sep</div></div>											
43			Move sign to south west lot	2 days	Wed 6/12/24	Thu 6/13/24	39		<div><div>6/12</div><div>↓</div><div>Move sign to south west lot</div></div>											
44			Extension of masonry wall	3 days	Wed 7/3/24	Mon 7/8/24	30,31													
45			Redo brick around sign	4 days	Fri 6/14/24	Wed 6/19/24	443													
46			Shade Sails	3 days	Thu 7/25/24	Mon 7/29/24	441													
47																				
48			Main street Improvements	0 days	Thu 3/7/24	Thu 3/7/24			<div><div>3/7</div><div>◆</div><div>Main street Improvements</div></div> <div><div>3/28</div><div>↓</div><div>Traffic Control</div></div> <div><div>5/2</div><div>↓</div><div>Earthwork</div></div> <div><div>5/9</div><div>↓</div><div>Underground Electrical</div></div> <div><div>5/16</div><div>↓</div><div>Concrete</div></div> <div><div>5/28</div><div>↓</div><div>Landscaping</div></div> <div><div>5/28</div><div>↓</div><div>Electrical Finish</div></div>											
49			Traffic Control	3 days	Thu 3/28/24	Mon 4/1/24	4													
50			Earthwork	10 days	Thu 5/2/24	Wed 5/15/24	20													
51			Underground Electrical	3 days	Thu 5/9/24	Mon 5/13/24	36SS+5 days													
52			Concrete	7 days	Thu 5/16/24	Fri 5/24/24	50,51													
53			Landscaping	7 days	Tue 5/28/24	Wed 6/5/24	52													
54			Electrical Finish	5 days	Tue 5/28/24	Mon 6/3/24	52													

J. Lyne Roberts & Sons, Inc

There is no substitute for quality

1052 S. 250 E.

Provo, UT 84606

O. 801-373-5642



Estimate

DATE: 2/22/2024

Quotation # 0

Midvale Plaza & Streetscape Improvements

Proposal for:

0
0
0

Quotation valid until: 4/10/2024

Prepared by: \$ -

Estimator

J. Lyne Roberts & Sons Inc.

801-373-5642

Comments or special instructions:

No.	Description	AMOUNT
South Plaza		
SP 1	General Conditions	\$ 53,105.08
SP 2	Demolition & Earthwork	\$ 33,816.04
SP 3	Remove and Install Digital Sign	\$ 23,529.42
SP 4	Concrete	\$ 78,305.74
SP 5	Electrical	\$ 31,013.80
SP 6	Shade Sails	\$ 126,745.13
SP 7	Landscaping	\$ 40,305.73
South Plaza Subtotal:		\$ 386,820.94
Main Street Improvements		
MSI 1	General Conditions	\$ 50,941.18
MSI 2	Demolition & Earthwork	\$ 48,763.54
MSI 3	Concrete	\$ 75,959.50
MSI 4	Electrical	\$ 21,003.47
MSI 5	Landscaping	\$ 54,870.60
MSI 6	Asphalt	\$ 5,294.13
Main Street Improvements Subt		\$ 256,832.42
North Plaza		
NP 1	General Conditions	\$ 67,758.74
NP 2	Demolition & Earthwork	\$ 184,647.87
NP 3	Masonry	\$ 77,942.36
NP 4	Concrete	\$ 621,061.76
NP 5	Electrical	\$ 341,385.96
NP 6	Shade Sails	\$ 223,815.77
NP 7	Landscaping	\$ 89,661.18
NP 8	Asphalt	\$ 29,117.66
North Plaza Subtotal:		\$ 1,635,391.30

Holden Street Median			
HSN 1	General Conditions	\$	49,882.36
HSN 2	Demolition & Earthwork	\$	57,985.91
HSN 3	Concrete	\$	85,887.52
HSN 4	Electrical	\$	16,802.48
HSN 5	Landscaping	\$	35,387.97
HSN 6	Asphalt (Included in North Plaza)	\$	5,294.13
Holden Street Median Subtotal		\$	251,240.37
North Holden Street Improvements			
NHS 1	General Conditions	\$	54,529.42
NHS 2	Demolition & Earthwork	\$	107,488.24
NHS 3	Concrete	\$	115,891.62
NHS 4	Landscaping	\$	160,301.59
NHS 5	Asphalt (Included in North Plaza)	\$	8,823.54
North Holden Street Improvements Total		\$	447,034.41
TOTAL		\$	2,977,319.44
Additional Options Not Included In Total Price			
Alt 1	0	\$	7,500.00 x
If you have any questions concerning this quotation, please contact us.			
Bid Notes:			
<p>TERMS OF PAYMENT: Payment in full due upon receipt of invoice. Contracts which state a draw cut off date and payment release date are the only exceptions and must be signed by representatives of both parties. FINANCE CHARGE: A finance charge in amount of the lesser of 1.5% per month (18% per annum), or a maximum allowed by law, will be added to all invoices that are 30 days past due as of the 10th of the following month. ACCEPTANCE: This proposal is subject to change and may be withdrawn if not accepted within 60 days after above date and is submitted to the terms and conditions hereof. APPROVAL: This contract shall not be binding on J. Lyne Roberts & Sons, Inc until it shall be approved by an authorized representative of J. Lyne Roberts & Sons, Inc. No alterations or additional work shall be performed unless agreed to by J. Lyne Roberts & Sons, Inc, beforehand, verbally or in writing.</p>			

THANK YOU FOR YOUR BUSINESS!

**DOCUMENT 00 61 13.13
PERFORMANCE BOND**

PART 1 GENERAL

1.1 BOND

A. Number: _____

B. Amount: _____

_____ Dollars (\$ _____ -
_____).

1.2 SURETY

A. Name: _____

B. Address: _____

C. Telephone number: _____

D. Facsimile number: _____

1.3 CONTRACTOR

A. Name: J. Lyne Roberts & Sons, Inc

B. Address: 1052 S. 250 E. Provo, UT 84606

C. Telephone number: 801-373-5642

D. Facsimile number: _____

1.4 **OWNER**

A. *The Redevelopment Agency of Midvale City*

1.5 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as *Midvale Plaza and Streetscape*.

1.6 DEFINED TERMS

- A. Terms used in this Performance Bond which are defined in Article 1.01 of the General Conditions will have the meanings indicated in the General Conditions.

PART 2 COVENANTS

2.1 SURETY'S AND CONTRACTOR'S RELATIONSHIP

- A. Surety as surety, and CONTRACTOR as principal, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER as obligee, for the performance of the Construction Contract, whether awarded or about to be awarded.
- B. If CONTRACTOR performs the Construction Contract, the Surety and the CONTRACTOR shall have no obligation under this Bond, except to participate in conferences indicated in Article 2.3.

2.2 NOTICE

- A. Notice to the Surety, the OWNER or the CONTRACTOR shall be sent by certified mail, facsimile, or hand delivered to the address shown on this Bond agreement.
- B. Notices sent as required by paragraph 2.2(A) shall be effective on the date on which such notice was sent.
- C. Notice may be sent by facsimile. Facsimile notice shall be effective on the date of transmission provided that a confirmation establishing the successful transmission of the notice is sent by first-class mail, postage prepaid, along with a copy of the notice transmitted, no later than twenty-four (24) hours after the facsimile notice is transmitted.
- D. If any notice requires a period of less than seven (7) days for response, the notice shall be sent by facsimile.
- E. If the time for response to any notice expires on a Saturday, Sunday or a legal holiday in the State of Utah, the time shall be extended to the next working day.

2.3 PROCEDURE TO INVOKE SURETY'S OBLIGATION

- A. If the CONTRACTOR fails to perform or to comply with the terms of the Construction Contract, and such failure to perform or to comply has not been waived by the OWNER, the OWNER may notify the CONTRACTOR and the Surety, at their addresses described above, that the OWNER is considering declaring the CONTRACTOR in default.
- B. Before declaring the default, the OWNER shall request and attempt to arrange a conference with the CONTRACTOR and the Surety to be held at a time and place required by the OWNER to discuss methods of performing the Work.
- C. If the CONTRACTOR does not attend the conference or agree to cure any deficiencies in the CONTRACTOR's performance of the Work to the satisfaction of the OWNER, the OWNER may declare the CONTRACTOR in default and formally terminate the CONTRACTOR's right to complete the Work. Such default shall not be declared earlier than ten (10) days after the CONTRACTOR and the Surety have received notice as provided in Article 2.2.
- D. If the Contract with the CONTRACTOR is terminated, the OWNER agrees to pay the unpaid Balance of the Contract Price to the Surety for completion of the Work in accordance with the terms of the Construction Contract or to a contractor selected by the Surety to perform the Work in accordance with the terms of the Construction Contract.

2.4 SURETY'S OPTIONS AT CONTRACTOR TERMINATION

- A. Surety Completes the Work: The Surety may undertake to perform and complete the Work itself, through its agents or through independent contractors.
- B. Surety Obtains Bids or Proposals: The Surety may obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Work.
 - 1. Such bids or proposals shall be prepared by the Surety for execution by the OWNER and the completion contractor selected;
 - 2. Surety shall secure the contract with Performance and Payment Bonds executed by a qualified surety equivalent to this Performance Bond and the Payment Bond (Document 00 61 13.16); and
 - 3. Surety shall pay to the OWNER the amount of damages as described in paragraph 2.6 in excess of the balance of the Contract Price incurred by the OWNER resulting from the CONTRACTOR's default.

- C. Surety to Pay OWNER: Surety may determine the amount not to exceed the amount of this bond specified in paragraph 1.1B, for which Surety believes it may be liable to pay, and tender payment therefore to the OWNER. OWNER has sole discretion to accept payment. If the OWNER refuses the payment tendered, or the Surety has denied liability in whole or in part, without further notice the OWNER shall be entitled to enforce any remedy available to the OWNER.

2.5 **PROCEDURE FOR OWNER TO DECLARE SURETY IN DEFAULT**

- A. The OWNER may declare the Surety to be in default upon the following procedures.
 - 1. The OWNER shall issue an additional written notice to the Surety, after declaring the CONTRACTOR in default as provided in Article 2.3, demanding that the Surety perform its obligations under this Bond.
 - 2. Surety shall respond to the OWNER within fifteen (15) days after receipt of the OWNER's additional notice, either denying the claim or accepting liability and exercising its' options under Article 2.4.

2.6 **SURETY'S OBLIGATIONS**

- A. After the OWNER has terminated the CONTRACTOR's right to complete the Construction Contract, and if the Surety elects to complete the Construction Contract as provided in Article 2.4, then the responsibilities of the Surety to the OWNER shall not be greater than those of the CONTRACTOR under the Construction Contract, and the responsibilities of the OWNER to the Surety shall not be greater than those of the OWNER under the Construction Contract.
- B. To the limit of the amount of this Bond, but subject to commitment by the OWNER to pay all valid and proper payments made to or on behalf of the CONTRACTOR under the Construction Contract, the Surety is obligated, without duplication, for:
 - 1. The responsibilities of the CONTRACTOR for correction of Defective Work and completion of the Construction Contract;
 - 2. Design professional and delay costs resulting from the CONTRACTOR's default, and resulting from the actions or failure to act of the Surety under Article 2.4; and
 - 3. Liquidated damages which are or may become due for any reason.

2.7 UNRELATED OBLIGATIONS OF THE CONTRACTOR

- A. The Surety and the OWNER shall not be liable to others for obligations of the CONTRACTOR that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or changed on account of any such unrelated obligations.
- B. No right of action shall accrue on this Bond to any person or entity other than the OWNER or its heirs, executors, administrators, or successors.

2.8 SURETY WAIVES NOTICE OF ANY CHANGE

- A. Surety hereby waives notice of any change, including changes of Contract Time, Contract Price and scope of Work, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

2.9 VENUE

- A. Any suit or action commenced by OWNER under this Bond shall be for action in a court of competent jurisdiction in the State of Utah.

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. Surety and CONTRACTOR execute this Bond agreement and declare it to be in effect as of the _____ day of _____, ____.

3.2 CONTRACTOR'S SUBSCRIPTION AND ACKNOWLEDGMENT

- A. Type of organization: Corporation

(corporation, partnership, individual, etc.)
- B. If CONTRACTOR is a corporation, attach a corporate resolution evidencing CONTRACTOR's authority to sign.
- C. CONTRACTOR's signature: _____
- D. Please print name here: _____
- E. Title: _____

- F. Notary Acknowledgement: In the County of _____, State of _____, on the _____ day of _____, 20 ____, the foregoing instrument was acknowledged before me.

Notary's signature

3.3 SURETY'S SUBSCRIPTION AND ACKNOWLEDGMENT

- A. Attach evidence of Surety's corporate authority to sign.

C. Surety's signature: _____

D. Please print name here: _____

E. Title: _____

- F. Notary Acknowledgement: In the County of _____, State of _____, on the _____ day of _____, 20 ____, the foregoing instrument was acknowledged before me.

Notary's signature

END OF DOCUMENT

**DOCUMENT 00 61 13.16
PAYMENT BOND**

PART 1 GENERAL

1.1 BOND

- A. Number: _____
- B. Amount: _____
- _____ Dollars (\$_____).

1.2 SURETY

- A. Name: _____
- B. Address: _____
- _____
- C. Telephone number: _____
- D. Facsimile number: _____

1.3 CONTRACTOR

- A. Name: J. Lyne Roberts & Sons, Inc.
- B. Address: 1052 S. 250 E. Provo, UT 84606
- C. Telephone number: 801-373-5642-
- D. Facsimile number: _____

1.4 OWNER

A. ***The Redevelopment Agency of Midvale City***

1.5 CONSTRUCTION CONTRACT

- A. The Construction Contract is known as *Midvale Plaza and Streetscape*.

1.6 DEFINED TERMS

- A. Terms used in this Payment Bond which are defined in Article 1.01 of the General Conditions will have the meanings indicated in the General Conditions.

PART 2 COVENANTS

2.1 SURETY'S AND CONTRACTOR'S RELATIONSHIP

- A. Surety as surety, and CONTRACTOR as principal, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the OWNER as obligee, for the performance of the Construction Contract, whether awarded or about to be awarded.
- B. If CONTRACTOR performs the Construction Contract, the Surety and the CONTRACTOR shall have no obligation under this Bond.

2.2 NOTICE

- A. Notice to the Surety, the OWNER or the CONTRACTOR shall be sent by certified mail, facsimile, or hand delivered to the address shown on this Bond agreement.
- B. Notices sent as required by paragraph 2.2(A) shall be effective on the date on which such notice was sent.
- C. Notice may be sent by facsimile. Facsimile notice shall be effective on the date of transmission provided that a confirmation establishing the successful transmission of the notice is sent by first-class mail, postage prepaid, along with a copy of the notice transmitted, no later than twenty-four (24) hours after the facsimile notice is transmitted.
- D. If any notice requires a period of less than seven (7) days for response, the notice shall be sent by facsimile.
- E. If the time for response to any notice expires on a Saturday, Sunday or a legal holiday in the State of Utah, the time shall be extended to the next working day.

2.3 CONDITIONS OF SURETY'S LIABILITY

- A. With respect to the OWNER, this Bond agreement shall be null and void if the CONTRACTOR promptly takes the following actions:
 - 1. Promptly makes payment, directly or indirectly, for all sums due Claimants, and
 - 2. Defends, indemnifies and saves harmless the OWNER from all claims, demands, liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Work, provided the OWNER has tendered defense of such claims, demands, liens or suits to the CONTRACTOR and the Surety.

2.4 PROCEDURE TO INVOKE SURETY'S OBLIGATION

- A. **Concerning Claimants who have a Direct Contract with the CONTRACTOR:** The Surety shall have no obligation to Claimants under this Bond who are employed by or have a direct contract with the CONTRACTOR until Claimants have given notice to the Surety at the address shown on this Bond agreement and sent a copy, or notice thereof, to the OWNER, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.
- B. **Concerning Claimant who does not have a Direct Contract with the CONTRACTOR:** The Surety shall have no obligation to Claimant under this Bond who does not have a direct contract with the CONTRACTOR until Claimant takes the following actions:
 - 1. The Claimant shall furnish written notice to the CONTRACTOR and send a copy, or notice thereof, to the OWNER, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials were furnished or supplied or for whom the labor was done or performed.
 - 2. The Claimant shall have either received a rejection in whole or in part from the CONTRACTOR, or not received within fifteen (15) days of furnishing the above notice any communication from the CONTRACTOR by which the CONTRACTOR has indicated the claim will be paid directly or indirectly.
 - 3. Not having been paid within the above fifteen (15) days, the Claimant shall have sent a written notice to the Surety at the address described on this Bond agreement and sent a copy, or notice thereof, to the OWNER stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to the CONTRACTOR.

2.5 SURETY'S OPTION TO SETTLE CLAIMS

- A. When the Claimant has satisfied the conditions of Article 2.4, the Surety shall promptly and at the Surety's expense take the following actions.
 - 1. Send an answer to the Claimant, with a copy to the OWNER, within forty-five (45) days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 2. Pay or arrange for payment of any undisputed amounts.

2.6 SURETY'S OBLIGATION

- A. Surety's total obligations under this bond shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

2.7 USE OF FUNDS

- A. Amounts owed by OWNER to CONTRACTOR under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, against the Performance Bond (Document 00 61 13.13). By the CONTRACTOR furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Work are dedicated as follows:
 - 1. The OWNER has first priority to use the funds for the completion of the Work.
 - 2. The CONTRACTOR and the Surety have second priority to use the funds to satisfy the obligations of the CONTRACTOR and the Surety under this Bond.

2.8 UNRELATED OBLIGATIONS OF THE CONTRACTOR

- A. The Surety and the OWNER shall not be liable to Claimants or others for obligations of the CONTRACTOR that are unrelated to the Construction Contract.
- B. The OWNER shall not be liable for payment of any damages, costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

2.9 SURETY WAIVES NOTICE OF ANY CHANGE

- A. Surety hereby waives notice of any change to the Construction Contract including changes of Contract Time, Contract Price, and scope of Work, or to related subcontracts, purchase orders or other obligations.

2.10 VENUE

- A. Any suit or action commenced by a Claimant under this Bond shall be for action in a court of competent jurisdiction in the State of Utah.

2.11 COPIES OF THIS BOND

- A. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the CONTRACTOR or OWNER shall promptly furnish a copy of this Bond or shall permit a copy to be made.

PART 3 EXECUTION

3.1 EFFECTIVE DATE

- A. Surety and CONTRACTOR executed this Bond agreement and declared it to be in effect as of the _____ day of _____, ____.

3.2 CONTRACTOR'S SUBSCRIPTION AND ACKNOWLEDGMENT

- A. Type of organization: Corporation

(corporation, partnership, individual, etc.)
- B. If CONTRACTOR is a corporation, attach a corporate resolution evidencing CONTRACTOR's authority to sign.
- C. CONTRACTOR's signature: _____
- D. Please print name here: _____
- E. Title: _____
- F. Notary Acknowledgement: In the County of _____, State of _____, on the _____ day of _____, 20 ____, the foregoing instrument was acknowledged before me.

Notary's signature

3.3 SURETY'S SUBSCRIPTION AND ACKNOWLEDGMENT

- A. Attach evidence of Surety's corporate authority to sign.
- B. Surety's signature: _____
- C. Please print name here: _____
- D. Title: _____
- E. Notary Acknowledgement: In the County of _____, State of _____,
on the _____ day of _____, 20 ____, the foregoing
instrument was acknowledged before me.

Notary's signature

END OF DOCUMENT

DOCUMENT 00700 GENERAL CONDITIONS

This document has important legal consequences; consultation with an attorney is encouraged with respect to its use or modification. This document should be adapted to the particular circumstances of the contemplated Project and the Controlling Law.

STANDARD
GENERAL CONDITIONS
OF THE
CONSTRUCTION CONTRACT

Prepared by

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

and

Issued and Published Jointly By



PROFESSIONAL ENGINEERS IN PRIVATE PRACTICE
a practice division of the
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

AMERICAN CONSULTING ENGINEERS COUNCIL

AMERICAN SOCIETY OF CIVIL ENGINEERS

This document has been approved and endorsed by

The Associated General Contractors of America

Construction Specifications Institute

These General Conditions have been prepared for use with the Owner-Contractor Agreements (No. 1910-8-A-1 or 1910-8-A-2) (1996 Editions). Their provisions are interrelated and a change in one may necessitate a change in the other. Comments concerning their usage are contained in the EJCDC User's Guide (No. 1910-50). For guidance in the preparation of Supplementary Conditions, see Guide to the Preparation of Supplementary Conditions (No. 1910-17) (1996 Edition).

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American Society of Civil Engineers
345 East 47th Street, New York, NY 10017

TABLE OF CONTENTS

Page

ARTICLE 1 - DEFINITIONS AND TERMINOLOGY.....	6
1.01 <i>Defined Terms</i>	6
1.02 <i>Terminology</i>	8
ARTICLE 2 - PRELIMINARY MATTERS	9
2.01 <i>Delivery of Bonds</i>	9
2.02 <i>Copies of Documents</i>	9
2.03 <i>Commencement of Contract Times; Notice to Proceed</i>	9
2.04 <i>Starting the Work</i>	9
2.05 <i>Before Starting Construction</i>	9
2.06 <i>Preconstruction Conference</i>	10
2.07 <i>Initial Acceptance of Schedules</i>	10
ARTICLE 3 - CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE	10
3.01 <i>Intent</i>	10
3.02 <i>Reference Standards</i>	11
3.03 <i>Reporting and Resolving Discrepancies</i>	11
3.04 <i>Amending and Supplementing Contract Documents</i>	11
3.05 <i>Reuse of Documents</i>	11
ARTICLE 4 - AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS; REFERENCE POINTS	12
4.01 <i>Availability of Lands</i>	12
4.02 <i>Subsurface and Physical Conditions</i>	12
4.03 <i>Differing Subsurface or Physical Conditions</i>	12
4.04 <i>Underground Facilities</i>	13
4.05 <i>Reference Points</i>	14
4.06 <i>Hazardous Environmental Condition at Site</i>	14
ARTICLE 5 - BONDS AND INSURANCE	15
5.01 <i>Performance, Payment, and Other Bonds</i>	15
5.02 <i>Licensed Sureties and Insurers</i>	16
5.03 <i>Certificates of Insurance</i>	16
5.04 <i>CONTRACTOR's Liability Insurance</i>	16
5.05 <i>OWNER's Liability Insurance</i>	17
5.06 <i>Property Insurance</i>	17
5.07 <i>Waiver of Rights</i>	18
5.08 <i>Receipt and Application of Insurance Proceeds</i>	18
5.09 <i>Acceptance of Bonds and Insurance; Option to Replace</i>	19
5.10 <i>Partial Utilization, Acknowledgment of Property Insurer</i>	19
ARTICLE 6 - CONTRACTOR'S RESPONSIBILITIES.....	19
6.01 <i>Supervision and Superintendence</i>	19
6.02 <i>Labor; Working Hours</i>	19
6.03 <i>Services, Materials, and Equipment</i>	19
6.04 <i>Progress Schedule</i>	20
6.05 <i>Substitutes and "Or-Equals"</i>	20
6.07 <i>Patent Fees and Royalties</i>	22

6.08 Permits	22
6.09 Laws and Regulations	23
6.10 Taxes.....	23
6.11 Use of Site and Other Areas	23
6.13 Safety and Protection.....	24
6.14 Safety Representative	24
6.15 Hazard Communication Programs	24
6.16 Emergencies.....	24
6.17 Shop Drawings and Samples.....	24
6.18 Continuing the Work	26
6.19 CONTRACTOR's General Warranty and Guarantee	26
6.20 Indemnification.....	26
ARTICLE 7 - OTHER WORK	27
7.01 Related Work at Site.....	27
7.02 Coordination.....	27
ARTICLE 8 - OWNER'S RESPONSIBILITIES	27
8.01 Communications to Contractor	27
8.02 Replacement of ENGINEER	28
8.03 Furnish Data	28
8.04 Pay Promptly When Due	28
8.05 Lands and Easements; Reports and Tests	28
8.06 Insurance	28
8.07 Change Orders	28
8.08 Inspections, Tests, and Approvals	28
8.09 Limitations on OWNER's Responsibilities.....	28
8.10 Undisclosed Hazardous Environmental Condition	28
8.11 Evidence of Financial Arrangements	28
ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION	28
9.01 OWNER'S Representative.....	28
9.02 Visits to Site.....	28
9.03 Project Representative	29
9.04 Clarifications and Interpretations	29
9.05 Authorized Variations in Work	29
9.06 Rejecting Defective Work.....	29
9.07 Shop Drawings, Change Orders and Payments.....	29
9.09 Decisions on Requirements of Contract Documents and Acceptability of Work.....	29
9.10 Limitations on ENGINEER's Authority and Responsibilities	30
ARTICLE 10 - CHANGES IN THE WORK; CLAIMS	30
10.01 Authorized Changes in the Work	30
10.02 Unauthorized Changes in the Work.....	30
10.03 Execution of Change Orders	30
10.04 Notification to Surety	31
10.05 Claims and Disputes	31
ARTICLE 11 - COST OF THE WORK; CASH ALLOWANCES; UNIT PRICE WORK	31
11.01 Cost of the Work.....	31
11.02 Cash Allowances	33
11.03 Unit Price Work	34

ARTICLE 12 - CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES	34
12.01 <i>Change of Contract Price</i>	34
12.02 <i>Change of Contract Times</i>	35
12.03 <i>Delays Beyond CONTRACTOR's Control</i>	35
12.04 <i>Delays Within CONTRACTOR's Control</i>	35
12.06 <i>Delay Damages</i>	35
ARTICLE 13 - TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK.....	36
13.01 <i>Notice of Defects</i>	36
13.02 <i>Access to Work</i>	36
13.03 <i>Tests and Inspections</i>	36
13.04 <i>Uncovering Work</i>	36
13.05 <i>OWNER May Stop the Work</i>	37
13.06 <i>Correction or Removal of Defective Work</i>	37
13.07 <i>Correction Period</i>	37
13.08 <i>Acceptance of Defective Work</i>	37
13.09 <i>OWNER May Correct Defective Work</i>	38
ARTICLE 14 - PAYMENTS TO CONTRACTOR AND COMPLETION.....	38
14.01 <i>Schedule of Values</i>	38
14.02 <i>Progress Payments</i>	38
14.03 <i>CONTRACTOR's Warranty of Title</i>	40
14.04 <i>Substantial Completion</i>	40
14.05 <i>Partial Utilization</i>	40
14.06 <i>Final Inspection</i>	41
14.07 <i>Final Payment</i>	41
14.09 <i>Waiver of Claims</i>	42
ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION.....	42
15.01 <i>OWNER May Suspend Work</i>	42
15.02 <i>OWNER May Terminate for Cause</i>	42
15.03 <i>OWNER May Terminate For Convenience</i>	43
15.04 <i>CONTRACTOR May Stop Work or Terminate</i>	43
ARTICLE 16 - DISPUTE RESOLUTION.....	43
16.01 <i>Methods and Procedures</i>	43
ARTICLE 17 - MISCELLANEOUS.....	44
17.01 <i>Giving Notice</i>	44
17.02 <i>Computation of Times</i>	44
17.03 <i>Cumulative Remedies</i>	44
17.04 <i>Survival of Obligations</i>	44
17.05 <i>Controlling Law</i>	44

GENERAL CONDITIONS

ARTICLE 1 - DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

A. Wherever used in the Contract Documents and printed with initial or all capital letters, the terms listed below will have the meanings indicated which are applicable to both the singular and plural thereof.

1. *Addenda*--Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the Contract Documents.

2. *Agreement*--The written instrument which is evidence of the agreement between OWNER and CONTRACTOR covering the Work.

3. *Application for Payment*--The form acceptable to ENGINEER which is to be used by CONTRACTOR during the course of the Work in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Contract Documents.

4. *Asbestos*--Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by the United States Occupational Safety and Health Administration.

5. *Bid*--The offer or proposal of a bidder submitted on the prescribed form setting forth the prices for the Work to be performed.

6. *Bidding Documents*--The Bidding Requirements and the proposed Contract Documents (including all Addenda issued prior to receipt of Bids).

7. *Bidding Requirements*--The Advertisement or Invitation to Bid, Instructions to Bidders, Bid security form, if any, and the Bid form with any supplements.

8. *Bonds*--Performance and payment bonds and other instruments of security.

9. *Change Order*--A document recommended by ENGINEER which is signed by CONTRACTOR and OWNER and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the

Contract Times, issued on or after the Effective Date of the Agreement.

10. *Claim*--A demand or assertion by OWNER or CONTRACTOR seeking an adjustment of Contract Price or Contract Times, or both, or other relief with respect to the terms of the Contract. A demand for money or services by a third party is not a Claim.

11. *Contract*--The entire and integrated written agreement between the OWNER and CONTRACTOR concerning the Work. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral.

12. *Contract Documents*--The Contract Documents establish the rights and obligations of the parties and include the Agreement, Addenda (which pertain to the Contract Documents), CONTRACTOR's Bid (including documentation accompanying the Bid and any post Bid documentation submitted prior to the Notice of Award) when attached as an exhibit to the Agreement, the Notice to Proceed, the Bonds, these General Conditions, the Supplementary Conditions, the Specifications and the Drawings as the same are more specifically identified in the Agreement, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and ENGINEER's written interpretations and clarifications issued on or after the Effective Date of the Agreement. Approved Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents. Only printed or hard copies of the items listed in this paragraph are Contract Documents. Files in electronic media format of text, data, graphics, and the like that may be furnished by OWNER to CONTRACTOR are not Contract Documents.

13. *Contract Price*--The moneys payable by OWNER to CONTRACTOR for completion of the Work in accordance with the Contract Documents as stated in the Agreement (subject to the provisions of paragraph 11.03 in the case of Unit Price Work).

14. *Contract Times*--The number of days or the dates stated in the Agreement to: (i) achieve Substantial Completion; and (ii) complete the Work so that it is ready for final payment as evidenced by ENGINEER's written recommendation of final payment.

15. *CONTRACTOR*--The individual or entity with whom OWNER has entered into the Agreement.

16. *Cost of the Work*--See paragraph 11.01.A for definition.

17. *Drawings*--That part of the Contract Documents prepared or approved by ENGINEER which graphically shows the scope, extent, and character of the Work to be performed by CONTRACTOR. Shop Drawings and other CONTRACTOR submittals are not Drawings as so defined.

18. *Effective Date of the Agreement*--The date indicated in the Agreement on which it becomes effective, but if no such date is indicated, it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.

19. *ENGINEER*--The individual or entity named as such in the Agreement.

20. *ENGINEER's Consultant*--An individual or entity having a contract with ENGINEER to furnish services as ENGINEER's independent professional associate or consultant with respect to the Project and who is identified as such in the Supplementary Conditions.

21. *Field Order*--A written order issued by ENGINEER which requires minor changes in the Work but which does not involve a change in the Contract Price or the Contract Times.

22. *General Requirements*--Sections of Division 1 of the Specifications. The General Requirements pertain to all sections of the Specifications.

23. *Hazardous Environmental Condition*--The presence at the Site of Asbestos, PCBs, Petroleum, Hazardous Waste, or Radioactive Material in such quantities or circumstances that may present a substantial danger to persons or property exposed thereto in connection with the Work.

24. *Hazardous Waste*--The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903) as amended from time to time.

25. *Laws and Regulations; Laws or Regulations*--Any and all applicable laws, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

26. *Liens*--Charges, security interests, or encumbrances upon Project funds, real property, or personal property.

27. *Milestone*--A principal event specified in the Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.

28. *Notice of Award*--The written notice by OWNER to the apparent successful bidder stating that upon timely compliance by the apparent successful bidder with the conditions precedent listed therein, OWNER will sign and deliver the Agreement.

29. *Notice to Proceed*--A written notice given by OWNER to CONTRACTOR fixing the date on which the Contract Times will commence to run and on which CONTRACTOR shall start to perform the Work under the Contract Documents.

30. *OWNER*--The individual, entity, public body, or authority with whom CONTRACTOR has entered into the Agreement and for whom the Work is to be performed.

31. *Partial Utilization*--Use by OWNER of a substantially completed part of the Work for the purpose for which it is intended (or a related purpose) prior to Substantial Completion of all the Work.

32. *PCBs*--Polychlorinated biphenyls.

33. *Petroleum*--Petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum, fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Waste and crude oils.

34. *Project*--The total construction of which the Work to be performed under the Contract Documents may be the whole, or a part as may be indicated elsewhere in the Contract Documents.

35. *Project Manual*--The bound documentary information prepared for bidding and constructing the Work. A listing of the contents of the Project Manual, which may be bound in one or more volumes, is contained in the table(s) of contents.

36. *Radioactive Material*--Source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time.

37. *Resident Project Representative*--The authorized representative of ENGINEER who may be assigned to the Site or any part thereof.

38. *Samples*--Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and which establish the standards by which such portion of the Work will be judged.

39. *Shop Drawings*--All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for CONTRACTOR and submitted by CONTRACTOR to illustrate some portion of the Work.

40. *Site*--Lands or areas indicated in the Contract Documents as being furnished by OWNER upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by OWNER which are designated for the use of CONTRACTOR.

41. *Specifications*--That part of the Contract Documents consisting of written technical descriptions of materials, equipment, systems, standards, and workmanship as applied to the Work and certain administrative details applicable thereto.

42. *Subcontractor*--An individual or entity having a direct contract with CONTRACTOR or with any other Subcontractor for the performance of a part of the Work at the Site.

43. *Substantial Completion*--The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of ENGINEER, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.

44. *Supplementary Conditions*--That part of the Contract Documents which amends or supplements these General Conditions.

45. *Supplier*--A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with CONTRACTOR or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by CONTRACTOR or any Subcontractor.

46. *Underground Facilities*--All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities, including those that convey electricity, gases, steam, liquid petroleum

products, telephone or other communications, cable television, water, wastewater, storm water, other liquids or chemicals, or traffic or other control systems.

47. *Unit Price Work*--Work to be paid for on the basis of unit prices.

48. *Work*--The entire completed construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction, all as required by the Contract Documents.

49. *Work Change Directive*--A written statement to CONTRACTOR issued on or after the Effective Date of the Agreement and signed by OWNER and recommended by ENGINEER ordering an addition, deletion, or revision in the Work, or responding to differing or unforeseen subsurface or physical conditions under which the Work is to be performed or to emergencies. A Work Change Directive will not change the Contract Price or the Contract Times but is evidence that the parties expect that the change ordered or documented by a Work Change Directive will be incorporated in a subsequently issued Change Order following negotiations by the parties as to its effect, if any, on the Contract Price or Contract Times.

50. *Written Amendment*--A written statement modifying the Contract Documents, signed by OWNER and CONTRACTOR on or after the Effective Date of the Agreement and normally dealing with the nonengineering or nontechnical rather than strictly construction-related aspects of the Contract Documents.

1.02 Terminology

A. Intent of Certain Terms or Adjectives

1. Whenever in the Contract Documents the terms "as allowed," "as approved," or terms of like effect or import are used, or the adjectives "reasonable," "suitable," "acceptable," "proper," "satisfactory," or adjectives of like effect or import are used to describe an action or determination of ENGINEER as to the Work, it is intended that such action or determination will be solely to evaluate, in general, the completed Work for compliance with the requirements of and information in the Contract Documents and conformance with the design concept of the completed Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or

adjective shall not be effective to assign to ENGINEER any duty or authority to supervise or direct the performance of the Work or any duty or authority to undertake responsibility contrary to the provisions of paragraph 9.10 or any other provision of the Contract Documents.

B. Day

1. The word “day” shall constitute a calendar day of 24 hours measured from midnight to the next midnight.

C. Defective

1. The word “defective,” when modifying the word “Work,” refers to Work that is unsatisfactory, faulty, or deficient in that it does not conform to the Contract Documents or does not meet the requirements of any inspection, reference standard, test, or approval referred to in the Contract Documents, or has been damaged prior to ENGINEER’s recommendation of final payment (unless responsibility for the protection thereof has been assumed by OWNER at Substantial Completion in accordance with paragraph 14.04 or 14.05).

D. Furnish, Install, Perform, Provide

1. The word “furnish,” when used in connection with services, materials, or equipment, shall mean to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.

2. The word “install,” when used in connection with services, materials, or equipment, shall mean to put into use or place in final position said services, materials, or equipment complete and ready for intended use.

3. The words “perform” or “provide,” when used in connection with services, materials, or equipment, shall mean to furnish and install said services, materials, or equipment complete and ready for intended use.

4. When “furnish,” “install,” “perform,” or “provide” is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of CONTRACTOR, “provide” is implied.

E. Unless stated otherwise in the Contract Documents, words or phrases which have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

ARTICLE 2 - PRELIMINARY MATTERS

2.01 Delivery of Bonds

A. When CONTRACTOR delivers the executed Agreements to OWNER, CONTRACTOR shall also deliver to OWNER such Bonds as CONTRACTOR may be required to furnish.

2.02 Copies of Documents

A. OWNER shall furnish to CONTRACTOR up to ten copies of the Contract Documents. Additional copies will be furnished upon request at the cost of reproduction.

2.03 Commencement of Contract Times; Notice to Proceed

A. The Contract Times will commence to run on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Agreement. In no event will the Contract Times commence to run later than the sixtieth day after the day of Bid opening or the thirtieth day after the Effective Date of the Agreement, whichever date is earlier.

2.04 Starting the Work

A. CONTRACTOR shall start to perform the Work on the date when the Contract Times commence to run. No Work shall be done at the Site prior to the date on which the Contract Times commence to run.

2.05 Before Starting Construction

A. *CONTRACTOR’s Review of Contract Documents:* Before undertaking each part of the Work, CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures therein and all applicable field measurements. CONTRACTOR shall promptly report in writing to ENGINEER any conflict, error, ambiguity, or discrepancy which CONTRACTOR may discover and shall obtain a written interpretation or clarification from ENGINEER before proceeding with any Work affected thereby;

however, CONTRACTOR shall not be liable to OWNER or ENGINEER for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless CONTRACTOR knew or reasonably should have known thereof.

B. *Preliminary Schedules:* Within ten days after the Effective Date of the Agreement (unless otherwise specified in the General Requirements), CONTRACTOR shall submit to ENGINEER for its timely review:

1. a preliminary progress schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract Documents;
2. a preliminary schedule of Shop Drawing and Sample submittals which will list each required submittal and the times for submitting, reviewing, and processing such submittal; and
3. a preliminary schedule of values for all of the Work which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

C. *Evidence of Insurance:* Before any Work at the Site is started, CONTRACTOR and OWNER shall each deliver to the other, with copies to each additional insured identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance which either of them or any additional insured may reasonably request)

which CONTRACTOR and OWNER respectively are required to purchase and maintain in accordance with Article 5.

2.06 *Preconstruction Conference*

A. Within 20 days after the Contract Times start to run, but before any Work at the Site is started, a conference attended by CONTRACTOR, ENGINEER, and others as appropriate will be held to establish a working understanding among the parties as to the Work and to discuss the schedules referred to in paragraph 2.05.B, procedures for handling Shop Drawings and other submittals, processing Applications for Payment, and maintaining required records.

2.07 *Initial Acceptance of Schedules*

A. Unless otherwise provided in the Contract Documents, at least ten days before submission of the first Application for Payment a conference attended by CONTRACTOR, ENGINEER, and others as appropriate will be held to review for acceptability to ENGINEER as provided below the schedules submitted in accordance with paragraph 2.05.B. CONTRACTOR shall have an additional ten days to make corrections and adjustments and to complete and resubmit the schedules. No progress payment shall be made to CONTRACTOR until acceptable schedules are submitted to ENGINEER.

1. The progress schedule will be acceptable to ENGINEER if it provides an orderly progression of the Work to completion within any specified Milestones and the Contract Times. Such acceptance will not impose on ENGINEER responsibility for the progress schedule, for sequencing, scheduling, or progress of the Work nor interfere with or relieve CONTRACTOR from CONTRACTOR's full responsibility therefor.

2. CONTRACTOR's schedule of Shop Drawing and Sample submittals will be acceptable to ENGINEER if it provides a workable arrangement for reviewing and processing the required submittals.

3. CONTRACTOR's schedule of values will be acceptable to ENGINEER as to form and substance if it provides a reasonable allocation of the Contract Price to component parts of the Work.

ARTICLE 3 - CONTRACT DOCUMENT: INTENT, AMENDING, REUSE

3.01 *Intent*

A. The Contract Documents are complementary; what is called for by one is as binding as if called for by all.

B. It is the intent of the Contract Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents. Any labor, documentation, services, materials, or equipment that may reasonably be inferred from the Contract Documents or from prevailing custom or trade usage as being required to produce the intended result will be provided whether or not specifically called for at no additional cost to OWNER.

C. Clarifications and interpretations of the Contract Documents shall be issued by ENGINEER as provided in Article 9.

3.02 Reference Standards

A. Standards, Specifications, Codes, Laws, and Regulations

1. Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, shall mean the standard, specification, manual, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Agreement if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.

2. No provision of any such standard, specification, manual or code, or any instruction of a Supplier shall be effective to change the duties or responsibilities of OWNER, CONTRACTOR, or ENGINEER, or any of their subcontractors, consultants, agents, or employees from those set forth in the Contract Documents, nor shall any such provision or instruction be effective to assign to OWNER, ENGINEER, or any of ENGINEER's Consultants, agents, or employees any duty or authority to supervise or direct the performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

3.03 Reporting and Resolving Discrepancies

A. Reporting Discrepancies

1. If, during the performance of the Work, CONTRACTOR discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents or between the Contract Documents and any provision of any Law or Regulation applicable to the performance of the Work or of any standard, specification, manual or code, or of any instruction of any Supplier, CONTRACTOR shall report it to ENGINEER in writing at once. CONTRACTOR shall not proceed with the Work affected thereby (except in an emergency as required by paragraph 6.16.A) until an amendment or supplement to the Contract Documents has been issued by one of the methods indicated in paragraph 3.04; provided, however, that CONTRACTOR shall not be liable to OWNER or ENGINEER for failure to report any

such conflict, error, ambiguity, or discrepancy unless CONTRACTOR knew or reasonably should have known thereof.

B. Resolving Discrepancies

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:

a. the provisions of any standard, specification, manual, code, or instruction (whether or not specifically incorporated by reference in the Contract Documents); or

b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 Amending and Supplementing Contract Documents

A. The Contract Documents may be amended to provide for additions, deletions, and revisions in the Work or to modify the terms and conditions thereof in one or more of the following ways: (i) a Written Amendment; (ii) a Change Order; or (iii) a Work Change Directive.

B. The requirements of the Contract Documents may be supplemented, and minor variations and deviations in the Work may be authorized, by one or more of the following ways: (i) a Field Order; (ii) ENGINEER's approval of a Shop Drawing or Sample; or (iii) ENGINEER's written interpretation or clarification.

3.05 Reuse of Documents

A. CONTRACTOR and any Subcontractor or Supplier or other individual or entity performing or furnishing any of the Work under a direct or indirect contract with OWNER: (i) shall not have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by or bearing the seal of ENGINEER or ENGINEER's Consultant, including electronic media editions; and (ii) shall not reuse any of such Drawings, Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of OWNER and ENGINEER and specific written verification or adaption by ENGINEER. This

prohibition will survive final payment, completion, and acceptance of the Work, or termination or completion of the Contract. Nothing herein shall preclude CONTRACTOR from retaining copies of the Contract Documents for record purposes.

ARTICLE 4 - AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS; REFERENCE POINTS

4.01 *Availability of Lands*

A. OWNER shall furnish the Site. OWNER shall notify CONTRACTOR of any encumbrances or restrictions not of general application but specifically related to use of the Site with which CONTRACTOR must comply in performing the Work. OWNER will obtain in a timely manner and pay for easements for permanent structures or permanent changes in existing facilities. If CONTRACTOR and OWNER are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, as a result of any delay in OWNER's furnishing the Site, CONTRACTOR may make a Claim therefor as provided in paragraph 10.05.

B. Upon reasonable written request, OWNER shall furnish CONTRACTOR with a current statement of record legal title and legal description of the lands upon which the Work is to be performed and OWNER's interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws and Regulations.

C. CONTRACTOR shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

4.02 *Subsurface and Physical Conditions*

A. *Reports and Drawings:* The Supplementary Conditions identify:

1. those reports of explorations and tests of subsurface conditions at or contiguous to the Site that ENGINEER has used in preparing the Contract Documents; and
2. those drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except

Underground Facilities) that ENGINEER has used in preparing the Contract Documents.

B. *Limited Reliance by CONTRACTOR on Technical Data Authorized:* CONTRACTOR may rely upon the general accuracy of the "technical data" contained in such reports and drawings, but such reports and drawings are not Contract Documents. Such "technical data" is identified in the Supplementary Conditions. Except for such reliance on such "technical data," CONTRACTOR may not rely upon or make any Claim against OWNER, ENGINEER, or any of ENGINEER's Consultants with respect to:

1. the completeness of such reports and drawings for CONTRACTOR's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, and safety precautions and programs incident thereto; or
2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings; or
3. any CONTRACTOR interpretation of or conclusion drawn from any "technical data" or any such other data, interpretations, opinions, or information.

4.03 *Differing Subsurface or Physical Conditions*

A. *Notice:* If CONTRACTOR believes that any subsurface or physical condition at or contiguous to the Site that is uncovered or revealed either:

1. is of such a nature as to establish that any "technical data" on which CONTRACTOR is entitled to rely as provided in paragraph 4.02 is materially inaccurate; or
2. is of such a nature as to require a change in the Contract Documents; or
3. differs materially from that shown or indicated in the Contract Documents; or
4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then CONTRACTOR shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection

therewith (except in an emergency as required by paragraph 6.16.A), notify OWNER and ENGINEER in writing about such condition. CONTRACTOR shall not further disturb such condition or perform any Work in connection therewith (except as aforesaid) until receipt of written order to do so.

B. *ENGINEER's Review:* After receipt of written notice as required by paragraph 4.03.A, ENGINEER will promptly review the pertinent condition, determine the necessity of OWNER's obtaining additional exploration or tests with respect thereto, and advise OWNER in writing (with a copy to CONTRACTOR) of ENGINEER's findings and conclusions.

C. *Possible Price and Times Adjustments*

1. The Contract Price or the Contract Times, or both, will be equitably adjusted to the extent that the existence of such differing subsurface or physical condition causes an increase or decrease in CONTRACTOR's cost of, or time required for, performance of the Work; subject, however, to the following:

a. such condition must meet any one or more of the categories described in paragraph 4.03.A; and

b. with respect to Work that is paid for on a Unit Price Basis, any adjustment in Contract Price will be subject to the provisions of paragraphs 9.08 and 11.03.

2. CONTRACTOR shall not be entitled to any adjustment in the Contract Price or Contract Times if:

a. CONTRACTOR knew of the existence of such conditions at the time CONTRACTOR made a final commitment to OWNER in respect of Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract; or

b. the existence of such condition could reasonably have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas required by the Bidding Requirements or Contract Documents to be conducted by or for CONTRACTOR prior to CONTRACTOR's making such final commitment; or

c. CONTRACTOR failed to give the written notice within the time and as required by paragraph 4.03.A.

3. If OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, a Claim may be made therefor as provided in paragraph 10.05. However, OWNER, ENGINEER, and ENGINEER's Consultants shall not be liable to CONTRACTOR for any claims, costs, losses, or damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by CONTRACTOR on or in connection with any other project or anticipated project.

4.04 *Underground Facilities*

A. *Shown or Indicated:* The information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the Site is based on information and data furnished to OWNER or ENGINEER by the owners of such Underground Facilities, including OWNER, or by others. Unless it is otherwise expressly provided in the Supplementary Conditions:

1. OWNER and ENGINEER shall not be responsible for the accuracy or completeness of any such information or data; and

2. the cost of all of the following will be included in the Contract Price, and CONTRACTOR shall have full responsibility for:

a. reviewing and checking all such information and data,

b. locating all Underground Facilities shown or indicated in the Contract Documents,

c. coordination of the Work with the owners of such Underground Facilities, including OWNER, during construction, and

d. the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.

B. *Not Shown or Indicated*

1. If an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated, or not shown or indicated with reasonable accuracy in the Contract Documents, CONTRACTOR shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by paragraph 6.16.A), identify the owner of such Underground Facility and give written notice to that owner and to OWNER and ENGINEER. ENGINEER will promptly review the Underground Facility and determine the extent, if any, to which a change is required in the Contract Documents to reflect and document the consequences of the existence or location of the Underground Facility. During such time, CONTRACTOR shall be responsible for the safety and protection of such Underground Facility.

2. If ENGINEER concludes that a change in the Contract Documents is required, a Work Change Directive or a Change Order will be issued to reflect and document such consequences. An equitable adjustment shall be made in the Contract Price of Contract Times, or both, to the extent that they are attributable to the existence or location of any Underground Facility that was not shown or indicated or not shown or indicated with reasonable accuracy in the Contract Documents and that CONTRACTOR did not know of and could not reasonably have been expected to be aware of or to have anticipated. If OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment in Contract Price or Contract Times, OWNER or CONTRACTOR may make a Claim therefor as provided in paragraph 10.05.

4.05 *Reference Points*

A. OWNER shall provide engineering surveys to establish reference points for construction which in ENGINEER's judgment are necessary to enable CONTRACTOR to proceed with the Work. CONTRACTOR shall be responsible for laying out the Work, shall protect and preserve the established reference points and property monuments, and shall make no changes or relocations without the prior written approval of OWNER. CONTRACTOR shall report to ENGINEER whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such reference points

or property monuments by professionally qualified personnel.

4.06 *Hazardous Environmental Condition at Site*

A. *Reports and Drawings:* Reference is made to the Supplementary Conditions for the identification of those reports and drawings relating to a Hazardous Environmental Condition identified at the Site, if any, that have been utilized by the ENGINEER in the preparation of the Contract Documents.

B. *Limited Reliance by CONTRACTOR on Technical Data Authorized:* CONTRACTOR may rely upon the general accuracy of the "technical data" contained in such reports and drawings, but such reports and drawings are not Contract Documents. Such "technical data" is identified in the Supplementary Conditions. Except for such reliance on such "technical data," CONTRACTOR may not rely upon or make any Claim against OWNER, ENGINEER or any of ENGINEER's Consultants with respect to:

1. the completeness of such reports and drawings for CONTRACTOR's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto; or
2. other data, interpretations, opinions and information contained in such reports or shown or indicated in such drawings; or
3. any CONTRACTOR interpretation of or conclusion drawn from any "technical data" or any such other data, interpretations, opinions or information.

C. CONTRACTOR shall not be responsible for any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work. CONTRACTOR shall be responsible for a Hazardous Environmental Condition created with any materials brought to the Site by CONTRACTOR, Subcontractors, Suppliers, or anyone else for whom CONTRACTOR is responsible.

D. If CONTRACTOR encounters a Hazardous Environmental Condition or if CONTRACTOR or anyone for whom CONTRACTOR is responsible creates a Hazardous Environmental Condition, CONTRACTOR shall immediately: (i) secure or otherwise isolate such condition; (ii) stop all Work in connection with such

condition and in any area affected thereby (except in an emergency as required by paragraph 6.16); and (iii) notify OWNER and ENGINEER (and promptly thereafter confirm such notice in writing). OWNER shall promptly consult with ENGINEER concerning the necessity for OWNER to retain a qualified expert to evaluate such condition or take corrective action, if any.

E. CONTRACTOR shall not be required to resume Work in connection with such condition or in any affected area until after OWNER has obtained any required permits related thereto and delivered to CONTRACTOR written notice: (i) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work; or (ii) specifying any special conditions under which such Work may be resumed safely. If OWNER and CONTRACTOR cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, or both, as a result of such Work stoppage or such special conditions under which Work is agreed to be resumed by CONTRACTOR, either party may make a Claim therefor as provided in paragraph 10.05.

F. If after receipt of such written notice CONTRACTOR does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special conditions, then

OWNER may order the portion of the Work that is in the area affected by such condition to be deleted from the Work. If OWNER and CONTRACTOR cannot agree as to entitlement to or on the amount or extent, if any, of an adjustment in Contract Price or Contract Times as a result of deleting such portion of the Work, then either party may make a Claim therefor as provided in paragraph 10.05. OWNER may have such deleted portion of the Work performed by OWNER's own forces or others in accordance with Article 7.

G. To the fullest extent permitted by Laws and Regulations, OWNER shall indemnify and hold harmless CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants and the officers, directors, partners, employees, agents, other consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition, provided that such Hazardous Environmental Condition:

(i) was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be included within the scope of the Work, and (ii) was not created by CONTRACTOR or by anyone for whom CONTRACTOR is responsible. Nothing in this paragraph

4.06.E shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

H. To the fullest extent permitted by Laws and Regulations, CONTRACTOR shall indemnify and hold harmless OWNER, ENGINEER, ENGINEER's Consultants, and the officers, directors, partners, employees, agents, other consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition created by CONTRACTOR or by anyone for whom CONTRACTOR is responsible. Nothing in this paragraph 4.06.F shall obligate CONTRACTOR to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.

I. The provisions of paragraphs 4.02, 4.03, and 4.04 are not intended to apply to a Hazardous Environmental Condition uncovered or revealed at the Site.

ARTICLE 5 - BONDS AND INSURANCE

5.01 Performance, Payment, and Other Bonds

A. CONTRACTOR shall furnish performance and payment Bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all CONTRACTOR's obligations under the Contract Documents. These Bonds shall remain in effect at least until one year after the date when final payment becomes due, except as provided otherwise by Laws or Regulations or by the Contract Documents. CONTRACTOR shall also furnish such other Bonds as are required by the Contract Documents.

B. All Bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All Bonds signed by an agent must be accompanied by a certified copy of such agent's authority to act.

C. If the surety on any Bond furnished by CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of paragraph 5.01.B, CONTRACTOR shall within 20 days thereafter substitute another Bond and surety, both of which shall comply with the requirements of paragraphs 5.01.B and 5.02.

5.02 *Licensed Sureties and Insurers*

A. All Bonds and insurance required by the Contract Documents to be purchased and maintained by OWNER or CONTRACTOR shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Project is located to issue Bonds or insurance policies for the limits and coverages so required. Such surety and insurance companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary Conditions.

5.03 *Certificates of Insurance*

A. CONTRACTOR shall deliver to OWNER, with copies to each additional insured identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by OWNER or any other additional insured) which CONTRACTOR is required to purchase and maintain. OWNER shall deliver to CONTRACTOR, with copies to each additional insured identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by CONTRACTOR or any other additional insured) which OWNER is required to purchase and maintain.

5.04 *CONTRACTOR's Liability Insurance*

A. CONTRACTOR shall purchase and maintain such liability and other insurance as is appropriate for the Work being performed and as will provide protection from claims set forth below which may arise out of or result from CONTRACTOR's performance of the Work and CONTRACTOR's other obligations under the Contract Documents, whether it is to be performed by CONTRACTOR, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable:

1. claims under workers' compensation, disability benefits, and other similar employee benefit acts;

2. claims for damages because of bodily injury, occupational sickness or disease, or death of CONTRACTOR's employees;

3. claims for damages because of bodily injury, sickness or disease, or death of any person other than CONTRACTOR's employees;

4. claims for damages insured by reasonably available personal injury liability coverage which are sustained: (i) by any person as a result of an offense directly or indirectly related to the employment of such person by CONTRACTOR, or (ii) by any other person for any other reason;

5. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and

6. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

B. The policies of insurance so required by this paragraph 5.04 to be purchased and maintained shall:

1. with respect to insurance required by paragraphs 5.04.A.3 through 5.04.A.6 inclusive, include as additional insureds (subject to any customary exclusion in respect of professional liability) OWNER, ENGINEER, ENGINEER's Consultants, and any other individuals or entities identified in the Supplementary Conditions, all of whom shall be listed as additional insureds, and include coverage for the respective officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of all such additional insureds, and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby;

2. include at least the specific coverages and be written for not less than the limits of liability provided in the Supplementary Conditions or required by Laws or Regulations, whichever is greater;

3. include completed operations insurance;

4. include contractual liability insurance covering CONTRACTOR's indemnity obligations under paragraphs 6.07, 6.11, and 6.20;

5. contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least thirty days prior written notice has been given to OWNER and CONTRACTOR and to each other additional insured identified in the Supplementary Conditions to whom a certificate of insurance has been issued (and the certificates of insurance furnished by the CONTRACTOR pursuant to paragraph 5.03 will so provide);

6. remain in effect at least until final payment and at all times thereafter when CONTRACTOR may be correcting, removing, or replacing defective Work in accordance with paragraph 13.07; and

7. with respect to completed operations insurance, and any insurance coverage written on a claims-made basis, remain in effect for at least two years after final payment (and CONTRACTOR shall furnish OWNER and each other additional insured identified in the Supplementary Conditions, to whom a certificate of insurance has been issued, evidence satisfactory to OWNER and any such additional insured of continuation of such insurance at final payment and one year thereafter).

5.05 OWNER's Liability Insurance

A. In addition to the insurance required to be provided by CONTRACTOR under paragraph 5.04, OWNER, at OWNER's option, may purchase and maintain at OWNER's expense OWNER's own liability insurance as will protect OWNER against claims which may arise from operations under the Contract Documents.

5.06 Property Insurance

A. Unless otherwise provided in the Supplementary Conditions, OWNER shall purchase and maintain property insurance upon the Work at the Site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). This insurance shall:

1. include the interests of OWNER, CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants, and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of

them, each of whom is deemed to have an insurable interest and shall be listed as an additional insured;

2. be written on a Builder's Risk "all-risk" or open peril or special causes of loss policy form that shall at least include insurance for physical loss or damage to the Work, temporary buildings, false work, and materials and equipment in transit, and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage, and such other perils or causes of loss as may be specifically required by the Supplementary Conditions;

3. include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers and architects);

4. cover materials and equipment stored at the Site or at another location that was agreed to in writing by OWNER prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by ENGINEER;

5. allow for partial utilization of the Work by OWNER;

6. include testing and startup; and

7. be maintained in effect until final payment is made unless otherwise agreed to in writing by OWNER, CONTRACTOR, and ENGINEER with 30 days written notice to each other additional insured to whom a certificate of insurance has been issued.

B. OWNER shall purchase and maintain such boiler and machinery insurance or additional property insurance as may be required by the Supplementary Conditions or Laws and Regulations which will include the interests of OWNER, CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants, and any other individuals or entities identified in the Supplementary Conditions, each of whom is deemed to have an insurable interest and shall be listed as an insured or additional insured.

C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained in accordance with paragraph 5.06 will contain a provision or endorsement that the coverage afforded will

not be canceled or materially changed or renewal refused until at least 30 days prior written notice has been given to OWNER and CONTRACTOR and to each other additional insured to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with paragraph 5.07.

D. OWNER shall not be responsible for purchasing and maintaining any property insurance specified in this paragraph 5.06 to protect the interests of CONTRACTOR, Subcontractors, or others in the Work to the extent of any deductible amounts that are identified in the Supplementary Conditions. The risk of loss within such identified deductible amount will be borne by CONTRACTOR, Subcontractors, or others suffering any such loss, and if any of them wishes property insurance coverage within the limits of such amounts, each may purchase and maintain it at the purchaser's own expense.

E. If CONTRACTOR requests in writing that other special insurance be included in the property insurance policies provided under paragraph 5.06, OWNER shall, if possible, include such insurance, and the cost thereof will be charged to CONTRACTOR by appropriate Change Order or Written Amendment. Prior to commencement of the Work at the Site, OWNER shall in writing advise CONTRACTOR whether or not such other insurance has been procured by OWNER.

5.07 Waiver of Rights

A. OWNER and CONTRACTOR intend that all policies purchased in accordance with paragraph 5.06 will protect OWNER, CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants, and all other individuals or entities identified in the Supplementary Conditions to be listed as insureds or additional insureds (and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them) in such policies and will provide primary coverage for all losses and damages caused by the perils or causes of loss covered thereby. All such policies shall contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insureds or additional insureds thereunder. OWNER and CONTRACTOR waive all rights against each other and their respective officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them for all losses and damages caused by, arising out of or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Subcontractors, ENGINEER, ENGINEER's Consultants, and all other individuals or entities identified in the Supplementary

Conditions to be listed as insureds or additional insureds (and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them) under such policies for losses and damages so caused. None of the above waivers shall extend to the rights that any party making such waiver may have to the proceeds of insurance held by OWNER as trustee or otherwise payable under any policy so issued.

B. OWNER waives all rights against CONTRACTOR, Subcontractors, ENGINEER, ENGINEER's Consultants, and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them for:

1. loss due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to OWNER's property or the Work caused by, arising out of, or resulting from fire or other peril whether or not insured by OWNER; and
2. loss or damage to the completed Project or part thereof caused by, arising out of, or resulting from fire or other insured peril or cause of loss covered by any property insurance maintained on the completed Project or part thereof by OWNER during partial utilization pursuant to paragraph 14.05, after Substantial Completion pursuant to paragraph 14.04, or after final payment pursuant to paragraph 14.07.

C. Any insurance policy maintained by OWNER covering any loss, damage or consequential loss referred to in paragraph 5.07.B shall contain provisions to the effect that in the event of payment of any such loss, damage, or consequential loss, the insurers will have no rights of recovery against CONTRACTOR, Subcontractors, ENGINEER, or ENGINEER's Consultants and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them.

5.08 Receipt and Application of Insurance Proceeds

A. Any insured loss under the policies of insurance required by paragraph 5.06 will be adjusted with OWNER and made payable to OWNER as fiduciary for the insureds, as their interests may appear, subject to the requirements of any applicable mortgage clause and of paragraph 5.08.B. OWNER shall deposit in a separate account any money so received and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached, the damaged Work shall be repaired or replaced, the moneys so received applied on

account thereof, and the Work and the cost thereof covered by an appropriate Change Order or Written Amendment.

B. OWNER as fiduciary shall have power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within 15 days after the occurrence of loss to OWNER's exercise of this power. If such objection be made, OWNER as fiduciary shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If no such agreement among the parties in interest is reached, OWNER as fiduciary shall adjust and settle the loss with the insurers and, if required in writing by any party in interest, OWNER as fiduciary shall give bond for the proper performance of such duties.

5.09 Acceptance of Bonds and Insurance; Option to Replace

A. If either OWNER or CONTRACTOR has any objection to the coverage afforded by or other provisions of the Bonds or insurance required to be purchased and maintained by the other party in accordance with Article 5 on the basis of non-conformance with the Contract Documents, the objecting party shall so notify the other party in writing within 10 days after receipt of the certificates (or other evidence requested) required by paragraph 2.05.C. OWNER and CONTRACTOR shall each provide to the other such additional information in respect of insurance provided as the other may reasonably request. If either party does not purchase or maintain all of the Bonds and insurance required of such party by the Contract Documents, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage. Without prejudice to any other right or remedy, the other party may elect to obtain equivalent Bonds or insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and a Change Order shall be issued to adjust the Contract Price accordingly.

5.10 Partial Utilization, Acknowledgment of Property Insurer

A. If OWNER finds it necessary to occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work as provided in paragraph 14.05, no such use or occupancy shall commence before the insurers providing the property insurance pursuant to paragraph 5.06 have acknowledged notice thereof and in writing effected any changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policy or policies, but

the property insurance shall not be canceled or permitted to lapse on account of any such partial use or occupancy.

ARTICLE 6 - CONTRACTOR'S RESPONSIBILITIES

6.01 Supervision and Superintendence

A. CONTRACTOR shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. CONTRACTOR shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction, but CONTRACTOR shall not be responsible for the negligence of OWNER or ENGINEER in the design or specification of a specific means, method, technique, sequence, or procedure of construction which is shown or indicated in and expressly required by the Contract Documents. CONTRACTOR shall be responsible to see that the completed Work complies accurately with the Contract Documents.

B. At all times during the progress of the Work, CONTRACTOR shall assign a competent resident superintendent thereto who shall not be replaced without written notice to OWNER and ENGINEER except under extraordinary circumstances. The superintendent will be CONTRACTOR's representative at the Site and shall have authority to act on behalf of CONTRACTOR. All communications given to or received from the superintendent shall be binding on CONTRACTOR.

6.02 Labor; Working Hours

A. CONTRACTOR shall provide competent, suitably qualified personnel to survey, lay out, and construct the Work as required by the Contract Documents. CONTRACTOR shall at all times maintain good discipline and order at the Site.

B. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours, and CONTRACTOR will not permit overtime work or the performance of Work on Saturday, Sunday, or any legal holiday without OWNER's written consent (which will not be unreasonably withheld) given after prior written notice to ENGINEER.

6.03 *Services, Materials, and Equipment*

A. Unless otherwise specified in the General Requirements, CONTRACTOR shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of the Work.

B. All materials and equipment incorporated into the Work shall be as specified or, if not specified, shall be of good quality and new, except as otherwise provided in the Contract Documents. All warranties and guarantees specifically called for by the Specifications shall expressly run to the benefit of OWNER. If required by ENGINEER, CONTRACTOR shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment. All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

6.04 *Progress Schedule*

A. CONTRACTOR shall adhere to the progress schedule established in accordance with paragraph 2.07 as it may be adjusted from time to time as provided below.

1. CONTRACTOR shall submit to ENGINEER for acceptance (to the extent indicated in paragraph 2.07) proposed adjustments in the progress schedule that will not result in changing the Contract Times (or Milestones). Such adjustments will conform generally to the progress schedule then in effect and additionally will comply with any provisions of the General Requirements applicable thereto.

2. Proposed adjustments in the progress schedule that will change the Contract Times (or Milestones) shall be submitted in accordance with the requirements of Article 12. Such adjustments may only be made by a Change Order or Written Amendment in accordance with Article 12.

6.05 *Substitutes and "Or-Equals"*

A. Whenever an item of material or equipment is specified or described in the Contract Documents by using

the name of a proprietary item or the name of a particular Supplier, the specification or description is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or "or-equal" item or no substitution is permitted, other items of material or equipment or material or equipment of other Suppliers may be submitted to ENGINEER for review under the circumstances described below.

1. *"Or-Equal" Items:* If in ENGINEER's sole discretion an item of material or equipment proposed by CONTRACTOR is functionally equal to that named and sufficiently similar so that no change in related Work will be required, it may be considered by ENGINEER as an "or-equal" item, in which case review and approval of the proposed item may, in ENGINEER's sole discretion, be accomplished without compliance with some or all of the requirements for approval of proposed substitute items. For the purposes of this paragraph 6.05.A.1, a proposed item of material or equipment will be considered functionally equal to an item so named if:

a. in the exercise of reasonable judgment ENGINEER determines that: (i) it is at least equal in quality, durability, appearance, strength, and design characteristics; (ii) it will reliably perform at least equally well the function imposed by the design concept of the completed Project as a functioning whole, and;

b. CONTRACTOR certifies that: (i) there is no increase in cost to the OWNER; and (ii) it will conform substantially, even with deviations, to the detailed requirements of the item named in the Contract Documents.

2. *Substitute Items*

a. If in ENGINEER's sole discretion an item of material or equipment proposed by CONTRACTOR does not qualify as an "or-equal" item under paragraph 6.05.A.1, it will be considered a proposed substitute item.

b. CONTRACTOR shall submit sufficient information as provided below to allow ENGINEER to determine that the item of material or equipment proposed is essentially equivalent to that named and an acceptable substitute therefor. Requests for review of proposed substitute items of material or equipment will not be accepted by

ENGINEER from anyone other than CONTRACTOR.

c. The procedure for review by ENGINEER will be as set forth in paragraph 6.05.A.2.d, as supplemented in the General Requirements and as ENGINEER may decide is appropriate under the circumstances.

d. CONTRACTOR shall first make written application to ENGINEER for review of a proposed substitute item of material or equipment that CONTRACTOR seeks to furnish or use. The application shall certify that the proposed substitute item will perform adequately the functions and achieve the results called for by the general design, be similar in substance to that specified, and be suited to the same use as that specified. The application will state the extent, if any, to which the use of the proposed substitute item will prejudice CONTRACTOR's achievement of Substantial Completion on time, whether or not use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with OWNER for work on the Project) to adapt the design to the proposed substitute item and whether or not incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty. All variations of the proposed substitute item from that specified will be identified in the application, and available engineering, sales, maintenance, repair, and replacement services will be indicated. The application will also contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including costs of redesign and claims of other contractors affected by any resulting change, all of which will be considered by ENGINEER in evaluating the proposed substitute item. ENGINEER may require CONTRACTOR to furnish additional data about the proposed substitute item.

B. *Substitute Construction Methods or Procedures:* If a specific means, method, technique, sequence, or procedure of construction is shown or indicated in and expressly required by the Contract Documents, CONTRACTOR may furnish or utilize a substitute means, method, technique, sequence, or procedure of construction approved by ENGINEER. CONTRACTOR shall submit sufficient information to allow ENGINEER, in ENGINEER's sole discretion, to determine that the

substitute proposed is equivalent to that expressly called for by the Contract Documents. The procedure for review by ENGINEER will be similar to that provided in subparagraph 6.05.A.2.

C. *Engineer's Evaluation:* ENGINEER will be allowed a reasonable time within which to evaluate each proposal or submittal made pursuant to paragraphs 6.05.A and 6.05.B. ENGINEER will be the sole judge of acceptability. No "or-equal" or substitute will be ordered, installed or utilized until ENGINEER's review is complete, which will be evidenced by either a Change Order for a substitute or an approved Shop Drawing for an "or equal." ENGINEER will advise CONTRACTOR in writing of any negative determination.

D. *Special Guarantee:* OWNER may require CONTRACTOR to furnish at CONTRACTOR's expense a special performance guarantee or other surety with respect to any substitute.

E. *ENGINEER's Cost Reimbursement:* ENGINEER will record time required by ENGINEER and ENGINEER's Consultants in evaluating substitute proposed or submitted by CONTRACTOR pursuant to paragraphs 6.05.A.2 and 6.05.B and in making changes in the Contract Documents (or in the provisions of any other direct contract with OWNER for work on the Project) occasioned thereby. Whether or not ENGINEER approves a substitute item so proposed or submitted by CONTRACTOR, CONTRACTOR shall reimburse OWNER for the charges of ENGINEER and ENGINEER's Consultants for evaluating each such proposed substitute.

F. *CONTRACTOR's Expense:* CONTRACTOR shall provide all data in support of any proposed substitute or "or-equal" at CONTRACTOR's expense.

6.06 *Concerning Subcontractors, Suppliers, and Others*

A. CONTRACTOR shall not employ any Subcontractor, Supplier, or other individual or entity (including those acceptable to OWNER as indicated in paragraph 6.06.B), whether initially or as a replacement, against whom OWNER may have reasonable objection. CONTRACTOR shall not be required to employ any Subcontractor, Supplier, or other individual or entity to furnish or perform any of the Work against whom CONTRACTOR has reasonable objection.

B. If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, or other individuals or entities to be submitted to OWNER in advance for acceptance by OWNER by a specified date

prior to the Effective Date of the Agreement, and if CONTRACTOR has submitted a list thereof in accordance with the Supplementary Conditions, OWNER's acceptance (either in writing or by failing to make written objection thereto by the date indicated for acceptance or objection in the Bidding Documents or the Contract Documents) of any such Subcontractor, Supplier, or other individual or entity so identified may be revoked on the basis of reasonable objection after due investigation. CONTRACTOR shall submit an acceptable replacement for the rejected Subcontractor, Supplier, or other individual or entity, and the Contract Price will be adjusted by the difference in the cost occasioned by such replacement, and an appropriate Change Order will be issued or Written Amendment signed. No acceptance by OWNER of any such Subcontractor, Supplier, or other individual or entity, whether initially or as a replacement, shall constitute a waiver of any right of OWNER or ENGINEER to reject defective Work.

C. CONTRACTOR shall be fully responsible to OWNER and ENGINEER for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work just as CONTRACTOR is responsible for CONTRACTOR's own acts and omissions. Nothing in the Contract Documents shall create for the benefit of any such Subcontractor, Supplier, or other individual or entity any contractual relationship between OWNER or ENGINEER and any such Subcontractor, Supplier or other individual or entity, nor shall it create any obligation on the part of OWNER or ENGINEER to pay or to see to the payment of any moneys due any such Subcontractor, Supplier, or other individual or entity except as may otherwise be required by Laws and Regulations.

D. CONTRACTOR shall be solely responsible for scheduling and coordinating the Work of Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work under a direct or indirect contract with CONTRACTOR.

E. CONTRACTOR shall require all Subcontractors, Suppliers, and such other individuals or entities performing or furnishing any of the Work to communicate with ENGINEER through CONTRACTOR.

F. The divisions and sections of the Specifications and the identifications of any Drawings shall not control CONTRACTOR in dividing the Work among Subcontractors or Suppliers or delineating the Work to be performed by any specific trade.

G. All Work performed for CONTRACTOR by a Subcontractor or Supplier will be pursuant to an appropriate agreement between CONTRACTOR and the

Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract Documents for the benefit of OWNER and ENGINEER. Whenever any such agreement is with a Subcontractor or Supplier who is listed as an additional insured on the property insurance provided in paragraph 5.06, the agreement between the CONTRACTOR and the Subcontractor or Supplier will contain provisions whereby the Subcontractor or Supplier waives all rights against OWNER, CONTRACTOR, ENGINEER, ENGINEER's Consultants, and all other individuals or entities identified in the Supplementary Conditions to be listed as insureds or additional insureds (and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them) for all losses and damages caused by, arising out of, relating to, or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, CONTRACTOR will obtain the same.

6.07 Patent Fees and Royalties

A. CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if to the actual knowledge of OWNER or ENGINEER its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by OWNER in the Contract Documents. To the fullest extent permitted by Laws and Regulations, CONTRACTOR shall indemnify and hold harmless OWNER, ENGINEER, ENGINEER's Consultants, and the officers, directors, partners, employees or agents, and other consultants of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

6.08 Permits

A. Unless otherwise provided in the Supplementary Conditions, CONTRACTOR shall obtain and pay for all

construction permits and licenses. OWNER shall assist CONTRACTOR, when necessary, in obtaining such permits and licenses. CONTRACTOR shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of opening of Bids, or, if there are no Bids, on the Effective Date of the Agreement. CONTRACTOR shall pay all charges of utility owners for connections to the Work, and OWNER shall pay all charges of such utility owners for capital costs related thereto, such as plant investment fees.

6.09 *Laws and Regulations*

A. CONTRACTOR shall give all notices and comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither OWNER nor ENGINEER shall be responsible for monitoring CONTRACTOR's compliance with any Laws or Regulations.

B. If CONTRACTOR performs any Work knowing or having reason to know that it is contrary to Laws or Regulations, CONTRACTOR shall bear all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work; however, it shall not be CONTRACTOR's primary responsibility to make certain that the Specifications and Drawings are in accordance with Laws and Regulations, but this shall not relieve CONTRACTOR of CONTRACTOR's obligations under paragraph 3.03.

C. Changes in Laws or Regulations not known at the time of opening of Bids (or, on the Effective Date of the Agreement if there were no Bids) having an effect on the cost or time of performance of the Work may be the subject of an adjustment in Contract Price or Contract Times. If OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefor as provided in paragraph 10.05.

6.10 *Taxes*

A. CONTRACTOR shall pay all sales, consumer, use, and other similar taxes required to be paid by CONTRACTOR in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

6.11 *Use of Site and Other Areas*

A. *Limitation on Use of Site and Other Areas*

1. CONTRACTOR shall confine construction equipment, the storage of materials and equipment, and the operations of workers to the Site and other areas permitted by Laws and Regulations and shall not unreasonably encumber the Site and other areas with construction equipment or other materials or equipment. CONTRACTOR shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof, or of any adjacent land or areas resulting from the performance of the Work.

2. Should any claim be made by any such owner or occupant because of the performance of the Work, CONTRACTOR shall promptly settle with such other party by negotiation or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law.

3. To the fullest extent permitted by Laws and Regulations, CONTRACTOR shall indemnify and hold harmless OWNER, ENGINEER, ENGINEER's Consultant, and the officers, directors, partners, employees, agents, and other consultants of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against OWNER, ENGINEER, or any other party indemnified hereunder to the extent caused by or based upon CONTRACTOR's performance of the Work.

B. *Removal of Debris During Performance of the Work:* During the progress of the Work CONTRACTOR shall keep the Site and other areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris shall conform to applicable Laws and Regulations.

C. *Cleaning:* Prior to Substantial Completion of the Work CONTRACTOR shall clean the Site and make it ready for utilization by OWNER. At the completion of the Work CONTRACTOR shall remove from the Site all tools, appliances, construction equipment and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.

D. *Loading Structures*: CONTRACTOR shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall CONTRACTOR subject any part of the Work or adjacent property to stresses or pressures that will endanger it.

6.12 *Record Documents*

A. CONTRACTOR shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Written Amendments, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications in good order and annotated to show changes made during construction. These record documents together with all approved Samples and a counterpart of all approved Shop Drawings will be available to ENGINEER for reference. Upon completion of the Work, these record documents, Samples, and Shop Drawings will be delivered to ENGINEER for OWNER.

6.13 *Safety and Protection*

A. CONTRACTOR shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

1. all persons on the Site or who may be affected by the Work;
2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

B. CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and of Underground Facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property. All damage, injury, or loss to any property referred to in paragraph 6.13.A.2 or 6.13.A.3 caused, directly or indirectly, in whole or in part,

by CONTRACTOR, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of OWNER or ENGINEER or ENGINEER's Consultant, or anyone employed by any of them, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of CONTRACTOR or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them). CONTRACTOR's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed and ENGINEER has issued a notice to OWNER and CONTRACTOR in accordance with paragraph 14.07.B that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).

6.14 *Safety Representative*

A. CONTRACTOR shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

6.15 *Hazard Communication Programs*

A. CONTRACTOR shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

6.16 *Emergencies*

A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, CONTRACTOR is obligated to act to prevent threatened damage, injury, or loss. CONTRACTOR shall give ENGINEER prompt written notice if CONTRACTOR believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If ENGINEER determines that a change in the Contract Documents is required because of the action taken by CONTRACTOR in response to such an emergency, a Work Change Directive or Change Order will be issued.

6.17 *Shop Drawings and Samples*

A. CONTRACTOR shall submit Shop Drawings to ENGINEER for review and approval in accordance with the acceptable schedule of Shop Drawings and Sample submittals. All submittals will be identified as ENGINEER may require and in the number of copies specified in the General Requirements. The data shown on the Shop Drawings will be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show ENGINEER the services, materials, and equipment CONTRACTOR proposes to provide and to enable ENGINEER to review the information for the limited purposes required by paragraph 6.17.E.

B. CONTRACTOR shall also submit Samples to ENGINEER for review and approval in accordance with the acceptable schedule of Shop Drawings and Sample submittals. Each Sample will be identified clearly as to material, Supplier, pertinent data such as catalog numbers, and the use for which intended and otherwise as ENGINEER may require to enable ENGINEER to review the submittal for the limited purposes required by paragraph 6.17.E. The numbers of each Sample to be submitted will be as specified in the Specifications.

C. Where a Shop Drawing or Sample is required by the Contract Documents or the schedule of Shop Drawings and Sample submittals acceptable to ENGINEER as required by paragraph 2.07, any related Work performed prior to ENGINEER's review and approval of the pertinent submittal will be at the sole expense and responsibility of CONTRACTOR.

D. Submittal Procedures

1. Before submitting each Shop Drawing or Sample, CONTRACTOR shall have determined and verified:

a. all field measurements, quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers, and similar information with respect thereto;

b. all materials with respect to intended use, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work;

c. all information relative to means, methods, techniques, sequences, and procedures of

construction and safety precautions and programs incident thereto; and

d. CONTRACTOR shall also have reviewed and coordinated each Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents.

2. Each submittal shall bear a stamp or specific written indication that CONTRACTOR has satisfied CONTRACTOR's obligations under the Contract Documents with respect to CONTRACTOR's review and approval of that submittal.

3. At the time of each submittal, CONTRACTOR shall give ENGINEER specific written notice of such variations, if any, that the Shop Drawing or Sample submitted may have from the requirements of the Contract Documents, such notice to be in a written communication separate from the submittal; and, in addition, shall cause a specific notation to be made on each Shop Drawing and Sample submitted to ENGINEER for review and approval of each such variation.

E. ENGINEER's Review

1. ENGINEER will timely review and approve Shop Drawings and Samples in accordance with the schedule of Shop Drawings and Sample submittals acceptable to ENGINEER. ENGINEER's review and approval will be only to determine if the items covered by the submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.

2. ENGINEER's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction (except where a particular means, method, technique, sequence, or procedure of construction is specifically and expressly called for by the Contract Documents) or to safety precautions or programs incident thereto. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.

3. ENGINEER's review and approval of Shop Drawings or Samples shall not relieve CONTRACTOR from responsibility for any variation

from the requirements of the Contract Documents unless CONTRACTOR has in writing called ENGINEER's attention to each such variation at the time of each submittal as required by paragraph 6.17.D.3 and ENGINEER has given written approval of each such variation by specific written notation thereof incorporated in or accompanying the Shop Drawing or Sample approval; nor will any approval by ENGINEER relieve CONTRACTOR from responsibility for complying with the requirements of paragraph 6.17.D.1.

F. Resubmittal Procedures

1. CONTRACTOR shall make corrections required by ENGINEER and shall return the required number of corrected copies of Shop Drawings and submit as required new Samples for review and approval. CONTRACTOR shall direct specific attention in writing to revisions other than the corrections called for by ENGINEER on previous submittals.

6.18 Continuing the Work

A. CONTRACTOR shall carry on the Work and adhere to the progress schedule during all disputes or disagreements with OWNER. No Work shall be delayed or postponed pending resolution of any disputes or disagreements, except as permitted by paragraph 15.04 or as OWNER and CONTRACTOR may otherwise agree in writing.

6.19 CONTRACTOR's General Warranty and Guarantee

A. CONTRACTOR warrants and guarantees to OWNER, ENGINEER, and ENGINEER's Consultants that all Work will be in accordance with the Contract Documents and will not be defective. CONTRACTOR's warranty and guarantee hereunder excludes defects or damage caused by:

1. abuse, modification, or improper maintenance or operation by persons other than CONTRACTOR, Subcontractors, Suppliers, or any other individual or entity for whom CONTRACTOR is responsible; or
2. normal wear and tear under normal usage.

B. CONTRACTOR's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. None of the following will

constitute an acceptance of Work that is not in accordance with the Contract Documents or a release of CONTRACTOR's obligation to perform the Work in accordance with the Contract Documents:

1. observations by ENGINEER;
2. recommendation by ENGINEER or payment by OWNER of any progress or final payment;
3. the issuance of a certificate of Substantial Completion by ENGINEER or any payment related thereto by OWNER;
4. use or occupancy of the Work or any part thereof by OWNER;
5. any acceptance by OWNER or any failure to do so;
6. any review and approval of a Shop Drawing or Sample submittal or the issuance of a notice of acceptability by ENGINEER;
7. any inspection, test, or approval by others; or
8. any correction of defective Work by OWNER.

6.20 Indemnification

A. To the fullest extent permitted by Laws and Regulations, CONTRACTOR shall indemnify and hold harmless OWNER, ENGINEER, ENGINEER's Consultants, and the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage:

1. is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom; and
2. is caused in whole or in part by any negligent act or omission of CONTRACTOR, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose

acts any of them may be liable, regardless of whether or not caused in part by any negligence or omission of an individual or entity indemnified hereunder or whether liability is imposed upon such indemnified party by Laws and Regulations regardless of the negligence of any such individual or entity.

B. In any and all claims against OWNER or ENGINEER or any of their respective consultants, agents, officers, directors, partners, or employees by any employee (or the survivor or personal representative of such employee) of CONTRACTOR, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under paragraph 6.20.A shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for CONTRACTOR or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

C. The indemnification obligations of CONTRACTOR under paragraph 6.20.A shall not extend to the liability of ENGINEER and ENGINEER's Consultants or to the officers, directors, partners, employees, agents, and other consultants and subcontractors of each and any of them arising out of:

1. the preparation or approval of, or the failure to prepare or approve, maps, Drawings, opinions, reports, surveys, Change Orders, designs, or Specifications; or

2. giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage.

ARTICLE 7 - OTHER WORK

7.01 *Related Work at Site*

A. OWNER may perform other work related to the Project at the Site by OWNER's employees, or let other direct contracts therefor, or have other work performed by utility owners. If such other work is not noted in the Contract Documents, then:

1. written notice thereof will be given to CONTRACTOR prior to starting any such other work; and

2. if OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times that should be allowed as a result of such other work, a Claim may be made therefor as provided in paragraph 10.05.

B. CONTRACTOR shall afford each other contractor who is a party to such a direct contract and each utility owner (and OWNER, if OWNER is performing the other work with OWNER's employees) proper and safe access to the Site and a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work and shall properly coordinate the Work with theirs. Unless otherwise provided in the Contract Documents, CONTRACTOR shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. CONTRACTOR shall not endanger any work of others by cutting, excavating, or otherwise altering their work and will only cut or alter their work with the written consent of ENGINEER and the others whose work will be affected. The duties and responsibilities of CONTRACTOR under this paragraph are for the benefit of such utility owners and other contractors to the extent that there are comparable provisions for the benefit of CONTRACTOR in said direct contracts between OWNER and such utility owners and other contractors.

C. If the proper execution or results of any part of CONTRACTOR's Work depends upon work performed by others under this Article 7, CONTRACTOR shall inspect such other work and promptly report to ENGINEER in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of CONTRACTOR's Work. CONTRACTOR's failure to so report will constitute an acceptance of such other work as fit and proper for integration with CONTRACTOR's Work except for latent defects and deficiencies in such other work.

7.02 *Coordination*

A. If OWNER intends to contract with others for the performance of other work on the Project at the Site, the following will be set forth in Supplementary Conditions:

1. the individual or entity who will have authority and responsibility for coordination of the activities among the various contractors will be identified;

2. the specific matters to be covered by

such authority and responsibility will be itemized;
and

3. the extent of such authority and responsibilities will be provided.

B. Unless otherwise provided in the Supplementary Conditions, OWNER shall have sole authority and responsibility for such coordination.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.01 *Communications to Contractor*

A. Except as otherwise provided in these General Conditions, OWNER shall issue all communications to CONTRACTOR through ENGINEER.

8.02 *Replacement of ENGINEER*

A. In case of termination of the employment of ENGINEER, OWNER shall appoint an engineer to whom CONTRACTOR makes no reasonable objection, whose status under the Contract Documents shall be that of the former ENGINEER.

8.03 *Furnish Data*

A. OWNER shall promptly furnish the data required of OWNER under the Contract Documents.

8.04 *Pay Promptly When Due*

A. OWNER shall make payments to CONTRACTOR promptly when they are due as provided in paragraphs 14.02.C and 14.07.C.

8.05 *Lands and Easements; Reports and Tests*

A. OWNER's duties in respect of providing lands and easements and providing engineering surveys to establish reference points are set forth in paragraphs 4.01 and 4.05. Paragraph 4.02 refers to OWNER's identifying and making available to CONTRACTOR copies of reports of explorations and tests of subsurface conditions and drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site that have been utilized by ENGINEER in preparing the Contract Documents.

8.06 *Insurance*

A. OWNER's responsibilities, if any, in respect to purchasing and maintaining liability and property insurance are set forth in Article 5.

8.07 *Change Orders*

A. OWNER is obligated to execute Change Orders as indicated in paragraph 10.03.

8.08 *Inspections, Tests, and Approvals*

A. OWNER's responsibility in respect to certain inspections, tests, and approvals is set forth in paragraph 13.03.B.

8.09 *Limitations on OWNER's Responsibilities*

A. The OWNER shall not supervise, direct, or have control or authority over, nor be responsible for, CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of CONTRACTOR to comply with Laws and Regulations applicable to the performance of the Work. OWNER will not be responsible for CONTRACTOR's failure to perform the Work in accordance with the Contract Documents.

8.10 *Undisclosed Hazardous Environmental Condition*

A. OWNER's responsibility in respect to an undisclosed Hazardous Environmental Condition is set forth in paragraph 4.06.

8.11 *Evidence of Financial Arrangements*

A. If and to the extent OWNER has agreed to furnish CONTRACTOR reasonable evidence that financial arrangements have been made to satisfy OWNER's obligations under the Contract Documents, OWNER's responsibility in respect thereof will be as set forth in the Supplementary Conditions.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

9.01 *OWNER'S Representative*

A. ENGINEER will be OWNER's representative during the construction period. The duties and responsibilities and the limitations of authority of ENGINEER as OWNER's representative during construction are set forth

in the Contract Documents and will not be changed without written consent of OWNER and ENGINEER.

9.02 *Visits to Site*

A. ENGINEER will make visits to the Site at intervals appropriate to the various stages of construction as ENGINEER deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of CONTRACTOR's executed Work. Based on information obtained during such visits and observations, ENGINEER, for the benefit of OWNER, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. ENGINEER will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. ENGINEER's efforts will be directed toward providing for OWNER a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, ENGINEER will keep OWNER informed of the progress of the Work and will endeavor to guard OWNER against defective Work.

B. ENGINEER's visits and observations are subject to all the limitations on ENGINEER's authority and responsibility set forth in paragraph 9.10, and particularly, but without limitation, during or as a result of ENGINEER's visits or observations of CONTRACTOR's Work ENGINEER will not supervise, direct, control, or have authority over or be responsible for CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of CONTRACTOR to comply with Laws and Regulations applicable to the performance of the Work.

9.03 *Project Representative*

A. If OWNER and ENGINEER agree, ENGINEER will furnish a Resident Project Representative to assist ENGINEER in providing more extensive observation of the Work. The responsibilities and authority and limitations thereon of any such Resident Project Representative and assistants will be as provided in paragraph 9.10 and in the Supplementary Conditions. If OWNER designates another representative or agent to represent OWNER at the Site who is not ENGINEER's Consultant, agent or employee, the responsibilities and authority and limitations thereon of such other individual or entity will be as provided in the Supplementary Conditions.

9.04 *Clarifications and Interpretations*

A. ENGINEER will issue with reasonable promptness such written clarifications or interpretations of the requirements of the Contract Documents as ENGINEER may determine necessary, which shall be consistent with the intent of and reasonably inferable from the Contract Documents. Such written clarifications and interpretations will be binding on OWNER and CONTRACTOR. If OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, that should be allowed as a result of a written clarification or interpretation, a Claim may be made therefor as provided in paragraph 10.05.

9.05 *Authorized Variations in Work*

A. ENGINEER may authorize minor variations in the Work from the requirements of the Contract Documents which do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. These may be accomplished by a Field Order and will be binding on OWNER and also on CONTRACTOR, who shall perform the Work involved promptly. If OWNER and CONTRACTOR are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, as a result of a Field Order, a Claim may be made therefor as provided in paragraph 10.05.

9.06 *Rejecting Defective Work*

A. ENGINEER will have authority to disapprove or reject Work which ENGINEER believes to be defective, or that ENGINEER believes will not produce a completed Project that conforms to the Contract Documents or that will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. ENGINEER will also have authority to require special inspection or testing of the Work as provided in paragraph 13.04, whether or not the Work is fabricated, installed, or completed.

9.07 *Shop Drawings, Change Orders and Payments*

A. In connection with ENGINEER's authority as to Shop Drawings and Samples, see paragraph 6.17.

B. In connection with ENGINEER's authority as to Change Orders, see Articles 10, 11, and 12.

C. In connection with ENGINEER's authority as to Applications for Payment, see Article 14.

9.08 Determinations for Unit Price Work

A. ENGINEER will determine the actual quantities and classifications of Unit Price Work performed by CONTRACTOR. ENGINEER will review with CONTRACTOR the ENGINEER's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). ENGINEER's written decision thereon will be final and binding (except as modified by ENGINEER to reflect changed factual conditions or more accurate data) upon OWNER and CONTRACTOR, subject to the provisions of paragraph 10.05.

9.09 Decisions on Requirements of Contract Documents and Acceptability of Work

A. ENGINEER will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the Work thereunder. Claims, disputes and other matters relating to the acceptability of the Work, the quantities and classifications of Unit Price Work, the interpretation of the requirements of the Contract Documents pertaining to the performance of the Work, and Claims seeking changes in the Contract Price or Contract Times will be referred initially to ENGINEER in writing, in accordance with the provisions of paragraph 10.05, with a request for a formal decision.

B. When functioning as interpreter and judge under this paragraph 9.09, ENGINEER will not show partiality to OWNER or CONTRACTOR and will not be liable in connection with any interpretation or decision rendered in good faith in such capacity. The rendering of a decision by ENGINEER pursuant to this paragraph 9.09 with respect to any such Claim, dispute, or other matter (except any which have been waived by the making or acceptance of final

payment as provided in paragraph 14.07) will be a condition precedent to any exercise by OWNER or CONTRACTOR of such rights or remedies as either may otherwise have under the Contract Documents or by Laws or Regulations in respect of any such Claim, dispute, or other matter.

9.10 Limitations on ENGINEER's Authority and Responsibilities

A. Neither ENGINEER's authority or responsibility under this Article 9 or under any other provision of the Contract Documents nor any decision made by ENGINEER in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or

performance of any authority or responsibility by ENGINEER shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by ENGINEER to CONTRACTOR, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them.

B. ENGINEER will not supervise, direct, control, or have authority over or be responsible for CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of CONTRACTOR to comply with Laws and Regulations applicable to the performance of the Work. ENGINEER will not be responsible for CONTRACTOR's failure to perform the Work in accordance with the Contract Documents.

C. ENGINEER will not be responsible for the acts or omissions of CONTRACTOR or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

D. ENGINEER's review of the final Application for Payment and accompanying documentation and all maintenance and operating instructions, schedules, guarantees, Bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by paragraph 14.07.A will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals that the results certified indicate compliance with, the Contract Documents.

E. The limitations upon authority and responsibility set forth in this paragraph 9.10 shall also apply to ENGINEER's Consultants, Resident Project Representative, and assistants.

ARTICLE 10 - CHANGES IN THE WORK; CLAIMS

10.01 Authorized Changes in the Work

A. Without invalidating the Agreement and without notice to any surety, OWNER may, at any time or from time to time, order additions, deletions, or revisions in the Work by a Written Amendment, a Change Order, or a Work Change Directive. Upon receipt of any such document, CONTRACTOR shall promptly proceed with the Work involved which will be performed under the applicable conditions of the Contract Documents (except as otherwise specifically provided).

B. If OWNER and CONTRACTOR are unable to agree on entitlement to, or on the amount or extent, if any, of an adjustment in the Contract Price or Contract Times, or both, that should be allowed as a result of a Work Change Directive, a Claim may be made therefor as provided in paragraph 10.05.

10.02 Unauthorized Changes in the Work

A. CONTRACTOR shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents as amended, modified, or supplemented as provided in paragraph 3.04, except in the case of an emergency as provided in paragraph 6.16 or in the case of uncovering Work as provided in paragraph 13.04.B.

10.03 Execution of Change Orders

A. OWNER and CONTRACTOR shall execute appropriate Change Orders recommended by ENGINEER (or Written Amendments) covering:

1. changes in the Work which are: (i) ordered by OWNER pursuant to paragraph 10.01.A, (ii) required because of acceptance of defective Work under paragraph 13.08.A or OWNER's correction of defective Work under paragraph 13.09, or (iii) agreed to by the parties;

2. changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive; and

3. changes in the Contract Price or Contract Times which embody the substance of any written decision rendered by ENGINEER pursuant to paragraph 10.05; provided that, in lieu of executing any such Change Order, an appeal may be taken from any such decision in accordance with the provisions of the Contract Documents and applicable Laws and Regulations, but during any such appeal, CONTRACTOR shall carry on the Work and adhere to the progress schedule as provided in paragraph 6.18.A.

10.04 Notification to Surety

A. If notice of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times) is required by the provisions of any Bond to be

given to a surety, the giving of any such notice will be CONTRACTOR's responsibility. The amount of each applicable Bond will be adjusted to reflect the effect of any such change.

10.05 Claims and Disputes

A. *Notice:* Written notice stating the general nature of each Claim, dispute, or other matter shall be delivered by the claimant to ENGINEER and the other party to the Contract promptly (but in no event later than 30 days) after the start of the event giving rise thereto. Notice of the amount or extent of the Claim, dispute, or other matter with supporting data shall be delivered to the ENGINEER and the other party to the Contract within 60 days after the start of such event (unless ENGINEER allows additional time for claimant to submit additional or more accurate data in support of such Claim, dispute, or other matter). A Claim for an adjustment in Contract Price shall be prepared in accordance with the provisions of paragraph 12.01.B. A Claim for an adjustment in Contract Time shall be prepared in accordance with the provisions of paragraph 12.02.B. Each Claim shall be accompanied by claimant's written statement that the adjustment claimed is the entire adjustment to which the claimant believes it is entitled as a result of said event. The opposing party shall submit any response to ENGINEER and the claimant within 30 days after receipt of the claimant's last submittal (unless ENGINEER allows additional time).

B. *ENGINEER's Decision:* ENGINEER will render a formal decision in writing within 30 days after receipt of the last submittal of the claimant or the last submittal of the opposing party, if any. ENGINEER's written decision on such Claim, dispute, or other matter will be final and binding upon OWNER and CONTRACTOR unless:

1. an appeal from ENGINEER's decision is taken within the time limits and in accordance with the dispute resolution procedures set forth in Article 16; or

2. if no such dispute resolution procedures have been set forth in Article 16, a written notice of intention to appeal from ENGINEER's written decision is delivered by OWNER or CONTRACTOR to the other and to ENGINEER within 30 days after the date of such decision, and a formal proceeding is instituted by the appealing party in a forum of competent jurisdiction within 60 days after the date of such decision or within 60 days after Substantial Completion, whichever is later (unless otherwise agreed in writing by OWNER and CONTRACTOR), to exercise such rights or remedies as the appealing party may have with

respect to such Claim, dispute, or other matter in accordance with applicable Laws and Regulations.

C. If ENGINEER does not render a formal decision in writing within the time stated in paragraph 10.05.B, a decision denying the Claim in its entirety shall be deemed to have been issued 31 days after receipt of the last submittal of the claimant or the last submittal of the opposing party, if any.

D. No Claim for an adjustment in Contract Price or Contract Times (or Milestones) will be valid if not submitted in accordance with this paragraph 10.05.

ARTICLE 11 - COST OF THE WORK; CASH ALLOWANCES; UNIT PRICE WORK

11.01 *Cost of the Work*

A. *Costs Included:* The term Cost of the Work means the sum of all costs necessarily incurred and paid by CONTRACTOR in the proper performance of the Work. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the Work, the costs to be reimbursed to CONTRACTOR will be only those additional or incremental costs required because of the change in the Work or because of the event giving rise to the Claim. Except as otherwise may be agreed to in writing by OWNER, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items, and shall not include any of the costs itemized in paragraph 11.01.B.

1. Payroll costs for employees in the direct employ of CONTRACTOR in the performance of the Work under schedules of job classifications agreed upon by OWNER and CONTRACTOR. Such employees shall include without limitation superintendents, foremen, and other personnel employed full time at the Site. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits, which shall include social security contributions, unemployment, excise, and payroll taxes, workers' compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, shall be

included in the above to the extent authorized by OWNER.

2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts shall accrue to CONTRACTOR unless OWNER deposits funds with CONTRACTOR with which to make payments, in which case the cash discounts shall accrue to OWNER. All trade discounts, rebates and refunds and returns from sale of surplus materials and equipment shall accrue to OWNER, and CONTRACTOR shall make provisions so that they may be obtained.

3. Payments made by CONTRACTOR to Subcontractors for Work performed by Subcontractors. If required by OWNER, CONTRACTOR shall obtain competitive bids from subcontractors acceptable to OWNER and CONTRACTOR and shall deliver such bids to OWNER, who will then determine, with the advice of ENGINEER, which bids, if any, will be acceptable. If any subcontract provides that the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee shall be determined in the same manner as CONTRACTOR's Cost of the Work and fee as provided in this paragraph 11.01.

4. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed for services specifically related to the Work.

5. Supplemental costs including the following:

a. The proportion of necessary transportation, travel, and subsistence expenses of CONTRACTOR's employees incurred in discharge of duties connected with the Work.

b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of CONTRACTOR.

c. Rentals of all construction equipment and machinery, and the parts thereof whether rented from CONTRACTOR or others in accordance with rental agreements approved by OWNER with the advice of ENGINEER, and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts shall cease when the use thereof is no longer necessary for the Work.

d. Sales, consumer, use, and other similar taxes related to the Work, and for which CONTRACTOR is liable, imposed by Laws and Regulations.

e. Deposits lost for causes other than negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.

f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by CONTRACTOR in connection with the performance of the Work (except losses and damages within the deductible amounts of property insurance established in accordance with paragraph 5.06.D), provided such losses and damages have resulted from causes other than the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of OWNER. No such losses, damages, and expenses shall be included in the Cost of the Work for the purpose of determining CONTRACTOR's fee.

g. The cost of utilities, fuel, and sanitary facilities at the Site.

h. Minor expenses such as telegrams, long distance telephone calls, telephone service at the Site, expressage, and similar petty cash items in connection with the Work.

i. When the Cost of the Work is used to determine the value of a Change Order or of a Claim, the cost of premiums for additional Bonds and insurance required because of the changes in the

Work or caused by the event giving rise to the Claim.

j. When all the Work is performed on the basis of cost-plus, the costs of premiums for all Bonds and insurance CONTRACTOR is required by the Contract Documents to purchase and maintain.

B. *Costs Excluded:* The term Cost of the Work shall not include any of the following items:

1. Payroll costs and other compensation of CONTRACTOR's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks, and other personnel employed by CONTRACTOR, whether at the Site or in CONTRACTOR's principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in paragraph 11.01.A.1 or specifically covered by paragraph 11.01.A.4, all of which are to be considered administrative costs covered by the CONTRACTOR's fee.

2. Expenses of CONTRACTOR's principal and branch offices other than CONTRACTOR's office at the Site.

3. Any part of CONTRACTOR's capital expenses, including interest on CONTRACTOR's capital employed for the Work and charges against CONTRACTOR for delinquent payments.

4. Costs due to the negligence of CONTRACTOR, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.

5. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in paragraphs 11.01.A and 11.01.B.

C. *CONTRACTOR's Fee:* When all the Work is performed on the basis of cost-plus, CONTRACTOR's fee shall be determined as set forth in the Agreement. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined

on the basis of Cost of the Work, CONTRACTOR's fee shall be determined as set forth in paragraph 12.01.C.

D. *Documentation:* Whenever the Cost of the Work for any purpose is to be determined pursuant to paragraphs 11.01.A and 11.01.B, CONTRACTOR will establish and maintain records thereof in accordance with generally accepted accounting practices and submit in a form acceptable to ENGINEER an itemized cost breakdown together with supporting data.

11.02 Cash Allowances

A. It is understood that CONTRACTOR has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums as may be acceptable to OWNER and ENGINEER. CONTRACTOR agrees that:

1. the allowances include the cost to CONTRACTOR (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and

2. CONTRACTOR's costs for unloading and handling on the Site, labor, installation costs, overhead, profit, and other expenses contemplated for the allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment on account of any of the foregoing will be valid.

B. Prior to final payment, an appropriate Change Order will be issued as recommended by ENGINEER to reflect actual amounts due CONTRACTOR on account of Work covered by allowances, and the Contract Price shall be correspondingly adjusted.

11.03 Unit Price Work

A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Determinations of the actual quantities and classifications of Unit Price Work performed by CONTRACTOR will be made by ENGINEER subject to the provisions of paragraph 9.08.

B. Each unit price will be deemed to include an amount considered by CONTRACTOR to be adequate to cover CONTRACTOR's overhead and profit for each separately identified item.

C. OWNER or CONTRACTOR may make a Claim for an adjustment in the Contract Price in accordance with paragraph 10.05 if:

1. the quantity of any item of Unit Price Work performed by CONTRACTOR differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and

2. there is no corresponding adjustment with respect any other item of Work; and

3. if CONTRACTOR believes that CONTRACTOR is entitled to an increase in Contract Price as a result of having incurred additional expense or OWNER believes that OWNER is entitled to a decrease in Contract Price and the parties are unable to agree as to the amount of any such increase or decrease.

ARTICLE 12 - CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES

12.01 Change of Contract Price

A. The Contract Price may only be changed by a Change Order or by a Written Amendment. Any Claim for an adjustment in the Contract Price shall be based on written notice submitted by the party making the Claim to the ENGINEER and the other party to the Contract in accordance with the provisions of paragraph 10.05.

B. The value of any Work covered by a Change Order or of any Claim for an adjustment in the Contract Price will be determined as follows:

1. where the Work involved is covered by unit prices contained in the Contract Documents, by application of such unit prices to the quantities of the items involved (subject to the provisions of paragraph 11.03); or

2. where the Work involved is not covered by unit prices contained in the Contract Documents, by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with paragraph 12.01.C.2); or

3. where the Work involved is not covered by unit prices contained in the Contract Documents and agreement to a lump sum is not reached under paragraph 12.01.B.2, on the basis of the Cost of the Work (determined as provided in paragraph 11.01) plus a CONTRACTOR's fee for overhead and profit (determined as provided in paragraph 12.01.C).

C. *CONTRACTOR's Fee:* The CONTRACTOR's fee for overhead and profit shall be determined as follows:

1. a mutually acceptable fixed fee; or

2. if a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:

a. for costs incurred under paragraphs 11.01.A.1 and 11.01.A.2, the CONTRACTOR's fee shall be 15 percent;

b. for costs incurred under paragraph 11.01.A.3, the CONTRACTOR's fee shall be five percent;

c. where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of paragraph 12.01.C.2.a is that the Subcontractor who actually performs the Work, at whatever tier, will be paid a fee of 15 percent of the costs incurred by such Subcontractor under paragraphs 11.01.A.1 and 11.01.A.2 and that any higher tier Subcontractor and CONTRACTOR will each be paid a fee of five percent of the amount paid to the next lower tier Subcontractor;

d. no fee shall be payable on the basis of costs itemized under paragraphs 11.01.A.4, 11.01.A.5, and 11.01.B;

e. the amount of credit to be allowed by CONTRACTOR to OWNER for any change which results in a net decrease in cost will be the amount of the actual net decrease in cost plus a deduction in CONTRACTOR's fee by an amount equal to five percent of such net decrease; and

f. when both additions and credits are involved in any one change, the adjustment in CONTRACTOR's fee shall be computed on the basis of the net change in accordance with para-

graphs 12.01.C.2.a through 12.01.C.2.e, inclusive.

12.02 Change of Contract Times

A. The Contract Times (or Milestones) may only be changed by a Change Order or by a Written Amendment. Any Claim for an adjustment in the Contract Times (or Milestones) shall be based on written notice submitted by the party making the claim to the ENGINEER and the other party to the Contract in accordance with the provisions of paragraph 10.05.

B. Any adjustment of the Contract Times (or Milestones) covered by a Change Order or of any Claim for an adjustment in the Contract Times (or Milestones) will be determined in accordance with the provisions of this Article 12.

12.03 Delays Beyond CONTRACTOR's Control

A. Where CONTRACTOR is prevented from completing any part of the Work within the Contract Times (or Milestones) due to delay beyond the control of CONTRACTOR, the Contract Times (or Milestones) will be extended in an amount equal to the time lost due to such delay if a Claim is made therefor as provided in paragraph 12.02.A. Delays beyond the control of CONTRACTOR shall include, but not be limited to, acts or neglect by OWNER, acts or neglect of utility owners or other contractors performing other work as contemplated by Article 7, fires, floods, epidemics, abnormal weather conditions, or acts of God.

12.04 Delays Within CONTRACTOR's Control

A. The Contract Times (or Milestones) will not be extended due to delays within the control of CONTRACTOR. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of CONTRACTOR.

12.05 Delays Beyond OWNER's and CONTRACTOR's Control

A. Where CONTRACTOR is prevented from completing any part of the Work within the Contract Times (or Milestones) due to delay beyond the control of both OWNER and CONTRACTOR, an extension of the Contract Times (or Milestones) in an amount equal to the time lost due to such delay shall be CONTRACTOR's sole and exclusive remedy for such delay.

12.06 Delay Damages

A. In no event shall OWNER or ENGINEER be liable to CONTRACTOR, any Subcontractor, any Supplier, or any other person or organization, or to any surety for or employee or agent of any of them, for damages arising out of or resulting from:

1. delays caused by or within the control of CONTRACTOR; or

2. delays beyond the control of both OWNER and CONTRACTOR including but not limited to fires, floods, epidemics, abnormal weather conditions, acts of God, or acts or neglect by utility owners or other contractors performing other work as contemplated by Article 7.

B. Nothing in this paragraph 12.06 bars a change in Contract Price pursuant to this Article 12 to compensate CONTRACTOR due to delay, interference, or disruption directly attributable to actions or inactions of OWNER or anyone for whom OWNER is responsible.

ARTICLE 13 - TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

13.01 Notice of Defects

A. Prompt notice of all defective Work of which OWNER or ENGINEER has actual knowledge will be given to CONTRACTOR. All defective Work may be rejected, corrected, or accepted as provided in this Article 13.

13.02 Access to Work

A. OWNER, ENGINEER, ENGINEER's Consultants, other representatives and personnel of OWNER, independent testing laboratories, and governmental agencies with jurisdictional interests will have access to the Site and the Work at reasonable times for their observation, inspecting, and testing. CONTRACTOR shall provide them proper and safe conditions for such access and advise them of CONTRACTOR's Site safety procedures and programs so that they may comply therewith as applicable.

13.03 Tests and Inspections

A. CONTRACTOR shall give ENGINEER timely notice of readiness of the Work for all required inspections,

tests, or approvals and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.

B. OWNER shall employ and pay for the services of an independent testing laboratory to perform all inspections, tests, or approvals required by the Contract Documents except:

1. for inspections, tests, or approvals covered by paragraphs 13.03.C and 13.03.D below;

2. that costs incurred in connection with tests or inspections conducted pursuant to paragraph 13.04.B shall be paid as provided in said paragraph 13.04.B; and

3. as otherwise specifically provided in the Contract Documents.

C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, CONTRACTOR shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish ENGINEER the required certificates of inspection or approval.

D. CONTRACTOR shall be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests, or approvals required for OWNER's and ENGINEER's acceptance of materials or equipment to be incorporated in the Work; or acceptance of materials, mix designs, or equipment submitted for approval prior to CONTRACTOR's purchase thereof for incorporation in the Work. Such inspections, tests, or approvals shall be performed by organizations acceptable to OWNER and ENGINEER.

E. If any Work (or the work of others) that is to be inspected, tested, or approved is covered by CONTRACTOR without written concurrence of ENGINEER, it must, if requested by ENGINEER, be uncovered for observation.

F. Uncovering Work as provided in paragraph 13.03.E shall be at CONTRACTOR's expense unless CONTRACTOR has given ENGINEER timely notice of CONTRACTOR's intention to cover the same and ENGINEER has not acted with reasonable promptness in response to such notice.

13.04 Uncovering Work

A. If any Work is covered contrary to the written request of ENGINEER, it must, if requested by ENGI-

NEER, be uncovered for ENGINEER's observation and replaced at CONTRACTOR's expense.

B. If ENGINEER considers it necessary or advisable that covered Work be observed by ENGINEER or inspected or tested by others, CONTRACTOR, at ENGINEER's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as ENGINEER may require, that portion of the Work in question, furnishing all necessary labor, material, and equipment. If it is found that such Work is defective, CONTRACTOR shall pay all Claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction (including but not limited to all costs of repair or replacement of work of others); and OWNER shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount thereof, OWNER may make a Claim therefor as provided in paragraph 10.05. If, however, such Work is not found to be defective, CONTRACTOR shall be allowed an increase in the Contract Price or an extension of the Contract Times (or Milestones), or both, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to agree as to the amount or extent thereof, CONTRACTOR may make a Claim therefor as provided in paragraph 10.05.

13.05 OWNER May Stop the Work

A. If the Work is defective, or CONTRACTOR fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, OWNER may order CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of OWNER to stop the Work shall not give rise to any duty on the part of OWNER to exercise this right for the benefit of CONTRACTOR, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

13.06 Correction or Removal of Defective Work

A. CONTRACTOR shall correct all defective Work, whether or not fabricated, installed, or completed, or, if the Work has been rejected by ENGINEER, remove it from the Project and replace it with Work that is not defective. CONTRACTOR shall pay all Claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or removal (including but not limited to all costs of repair or replacement of work of others).

13.07 Correction Period

A. If within one year after the date of Substantial Completion or such longer period of time as may be prescribed by Laws or Regulations or by the terms of any applicable special guarantee required by the Contract Documents or by any specific provision of the Contract Documents, any Work is found to be defective, or if the repair of any damages to the land or areas made available for CONTRACTOR's use by OWNER or permitted by Laws and Regulations as contemplated in paragraph 6.11.A is found to be defective, CONTRACTOR shall promptly, without cost to OWNER and in accordance with OWNER's written instructions: (i) repair such defective land or areas, or (ii) correct such defective Work or, if the defective Work has been rejected by OWNER, remove it from the Project and replace it with Work that is not defective, and (iii) satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others or other land or areas resulting therefrom. If CONTRACTOR does not promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, OWNER may have the defective Work corrected or repaired or may have the rejected Work removed and replaced, and all Claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others) will be paid by CONTRACTOR.

B. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications or by Written Amendment.

C. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this paragraph 13.07, the correction period hereunder with respect to such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

D. CONTRACTOR's obligations under this paragraph 13.07 are in addition to any other obligation or warranty. The provisions of this paragraph 13.07 shall not be construed as a substitute for or a waiver of the provisions of any applicable statute of limitation or repose.

13.08 Acceptance of Defective Work

A. If, instead of requiring correction or removal and replacement of defective Work, OWNER (and, prior to ENGINEER's recommendation of final payment, ENGINEER) prefers to accept it, OWNER may do so. CONTRACTOR shall pay all Claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) attributable to OWNER's evaluation of and determination to accept such defective Work (such costs to be approved by ENGINEER as to reasonableness) and the diminished value of the Work to the extent not otherwise paid by CONTRACTOR pursuant to this sentence. If any such acceptance occurs prior to ENGINEER's recommendation of final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work, and OWNER shall be entitled to an appropriate decrease in the Contract Price, reflecting the diminished value of Work so accepted. If the parties are unable to agree as to the amount thereof, OWNER may make a Claim therefor as provided in paragraph 10.05. If the acceptance occurs after such recommendation, an appropriate amount will be paid by CONTRACTOR to OWNER.

13.09 OWNER May Correct Defective Work

A. If CONTRACTOR fails within a reasonable time after written notice from ENGINEER to correct defective Work or to remove and replace rejected Work as required by ENGINEER in accordance with paragraph 13.06.A, or if CONTRACTOR fails to perform the Work in accordance with the Contract Documents, or if CONTRACTOR fails to comply with any other provision of the Contract Documents, OWNER may, after seven days written notice to CONTRACTOR, correct and remedy any such deficiency.

B. In exercising the rights and remedies under this paragraph, OWNER shall proceed expeditiously. In connection with such corrective and remedial action, OWNER may exclude CONTRACTOR from all or part of the Site, take possession of all or part of the Work and suspend CONTRACTOR's services related thereto, take possession of CONTRACTOR's tools, appliances, construction equipment and machinery at the Site, and incorporate in the Work all materials and equipment stored at the Site or for which OWNER has paid CONTRACTOR but which are stored elsewhere. CONTRACTOR shall allow OWNER, OWNER's representatives, agents and employees, OWNER's other contractors, and ENGINEER and ENGINEER's Consultants access to the Site to enable OWNER to exercise the rights and remedies under this paragraph.

C. All Claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) incurred or sustained by OWNER in exercising the rights and remedies under this paragraph 13.09 will be charged against CONTRACTOR, and a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work; and OWNER shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount of the adjustment, OWNER may make a Claim therefor as provided in paragraph 10.05. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of CONTRACTOR's defective Work.

D. CONTRACTOR shall not be allowed an extension of the Contract Times (or Milestones) because of any delay in the performance of the Work attributable to the exercise by OWNER of OWNER's rights and remedies under this paragraph 13.09.

ARTICLE 14 - PAYMENTS TO CONTRACTOR AND COMPLETION

14.01 Schedule of Values

A. The schedule of values established as provided in paragraph 2.07.A will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to ENGINEER. Progress payments on account of Unit Price Work will be based on the number of units completed.

14.02 Progress Payments

A. Applications for Payments

1. At least 20 days before the date established for each progress payment (but not more often than once a month), CONTRACTOR shall submit to ENGINEER for review an Application for Payment filled out and signed by CONTRACTOR covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment shall also be accompanied by a bill of sale, invoice, or other documentation warranting that OWNER has received the materials and equipment free and clear of all Liens and evidence that the materials and equipment are covered by appropriate property insurance or other arrangements to protect OWNER's interest therein, all of which must be satisfactory to OWNER.

2. Beginning with the second Application for Payment, each Application shall include an affidavit of CONTRACTOR stating that all previous progress payments received on account of the Work have been applied on account to discharge CONTRACTOR's legitimate obligations associated with prior Applications for Payment.

3. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

B. Review of Applications

1. ENGINEER will, within 10 days after receipt of each Application for Payment, either indicate in writing a recommendation of payment and present the Application to OWNER or return the Application to CONTRACTOR indicating in writing ENGINEER's reasons for refusing to recommend payment. In the latter case, CONTRACTOR may make the necessary corrections and resubmit the Application.

2. ENGINEER's recommendation of any payment requested in an Application for Payment will constitute a representation by ENGINEER to OWNER, based on ENGINEER's observations on the Site of the executed Work as an experienced and qualified design professional and on ENGINEER's

review of the Application for Payment and the accompanying data and schedules, that to the best of ENGINEER's knowledge, information and belief:

a. the Work has progressed to the point indicated.

b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Contract Documents, to a final determination of quantities and classifications for Unit Price Work under paragraph 9.08, and to any other qualifications stated in the recommendation); and

c. the conditions precedent to CONTRACTOR's being entitled to such payment appear to have been fulfilled in so far as it is ENGINEER's and OWNER's responsibility to observe the Work.

3. By recommending any such payment ENGINEER will not thereby be deemed to have represented that: (i) inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to ENGINEER in the Contract Documents; or (ii) that there may not be other matters or issues between the parties that might entitle CONTRACTOR to be paid additionally by OWNER or entitle OWNER to withhold payment to CONTRACTOR.

4. Neither ENGINEER's review of CONTRACTOR's Work for the purposes of recommending payments nor ENGINEER's recommendation of any payment, including final payment, will impose responsibility on ENGINEER to supervise, direct, or control the Work or for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for CONTRACTOR's failure to comply with Laws and Regulations applicable to CONTRACTOR's performance of the Work. Additionally, said review or recommendation will not impose responsibility on ENGINEER to make any examination to ascertain how or for what purposes CONTRACTOR has used the moneys paid on account of the Contract Price, or to determine that title to any of the Work, materials, or

equipment has passed to OWNER free and clear of any Liens.

5. ENGINEER may refuse to recommend the whole or any part of any payment if, in ENGINEER's opinion, it would be incorrect to make the representations to OWNER referred to in paragraph 14.02.B.2. ENGINEER may also refuse to recommend any such payment or, because of subsequently discovered evidence or the results of subsequent inspections or tests, revise or revoke any such payment recommendation previously made, to such extent as may be necessary in ENGINEER's opinion to protect OWNER from loss because:

a. the Work is defective, or completed Work has been damaged, requiring correction or replacement;

b. the Contract Price has been reduced by Written Amendment or Change Orders;

c. OWNER has been required to correct defective Work or complete Work in accordance with paragraph 13.09; or

d. ENGINEER has actual knowledge of the occurrence of any of the events enumerated in paragraph 15.02.A.

C. Payment Becomes Due

1. Ten days after presentation of the Application for Payment to OWNER with ENGINEER's recommendation, the amount recommended will (subject to the provisions of paragraph 14.02.D) become due, and when due will be paid by OWNER to CONTRACTOR.

D. Reduction in Payment

1. OWNER may refuse to make payment of the full amount recommended by ENGINEER because:

a. claims have been made against OWNER on account of CONTRACTOR's performance or furnishing of the Work;

b. Liens have been filed in connection with the Work, except where CONTRACTOR has delivered a specific Bond satisfactory to OWNER to secure the satisfaction and discharge of such Liens;

c. there are other items entitling OWNER to a set-off against the amount recommended; or

d. OWNER has actual knowledge of the occurrence of any of the events enumerated in paragraphs 14.02.B.5.a through 14.02.B.5.c or paragraph 15.02.A.

2. If OWNER refuses to make payment of the full amount recommended by ENGINEER, OWNER must give CONTRACTOR immediate written notice (with a copy to ENGINEER) stating the reasons for such action and promptly pay CONTRACTOR any amount remaining after deduction of the amount so withheld. OWNER shall promptly pay CONTRACTOR the amount so withheld, or any adjustment thereto agreed to by OWNER and CONTRACTOR, when CONTRACTOR corrects to OWNER's satisfaction the reasons for such action.

3. If it is subsequently determined that OWNER's refusal of payment was not justified, the amount wrongfully withheld shall be treated as an amount due as determined by paragraph 14.02.C.1.

14.03 CONTRACTOR's Warranty of Title

A. CONTRACTOR warrants and guarantees that title to all Work, materials, and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to OWNER no later than the time of payment free and clear of all Liens.

14.04 Substantial Completion

A. When CONTRACTOR considers the entire Work ready for its intended use CONTRACTOR shall notify OWNER and ENGINEER in writing that the entire Work is substantially complete (except for items specifically listed by CONTRACTOR as incomplete) and request that ENGINEER issue a certificate of Substantial Completion. Promptly thereafter, OWNER, CONTRACTOR, and ENGINEER shall make an inspection of the Work to determine the status of completion. If ENGINEER does not consider the Work substantially complete, ENGINEER will notify CONTRACTOR in writing giving the reasons therefor. If ENGINEER considers the Work substantially complete, ENGINEER will prepare and deliver to OWNER a tentative certificate of Substantial Completion which shall fix the date of Substantial Completion. There shall be attached to the certificate a tentative list of items to be completed or corrected before final payment. OWNER shall have seven days after receipt of the tentative certificate during which to make written objection to ENGINEER as to any provisions of the certificate or attached list. If,

after considering such objections, ENGINEER concludes that the Work is not substantially complete, ENGINEER will within 14 days after submission of the tentative certificate to OWNER notify CONTRACTOR in writing, stating the reasons therefor. If, after consideration of OWNER's objections, ENGINEER considers the Work substantially complete, ENGINEER will within said 14 days execute and deliver to OWNER and CONTRACTOR a definitive certificate of Substantial Completion (with a revised tentative list of items to be completed or corrected) reflecting such changes from the tentative certificate as ENGINEER believes justified after consideration of any objections from OWNER. At the time of delivery of the tentative certificate of Substantial Completion ENGINEER will deliver to OWNER and CONTRACTOR a written recommendation as to division of responsibilities pending final payment between OWNER and CONTRACTOR with respect to security, operation, safety, and protection of the Work, maintenance, heat, utilities, insurance, and warranties and guarantees. Unless OWNER and CONTRACTOR agree otherwise in writing and so inform ENGINEER in writing prior to ENGINEER's issuing the definitive certificate of Substantial Completion, ENGINEER's aforesaid recommendation will be binding on OWNER and CONTRACTOR until final payment.

B. OWNER shall have the right to exclude CONTRACTOR from the Site after the date of Substantial Completion, but OWNER shall allow CONTRACTOR reasonable access to complete or correct items on the tentative list.

14.05 Partial Utilization

A. Use by OWNER at OWNER's option of any substantially completed part of the Work which has specifically been identified in the Contract Documents, or which OWNER, ENGINEER, and CONTRACTOR agree constitutes a separately functioning and usable part of the Work that can be used by OWNER for its intended purpose without significant interference with CONTRACTOR's performance of the remainder of the Work, may be accomplished prior to Substantial Completion of all the Work subject to the following conditions.

1. OWNER at any time may request CONTRACTOR in writing to permit OWNER to use any such part of the Work which OWNER believes to be ready for its intended use and substantially complete. If CONTRACTOR agrees that such part of the Work is substantially complete, CONTRACTOR will certify to OWNER and ENGINEER that such part of the Work is substantially complete and request ENGINEER to issue a certificate of Substantial Completion for that part of

the Work. CONTRACTOR at any time may notify OWNER and ENGINEER in writing that CONTRACTOR considers any such part of the Work ready for its intended use and substantially complete and request ENGINEER to issue a certificate of Substantial Completion for that part of the Work. Within a reasonable time after either such request, OWNER, CONTRACTOR, and ENGINEER shall make an inspection of that part of the Work to determine its status of completion. If ENGINEER does not consider that part of the Work to be substantially complete, ENGINEER will notify OWNER and CONTRACTOR in writing giving the reasons therefor. If ENGINEER considers that part of the Work to be substantially complete, the provisions of paragraph 14.04 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.

2. No occupancy or separate operation of part of the Work may occur prior to compliance with the requirements of paragraph 5.10 regarding property insurance.

14.06 Final Inspection

A. Upon written notice from CONTRACTOR that the entire Work or an agreed portion thereof is complete, ENGINEER will promptly make a final inspection with OWNER and CONTRACTOR and will notify CONTRACTOR in writing of all particulars in which this inspection reveals that the Work is incomplete or defective. CONTRACTOR shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.07 Final Payment

A Application for Payment

1. After CONTRACTOR has, in the opinion of ENGINEER, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance and operating instructions, schedules, guarantees, Bonds, certificates or other evidence of insurance certificates of inspection, marked-up record documents (as provided in paragraph 6.12), and other documents, CONTRACTOR may make application for final payment following the procedure for progress payments.

2. The final Application for Payment shall be accompanied (except as previously delivered) by:

(i) all documentation called for in the Contract Documents, including but not limited to the evidence of insurance required by subparagraph 5.04.B.7; (ii) consent of the surety, if any, to final payment; and (iii) complete and legally effective releases or waivers (satisfactory to OWNER) of all Lien rights arising out of or Liens filed in connection with the Work.

3. In lieu of the releases or waivers of Liens specified in paragraph 14.07.A.2 and as approved by OWNER, CONTRACTOR may furnish receipts or releases in full and an affidavit of CONTRACTOR that: (i) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (ii) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which OWNER or OWNER's property might in any way be responsible have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, CONTRACTOR may furnish a Bond or other collateral satisfactory to OWNER to indemnify OWNER against any Lien.

B. Review of Application and Acceptance

1. If, on the basis of ENGINEER's observation of the Work during construction and final inspection, and ENGINEER's review of the final Application for Payment and accompanying documentation as required by the Contract Documents, ENGINEER is satisfied that the Work has been completed and CONTRACTOR's other obligations under the Contract Documents have been fulfilled, ENGINEER will, within ten days after receipt of the final Application for Payment, indicate in writing ENGINEER's recommendation of payment and present the Application for Payment to OWNER for payment. At the same time ENGINEER will also give written notice to OWNER and CONTRACTOR that the Work is acceptable subject to the provisions of paragraph 14.09. Otherwise, ENGINEER will return the Application for Payment to CONTRACTOR, indicating in writing the reasons for refusing to recommend final payment, in which case CONTRACTOR shall make the necessary corrections and resubmit the Application for Payment.

C. Payment Becomes Due

1. Thirty days after the presentation to OWNER of the Application for Payment and accompanying documentation, the amount recommended by ENGINEER will become due and, when due, will be paid by OWNER to CONTRACTOR.

14.08 Final Completion Delayed

A. If, through no fault of CONTRACTOR, final completion of the Work is significantly delayed, and if ENGINEER so confirms, OWNER shall, upon receipt of CONTRACTOR's final Application for Payment and recommendation of ENGINEER, and without terminating the Agreement, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance to be held by OWNER for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if Bonds have been furnished as required in paragraph 5.01, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by CONTRACTOR to ENGINEER with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

14.09 Waiver of Claims

A. The making and acceptance of final payment will constitute:

1. a waiver of all Claims by OWNER against CONTRACTOR, except Claims arising from unsettled Liens, from defective Work appearing after final inspection pursuant to paragraph 14.06, from failure to comply with the Contract Documents or the terms of any special guarantees specified therein, or from CONTRACTOR's continuing obligations under the Contract Documents; and

2. a waiver of all Claims by CONTRACTOR against OWNER other than those previously made in writing which are still unsettled.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION

15.01 OWNER May Suspend Work

A. At any time and without cause, OWNER may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by notice in writing to CONTRACTOR and ENGINEER which will fix the date on which Work will be resumed. CONTRACTOR shall resume the Work on the date so fixed. CONTRACTOR shall be allowed an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension if CONTRACTOR makes a Claim therefor as provided in paragraph 10.05.

15.02 OWNER May Terminate for Cause

A. The occurrence of any one or more of the following events will justify termination for cause:

1. CONTRACTOR's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the progress schedule established under paragraph 2.07 as adjusted from time to time pursuant to paragraph 6.04);
2. CONTRACTOR's disregard of Laws or Regulations of any public body having jurisdiction;
3. CONTRACTOR's disregard of the authority of ENGINEER; or
4. CONTRACTOR's violation in any substantial way of any provisions of the Contract Documents.

B. If one or more of the events identified in paragraph 15.02.A occur, OWNER may, after giving CONTRACTOR (and the surety, if any) seven days written notice, terminate the services of CONTRACTOR, exclude CONTRACTOR from the Site, and take possession of the Work and of all CONTRACTOR's tools, appliances, construction equipment, and machinery at the Site, and use the same to the full extent they could be used by CONTRACTOR (without liability to CONTRACTOR for trespass or conversion), incorporate in the Work all materials and equipment stored at the Site or for which OWNER has paid CONTRACTOR but which are stored elsewhere, and finish the Work as OWNER may deem expedient. In such case, CONTRACTOR shall not be

entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by OWNER arising out of or relating to completing the Work, such excess will be paid to CONTRACTOR. If such claims, costs, losses, and damages exceed such unpaid balance, CONTRACTOR shall pay the difference to OWNER. Such claims, costs, losses, and damages incurred by OWNER will be reviewed by ENGINEER as to their reasonableness and, when so approved by ENGINEER, incorporated in a Change Order. When exercising any rights or remedies under this paragraph OWNER shall not be required to obtain the lowest price for the Work performed.

C. Where CONTRACTOR's services have been so terminated by OWNER, the termination will not affect any rights or remedies of OWNER against CONTRACTOR then existing or which may thereafter accrue. Any retention or payment of moneys due CONTRACTOR by OWNER will not release CONTRACTOR from liability.

15.03 OWNER May Terminate For Convenience

A. Upon seven days written notice to CONTRACTOR and ENGINEER, OWNER may, without cause and without prejudice to any other right or remedy of OWNER, elect to terminate the Contract. In such case, CONTRACTOR shall be paid (without duplication of any items):

1. for completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
2. for expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses;
3. for all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) incurred in settlement of terminated contracts with Subcontractors, Suppliers, and others; and

4. for reasonable expenses directly attributable to termination.

B. CONTRACTOR shall not be paid on account of loss of anticipated profits or revenue or other economic loss arising out of or resulting from such termination.

15.04 CONTRACTOR May Stop Work or Terminate

A. If, through no act or fault of CONTRACTOR, the Work is suspended for more than 90 consecutive days by OWNER or under an order of court or other public authority, or ENGINEER fails to act on any Application for Payment within 30 days after it is submitted, or OWNER fails for 30 days to pay CONTRACTOR any sum finally determined to be due, then CONTRACTOR may, upon seven days written notice to OWNER and ENGINEER, and provided OWNER or ENGINEER do not remedy such suspension or failure within that time, terminate the Contract and recover from OWNER payment on the same terms as provided in paragraph 15.03. In lieu of terminating the Contract and without prejudice to any other right or remedy, if ENGINEER has failed to act on an Application for Payment within 30 days after it is submitted, or OWNER has failed for 30 days to pay CONTRACTOR any sum finally determined to be due, CONTRACTOR may, seven days after written notice to OWNER and ENGINEER, stop the Work until payment is made of all such amounts due CONTRACTOR, including interest thereon. The provisions of this paragraph 15.04 are not intended to preclude CONTRACTOR from making a Claim under paragraph 10.05 for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to CONTRACTOR's stopping the Work as permitted by this paragraph.

ARTICLE 16 - DISPUTE RESOLUTION

16.01 Methods and Procedures

A. Dispute resolution methods and procedures, if any, shall be as set forth in the Supplementary Conditions. If no method and procedure has been set forth, and subject to the provisions of paragraphs 9.09 and 10.05, OWNER and CONTRACTOR may exercise such rights or remedies as either may otherwise have under the Contract Documents or by Laws or Regulations in respect of any dispute.

ARTICLE 17 - MISCELLANEOUS

17.01 Giving Notice

A. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.

17.02 Computation of Times

A. When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

17.03 Cumulative Remedies

A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract Documents, and the provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.04 Survival of Obligations

A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion, and acceptance of the Work or termination or completion of the Agreement.

17.05 Controlling Law

A. This Contract is to be governed by the law of the state in which the Project is located.

DOCUMENT 00 73 00
SUPPLEMENTAL GENERAL CONDITIONS

These Supplementary Conditions amend or supplement the Standard General Conditions of the Construction Contract (No. 1910-8, 1996 ed.) and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemented remain in full force and effect.

SC-1.

The terms used in these Supplementary Conditions which are defined in the Standard General Conditions of the Construction Contract (No. 1910-8, 1996 ed.) have the meanings assigned to them in the General Conditions.

SC-1.01 – Definitions

Replace paragraph 1.01A7 with:

7. Bidding Requirements--The Invitation for Bid, Instructions to Bidders, Bid Bond, and the Bid Form with any supplements.

Replace paragraph 1.01A12 with:

12. Contract Documents--The Contract Documents establish the rights and obligations of the parties and include the Agreement, Addenda (which pertain to the Contract Documents), CONTRACTOR's Bid (including documentation accompanying the Bid and any post Bid documentation submitted prior to the Notice of Award), the Notice to Proceed, the Bonds, these General Conditions, the Supplementary Conditions, the Specifications and the Drawings as the same are more specifically identified in the Agreement, together with all Written Amendments, Change Orders, Work Change Directives, Field Orders, and ENGINEER's written interpretations and clarifications issued on or after the Effective Date of the Agreement. Approved Shop Drawings and the reports and drawings of subsurface and physical conditions are not Contract Documents. Only printed or hard copies of the items listed in this paragraph are Contract Documents. Files in electronic media format of text, data, graphics, and the like that may be furnished by OWNER to CONTRACTOR are not Contract Documents.

SC-5 – Bonds and Insurance

Under Section 5.02, delete any reference to the OWNER purchasing or otherwise providing any coverage associated with this project.

Under Section 5.03, Insurance provided by the Contractor, List the names or other parties or entities to be included as additional insureds: The Redevelopment Agency of Midvale City and Midvale City.

Under Section 5.04, The limits of liability for the insurance required by the General Conditions shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:

Worker's Compensation (Part A) under paragraphs 5.04A and 5.04B shall be the statutory required coverages. Employers Liability (Part B) under paragraphs 5.04A and 5.04B shall be \$1,000,000 for each accident, \$1,000,000 for each employee, and include a \$1,000,000 disease policy limit.

Comprehensive General Liability, under paragraphs 5.04A and 5.04B shall also include completed operations, and product liability coverage, and eliminate the exclusion with respect to property under the care, custody, and control of the CONTRACTOR.

1.	General Aggregate (Except Products – Completed Operations)	\$5,000,000
2.	Products – Completed Operations Aggregate	\$1,000,000
3.	Personal and Advertising Injury (Per person/organization)	\$1,000,000
4.	Each Occurrence (Bodily Injury and Property Damage)	\$3,000,000
5.	Property Damage Liability Insurance will provide Explosion, Collapse, and Underground Coverage, where applicable	\$1,000,000

Automobile Liability, under paragraphs 5.04A and 5.04B shall also include any auto including owned, hired, borrowed, or non-owned.

1.	Bodily Injury (each occurrence)	\$1,000,000
2.	Property Damage – Statutory or combined single limit (each occurrence)	\$1,000,000
3.	Combined Single Limit (Bodily Injury and Property Damage (each accident)	\$3,000,000

Contractor's Pollution Liability

Midvale Plaza and Streetscape

- | | | |
|----|-------------------|-------------|
| 1. | Each Occurrence | \$1,000,000 |
| 2. | General Aggregate | \$2,000,000 |

Other persons or entities (other than those already listed in the General Conditions) to be included on the policy as additional insureds shall include:

1. The Redevelopment Agency of Midvale City
2. Midvale City
3. Blu Line Design and its sub consultants
4. Other Engineering or testing groups employed by OWNER for work at the site or this project.

SC-5.04B7 Revise the third line of paragraph 5.04B.7 to read as follows:
 "....for at least four years after..."

SC-5.04B Add a new paragraph as follows:

8. Contain a provision or endorsement that the coverages and limits afforded will apply exclusively to claims which may arise out of or result from Contractor's performance and furnishing of the Work and Contractor's other obligations under the Contract Documents, whether it is performed or furnished by Contractor, or a subcontractor, Supplier, or by anyone directly or indirectly employed by any of them to perform or furnish any of the Work, or by anyone else for whose acts any of them may be liable.

SC-5.06 Delete paragraph 5.06 in its entirety, and insert the following in its place:

- A. Contractor shall purchase and maintain property insurance upon Work at the site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplemental Conditions or required by Laws and Regulations). This insurance shall:
 1. Include the interests of OWNER, Midvale City, Contractor, subcontractors, and any other persons or entities identified in the Supplemental Conditions, each of whom is deemed to have an insurable interest and shall be listed as an insured or additional insured;

2. Builder's Risk, special peril, or risk of loss policy form is not required.
 3. Include expenses incurred in the repair of replacement or any insured property (including, but not limited to fees and charges of engineers and architect);
 4. Cover materials and equipment in transit for incorporation in the Work, or stored at the Site or at another location that was agreed to by OWNER prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by the Engineer; and
 5. Be maintained in effect until final payment is made unless otherwise agreed to by OWNER, Contractor, and Engineer with thirty days' written notice to each other additional insured to whom a certificate of insurance has been issued.
- B. The policies of insurance to be purchased and maintained by Contractor in accordance with this paragraph shall comply with the requirements of 5.08.
- C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained in accordance with paragraph 5.06 will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 30 days prior written notice has been given to OWNER and CONTRACTOR and to each other additional insured to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with paragraph 5.07.

SC-6.01B Add a new sentence to the end of paragraph 6.01B as follows:

"If, during the performance of the Work, the OWNER determines that the Contractor has provided an incompetent resident superintendent, the OWNER shall notify the Contractor, and the Contractor shall replace the resident superintendent within seven days with a competent resident superintendent.

SC-6.03B Revise paragraph 6.03B to read as follows:

- B. All materials and equipment incorporated into the Work shall be as specified or, if not specified, shall be of good quality and new, except as otherwise provided in the Contract Documents. All warranties and

guarantees specifically called for by the Specifications shall expressly run to the benefit of OWNER and shall be transferable to any future owner of the Work. If required by ENGINEER, CONTRACTOR shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment. All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

SC-6.06B Add a new paragraph to the end of paragraph 6.06B as follows:

1. CONTRACTOR shall not be permitted, without the express written authorization of the OWNER, to subcontract more than fifty percent (50%) of the CONTRACTOR's Work. Said percentage shall be computed by dividing the summation of the total cost for all subcontracted Work by the CONTRACTOR's price, or the summation of all of the total man-hours for all subcontracted WORK by the total CONTRACTOR'S man-hours, whichever is less.
2. The CONTRACTOR shall not be permitted, without the express written permission of OWNER, to subcontract more than thirty percent (30%) of the CONTRACTOR'S Work to any one subcontractor. Said percentage shall be computed by dividing subcontractor's total cost by the CONTRACTOR'S total contract price, or by dividing subcontractor's total man-hours by the CONTRACTOR'S total man-hours, whichever is less.

SC-6.08A Revise paragraph 6.08A to read as follows:

- A. Contractor shall obtain and pay for all construction permits and licenses required by law or ordinance. OWNER shall assist CONTRACTOR, when necessary, in obtaining such permits and licenses. CONTRACTOR shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time the Notice to Proceed is provided to CONTRACTOR. CONTRACTOR shall pay all charges of utility owners for connections to the Work, and OWNER shall pay all charges of such utility owners for capital costs related thereto, such as plant investment fees.

SC-6.09 Add the following paragraph to Article 6.09 - Laws and Regulations:

- D. All Bidders are required to follow the requirements of Utah Code Annotated 63G-12-302 which prohibits the OWNER from entering into any contract for the performance of services with any successful bidder

who does not first provide the OWNER with proof of registration and participation in a federally approved immigration status verification system to ensure that their employees are legally authorized to work in the United States. Failure to provide the required proof may be grounds for rejection of an otherwise successful bid. By submitting a Bid in response to this Invitation to Bid, CONTRACTOR certifies that it does not, and will not during the performance of this Agreement, knowingly employ, or subcontract with any entity which employs workers who are not legally authorized to work in the United States. CONTRACTOR agrees to require all its employees to provide proof of their eligibility to work in the United States and agrees to use all reasonable means to verify that proof. CONTRACTOR further agrees to require any subcontractors engaged to work on the project to sign a Certification of Legal Work Status and submit the Certification to the OWNER prior to any work being performed by the subcontractors. CONTRACTOR agrees to provide to the OWNER all documents necessary to verify compliance with applicable State and Federal immigration and labor laws. If CONTRACTOR knowingly employs workers or subcontractors in violation of 8 USC § 1324a, such violation shall be cause for unilateral cancellation of the Construction Contract between CONTRACTOR and OWNER. In addition, CONTRACTOR may be suspended from participating in future projects with the OWNER. In the event this Construction Contract is terminated due to a violation of 8 USC § 1324a by CONTRACTOR or a subcontractor of CONTRACTOR, CONTRACTOR shall be liable for any and all costs associated with such termination, including, but not limited to, any damages incurred by the OWNER as well as attorney fees. For purposes of compliance, the OWNER requires CONTRACTOR and subcontractors to use an immigration status verification system such as E-Verify, or other approved system as outlined in Utah Code Annotated 63G-13-302, to verify the employment eligibility of all employees. CONTRACTOR and subcontractors must maintain up to date documentation of the status verification system inquiry regarding each employee and must provide this information to the OWNER prior to beginning the project.

SC-6.19A Revise paragraph 6.19A to read as follows:

- A. Contractor warrants and guarantees to OWNER, ENGINEER, and ENGINEER's consultants that all Work will be in accordance with the Contract Documents and will not be defective. The warranty period will be for a minimum of two (2) years, beginning at the date of final acceptance of the Work. Contractor's warranty and guarantee hereunder excludes defects of damage caused by:

SC-6.20A Delete paragraph 6.20A in its entirety and insert the following in its place:
Midvale Plaza and Streetscape

- A. To the fullest extent permitted by Law or Regulation, the Contractor shall indemnify hold harmless, and defend the OWNER, its agents, engineers, consultants, officials, officers, employees, volunteers, and each of them (hereinafter referred individually and collectively as the "Indemnitees") from and against any and all liability claims, damages, injury, of any kind, or nature whatsoever (including death) and cost of defense to any person or property (including, without limitation, claims for injury to or death to any employees of Contractor, subcontractor, or Supplier) which result from, arise out of, or occur in connection with the execution of the Work, whether or not such claims are based upon actual or alleged active or passive negligence or wrongdoing of any Indemnatee, except the Contractor shall not be required to indemnify an Indemnatee against a claim or loss that is the result of the Indemnatee's sole negligence or willful conduct. Contractor shall indemnify Indemnitees from and against all loss, cost, expense, liability, damage, or injury, including legal fees, that Indemnatee may directly or indirectly sustain, suffer or incur as a result thereof, and the Contractor agrees to and does hereby assume on behalf of Indemnitees the defense of any action at law of inequity which may be brought against Indemnitees by reason of such claim, and will pay on behalf of Indemnitees, upon their demand, the amount of any judgment that may be entered against Indemnitees or any of them in any such action. In the event that any such claims, loss, expenses, liability, damage or injury arise of, are made asserted to, or threatened against an Indemnatee for which the insurer of Contractor does not admit coverage, or if the OWNER deems such coverage to be inadequate, the OWNER shall have the right to withhold any payments due to or to become due to the Contractor, in an amount sufficient to protect Indemnitees from such claims, loss, costs, expense, liability, damage, or injury, including legal fees. The Contractor will require any and all subcontractors and suppliers to conform with the provisions of this clause prior to commencing any WORK and agrees to insure this clause is in conformity with Article 5, Bonds and Insurance, herein.

SC-8.02 Add the following paragraph 8.02B:

- B. Work on the Project shall cease in such an event until a new ENGINEER is appointed and is on site.

SC 16.01A – Methods and Procedures

Except as otherwise provided in the Construction Contract and prior to engaging in any litigation, any dispute arising under or relating to this Agreement will be resolved in the following order:

Midvale Plaza and Streetscape

- A. Good faith negotiations between the parties;
- B. Good faith mediation with a mutually agreed upon mediator and with each party paying one half of the mediation costs; and
- C. Litigation. If a party incurs any legal or attorneys' fees or costs in litigation to resolve a dispute arising under or relating to this Agreement, the prevailing party may recover such fees and costs.

SC-17.06 Add the following paragraph 17.06A to read as follows:

- A. Survivability. If any provision or portion of the Contract Documents is held to be unconstitutional, invalid, or otherwise unenforceable, the rest of the Contract Documents shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated. However, in such an event, the OWNER reserves the right at its sole option to declare the Construction Contract void and to enter into negotiations with the CONTRACTOR for a new Construction Contract.

END OF SECTION

SUPPLEMENTAL SPECIFICATION**SECTION 01 11 13
SUMMARY OF WORK**

PART 1 GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Work of this Construction Contract ***comprises work under any, all, or any number of the schedules described in the Contract Documents as awarded to the Contractor.***

1.2 CONTRACT METHOD

- A. Construct the Work under a single lump sum price contract.
- B. Employ subcontractor[s] assigned by OWNER for: ***Not Applicable***
- C. Relations and responsibilities between CONTRACTOR and any Subcontractors assigned by OWNER shall be as defined in the Conditions of the Contract. Assigned Subcontractors shall, in addition:
1. Furnish to CONTRACTOR bonds covering faithful performance of subcontracted work and payment of all obligations there under when CONTRACTOR is required to furnish such bonds to OWNER.
 2. Purchase and maintain liability insurance to protect CONTRACTOR from claims for not less than the limits of liability which CONTRACTOR is required to provide to OWNER.

1.3 WORK BY OTHERS

- A. Work of the Project executed prior to start of Work of this Construction Contract, and which is specifically excluded from this Contract:
- Not Applicable***
- B. Work of the Project which will be executed after completion of Work of this Construction Contract, and which is specifically excluded from this Contract:
- 1) ***Supplying and Installing Tables, Trash Receptacles, and Benches.***

1.4 FUTURE WORK

A. *Not Applicable*

1.5 WORK SEQUENCE

A. Liquidated Damages: Article 2.4 of the Agreement (Document 00 52 43).

1.6 CONTRACTOR USE OF PREMISES

A. CONTRACTOR shall limit use of premises for Work, for storage, and for access, to allow:

1. Residential Access

B. Coordinate use of premises under direction of OWNER.

C. Assume full responsibility for protection and safekeeping of products under this Construction Contract.

D. Obtain and pay for use of additional storage or work areas needed for operations under this Construction Contract.

1.7 OWNER OCCUPANCY

A. *Not Applicable*

1.8 PARTIAL OWNER UTILIZATION

A. *Not Applicable*

1.9 PRE-ORDERED PRODUCTS

A. *Not Applicable*

1.10 OWNER-FURNISHED PRODUCTS

A. *Not Applicable*

PART 2 PRODUCTS

(Not Used)

PART 3 EXECUTION

(Not Used)

END OF DOCUMENT

SUPPLEMENTAL SPECIFICATION**SECTION 01 43 00
QUALITY ASSURANCE**

Add Paragraph 1.6, Inspection and Testing Laboratory Services, and 1.7, Manufacturers' Field Services and Reports, as follows:

1.6 INSPECTION AND TESTING LABORATORY SERVICES

- A. OWNER shall employ and pay for the services of a qualified independent testing consultant, blu line designs, to perform specified services for the testing of:

Soils Compaction Control
Concrete Control

Material Aggregate Control
Paving and Asphalt Surfacing Control

- B. Inspections, tests, and other services specified in individual specification Sections will be accomplished under the direction of ENGINEER.
- C. Reports will be submitted through ENGINEER in accordance with Section 01 35 10, in duplicate except as noted otherwise in Section 01 33 00, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.
- D. Furnish samples of materials, design mix, equipment, tools, storage and assistance as requested.
- E. Notify ENGINEER forty-eight (48) hours prior to expected time for testing operations. Make arrangements with independent firm to perform quality control services. Provide Firm SOQ to OWNER for acceptance and approval prior to work. OWNER may request alternate testing firm at any time during project work as deemed solely necessary by OWNER at no additional cost to OWNER.
- F. Retesting required because of non-conformance to specified requirements shall be performed under the direction of ENGINEER. Payment for retesting will be borne by CONTRACTOR.

1.7 MANUFACTURERS' FIELD SERVICES AND REPORTS

- A. When specified in individual specification Sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust, and balance of equipment as applicable, and to initiate instructions when necessary.

- B. Individuals to report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.
- C. Submit report in duplicate within thirty (30) days of observation to ENGINEER for review.

END OF SECTION

SUPPLEMENTAL SPECIFICATION
SECTION 01 45 00
QUALITY CONTROL

This specification changes a portion of Section 01 45 00 of the Manual of Standard Specifications, 2017 Edition. All other provisions of the Section remain in full force and effect.

Add the following Article to Part 1.

1.7 QUALITY CONTROL PROGRAM

- A. **Quality Control Program:** Provide a quality control program which includes procedures and organization so equipment, workmanship, fabrication, construction, operations, and inspections comply with the Contract Documents.
- B. **Quality Control Program Manager Qualifications:**
 - 1. Not CONTRACTOR's work or site superintendent.
 - 2. Quality control experience with projects of similar type and magnitude.
 - 3. Authorized as CONTRACTOR's representative for all quality control and quality assurance matters.
- C. **Quality Control Program Manager Responsibilities:**
 - 1. Manage and supervise quality control plan and quality control surveillance personnel.
 - 2. Verify that testing procedures comply with contract requirements.
 - 3. Verify that facilities and testing equipment are available and comply with testing standards.
 - 4. Check test instrument calibration data against certified standards.
 - 5. Verify that recording forms, including all the documentation requirements, have been prepared.
 - 6. Prepare copies of each test result with all necessary data recorded and with documentation and computations compiled.
 - 7. Provide more testing, if, in ENGINEER's opinion, work is not being adequately controlled.
 - 8. Immediately report any non-compliance of materials and mixes to ENGINEER and CONTRACTOR.
 - 9. When an out-of-tolerance condition exists, perform additional control testing until tolerance is attained.
 - 10. Correlate CONTRACTOR's assurance testing program (Section 01 43 00) with ENGINEER's acceptance testing program (Section 01 35 10).

END OF SECTION

SUPPLEMENTAL SPECIFICATION**SECTION 01 76 00
PROTECTION AND RESTORATION OF EXISTING FACILITIES**

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

- A. This section is intended to include requirements associated with protection and restoration of existing facilities such as underground facilities and surface improvements.

1.2 NOTIFICATION OF UTILITIES

- A. Utilities are to be contacted by CONTRACTOR prior to any excavation activities requesting locations on underground utilities.

1.3 INTERRUPTION TO UTILITIES

- A. Any underground facilities located by utilities or indicated in Contract Documents shall be treated according to paragraph 4.04.A of General Conditions.
- B. Any underground facilities not located by utilities and not indicated in Contract Documents shall be treated according to paragraph 4.04.B of General Conditions.
- C. Exact locations and depths of all underground utilities shall be verified, by uncovering, prior to commencing any Work activities. When such exploratory excavations show the underground utility locations as indicated in Contract Documents to be in error, the CONTRACTOR shall notify the ENGINEER in writing.
- D. Where utilities are to be relocated, CONTRACTOR shall make proper application and notify ENGINEER of specified time and conditions of necessitated Work.
- E. All restorations made to utilities shall be inspected and approved by an authorized representative of the utility before being concealed by backfill or other Work.

PART 2 PRODUCTS

(Not Used)

PART 3 EXECUTION

(Not Used)

END OF SECTION

SECTION 32 40 01 SITE FURNISHINGS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The Work under this Section shall consist of furnishing all labor, materials, and incidentals to install the following site furnishings complete in place and ready for intended use in accordance with the manufacturer's specifications, these specifications and the project plans. All site furnishings listed below are to be "or approved equal". Exact models and suppliers represent the desired quality, look, and character of the individual elements included in this specification.

- A. Art Display Panel.
- B. Dumpster Enclosure Gates.
- C. Trash Receptacle (OWNER provided and installed – not included in Agreement).
- D. Bench (OWNER provided and installed – not included in Agreement).
- E. Café Table (OWNER provided and installed – not included in Agreement).
- F. Tree Grate
- G. Cantilevered Shade Canopy.
- H. Triangular Shade Canopy.

1.2 SUBMITTALS

- A. Submit full product data and technical information on all furnishings to be installed.

PART 2 - PRODUCTS

2.1 GENERAL

The materials specifications are based on proprietary products in order to establish a standard of quality and installation procedures. Other manufacturers meeting or exceeding the quality standards of the specified product may be submitted for approval. All shop drawings, material samples, and color samples shall be submitted for review and approval.

- A. Art Display Panel: 6' x 8' Omega Unik panels
 - 1. Final panel design to be selected by OWNER. Assume a complexity level D for panel design.
 - 2. Panels shall be powdercoated. Color as selected by OWNER.
 - 3. CONTRACTOR shall mount panels to 4" steel I-beams.
 - 4. I-beams to be powdercoated to match Unik panels. Color as selected by OWNER.
 - 5. Mounting: Bolt to concrete base per manufacturer's instructions.
 - 6. Structural: Submit stamped structural drawings for review, approval, and permitting.

- B. Dumpster Enclosure Gates
 - 1. Gates to Unik panels to match Art Display panels as selected by OWNER.
 - 2. Panels shall be powdercoated. Color as selected by OWNER.
 - 3. Structural: Submit stamped structural drawings for review, approval, and permitting.

- C. Trash Receptacle (OWNER provided and installed – not included in Agreement).
 - 1. Model NSDC-45, Steelsites Collection trash receptacle.
 - 2. Powdercoat, color as selected by OWNER.
 - 3. Surface Mount.

- D. Bench (OWNER provided and installed – not included in Agreement).
 - 1. Smith Steelworks 6' Memorial Style Bench with custom laser cut pattern. Pattern as provided by OWNER.
 - 2. Powdercoat, color as selected by OWNER.
 - 3. Surface Mount.

- E. Café Table (OWNER provided and installed – not included in Agreement).
 - 1. Landscape Forms Carousel 4 chair table with hoop seats, dining height.
 - 2. Powdercoat, color as selected by OWNER.
 - 3. Surface Mount.

- F. Tree Grate
 - 1. D & L Supply 4' x 4' tree grate, Model)-8641.
 - 2. Install per manufacturer's instructions.
 - 3. Provide openings in tree grates for uplighting in north plaza.

- G. Cantilevered Shade Canopy
 - 1. USA Shade 15' x 18' Canti-Wing Single Post shade canopy.
 - 2. Powdercoated post, color as selected by OWNER.
 - 3. Shade fabric color as selected by OWNER.
 - 4. Structural: Submit stamped structural drawings for review, approval, and permitting.

- H. Triangular Shade Canopy
 - 1. USA Shade triangular shade canopies, sizes vary per plan.
 - 2. Powdercoated post, color as selected by OWNER.
 - 3. Shade fabric color as selected by OWNER.
 - 4. Structural: Submit stamped structural drawings for review, approval, and permitting.

PART 3- EXECUTION

3.1 INSTALLATION

- A. Install all components at locations shown on Drawings properly aligned and spaced, plumbed vertically, complete and ready for use.
- B. Install all components in accordance with manufacturer's instructions.
- C. If the manufacturer recommends anchoring or footing details, submit copies of the details to the OWNER and Midvale City for review and approval prior to construction.

3.2 SELECTED MANUFACTURERS

- A. Omega II Fence Systems
1735 St-Elzear Blvd. West
Laval (Quebec), Canada H7L 3N6
Contact: Great Western Recreation
Lewis Painter, (435) 760-2416

- B. Omega II Fence Systems
1735 St-Elzear Blvd. West
Laval (Quebec), Canada H7L 3N6
Contact: Great Western Recreation
Lewis Painter, (435) 760-2416

- C. Victor Stanley
2103 Brickhouse Road
Dunkirk, MD 20754
Phone: (800) 368-2573

- D. Smith Steelworks
270 W. 500 S.
Spanish Fork, UT 84660
Contact: Russel Smith, (801) 414-1724
- E. Landscape Forms
7800 E. Michigan Ave.
Kalamazoo, MI 49048
Contact: Bryce Ward, (801) 875-2325
- F. D & L Supply
880 W. 150 N.
Lindon, UT 84042
Phone: (800) 453-9802
- G. USA Shade
DFW International Commerce Park
2580 Esters Blvd., Suite 100
DFW Airport, TX 75261
Contact: Taft Egan, (801) 808-5006
- H. USA Shade
DFW International Commerce Park
2580 Esters Blvd., Suite 100
DFW Airport, TX 75261
Contact: Taft Egan, (801) 808-5006

END OF SECTION

SECTION 32 84 23 UNDERGROUND IRRIGATION SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including Supplemental General Conditions and Special Provisions, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Trenching and stockpiling excavation materials and refilling trenches.
 - 2. Installation of complete irrigation system including but not limited to point of connection, meter, filters, piping, valves, fittings, emitters, controllers, and wiring and final adjustments to insure complete coverage.
 - 3. Water connections.
 - 4. Clean up, inspection, and approval.
 - 5. Testing.
- B. Related Sections include the following:
 - 1. Section 32 92 00 Turf and Grasses
 - 2. Section 32 93 01 Exterior Plants

1.3 DEFINITIONS

- A. Finish Grade: Elevation of finished surface of planting soil.
- B. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.
- C. Mainline: The system of pipes that carry water from the Point of Connection (POC) to the valves.
- D. Lateral Lines: The system of pipes that carry the water from the valves to the sprinkler heads or emitters.
- E. Point of Connection (POC): The point at which the CONTRACTOR will tie into the water supply.

- F. Water Supply: Culinary or secondary piping and components furnished and installed by others to provide irrigation water to the Project.

1.4 SUBMITTALS

- A. Product Data: Manufacturer's cut sheets for each type of product indicated.
- B. As-Built Drawings: Red-lined plan layout and details illustrating mainline and lateral lines location, size, and assembly. Include type and coverage of heads, type of valves, controllers, fittings and accessories.
- C. Operation and Maintenance Data:
 - 1. Instructions covering full operation, care, and maintenance of system and controls and manufacturer's printed literature on operation and of system. Include winterizing, controller program worksheet, and annual service and scheduling calendar based on local site specific conditions.
 - 2. Instruct maintenance personnel in proper adjustment of sprinkler heads and use of special tools for adjustments.
 - 3. Provide one controller chart for each automatic controller installed.
 - a. Show area covered by each controller on print of "as-built" system.
 - b. Identify area of coverage of each remote control valve, using a distinctively different color, drawing over the entire area of coverage.
 - c. Hermetically seal charts between two layers of 20 mm thick plastic.
 - d. Complete charts and review prior to final review of irrigation system.
- D. Keys:
 - 1. Quick Coupler Key: Quick Coupler Key with Swivel Head for operation of quick couplers.
 - 2. Stop and Waste Valve Key: "T" handle, rigid steel, 5 ft. long minimum, key end to fit the stop and waste valve nut.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, unload, store, and handle materials, packaging, bundling, and products in dry, weatherproof, waterproof condition in manner to prevent damage, breakage, deterioration, intrusion, ignition and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions and conformance to local, state and federal law. Remove and replace cracked, broken or contaminated items or

elements prematurely exposed to moisture, inclement weather, temperature extremes, fire and/or jobsite damage.

B. Storage:

1. Protect materials from damage and prolonged exposure to sunlight. Materials shall be stored in areas designated by the OWNER.

C. Handling:

1. Materials: Except for bulk deliveries, materials shall not be dropped or dumped from vehicles. All material shall be handled by CONTRACTOR with care to avoid breakage or damage. Damaged materials attributed to the CONTRACTOR shall be replaced with new material at the CONTRACTOR's expense.
2. Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. Transport all PVC pipe in a vehicle that allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. Discard all sections of pipe that have been dented or damaged and, if installed, replace with new piping at the CONTRACTOR's expense.

1.6 SCHEDULING

- A. The CONTRACTOR shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention or filtration, and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of Remote Control Valves. All lateral lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads. Irrigation CONTRACTOR shall be required to submit detailed Construction Schedule to OWNER prior to commencement. Schedule shall be updated weekly.
- B. CONTRACTOR shall schedule and organize work to minimize impact on project usage during public hours. CONTRACTOR shall confine work efforts to areas or zones which it can reasonably fence or protect, rather than spreading out trenching or other tasks across large areas of the site. CONTRACTOR shall schedule its work to reduce or eliminate open trenches at the end of each work day.
- C. Weather Limitations: Proceed with irrigation installation only when existing and forecasted weather conditions permit.

PART 2 - PRODUCTS

2.1 PIPES AND FITTINGS

A. Types of Pipes:

1. Supply Line – from Point of Connection through backflow preventer or filter – galvanized pipe as detailed.
2. Mainline 3" or smaller – downstream of POC – Schedule 40 PVC.
3. Mainline 4" or larger – downstream of POC - Class 200 PVC.
4. Lateral – Schedule 40 PVC.
5. Drip Tubing – Rain Bird XT-700 (where required).
6. Inline Drip – Per plans (where required).
7. Emitter Tubing – ¼" vinyl tubing (where required).

B. Pipe

1. Plastic Pipe Sch. 40 PVC – Identify all pipes with following indelible markings:
 - a. Manufacturer's name.
 - b. Nominal pipe size.
 - c. Schedule of class.
 - d. Pressure rating psi.
 - e. National Sanitation Foundation (NSF) seal of approval.
 - f. Date of extrusion.
2. Drip Tubing – Manufactured of flexible polyvinyl chloride compound conforming to ASTM D1248, Type 1, Class C, Category 4, P14 and ASTM D3350 for PE 122111C.

C. Types of Fittings:

1. Mainline Fittings smaller than 3" – Schedule 80 PVC.
2. Mainline Fittings 3" or larger – Harco ductile iron (restrain per manufacturer's recommendations).
3. Lateral Fittings – Schedule 40 PVC.
4. Drip Fittings – Barbed insert type fittings.

2.2 VALVES

- A. Stop & Waste Valve – Per Plans.
- B. Mainline Isolation Valve – Per Plans.
- C. Master Valve – Per Plans.

- D. Manifold Isolation Valve – Per Plans.
- E. Remote Control Valve(s) – Per Plans.
- F. Manual Drain Valve – Per Plans.

2.3 BACKFLOW PREVENTER

- A. Backflow Preventer – Per Plans.
- B. Install in Aluminum VIT Strong Box Enclosure.

2.4 AUTOMATIC CONTROLLER

- A. Irrigation Controller – Per Plans.

2.5 DRIPLINE

- A. Per Plans.

2.6 DRIP FLUSH VALVE

- A. Netafim TLFV-1.

2.7 VALVE BOX

- A. Install control valves in manifolds/boxes per drawings.
- B. Use round valve box for quick coupler. All irrigation boxes and lids located within lawn or bark mulch beds shall be **GREEN** in color. All irrigation boxes and lids located within rock mulch beds shall be **TAN** in color.

2.8 WIRE

- A. Wire connecting valve decoders to the automatic controller shall be WeatherTRAK 2-Wire installed in conduit.
 - 1. Make all connections with 3M-DBRY to make a waterproof connection.
 - 2. See drawings for Supplemental 2-Wire Irrigation Notes with additional requirements.

2.9 QUICK COUPLER

- A. Rainbird 33-DLRC (to match existing).

2.10 WASHED AGGREGATE

- A. 1-1/2" maximum with one hundred percent (100%) retained on a No. 4 sieve.

2.11 JOINT AND SOLVENT CEMENT

- A. Primer: Weld-On P-70 Primer.
- B. PVC Solvent Cement: Weld-On 711 Low VOC Cement .

2.12 TEFLON TAPE

- A. Use quality grade, domestically made 0.004 inch (± 0.001) on threaded joints.

2.13 SLEEVES

- A. Schedule 40 PVC.
- B. Install one pipe per sleeve. Sleeve diameter shall be two (2) times larger than pipe installed in sleeve. Minimum 4" for all sleeves.
- C. Install wiring in separate sleeve from irrigation pipe.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive irrigation to ensure areas are ready and properly prepared. Complete demolition and grading operations, with the exception of final grading, and receive approval by OWNER before staking or installation of any irrigation system begins.

3.2 EXCAVATION

- A. Stake pipe and equipment locations as follows:
 - 1. Mark routing of pressure supply line and flag remote control valves for first few zones. Contact OWNER's Representative a minimum of forty-eight (48) hours in advance and request review of staking. OWNER's Representative will review staking and direct changes if required.

2. If Project has significant topography, free-form planting beds, or other amenities that could require alteration of irrigation equipment layout as deemed necessary by OWNER, do not install irrigation equipment in these areas until OWNER's Representative has reviewed equipment staking.
3. Trenching - Dig trenches straight and support pipe continuously on bottom of trench. Clean trench bottom and smooth by removing all rock and organic debris. Remove rocks larger than 1-1/2" in any direction from bottom of trench.
 - a. Clearances:
 - 1) Piping Smaller than 3 Inches - Minimum width of 7 inches for trenches.
 - 2) Line Clearance - Provide not less than 6 inches of clearance between each line.
 - b. Pipe and Wire Depth:
 - 1) Mainline Piping – 18 inches from top of pipe.
 - 2) Lateral Piping – 12 inches from top of pipe.
 - 3) Control Wiring – Side of mainline piping (in conduit).
- B. Excavate trenches for sprinkler system pipe to provide 18 inches of cover over mainlines and 12 inches over lateral lines.
 1. Do not damage roots where trenching is required in proximity to trees that are to remain.
- C. Appropriately cover, protect, and mark trenches along pedestrian routes that are left open overnight.

3.3 INSTALLATION

- A. General: Plans are diagrammatic. Proceed with installation in accordance with the following:
 1. Install stop and waste valve and other equipment required by local authorities according to Utah Laws and Regulations to make system complete.
 2. Install main line, automatic control valves, lateral lines, fittings, and heads/drip line as specified.
 3. Thoroughly flush main lines before installing automatic control valves, and laterals before installing sprinklers. Flush supply lines thoroughly before installing backflow preventers or other regulating devices.
- B. Piping: Assemble all mainline and lateral lines in accordance with manufacturer's recommendations.
 1. Install PVC pipe in dry weather above 40 degrees F as specified by manufacturer's recommendations. Allow joints to cure a minimum of 8 hours before testing.

2. Snake pipe in trench as much as possible to allow for expansion and contraction. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. Perform work in accordance with good practices prevailing in irrigation industry.
- C. Sleeving:
1. CONTRACTOR to directionally bore sleeves as needed.
 2. Coordinate location of all sleeving prior to installation.
 3. For sleeving under roadways install sleeving below the depth of the aggregate sub-base.
 4. Install sleeving under asphalt paving and concrete walks to accommodate piping and wiring. Compact backfill around sleeves to prevent settling.
- D. Control Valves:
1. Install at plan locations and according to detail. Use Schedule 80 PVC pipe for nipples on valve header, length as necessary. Install valves, one maximum per box, plastic valve box and provide 12 inches of expansion loop slack wire at all connections inside valve box.
- E. Quick Coupling Valves: Install using 1 inch Schedule 80 PVC nipples and street ells as detailed. Locations as indicated on plans.
- F. Valve Access Boxes:
1. Install over all automatic control valves, manual control valves, pressure regulators or zone shutoff valves and sized to provide adequate room for maintenance.
 2. Install valve boxes 1" above finish grade and place parallel or perpendicular to adjacent curbs, sidewalks, or driveways.
 3. Imprint a valve control number on each valve box cover that corresponds to the valve controller clock. Imprint the valve box number a minimum of one inch high in a permanent and legible manner.
 4. Place washed aggregate in sump as shown on plans.
- G. Automatic Controller:
1. Mount the panel enclosure so the operator can conveniently make adjustments.
 2. Properly ground controller in accordance with Utah Laws and Regulations and per manufacturer's requirements. Make all control wire connections to automatic controllers. Coordinate controller installation with electrical work.
 3. Provide a laminated copy of the irrigation plan indicating valve station numbers and field locations and attach it inside the controller.
 4. Program the controller to provide the appropriate amount of water for each station.

5. Supply the OWNER with manufacturer's warranties and operating instructions for the controller.
 6. Connect remote control valves to controller in numerical sequence as shown on Drawings.
- H. Solvent Weld PVC Pipe - Lay pipe and make all plastic to plastic joints in accordance with solvent manufacturer's recommendations.
- I. Drip Laterals:
1. Install all drip laterals per the plans before installation of mulch.
 2. Install drip line blowout stubs at all dead ends of emitter laterals.
- J. Control Wiring:
1. Low Voltage Wiring:
 - a. Bury control wiring between controller and electric valves in mainline trenches, strung as close as possible to main pipe lines with such wires to be consistently located below and to one side of pipe, or in separate trenches.
 - b. Install wiring in 1" conduit.
 - c. Provide an expansion loop at sleeve crossings for future phases and at every electric control valve location (in valve box). Expansion loop to have a minimum 3' spare wire.
 - d. Make control wire connections and splices with 3M direct bury splice connectors, or approved equal.
 - e. Install all control wire splices not occurring at control valve in a separate splice valve box.
 - f. See additional wire information in Supplemental 2-Wire Irrigation Notes included on plans.
- K. Dripline - Install all surface emitters as detailed and stake with acceptable tubing stakes.
- L. Valves - Install where shown on Drawings as detailed.

3.4 TESTING

- A. Notify the OWNER a minimum of 48 hours in advance of pressure testing the main line.
- B. Hydrostatic pressure test all supply and pressure irrigation lines by maintaining full supply line water pressure for three consecutive hours before backfilling and after air pockets have been vented from the lines.

- C. Test connections for leaks prior to backfilling and repair all leaks. Lateral lines may be tested in sections to expedite backfilling work.

3.5 BACKFILL OPERATION

- A. Bed all pipe a minimum of 2 inches, surrounding the pipe with native material excavated from the trench and passing through a ½ inch sieve.
- B. Prevent soil, rocks, or debris from entering pipes or sleeves.
- C. Compact backfilled trenches thoroughly to prevent settling damage to grades or plant materials. Repair irrigation system and plants at no additional cost to OWNER.
- D. Do not begin backfilling operations until required system tests have been completed. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Finish grade trenches prior to walk-through of system by OWNER.
 - 1. Materials - Excavated material is generally considered satisfactory for backfill purposes. Remove from backfill material all rubbish, organic matter, and stone larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Haul away all material not suitable for backfill. If excavated material is unacceptable or not sufficient to meet backfill, compaction and final grade requirements, CONTRACTOR is responsible for providing suitable backfill.
 - 2. Do not leave trenches open for a period of more than 48 hours. Protect open excavations in accordance with OSHA regulations.

3.6 IRRIGATION INSTALLATION INSPECTION

- A. Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with inspection walk-through until unsatisfactory conditions have been corrected.
- B. Completely install entire system and ensure proper operation prior to scheduling of walk-through.
- C. Notify OWNER a minimum of 48 hours prior to walk-through.
- D. Remotely operate each zone for OWNER's Representative at time of walk-through.
- E. CONTRACTOR to generate a list of items to be corrected.

- F. Furnish materials and perform Work required to correct all inadequacies at no additional cost to OWNER.
- G. During walk-through, expose all drip emitters outlets for observation by OWNER's Representative to demonstrate that they are performing and installed as designed. Schedule separate walk-through if necessary.
- H. Adjusting
 - 1. Upon completion of installation, "fine-tune" entire system to provide optimum and efficient coverage. Adjustments to be performed prior at no additional cost to OWNER.
 - 2. Immediately correct areas that do not conform to designated operation requirements due to unauthorized changes or poor installation practices at no additional cost to the OWNER.

3.7 CLEANUP

- A. Promptly remove soil and debris created by any work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

END OF SECTION

SECTION 32 92 00 TURF AND GRASSES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Construction Contract, including Supplemental General Conditions and Special Provisions, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Sodding.
 - 2. Seeding
- B. Related Sections include the following:
 - 1. Section 32 93 01 Exterior Plants

1.3 DEFINITIONS

- A. Finish Grade: Elevation of finished surface of planting soil.
- B. Planting Soil: Native soil or surface soil modified to become topsoil; mixed with soil amendments.
- C. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Certification of Bluegrass Sod: From sod producer - each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.

1. Certification of sod mixture for turfgrass, identifying source, including name and telephone number of supplier.
- C. Certification of Seed: From seed vendor - each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.
 1. Certification of each seed mixture for native grass and blue grass, identifying source, including name and telephone number of supplier.
- D. Product Certificates: For soil amendments and fertilizers, signed by product manufacturer.
- E. Material Test Reports: For existing native soil.
- F. Planting Schedule: Indicating anticipated planting dates for each type of planting.

1.5 QUALITY ASSURANCE

- A. Soil-Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
- B. Native Soil Analysis: Adhere to recommendations of soil analysis provided by QA Consulting and Testing LLC.
- C. Preinstallation Conference: Conduct conference at Project site as requested by OWNER.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Seed: Deliver seed in original sealed, labeled, and undamaged containers.
 1. Seed establishment materials shall be inspected upon arrival at the jobsite, and unacceptable material shall be removed from the jobsite.
 2. Soil amendments, fertilizer and other chemicals shall be delivered in original, unopened containers bearing manufacturer's chemical analysis. Instead of containers, materials may be furnished in bulk. A chemical analysis shall be provided for bulk deliveries.
- B. Storage:

1. Materials shall be stored in areas designated by the OWNER.
2. Fertilizers and other soil amendments shall be stored in cool, dry locations away from contaminants.
3. Chemical treatment materials shall not be stored with other landscape materials.

C. Handling:

1. Materials: Except for bulk deliveries, materials shall not be dropped or dumped from vehicles.

1.7 SCHEDULING

A. Planting Restrictions: Coordinate planting periods as follows:

1. No seeding operations shall take place if ground is muddy, standing water present, frozen, snow covered.
2. Seed installation- March 15th to May 15th or September 15th to October 15th or until ground is frozen.

B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.

1.8 FINAL ACCEPTANCE

A. Final Acceptance shall be issued to the CONTRACTOR for Sod areas per the following procedures:

1. Following substantial completion, the OWNER will perform a final walk through to judge the completeness and quality of sod installation. This will include evaluating layout and location, health of grass, finished grading, irrigation, etc.
2. The OWNER will provide a Punch List of items for the CONTRACTOR to remedy.
3. The CONTRACTOR shall notify the OWNER when all punch list items are complete.
4. A Verification Walk will be performed by the OWNER to verify all punch list items are adequately completed.
5. Based on a successful Verification Walk, the OWNER will issue Final Acceptance to the CONTRACTOR and will take over all maintenance and care of sod. The one-year warranty will begin upon the date of Final Acceptance.

- B. Final Acceptance shall be issued to the CONTRACTOR for Seed areas per the following procedures:
1. Following substantial completion, the OWNER will perform a final walk through to judge the completeness and quality of seed installation. This will include evaluating layout and location, health of seeded areas, finished grading, irrigation, etc.
 2. The OWNER will provide a Punch List of items for the CONTRACTOR to remedy.
 3. The CONTRACTOR shall notify the OWNER when all punch list items are complete.
 4. A Verification Walk will be performed by the OWNER to verify all punch list items are adequately completed.
 5. Based on a successful Verification Walk, the 60 Day Maintenance/Grow-In period shall begin.
 6. Following the 60 Day Maintenance/Grow-In period, the OWNER will perform a second Verification Walk to judge adequacy of seed growth.
 7. Based on a successful second Verification Walk, the OWNER will issue Final Acceptance to the CONTRACTOR and will take over all maintenance and care of seeded areas. The one-year warranty will begin upon the date of Final Acceptance.

1.9 WARRANTY

- A. Special Warranty: Warrant the following exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by OWNER, or incidents that are beyond CONTRACTOR's control.
1. Warranty Period for Sod and Seed: One year from date of Final Acceptance.
 2. Remove dead material immediately. Replace immediately unless required to plant in the succeeding planting season.

PART 2 - PRODUCTS

2.1 SOD

- A. Sod: Sod supplied by the CONTRACTOR shall be grown by a sod grower, well established, pest and weed free, one (1) and one quarter (1-1/4") inches thick,

and supplied in rolls or sheets of the industry size. Sod shall be the current year's crop, guaranteed by the supplier as follows:

Kentucky Bluegrass or Approved Equal.

2.2 NATIVE SOD

- A. Sod: Sod supplied by the CONTRACTOR shall be grown by a sod grower, well established, pest and weed free, one (1) and one quarter (1-1/4") inches thick, and supplied in rolls or sheets of the industry size. Sod shall be the current year's crop, guaranteed by the supplier as follows:

BioNative, as provided by BioGrass (801) 562-9090 or approved equal.

2.3 ORGANIC SOIL AMENDMENTS

- A. Compost: Dairy based organic compost material. Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

1. Organic Matter Content: 35%- 50% percent of dry weight.

2.4 TOPSOIL

- A. Imported topsoil to meet the following:
1. Topsoil Quality Guidelines:
 - a. pH: 6.0-7.5
 - b. Soluble Salts dS/m or mmho/cm: <4
 - c. Sodium Absorption Ratio (SAR): <10
 - d. Organic Matter %: ≥5.0, <20
 - e. Sand %: >20,<70
 - f. Silt %: >20,<70
 - g. Clay %: >10,<30
 - h. Texture Class: Loam, Sandy Loam, Silt Loam or Sandy Clay Loam.
 2. Topsoil free of:
 - a. Subsoils (no B or C horizon soils)
 - b. Course sand and gravel
 - c. Stiff clay, hard clods, or hard pan soils
 - d. Rock larger than 1/2 inch in any dimension
 - e. Roots larger than 1/2 inch in diameter

- f. Trash, litter, or refuse
 - g. Noxious weeds and weed seeds
- 3. Topsoil may contain a maximum of 5 percent rock smaller than 1 inch.
- 4. Material test reports shall provide amendment recommendations with minimum quality standards and volumes.

2.5 PLANTING ACCESSORIES

Selective Herbicides: EPA registered and approved, of type recommended by manufacturer for application.

2.6 FERTILIZER

- A. Slow-Release Fertilizer: Sodded Lawns - Granular or pelleted fertilizer Biosol Mix 7-2-3 consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:
 - 1. Apply at rate of 33 lbs./ 1000 SF for sodded lawn areas.
 - 2. Composition: 7-2-3 Nitrogen, phosphorous, and potassium or in amounts recommended in soil reports from a qualified soil-testing agency.
- B. Slow-Release Fertilizer: Seeded Lawns - Granular or pelleted fertilizer of slow release 16-16-16.

2.7 MULCHES

- A. Bark Mulch: Miller Companies' Supreme Shredded Bark Mulch (435-245-3157).
- B. Rock Mulch: Utah Landscaping Rock's Southtown Cobble. Washed 2"-4" rocks (435-623-2332).

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive turfgrass sod and seed for compliance with requirements and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 SOD BED PREPARATION AND INSTALLATION

- A. Limit subgrade preparation to areas to be planted. Sub-grade shall be scarified to a depth of 4" inches to ensure proper bonding with applied topsoil if it has been compacted due to weather or equipment.
- B. Install 4" depth of imported or amended topsoil that meet the requirements of this section.
- C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
 - 1. The installer shall prepare no more ground than can be sodded in a 24 hour period. Sod shall be placed within 24 hours of ground preparation. The ground shall be re-prepared if weather or traffic has compromised the friability of the prepared area.
 - 2. No sodding shall be done immediately after a rain storm or if a prepared surface has been compacted without first loosening the surface to a smooth, loose, uniformly fine texture just prior to sodding.
- D. Apply Biosol mix fertilizer at a rate of 33lbs. / 1000 SF. Apply fertilizer directly to fine grade. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off OWNER's property.
 - 1. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
- E. Moisten prepared sod areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- F. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum 12"). No partial strip or pieces will be accepted.

- G. Place sod on prepared surface so that joints between courses are matched against the last line laid.
- H. All work shall be done from boards laid on top of the prepared surface or on already laid sod. Care shall be taken to prevent footprints or other disturbances to the prepared bed. Any such disturbances shall be promptly repaired so that the sod will be laid on a proper bed to ensure the necessary bonding between it and the sod.
- I. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also with the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the sodding industry. Roll sod immediately after placing using a hand roller half filled with water.

3.4 SEED BED PREPARATION AND INSTALLATION

- A. Limit subgrade preparation to areas to be planted. Sub-grade shall be scarified to a depth of 4" to ensure proper bonding with topsoil if it has been compacted due weather or equipment.
- B. Install 4" depth of imported or amended topsoil that meet the requirements of this section.
- C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
 - 1. The installer shall prepare no more ground than can be seeded in a 24 hour period. Seed shall be placed within 24 hours of ground preparation. The ground shall be re-prepared if weather or traffic has compromised the friability of the prepared area.
 - 2. No seeding shall be done immediately after a rain storm or if a prepared surface has been compacted without first loosening the surface to a smooth, loose, uniformly fine texture just prior to sodding.
- D. Apply 220 lbs/acre of slow release fertilizer.
- E. Moisten prepared seed areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- F. Restore areas if eroded or otherwise disturbed after finish grading and before planting.
- G. Apply seed at rates per supplier recommendations.

1. Drill seed areas on accessible slopes 3:1 and flatter.
2. Evenly broadcast seed areas on slopes steeper than 3:1 or areas that are inaccessible to a drill. Incorporate the seed into the soil by cat-tracking, hand raking, or slope chaining.

3.5 SEED ACCEPTANCE CRITERIA

- A. The installed seed will be accepted provided the requirements, including maintenance, have been complied with and a vigorous, healthy, well-rooted lawn is established free of weeds, no bare areas greater than 2" in diameter and there are no surface irregularities. The total bare spots shall not exceed 2% of the total planted area. 100% germination guarantee required.
- B. Should the seeded areas not be accepted by the end of the growing season (October 15th), the CONTRACTOR shall be responsible to continue maintenance and mowing activities and take steps necessary to achieve acceptance as quickly as possible.
 1. In the event that seeded areas are not accepted by the end of the growing season, the CONTRACTOR will be responsible to overseed with the specified seed mix, repair erosion damage, maintain grade elevations and supply and/or replace plantings as directed by the OWNER's Representative until accepted. The maintenance shall continue into the following growing season until the OWNER's Representative accepts the installation.

3.6 MAINTENANCE DURING LAWN ESTABLISHMENT

- A. General: Begin maintenance of the lawn areas immediately after each area is planted and continue until acceptable lawn is established. Maintenance shall include watering, fertilizing, eradicating weeds, mowing, trimming, protecting slopes from erosion, maintaining mulch material, protecting lawn areas from traffic, replanting and other operations. Roll, re-grade, and re-sod/re-seed bare or eroded areas and re-mulch to provide a uniformly smooth lawn.
- B. Repair: Lawn areas shall be re-established as specified herein for eroded, damaged or barren areas.
- C. Mowing Installed Sod: Mow sodded areas as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 33 percent of grass height. Remove no more than 33 percent of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain the following grass height:

1. Mow grass 3" high.
- D. Watering: Provide and maintain permanent irrigation system to convey water from sources and to keep lawn uniformly moist to a depth of 4".
 1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch.
 2. Water lawn at a minimum rate of 1" per week through establishment period.
- E. Lawn Post Fertilization: Apply fertilizer immediately after installation, initial mowing, and when grass is dry. Water after application.
 1. Use a commercial fertilizer 20-20-20+ iron that will provide actual nitrogen of at least 1 lb./1000 sq. ft. to lawn area at a total rate of 5 lbs./1000 sq. ft. Apply no more than 1 lb./1000 sq. ft. each application.
- F. Chemical Treatment:
 1. When a pest or disease becomes apparent during the Lawn Establishment Period, a state-certified applicator shall apply required chemicals in accordance with EPA label restrictions and recommendations. Hydraulic equipment for the liquid application of chemicals shall be provided with a leak-proof tank, positive agitation methods, controlled application pressure and metering gages. Pre-emergent herbicides will not be used.
 2. A Chemical Treatment Plan shall be provided to the OWNER as stated in these Specifications.

3.7 CLEANUP AND PROTECTION

- A. Promptly remove soil and debris created by any work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- B. Erect barricades and warning signs as required to protect newly planted areas from traffic. Maintain barricades throughout maintenance period and remove after lawn is established.
- C. Remove erosion-control measures after grass establishment period.

END OF SECTION

SECTION 32 93 01 EXTERIOR PLANTS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Construction Contract, including Supplemental General Conditions and Special Provisions, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Trees.
 - 2. Shrubs.
 - 3. Plants.
 - 4. Mulch.
- B. Related Sections include the following:
 - 1. Section 32 84 00 Underground Irrigation Systems.
 - 2. Section 32 92 00 Turf and Grasses.

1.3 DEFINITIONS

- A. Balled and Burlapped Stock: Exterior plants dug with firm, natural balls of earth in which they are grown, with ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of tree or shrub required; wrapped, tied, rigidly supported, and drum-laced as recommended by ANSI Z60.1.
- B. Container-Grown Stock: Healthy, vigorous, well-rooted exterior plants grown in a container with well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for kind, type, and size of exterior plant required.
- C. Finish Grade: Elevation of finished surface of planting soil.
- D. Planting Soil: Native soil or surface soil modified to become topsoil; mixed with soil amendments.

- E. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: For each of the following:
 - 1. 1 lb. of mulch for each color and texture of mulch required, in labeled plastic bags.
 - 2. 1 lb. of Southtown Cobble for each color and texture of mulch required, in labeled plastic bags.
 - 3. Edging materials and accessories, of manufacturer's standard size, to verify color selected.
- C. Product Certificates: For each type of manufactured product, signed by product manufacturer, and complying with the following:
 - 1. Manufacturer's certified analysis for standard products.
 - 2. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.
- D. Qualification Data: For landscape installer.
- E. Material Test Reports: For existing surface soil and imported materials.
- F. Planting Schedule: Indicating anticipated planting dates for exterior plants.
- G. Maintenance Instructions: Recommended procedures to be established by OWNER for maintenance of exterior plants during a calendar year. Submit before expiration of required maintenance periods upon substantial completion and prior to final acceptance and beginning of maintenance contract.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified landscape installer whose work has resulted in successful establishment of exterior plants.
 - 1. Installer's Field Supervision: Require installer to maintain an experienced full-time supervisor on Project site when exterior planting is in progress.
- B. Organic Compost Material Analysis: Furnish test analysis of each by a qualified soil-testing laboratory or supplier stating percentages of organic matter;

gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and plant-nutrient content of both items above.

1. Report suitability of native soil for plant growth. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce a satisfactory amended soil if different from what is called for in these specifications.
- C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock."
1. Selection of exterior plants purchased may be made by the OWNER who will tag plants at their place of growth before they are prepared for transplanting.
- D. Tree and Shrub Measurements: Measure according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements 6" above ground for trees up to 4" caliper size, and 12" above ground for larger sizes. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip-to-tip.
- E. Observation: The OWNER's Representative may observe trees and shrubs either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. The OWNER retains right to observe trees and shrubs further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
1. Notify the OWNER's representative of sources of planting materials 30 days in advance of delivery to site.
- F. Preinstallation Conference: Conduct conference at Project site as requested by the OWNER.

1.6 COORDINATION

- A. Planting Restrictions: Plant during one of the following periods. Coordinate planting periods with maintenance periods to provide required maintenance from date of installation through final acceptance and beginning of maintenance contract.

No planting shall take place if ground is muddy, standing water is present, frozen or snow covered.

1. Spring Planting: April 15- June 15
2. Fall Planting: August 15- October 15

It should be noted that these are considered to be ideal planting periods, however, installer will be permitted to plant year round as long as none of the above conditions exist and that precautions are taken to avoid any negative effects on plantings due to any adverse seasonal weather or climate conditions that may exist.

- B. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- C. Coordination with Sodded/Seeded Areas: Plant trees and shrubs after finish grades are established and before sodding/seeding areas, unless otherwise acceptable to the OWNER.
 1. When planting trees and shrubs after sodded/seeded areas, protect these areas and promptly repair damage caused by planting operations.

1.7 FINAL ACCEPTANCE

- A. Final Acceptance shall be issued to the CONTRACTOR per the following procedures:
 1. Following substantial completion, the OWNER will perform a final walk through to judge the completeness, accuracy, and sufficiency of all planting installation. This will include evaluating layout and location, health of plant material, correctness of planting methods, irrigation, etc.
 2. The OWNER will provide a punch list of items for the CONTRACTOR to remedy.
 3. The CONTRACTOR shall notify the OWNER when all punch list items are complete.
 4. A Verification Walk will be performed by the OWNER to verify all punch list items are adequately completed.
 5. Based on a successful Verification Walk, the OWNER will issue Final Acceptance to the CONTRACTOR and will take over all maintenance and care of exterior plantings. The one-year warranty will begin upon the date of Final Acceptance.

1.8 WARRANTY

- A. Special Warranty: Warrant the following exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by OWNER, or incidents that are beyond CONTRACTOR's control.
 - 1. Warranty Period for Trees and Shrubs: One year from date of Final Acceptance.
 - 2. Warranty Period for Ground Cover and Perennial Plants: One year from date of Final Acceptance.
 - 3. Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.
 - 4. Replace exterior plants that are more than 25% dead or in an unhealthy condition at end of warranty period.
 - 5. A limit of one replacement of each exterior plant will be required, except for losses or replacements due to failure to comply with requirements.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

- A. General: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- B. Grade: Provide trees and shrubs of sizes and grades complying with ANSI Z60.1 for type of trees and shrubs required. Trees and shrubs of a larger size may be used if acceptable to the OWNER's representative, with a proportionate increase in size of roots or balls.
- C. Label each tree and shrub with securely attached, waterproof tag bearing legible designation of botanical and common name.
- D. Label at least one tree and one shrub of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.
- E. If formal arrangements or consecutive order of trees or shrubs is shown, select stock for uniform height and spread, and number label to assure symmetry in planting.

2.2 DECIDUOUS AND ORNAMENTAL TREES

- A. Deciduous Trees: Single-stem trees with straight trunk, well-balanced crown, and intact leader, of height and caliper indicated, complying with ANSI Z60.1 for type of trees required.
 - 1. Provide balled and burlapped trees.
 - 2. Branching Height: One-third to one-half of tree height.
- B. Ornamental Trees: Branched or pruned naturally according to species and type, with relationship of caliper, height, and branching according to ANSI Z60.1; stem form as follows:
 - 1. Stem Form: Single stem and Multistem, clump, with two or more main stems according to the natural form of species and type.
 - 2. Provide balled and burlapped trees.

2.3 DECIDUOUS SHRUBS

- A. Form and Size: Deciduous shrubs with not less than the minimum number of canes required by and measured according to ANSI Z60.1 for type, shape, and height of shrub.
 - 1. Provide container-grown shrubs.

2.4 CONIFEROUS EVERGREENS

- A. Form and Size: Normal-quality, well-balanced, coniferous evergreens, of type, height, spread, and shape required, complying with ANSI Z60.1.
- B. Form and Size: Specimen-quality, exceptionally heavy, tightly knit, symmetrically shaped coniferous evergreens and the following grade:
 - 1. Heavy Grade
 - 2. Provide balled and burlapped trees.

2.5 SEASONAL PLANTS

- A. Perennials: Provide healthy, field-grown plants from a commercial nursery, of size, species and variety shown or listed.

2.6 ORGANIC SOIL AMENDMENTS

- A. Planting soil backfill for trees, shrubs, perennials and grasses to be 30% native soil, 50% imported loamy topsoil, and 20% clean sand.

2.7 FERTILIZER

- A. Slow-Release Fertilizer: Trees, Shrubs, Groundcovers- Granular or pelleted fertilizer Biosol Mix 7-2-3 consisting of 50% water-insoluble nitrogen, phosphorus, and potassium in the following composition:
 - 1. Apply at rate of 44lbs./ 1000 SF for groundcover and perennial areas, and 12 oz./ tree pit, 4oz./ 5 gal shrub pit: 20% nitrogen, 10% phosphorous, and 10% potassium, by weight.
 - 2. Composition: 7-2-3 Nitrogen, phosphorous, and potassium or in amounts recommended in soil reports from a qualified soil-testing agency.

2.8 MULCHES

- A. Bark Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of the following:
 - 1. Type: Miller Companies's Supreme Shredded Bark Mulch in all bark mulch planting beds as shown on plan.
 - a. Size Range: Thickness of 3/8" to 1", length of 1" to 2".
 - b. Color: Brown, not dyed.
- B. Rock Mulch: Hard, durable cobble rock, washed free of loam, sand, clay, and other foreign substances, of following type, size range, and color:
 - 1. Type :
 - a. Southtown Cobble as supplied by Utah Landscaping Rock, 435.623.2332, or approved equal.
 - b. Size Range: 2"-4" inches.
 - c. Color: Shades of light brown to bright red.

2.9 WEED-CONTROL BARRIERS

DeWitt Pro5 or approved equal.

2.10 STAKES AND GUYS

- A. Upright and Guy Stakes: 2" dia. Lodgepole pine stakes.
- B. Guy and Tie Wire: Chainlock or approved equal tree ties (1" width). Nail or staple to stake to hold vertically. Loop each tie around tree loosely to provide 1" slack on trunk for growth.

2.11 MISCELLANEOUS PRODUCTS

- A. Anti-dessicant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.

2.12 PLANTING SOIL MIX- TREE, SHRUB, PERENNIAL, AND GRASS PLANT BACKFILL

- A. Planting Soil Mix: Mix installed topsoil and native soil with the following in the specified quantities:
 - 1. 30% native soil, 50% loamy imported topsoil, and 20% coarse clean sand.
 - 2. Weight of Slow-Release Biosol Mix 7-2-3 Fertilizer per 1000 Sq. Ft. of groundcover/ perennial areas: 44 lbs.
 - 3. Weight of Slow-Release Biosol Mix 7-2-3 Fertilizer in tree pits: 12 oz.
 - 4. Weight of Slow-Release Biosol Mix 7-2-3 Fertilizer in shrub pits: 4 oz.

PART 3 - EXECUTION**3.1 EXAMINATION**

- A. Examine areas to receive exterior plants for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities, and lawns and existing exterior plants from damage caused by planting operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree and shrub locations and areas for multiple exterior plantings. Stake locations, outline areas, adjust locations when requested, and obtain OWNER Representative's acceptance of layout before planting. Make minor adjustments as required.
- D. Lay out exterior plants at locations directed by the OWNER's representative. Stake locations of individual trees and shrubs and outline areas for multiple plantings.
- E. Grower shall apply anti-desiccant to all trees and shrubs using power spray to provide an adequate film over trunks, branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
 - 1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.

3.3 PLANTING BED ESTABLISHMENT

- A. Loosen subgrade of planting beds to a minimum depth of 12". Remove stones larger than 1" in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off OWNER's property.
 - 1. Install 8" of premium topsoil in planting beds.
- B. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.
- C. Restore planting beds if eroded or otherwise disturbed after finish grading and before planting.

3.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver exterior plants freshly dug.
- B. Do not prune trees and shrubs before delivery, except as approved by the OWNER's representative. Protect bark, branches, and root systems from sunscald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.
- C. Handle planting stock by root ball.
- D. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants trees in shade, protect from weather and mechanical damage, and keep roots moist.
 - 1. Set balled stock on ground and cover ball with soil, peat moss, sawdust, or other acceptable material. Do not set root ball on concrete or lean trunks or canopy against fence or wall.
 - 2. Do not remove container-grown stock from containers before time of planting.
 - 3. Water root systems of exterior plants stored on-site with a fine-mist spray; temporary irrigation system or manually with hose. Water as often as necessary to maintain root systems in a moist condition.

3.5 TREE AND SHRUB EXCAVATION

- A. Pits and Trenches: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
 - 1. Excavate approximately two times as wide as ball diameter for balled and burlapped and container-grown stock.
- B. Native soil above 36" depth removed from excavations may be used in planting backfill. Subsoil below 36" depth removed from excavations may not be used in planting backfill.
- C. Obstructions: Notify the OWNER's representative if unexpected rock or any other obstructions detrimental to trees or shrubs are encountered in excavations.

1. Hardpan Layer: Drill 6" diameter holes into free-draining strata or to a depth of 10', whichever is less, and backfill with free-draining material.
- D. Drainage: Notify the OWNER's representative if subsoil conditions evidence unexpected water seepage or retention in tree or shrub pits.
- E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.6 TREE AND SHRUB PLANTING

- A. Set balled and burlapped stock plumb and in center of pit or trench with top of root ball 2" inches above adjacent finish grades. Trees shall be planted such that trunk flare is visible at the top of the rootball. Do not cover the top of the root ball with soil.
 1. Remove all wire, entire wire basket, nylon ties, twine, rope and 2/3 burlap from root ball. Remove pallets, if any, before setting. Do not use planting stock if root ball is cracked or broken before or during planting operation.
 2. Place planting soil around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
 3. Backfill tree pits within plaza with Utelite Tree Pit Backfill Planting Mix.
- B. Set container-grown stock plumb and in center of pit or trench with top of root ball 1 inch above adjacent finish grades.
 1. Carefully remove root ball from container without damaging root ball or plant.
 2. Place planting soil around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
- C. Shredded Bark Mulching: Apply 4" average thickness of organic mulch after planting for trees in sod areas, provide min. 18' radius collar of mulch. Do not place mulch within 3 inches of trunks or stems.

3.7 PERENNIAL PLANTING

- A. Set out and space plants as indicated.
- B. Dig holes large enough to allow spreading of roots and backfill with planting soil.
- C. Work planting soil around roots to eliminate air pockets.
- D. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- E. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.8 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs as directed by the OWNER's representative.
- B. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise indicated by the OWNER, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.

3.9 GUYING AND STAKING

GUY ALL TREES ACCORDING TO PLANTING DETAIL ON PLANS.

- A. Guy and stake all deciduous and evergreen trees.
- B. For deciduous trees; use a minimum of 2 stakes for trees, 2 ½" cal. and smaller, and a minimum of 3 stakes for trees greater than 2 ½" cal. Stakes shall be of a length required to penetrate a min. of 48" above grade; for evergreen, use a minimum of 3 stakes (up to 5 stakes may be required for 14' ht. And larger evergreens). Stakes shall be of a length required to penetrate a minimum of 24" below grade and to extend a maximum of 6" above grade.
- C. Set all stakes and space to avoid any penetration of the rootball or any portion thereof.
- D. Remove entire wire basket on each rootball along with any other twine around trunk and packaging materials, etc.
- E. Support trees @ each guywire. Allow enough slack to avoid rigid restraint of tree. Continuous treestraps shall be of appropriate length so that grommets are

4"-6" away from the tree trunk. Treestaps shall not be linked together to achieve the required length.

- F. Cover all guywires with $\frac{3}{4}$ " dia. PVC pipe, 2' minimum length for deciduous and 4' In subparagraph below, one stake may be acceptable for high-branched trees in semiprotected locations.

3.10 PLANTING BED MULCHING

- A. Mulch backfilled surfaces of planting beds and other areas indicated.
 - 1. Weed Barrier Fabric: Apply approved weed barrier fabric in all rock mulch planting beds.
 - 2. Rock Mulch: Apply 4" average thickness of rock mulch and finish level with adjacent finish grades where shown on plan.
 - 3. Shredded Bark Mulch: Apply 4-inch average depth of bark mulch and finish level with adjacent finish grades. Allow for settling. Do not apply weed barrier fabric in wood mulch beds.

3.11 MAINTENANCE (Through Final Acceptance)

- A. Trees and Shrubs: Maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required keeping trees and shrubs free of insects and disease.
- B. Ground Cover and Perennial Plants: Maintain by watering, weeding, fertilizing, and other operations as required to establish healthy, viable plantings.

3.12 ANTI-DESSICANT SPRAY

- A. Apply 2 applications of anti-dessicant spray for all evergreen trees and shrubs.

3.13 CLEANUP AND PROTECTION

- A. During exterior planting, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect exterior plants from any damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection

during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.

3.14 DISPOSAL

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off OWNER's property.

END OF SECTION

Midvale Plaza and Streetscape

7505 Holden St
Midvale, UT 84047



sheet index

1	L000 - Cover sheet
2	L001 - Project notes & sheet index
3	LD100 - Overall demolition plan
4-5	LD401 - LD402 - Demolition plan
6	LS100 - Overall site plan
7	LS401 - Site plan enlargement
8-10	LS501 - LS503 - Site plan details
11	S1.0 - Structural Details
12-20	C100 - C601 - Civil engineer plans
21-30	EE001 - EP601 - Electrical engineer plans
31	LP101 - Overall landscape plan
32-33	LP401- LP402 - Landscape plan enlargements
34	LP501 - Landscape notes, schedule, & details
35	LI101 - Overall irrigation plan
36-37	LI401- LI402 - Irrigation plan enlargements
38-39	LI501 - LI502 - Irrigation notes & details

40-48 | C0.0 - C3.2 - Holden street plans

project team

OWNER

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LANDSCAPE ARCHITECT

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SURVEY/ CIVIL

CMT Technical Services
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West Valley City, UT 84119
P: 801.702.9663 CONTACT: Jim Milligan
F: -- E-MAIL: jim.milligan@cmttechnicalservices.com



ELECTRICAL ENGINEER

Spectrum Engineers
324 S. State St., Suite 400
Salt Lake City, UT 84111
P: 801.328.5151 CONTACT: Spencer Little
F: 801.328.5155 E-MAIL: scl@spectrum-engineers.com



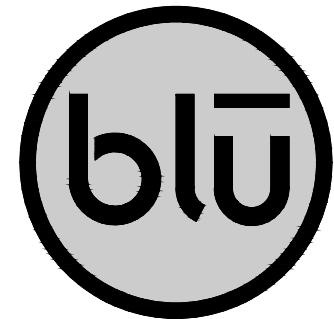
STRUCTURAL ENGINEER

WCA Structural Engineering
442 N. Main St., #200
Bountiful, UT 84010
P: 801.298.1118 CONTACT: Cliff Cole
F: - E-MAIL: cliff.cole@wcaeng.com

General Notes

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND MIDVALE CITY STANDARDS, SPECIFICATIONS, AND DETAILS. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE TOPS OF ALL EXISTING MANHOLES, CATCH BASINS, INLETS, COVERS, AND SIMILAR STRUCTURES TO FINISH GRADE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. THE PROJECT SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS.
9. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE.

10. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
11. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF WORK.
12. CROSS SLOPES ON ALL NEW HARDSCAPE AND PAVEMENT SHALL NOT EXCEED 2% UNLESS OTHERWISE SHOWN.
13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
14. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY MIDVALE CITY AND THE STATE OF UTAH.



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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

project location



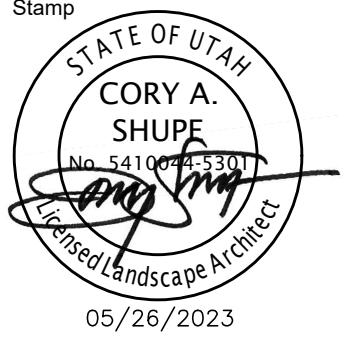
project area



project site (n)

CONSTRUCTION DOCUMENTS

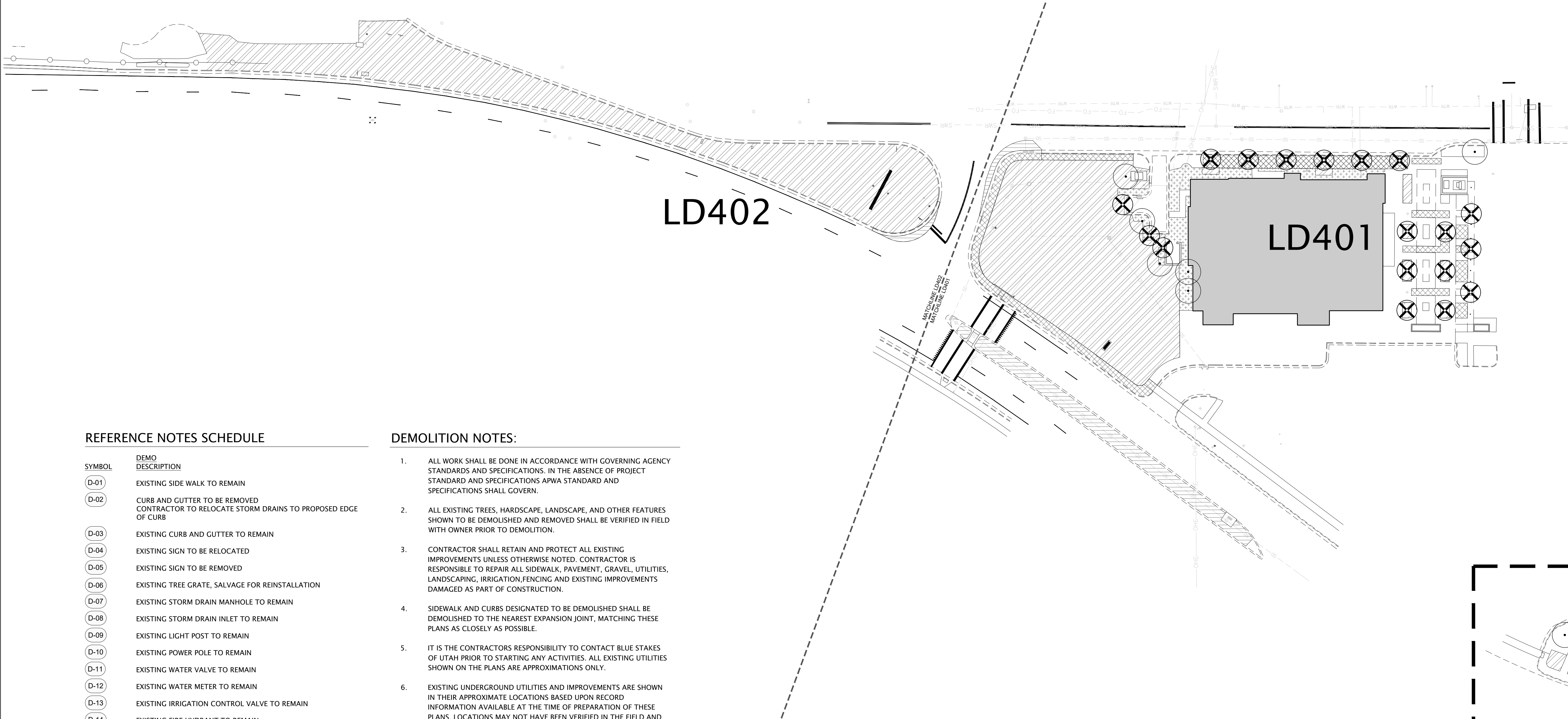
REVISIONS	
NO.	DESCRIPTION



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
**PROJECT
NOTES &
SHEET
INDEX**
Drawing number

L001



REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
D-06	EXISTING TREE GRATE, SALVAGE FOR REINSTALLATION
D-07	EXISTING STORM DRAIN MANHOLE TO REMAIN
D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

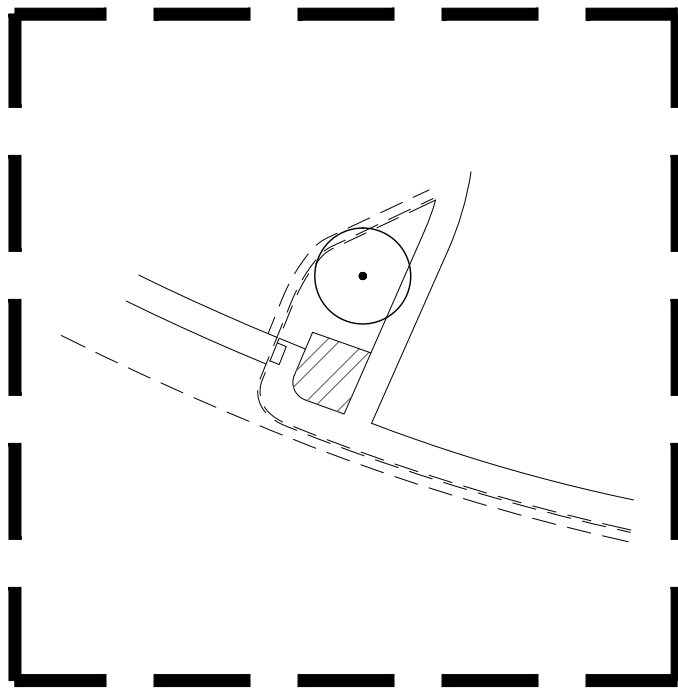
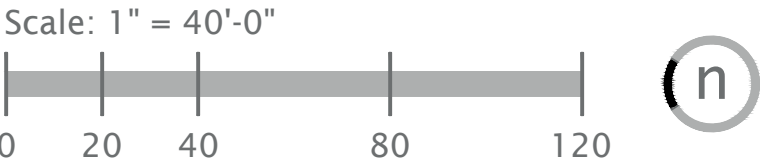
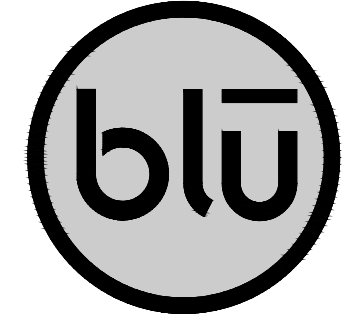
SYMBOL	DEMO DESCRIPTION
[Cross-hatch pattern]	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISTING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
[Horizontal lines pattern]	ASPHALT TO BE REMOVED.
[Diagonal lines pattern]	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
[Stippled pattern]	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
[Circle with dot symbol]	EXISTING DECIDUOUS TREE TO REMAIN	
[Circle with X symbol]	EXISTING DECIDUOUS TREE TO BE REMOVED	

DEMOLITION NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- ALL EXISTING TREES, HARDSCAPE, LANDSCAPE, AND OTHER FEATURES SHOWN TO BE DEMOLISHED AND REMOVED SHALL BE VERIFIED IN FIELD WITH OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION,FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- SIDEWALK AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTIONS IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTIONS POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTIONS AND SAFETY TO ROAD WORKERS.
- IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.



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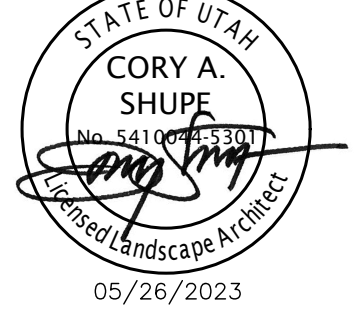
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

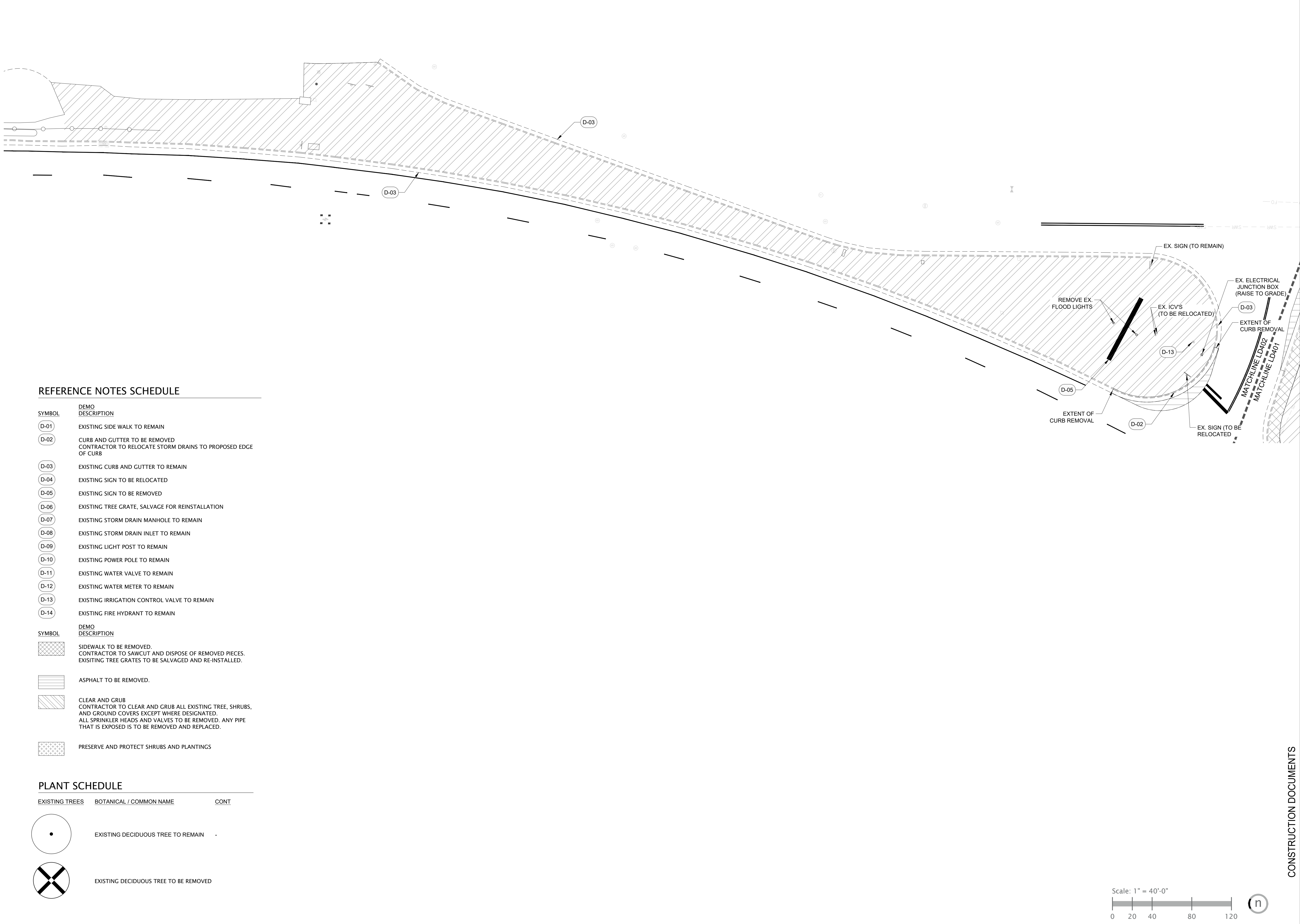
OVERALL
DEMOLITION
PLAN

Drawing number

LD100

CONSTRUCTION DOCUMENTS

LD401



REFERENCE NOTES SCHEDULE

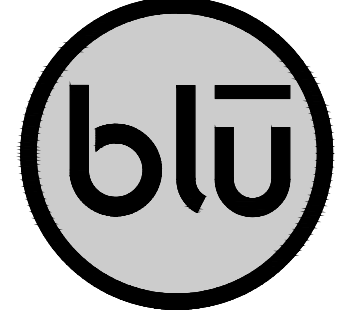
SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
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D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

SYMBOL	DEMO DESCRIPTION
[Hatched Box]	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISTING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
[Horizontal Lines Box]	ASPHALT TO BE REMOVED.
[Diagonal Lines Box]	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
[Checkered Box]	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
[Circle with Dot]	EXISTING DECIDUOUS TREE TO REMAIN	-
[Circle with X]	EXISTING DECIDUOUS TREE TO BE REMOVED	

Scale: 1" = 40'-0"



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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
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REVISIONS

NO.	DATE	DESCRIPTION

Stamp



05/26/2023

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Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

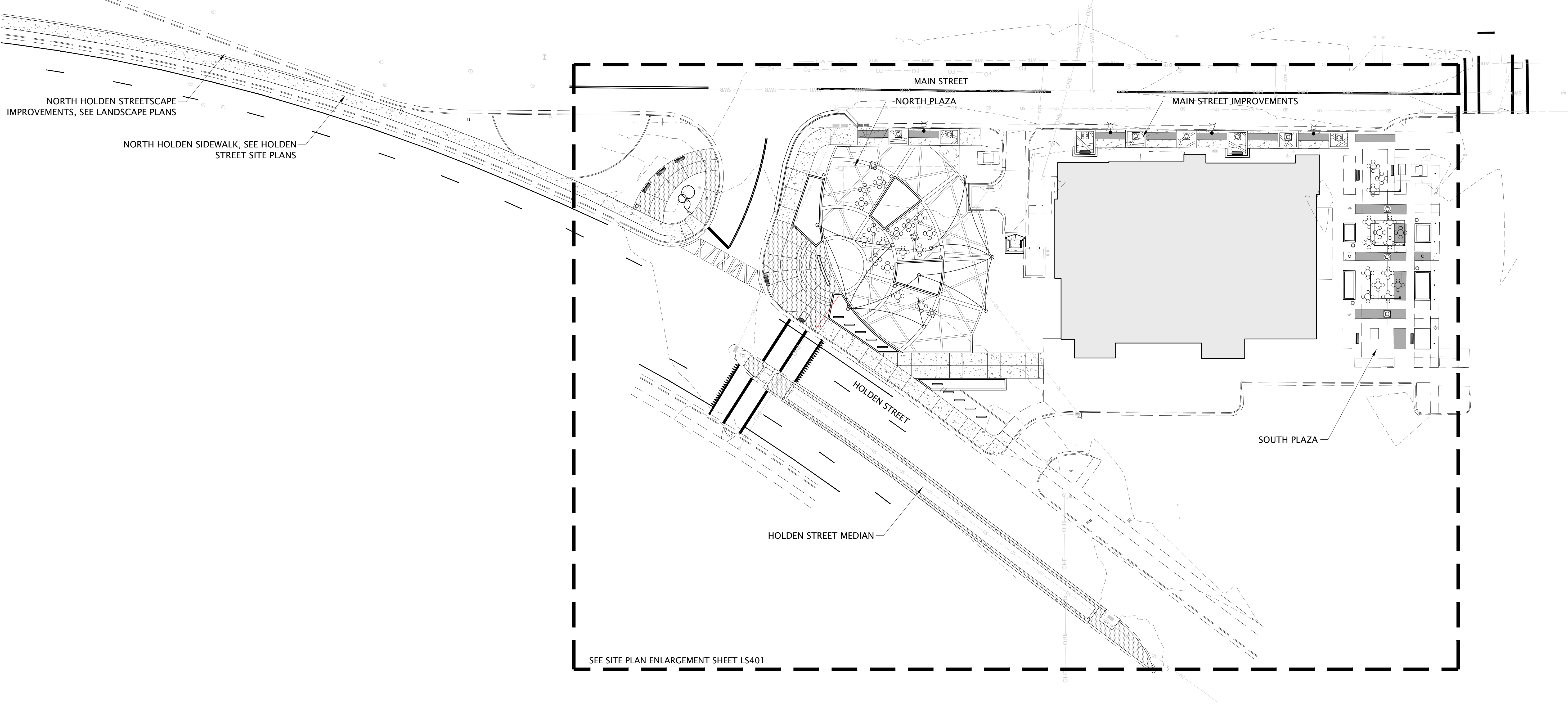
Drawing Title

DEMOLITION
PLAN

Drawing number

LD402

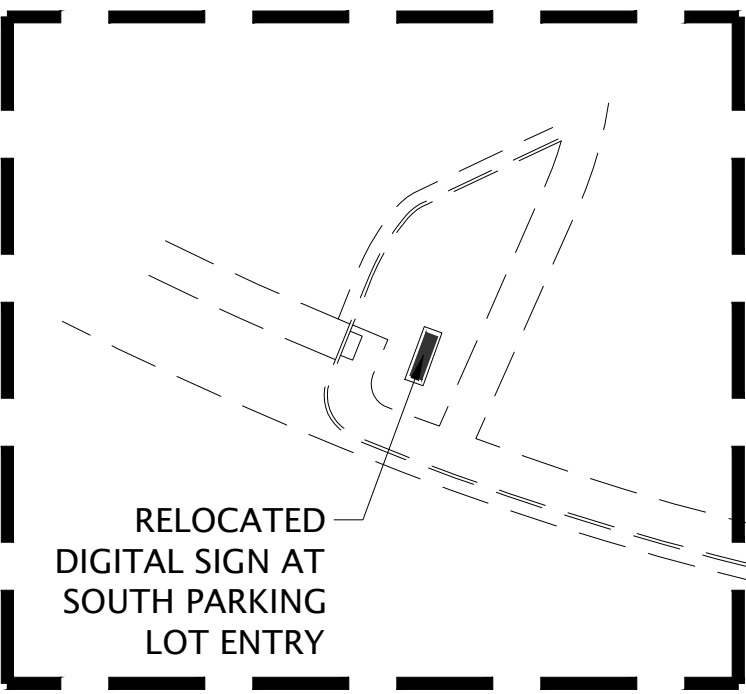
CONSTRUCTION DOCUMENTS



NORTH HOLDEN STREETSCAPE IMPROVEMENTS, SEE LANDSCAPE PLANS

NORTH HOLDEN SIDEWALK, SEE HOLDEN STREET SITE PLANS

SEE SITE PLAN ENLARGEMENT SHEET LS401



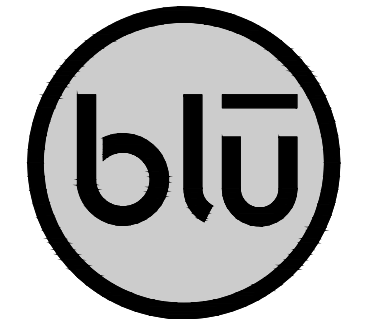
RELOCATED DIGITAL SIGN AT SOUTH PARKING LOT ENTRY

SEE ENLARGEMENT LS401

Scale: 1" = 30'-0"



CONSTRUCTION DOCUMENTS



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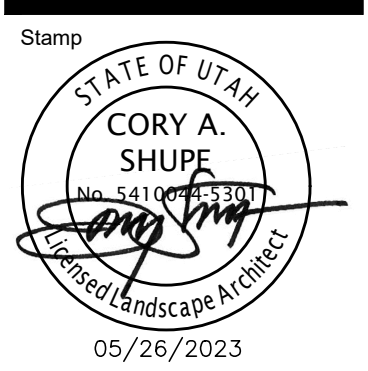
CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

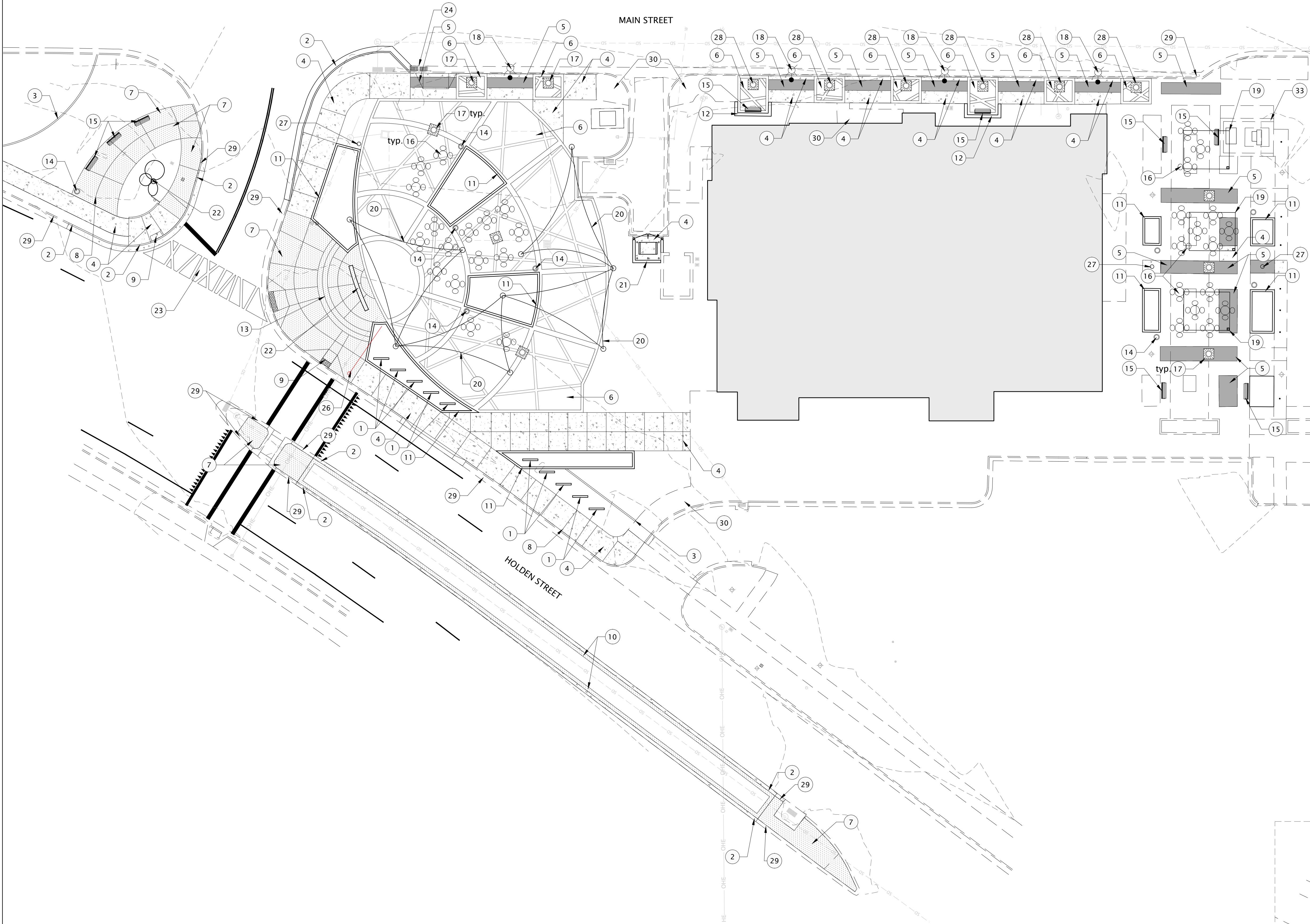


05/26/2023
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
OVERALL
SITE PLAN

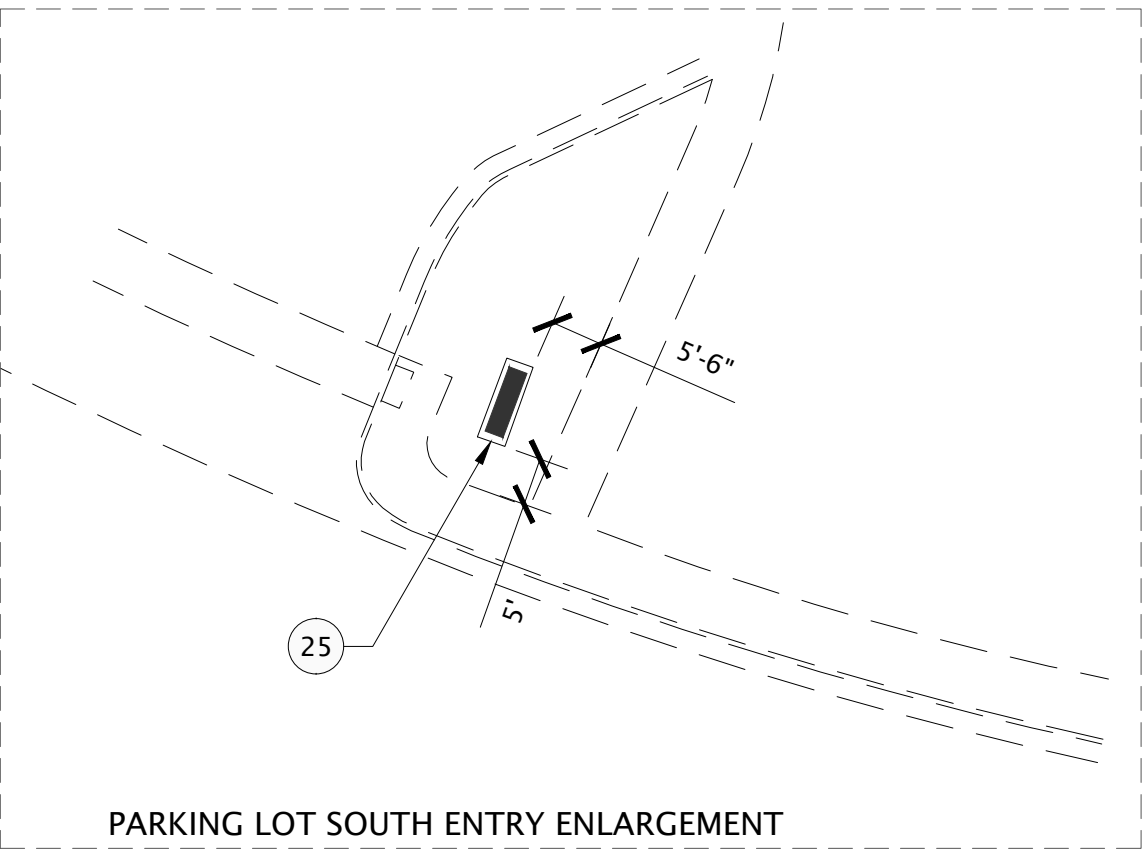
Drawing number

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REFERENCE NOTES SCHEDULE

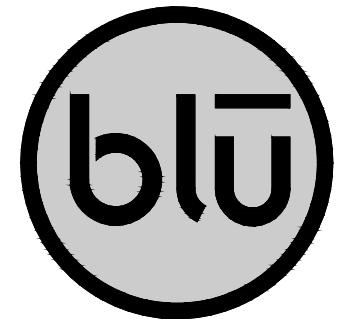
SYMBOL	DESCRIPTION	DETAIL
1	ART DISPLAY PANEL	1/LS502
2	CURB & GUTTER, SEE CIVIL	
3	6" CONCRETE EDGER	7/LS501
4	CONCRETE PAVEMENT	1/LS501
5	SPECIALTY PAVEMENT, TYPE 1	
6	SPECIALTY PAVEMENT, TYPE 2 (SEE DETAIL ENLARGMENT)	
7	SPECIALTY PAVEMENT, TYPE 3	
8	SCORE JOINT, TYP.	
8	SPECIALTY PAVEMENT PLAZA TYPE 1	
9	ADA RAMP, SEE CIVIL	
10	MEDIAN PLANTER APRON	8/LS501
11	CONCRETE PLANTER WALL	4/LS501
12	FREESTANDING WALL	5/LS501
13	TERRACED CONCRETE STEPS	6/LS501
14	TRASH RECEPTACLE, TYP. (N.I.C.)	2/LS502
15	BENCH, TYP. (N.I.C.)	1/LS502
16	CAFE TABLE, TYP. (N.I.C.)	3/LS502
17	TREE GRATE	2/LS501
18	LIGHT POLES, SEE ELEC.	
19	CANTILEVERED SHADE CANOPY	
20	TRIANGULAR SHADE CANOPY	
21	DUMPSTER ENCLOSURE TO MATCH EXISTING UTILITY ENCLOSURE (SEE DETAIL ENLARGMENT)	10/LS501
22	CUSTOM ART INSTALLATION, BY OTHERS N.I.C.	
23	CUSTOM CROSSING PAINTING	
24	NEW INLETS, SEE CIVIL	
25	RELOCATED MIDVALE ELECTRONIC SIGN	
26	RELOCATED POWER LINE SUPPORT POLE	
27	STRING LIGHT POLE, SEE ELECTRICAL	
28	EXISTING TREE GRATE, SALVAGE AND RE-INSTALL	
29	EXISTING CURB AND GUTTER TO REMAIN	
30	EXISTING CONCRETE TO REMAIN	
33	ENCLOSURE WALL HEIGHT ADJUSTMENT - BID ALTERNATE	3/LS502



Scale: 1" = 20'-0"



CONSTRUCTION DOCUMENTS



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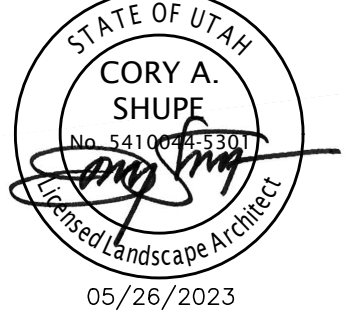
MIDVALE PLAZA AND STREETSCAPE

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REVISIONS

NO.	DATE	DESCRIPTION

Stamp



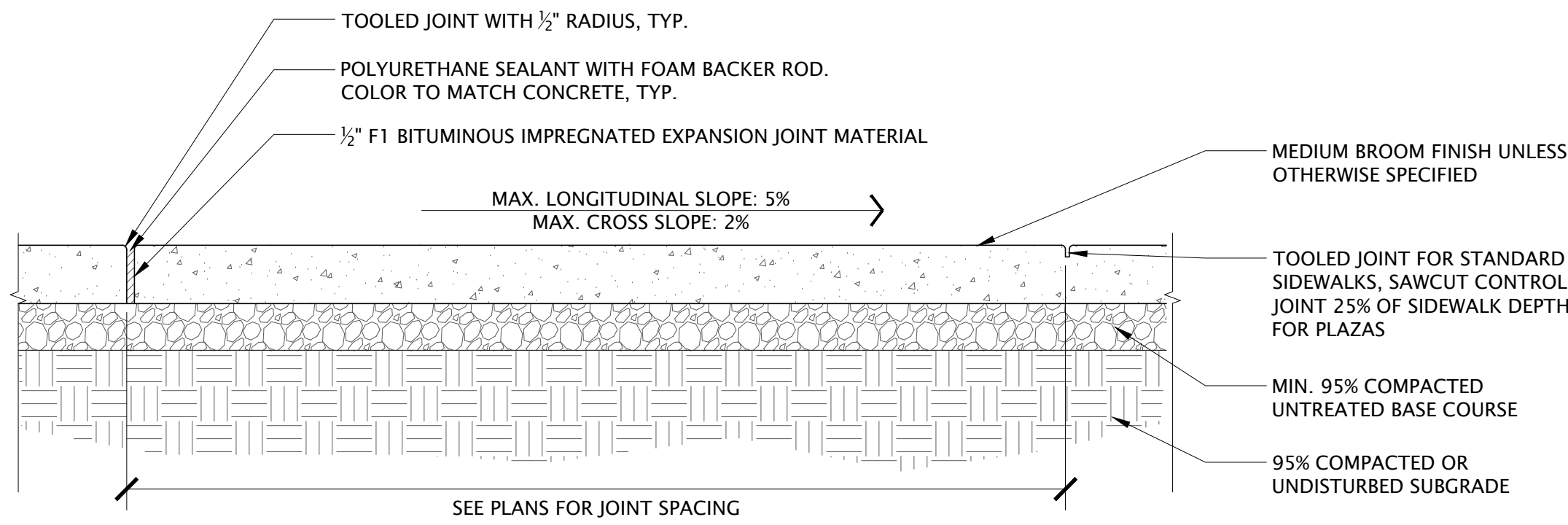
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

SITE PLAN
ENLARGEMENT

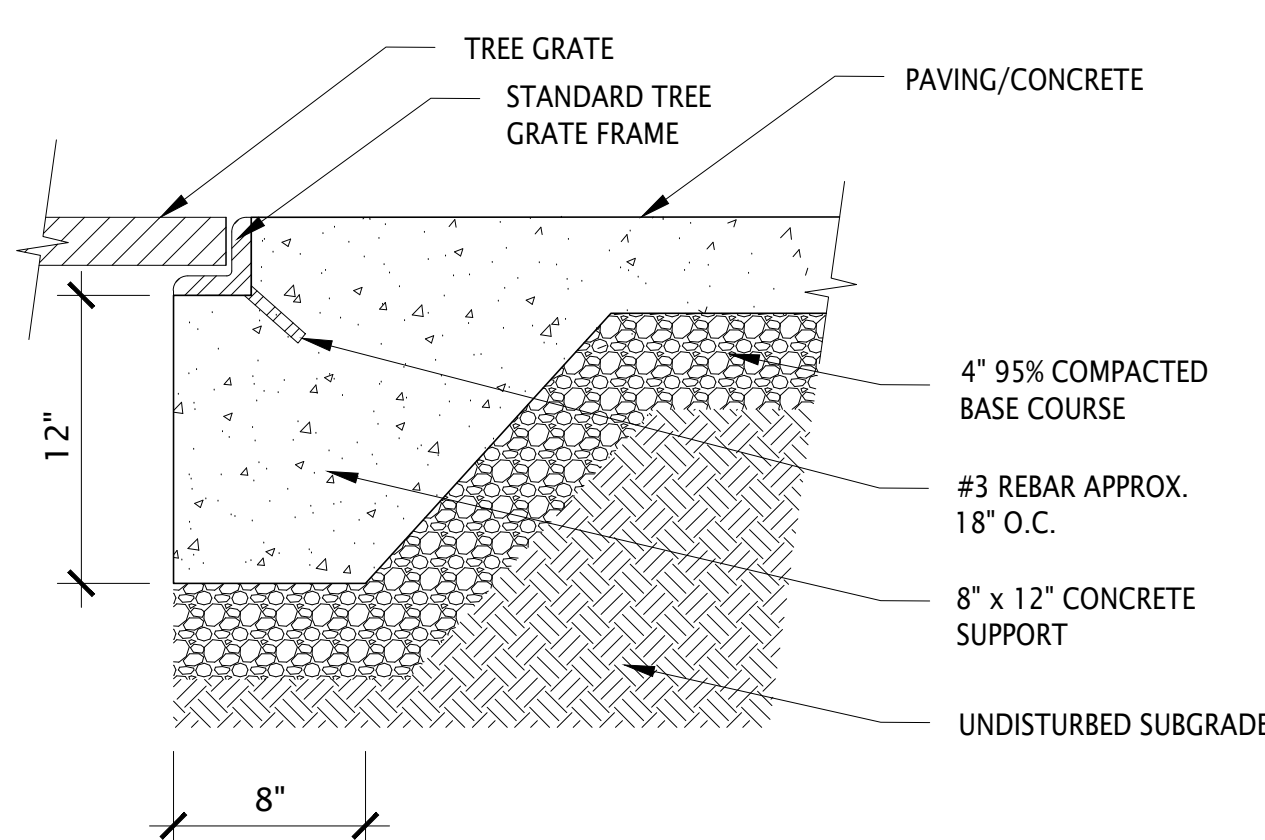
Drawing number

LS401



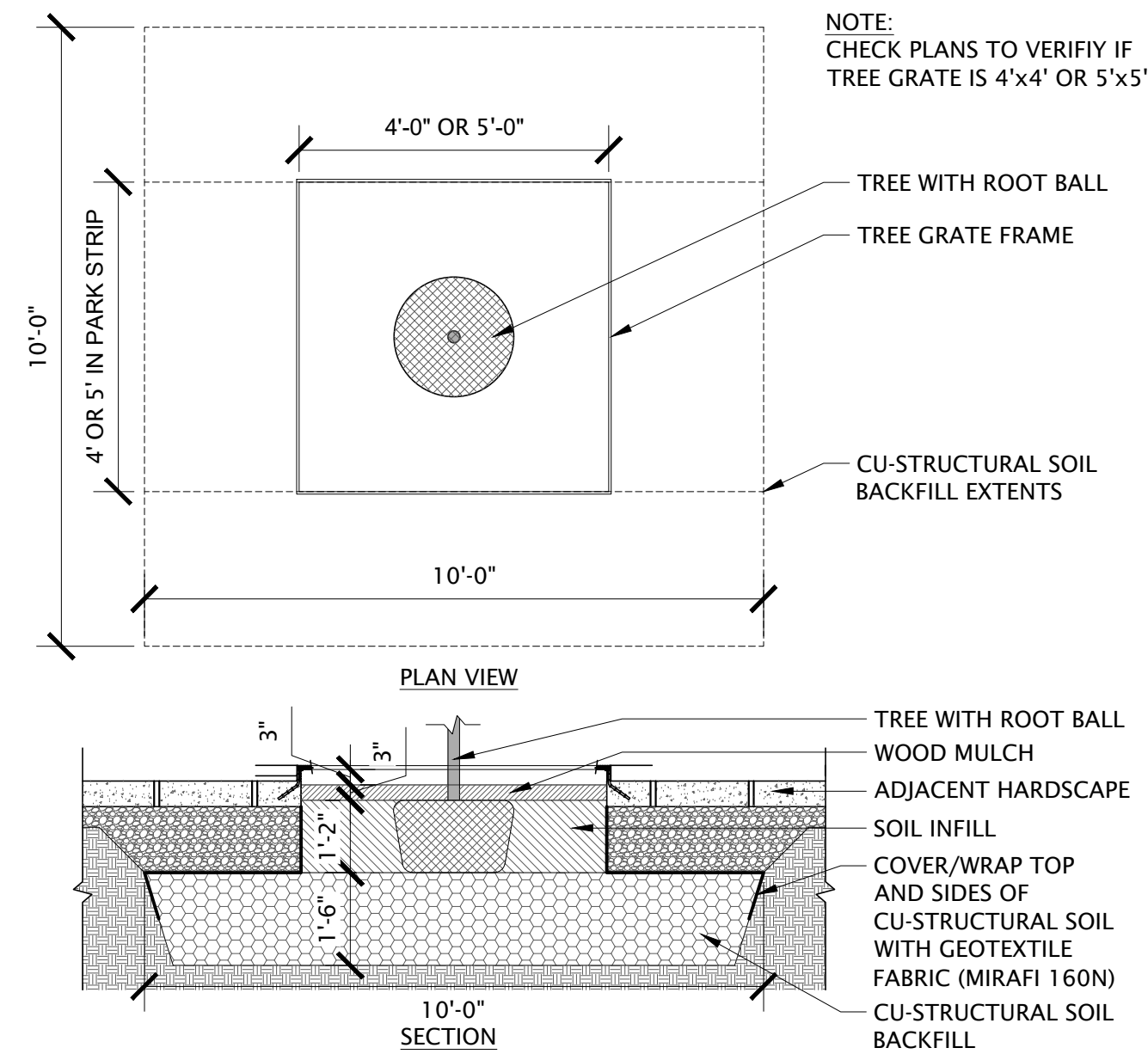
- NOTES:
- JOINT SPACING TO BE AS SHOWN IN SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS.
 - MAX. SLOPES TO BE PER DETAIL UNLESS OTHERWISE SHOWN ON PLAN.
 - IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR TO BE DOWELED 3" INTO CURB AND 4" INTO ADJACENT CONCRETE. REBAR TO BE DOWELED A MINIMUM OF 2" FROM TOP OF CONCRETE AND CURB 24" O.C.
 - SEE CIVIL PLANS AND CITY STANDARD DETAILS FOR REQUIRED CONCRETE AND BASE THICKNESS.
 - ALL CONCRETE IN NORTH PLAZA WHERE THERE WILL BE FOOD TRUCK ACCESS SHALL BE THICKENED WITH WWF PER CIVIL PLANS.

JOINT SPACING SCHEDULE		
WALK WIDTH	EXPANSION JT.	CONTROL JT.
10'	50' O.C.	10' O.C.
8'	50' O.C.	8' O.C.
6'	50' O.C.	6' O.C.
5'	50' O.C.	5' O.C.



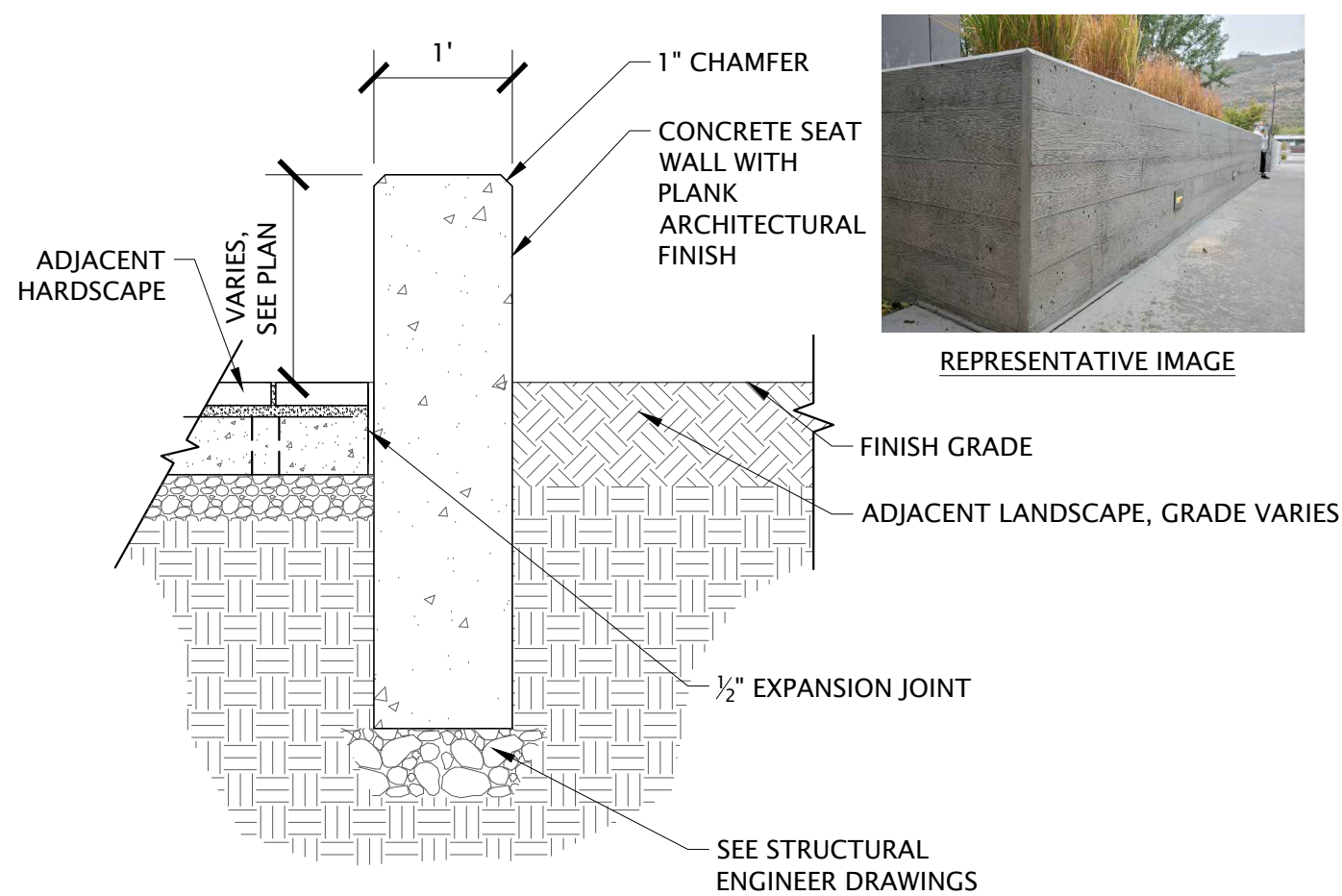
TREE GRATE INFORMATION:
MANUFACTURER:
D & L Supply Inc.
Lindon, UT
Phone: 801-785-5015
Size: 4' Square
Product #: O-8641

- NOTES:
- PRESERVE AND RE-USE SALVAGED TREE GRATES FROM EXISTING TREES.
 - NORTH PLAZA TREE GRATE TO HAVE CUTOUTS PROVIDED TO ACCOMMODATE PROPOSED UPLIGHTS, SEE ELECTRICAL.

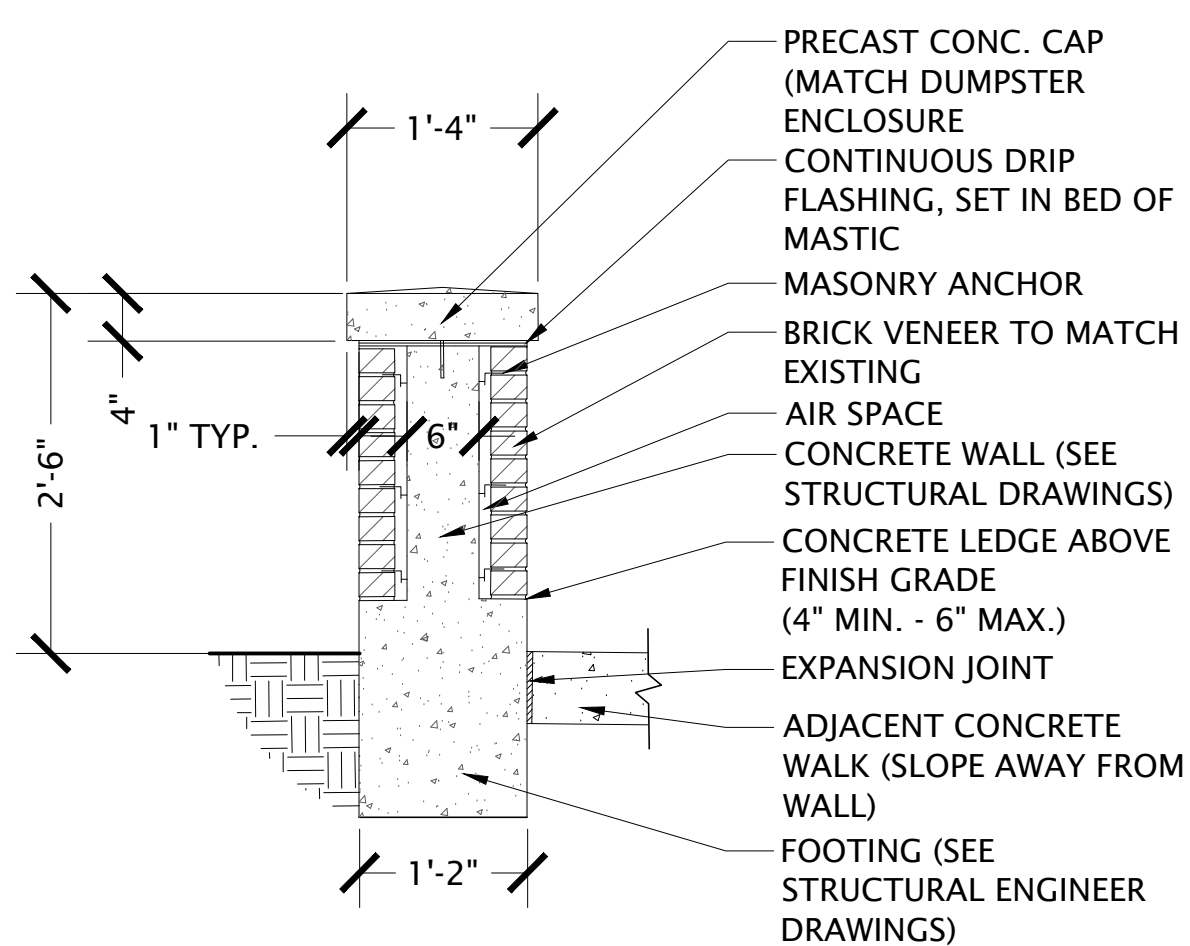


1 CONCRETE SIDEWALK/PLAZA

SCALE: NOT TO SCALE



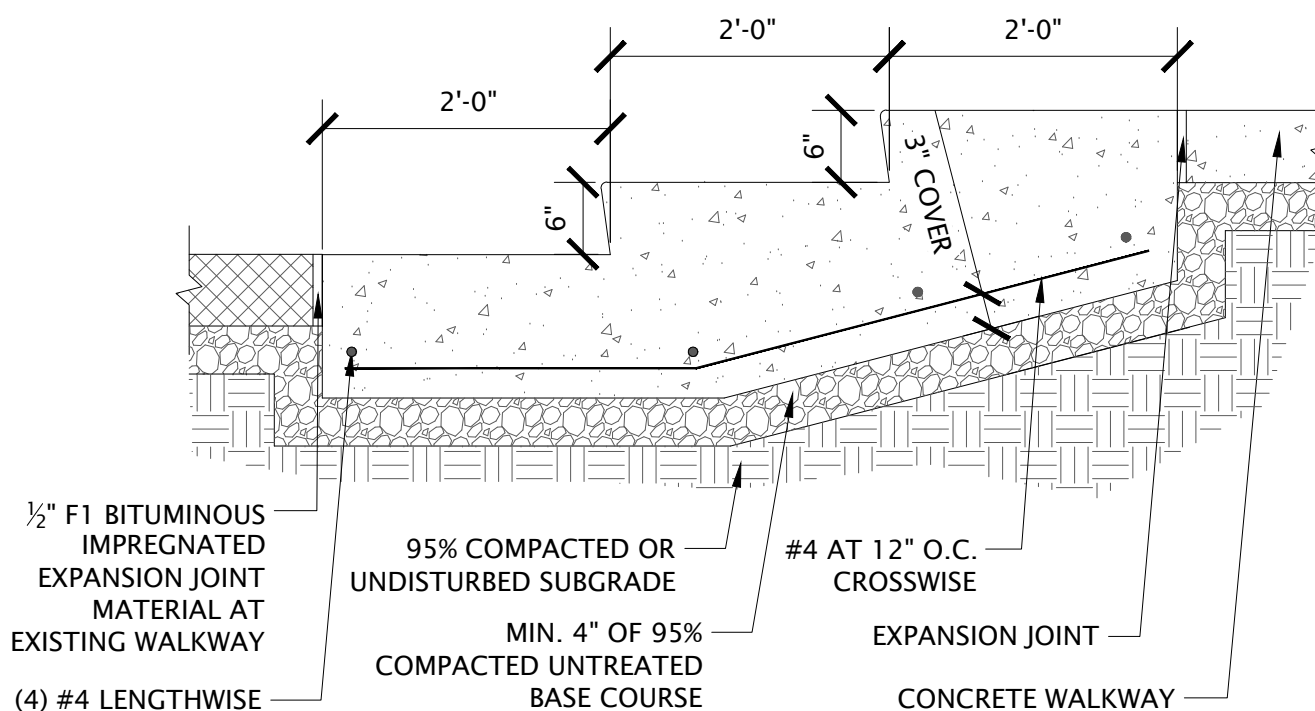
- NOTES:
- CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
 - OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
 - FINISHED GRADE ON EITHER SIDE OF SEAT WALL MAY VARY. SEE GRADING PLAN.
 - TOP OF WALL TO REMAIN CONSTANT UNLESS OTHERWISE SHOWN. PROVIDE 1% MAX. CROSS SLOPE FOR DRAINAGE.
 - CONTRACTOR SHALL CREATE MOCK UP ON SITE OR PROVIDE REPRESENTATIVE PROJECT EXAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF WALLS.



- NOTES:
- CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

5 BRICK VENEERED FREESTANDING WALL

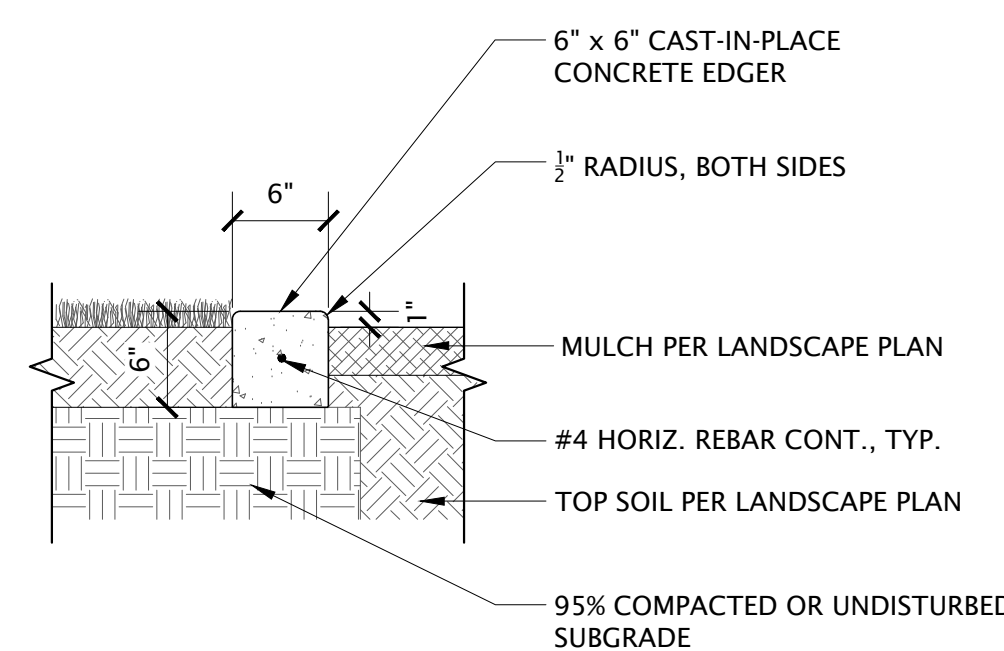
3/4" = 1'-0"



- NOTES:
- CONCRETE STEPS SHALL BE INTEGRALLY COLORED SUNSET ROSE OR APPROVED EQUAL TO MATCH EXISTING SOUTH PLAZA WITH A SANDSCAPE FINISH.

6 CONCRETE STEPS

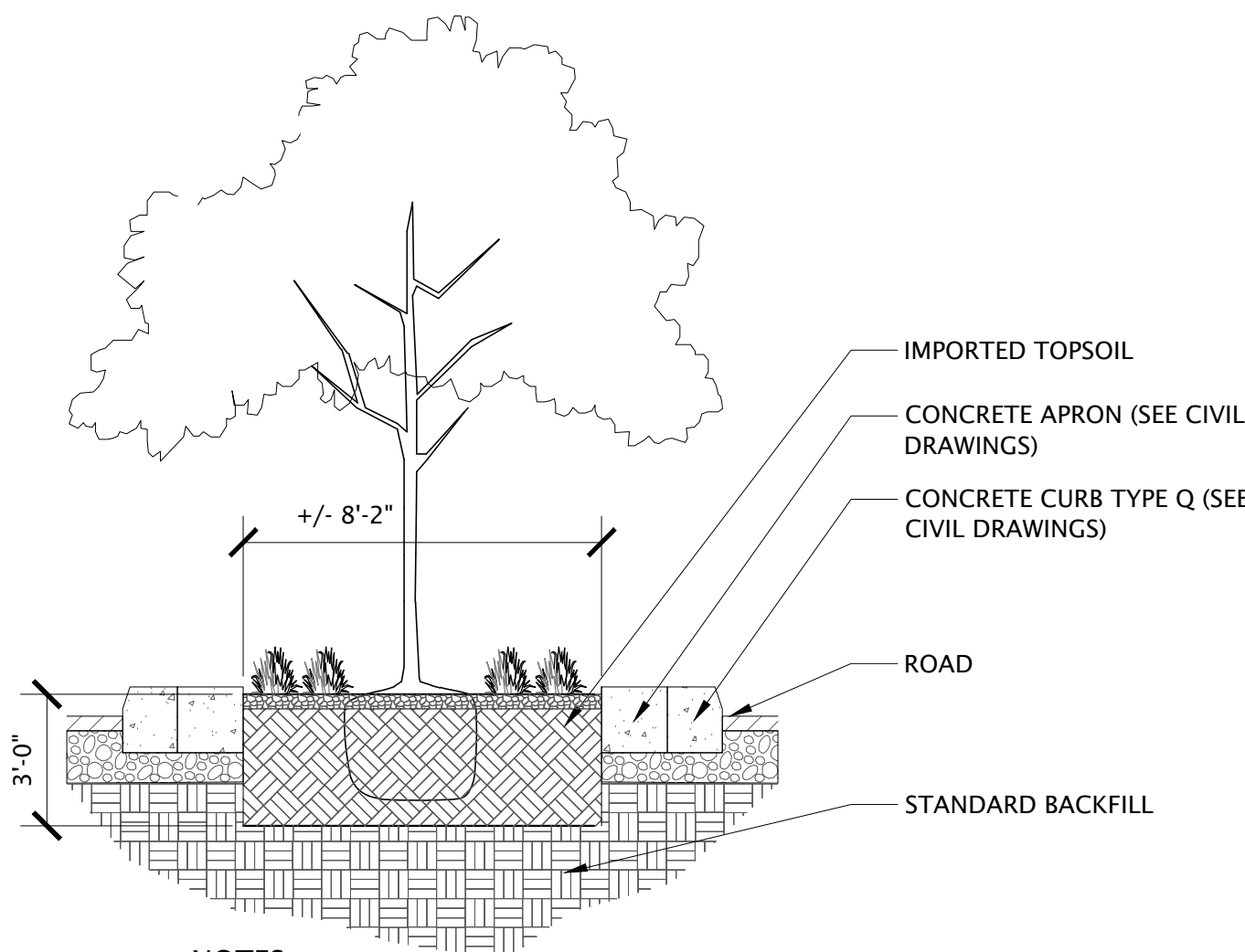
SCALE: 3/4" = 1'-0"



- NOTES:
- EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
 - ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
 - CONCRETE TO MEET ALL CITY SPECIFICATIONS.
 - PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
 - ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB.
 - CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.

7 6" CONCRETE EDGER

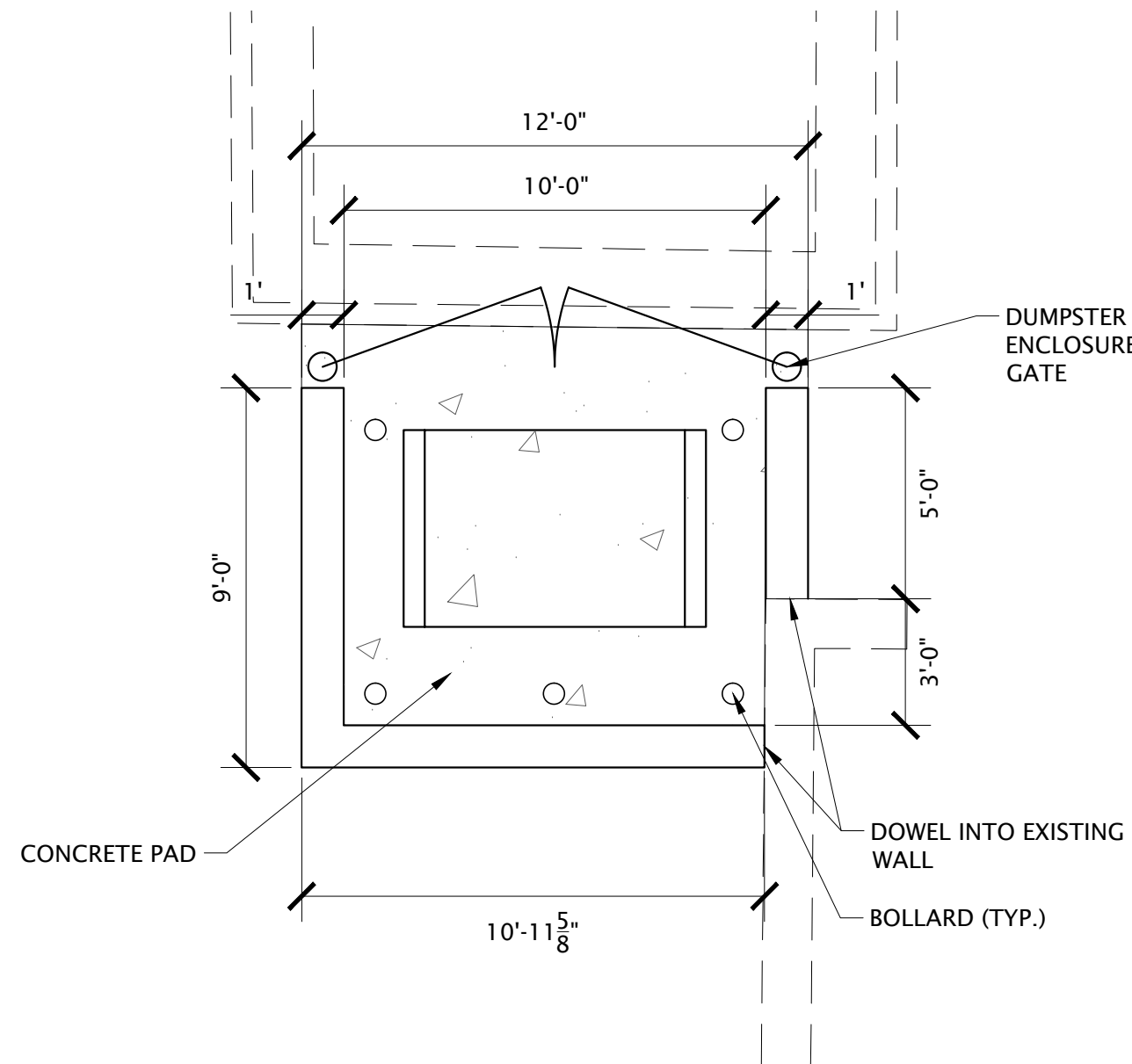
NOT TO SCALE



- NOTES:
- CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 36" IN EXISTING MEDIAN ISLAND AND REMOVE MATERIAL TO ACCOMMODATE NEW TOPSOIL, MULCH, AND PLANTING.
 - SEE CIVIL PLANS FOR CURB DETAILS.

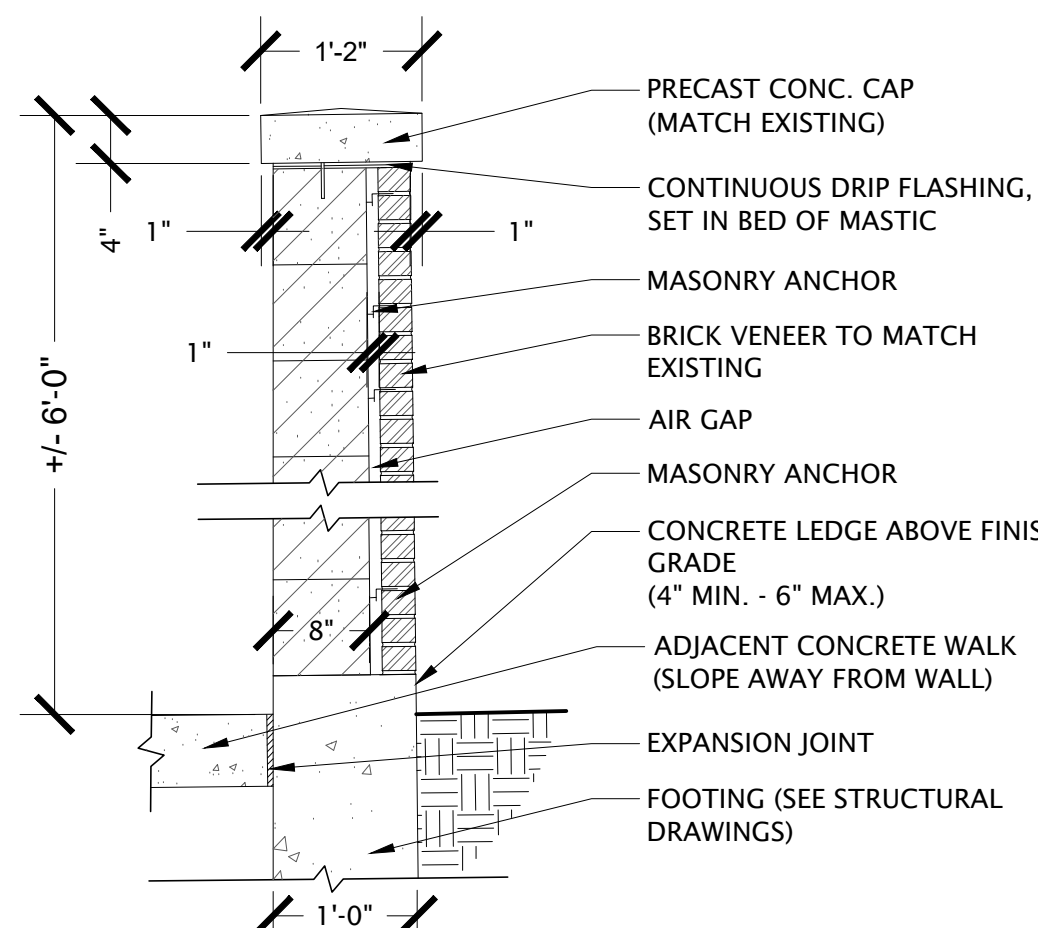
8 MEDIAN PLANTER APRON

SCALE: NOT TO SCALE



9 DUMPSTER ENLCOSURE ENLARGEMENT

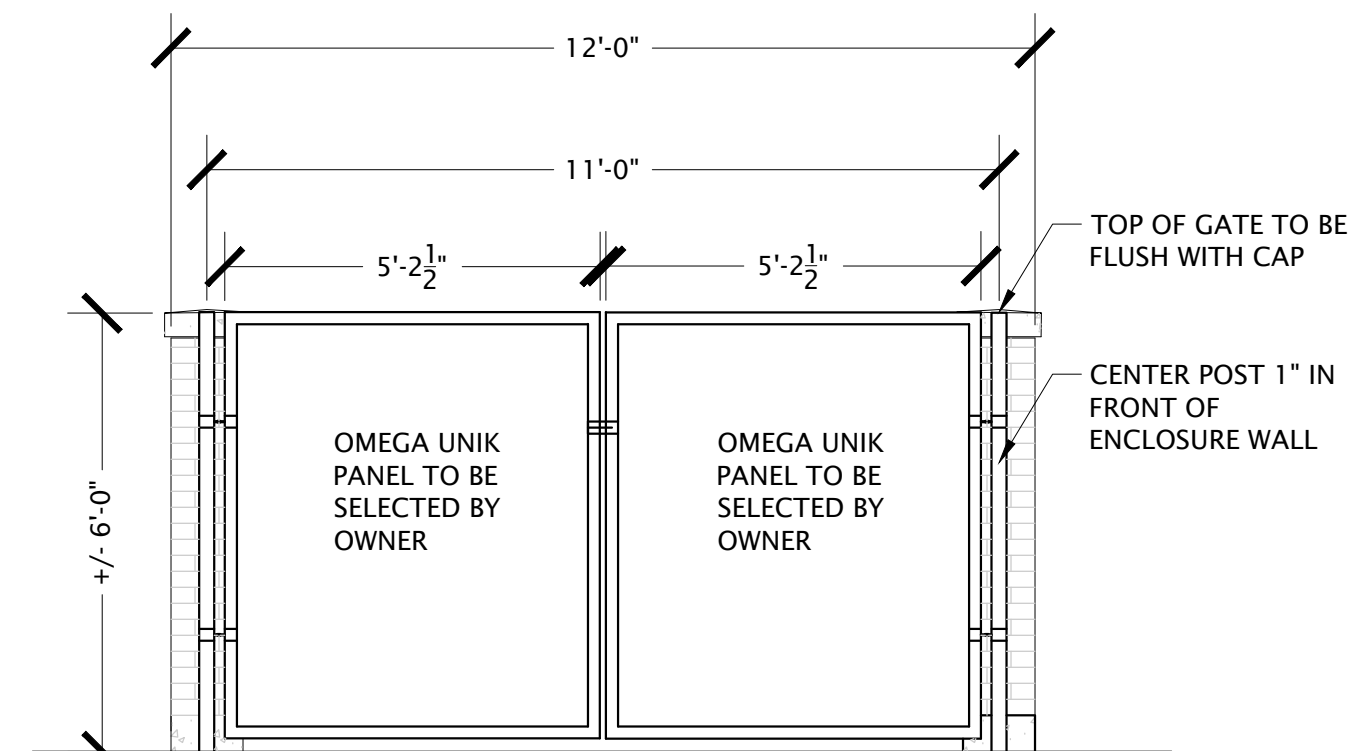
SCALE: 1"=4'-0"



- NOTES:
- CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
 - HEIGHT OF DUMPSTER ENCLOSURE WALL TO MATCH HEIGHT OF EXISTING ENCLOSURE WALL.
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

10 DUMPSTER ENCLOSURE WALL

3/4" = 1'-0"



- NOTES:
- SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY OWNER PRIOR TO CONSTRUCTION.
 - GATES AND HARDWARE TO BE SUPPLIED BY OMEGA UNIK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - HEIGHT OF DUMPSTER ENCLOSURE WALL TO MATCH HEIGHT OF EXISTING ENCLOSURE WALL.

11 DUMPSTER ENCLOSURE GATE

3/8" = 1'-0"



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CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS

NO. DATE DESCRIPTION

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

SITE PLAN
DETAILS

Drawing number

LS501



NOTES:
1. BENCH SHALL BE SMITH STEELWORKS MEMORIAL STYLE BENCH WITH CUSTOM LASER CUT PATTERN. PATTERN SHALL BE PROVIDED BY OWNER.
COLOR: AS SELECTED BY OWNER.
2. SURFACE MOUNT BENCH PER MANUFACTURER'S INSTRUCTIONS.
3. BENCH SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).



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NOTES:
1. TRASH RECEPTACLE SHALL BE VICTOR STANLEY STEELSITES COLLECTION 45 GAL. RECEPTACLE, MODEL: NSDC-45. COLOR AS SELECTED BY OWNER
2. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS.
3. RECEPTACLE TO BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).



NOTES:
1. TABLE SHALL BE LANDSCAPE FORMS 4 CHAIR TABLE (DINING HEIGHT) W/ HOOP SEATS, MODEL: CAROUSEL. COLOR AS SELECTED BY OWNER.
2. SURFACE MOUNT TABLE PER MANUFACTURER'S INSTRUCTIONS.
3. TABLE SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).

1 PARK BENCH (N.I.C.)

NTS

2 TRASH RECEPTACLE (N.I.C.)

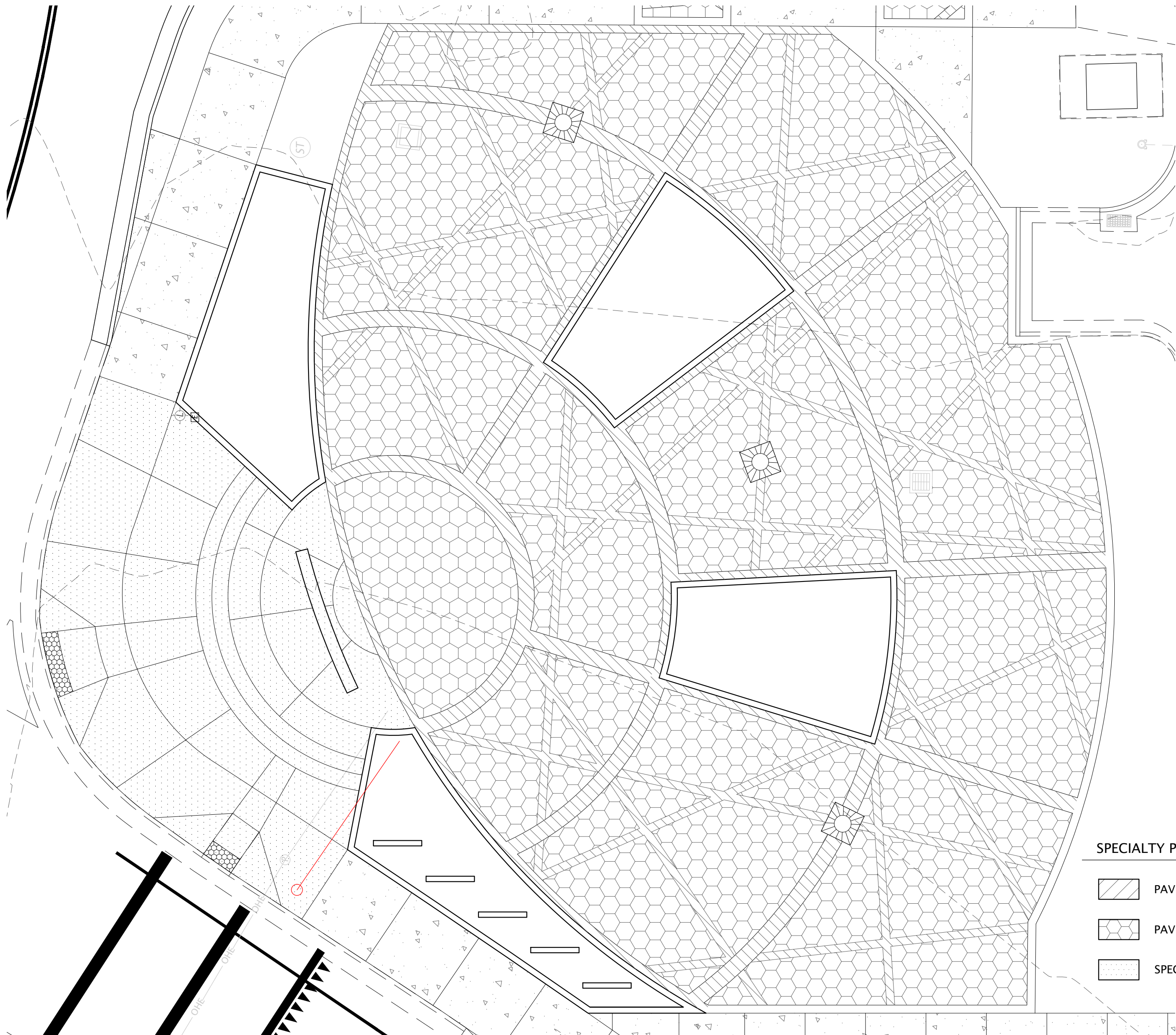
NTS

P-22-160-36

3 CAFE TABLE (N.I.C.)

NTS

P-22-160-77

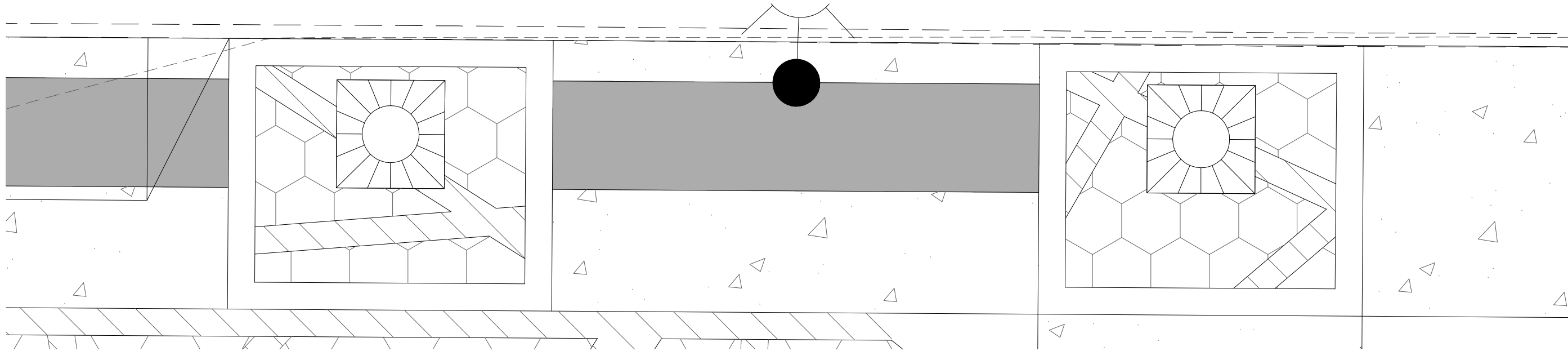


4 PAVING ENLARGEMENT

SCALE: 1"=10'-0"

SPECIALTY PAVEMENT LEGEND

- PAVEMENT A
- PAVEMENT B
- SPECIALTY PAVEMENT TYPE 3



SPECIALTY PAVEMENT LEGEND

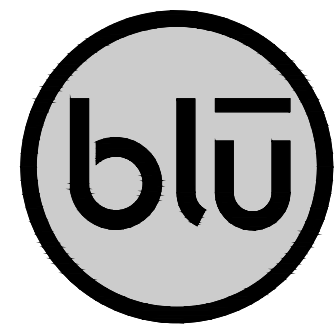
- PAVEMENT A
- PAVEMENT A
- SPECIALTY PAVEMENT TYPE 1
- CONCRETE

5 STREET TREE PAVING ENLARGEMENT

SCALE: 1"=4'-0"

SPECIALTY PAVEMENT NOTES:

- SPECIALTY PAVEMENT "TYPE 1" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA, COLOR: CHARCOAL OR APPROVED EQUAL (TO MATCH), FINISH: LIGHT BROOM FINISH IN SOUTH PLAZA. SANDSCAPE FINISH ALONG MAIN STREET.
- SPECIALTY PAVEMENT "A" TO BE INTEGRALLY COLORED CONCRETE, COLOR: SAN DIEGO BUFF OR APPROVED EQUAL, FINISH: SANDSCAPE, EXPOSING FINE AGGREGATE.
- SPECIALTY PAVEMENT "B" TO BE INTEGRALLY COLORED LITHOCRETE CONCRETE, COLOR: EUROBLUE OR APPROVED EQUAL, EMBEDMENT: 40% GLASS, FINISH: REVEALED FINISH EXPOSING EMBEDDED GLASS.
- SPECIALTY PAVEMENT "TYPE 3" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA., COLOR: SUNSET ROSE OR APPROVED EQUAL (TO MATCH), FINISH: SANDSCAPE.
- CONTRACTOR SHALL PREPARE IN-FIELD MOCK UPS OF ALL FINISHES, AND UP TO THREE DIFFERENT COLORS FOR EACH TYPE OF SPECIALTY PAVEMENT FOR OWNER REVIEW AND SELECTION. MIN. 3' X 3' IN SIZE.
- CONTRACTOR SHALL PROVIDE WELDED WIRE FABRIC IN ALL PAVEMENT "A" AND PAVEMENT "B" CONCRETE TO TIE THOSE FIELDS TOGETHER. SEE CIVIL DETAILS.



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CONTACT:
Nate Rockwood
P. 801.667.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

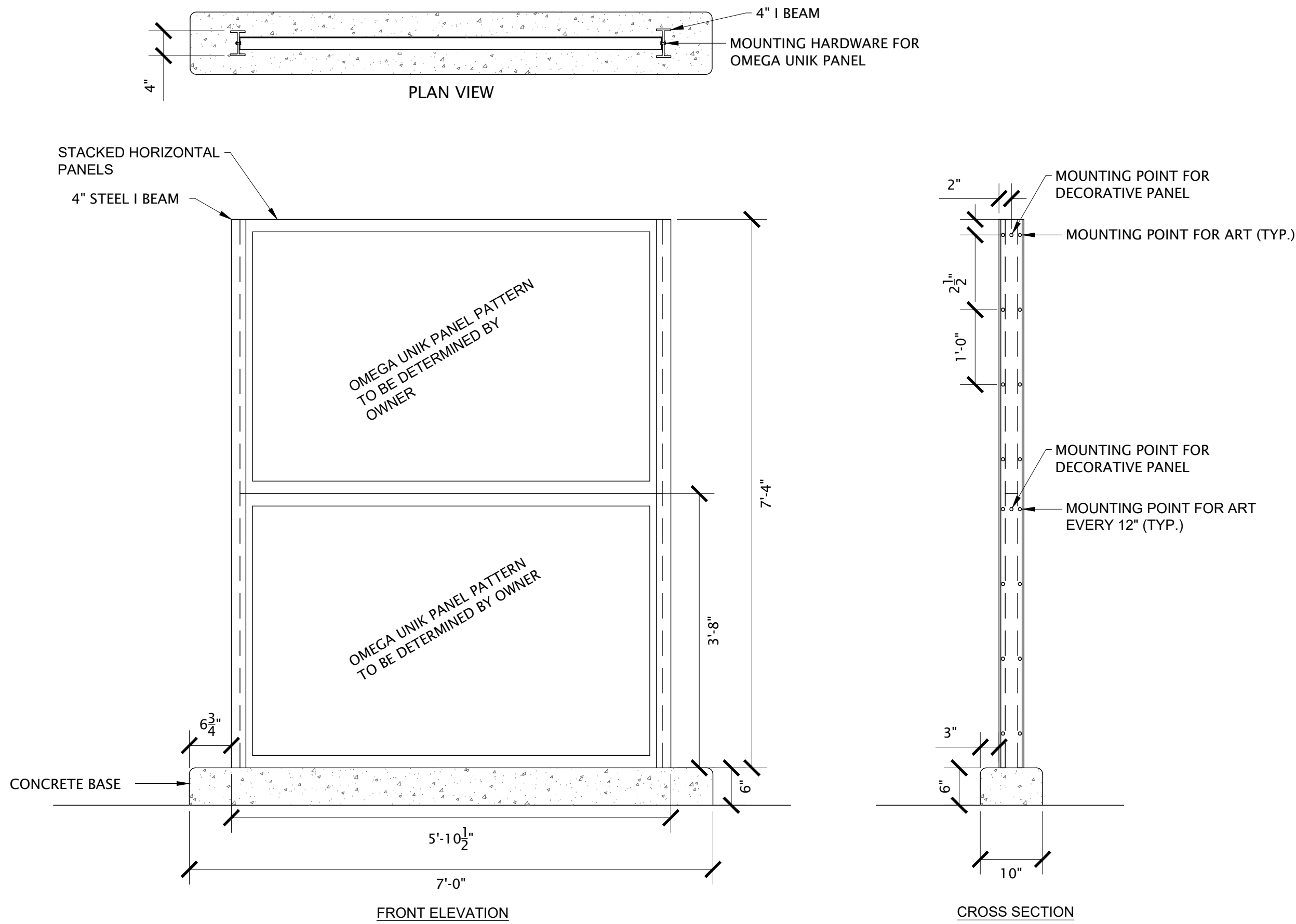
Drawing Title

SITE PLAN
DETAILS

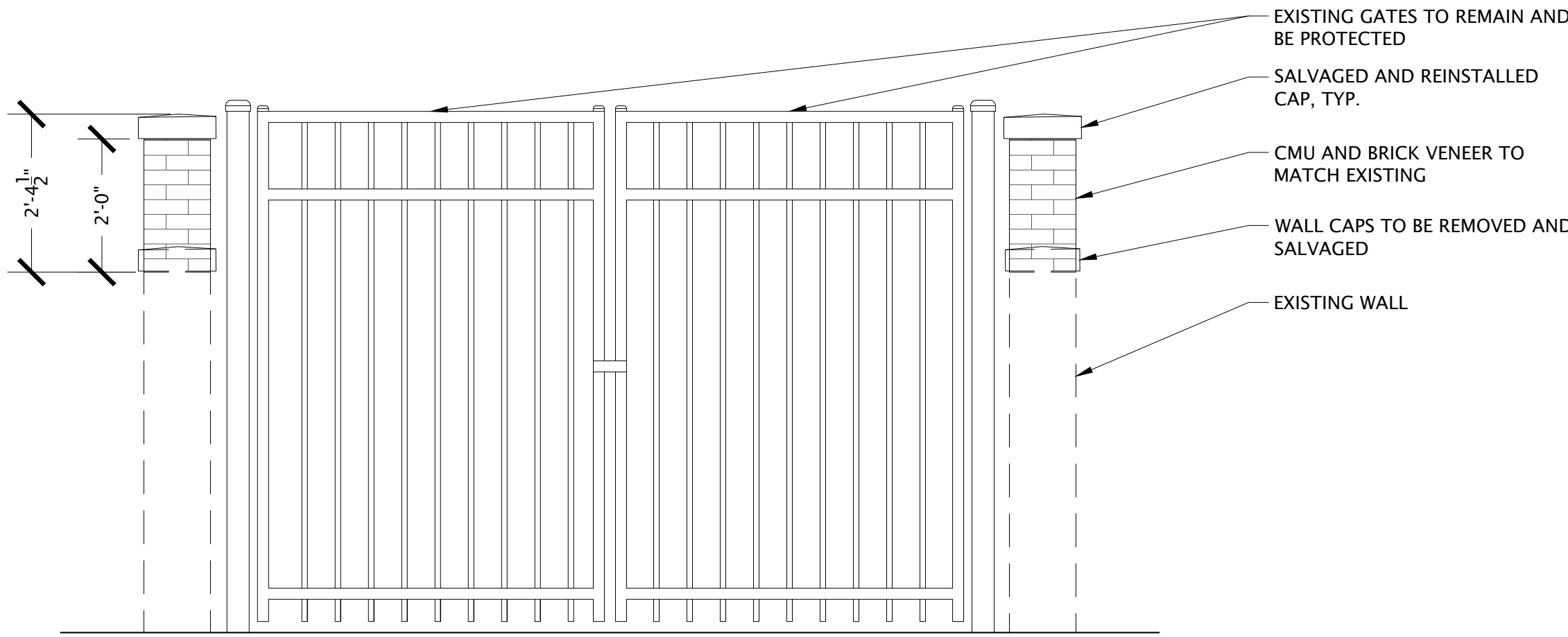
Drawing number

LS502

CONSTRUCTION DOCUMENTS



- NOTES:
1. OMEGA UNIK PANEL TO BE CHOSEN BY OWNER.
 2. SHOP DRAWINGS TO BE SUBMITTED BEFORE INSTALLATION.
 3. DRILL HOLES INTO 4" I BEAM IN THE LOCATION SPECIFIED FOR THE OMEGA UNIK PANEL MOUNTING AND ART MOUNTING LOCATIONS.



- NOTES:
1. CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
 2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

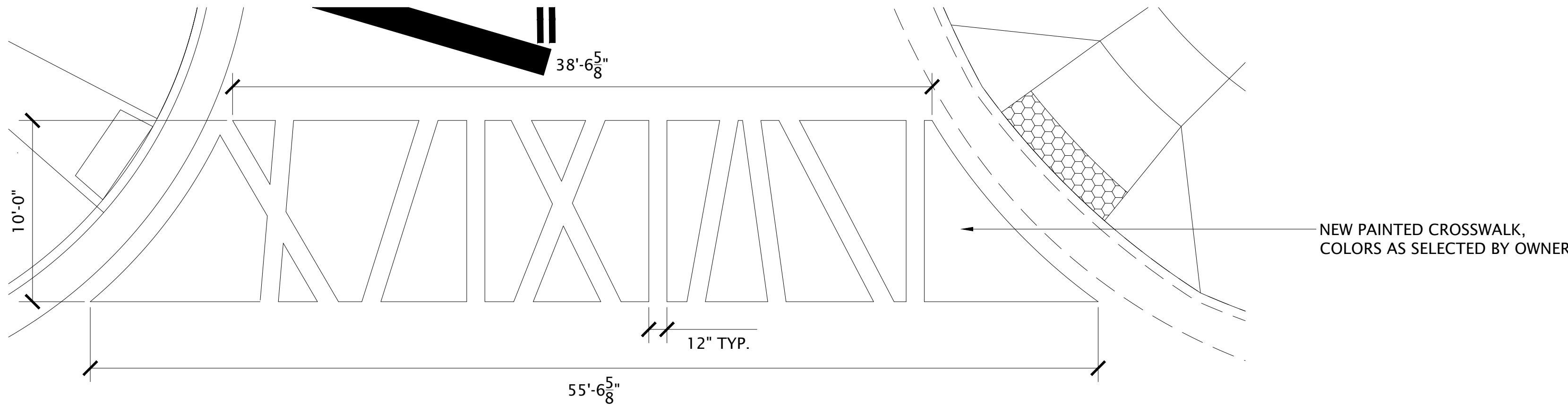
1 DECORATIVE PANEL

3/4" = 1'-0"

2 ENCLOSURE WALL HEIGHT ADJUSTMENT (BID ALTERNATE)

1/2" = 1'-0"

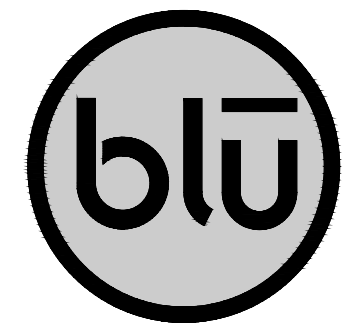
P-22-160-80



- NOTES:
1. CROSSWALK SHALL BE THERMOPLASTIC PAINTED CROSSING THAT MEETS CITY SPECIFICATIONS.
 2. FINAL COLORS OF CROSSWALK TO BE SELECTED BY CITY. CONTRACTOR TO ASSUME UP TO THREE DIFFERENT COLORS BEING USED.

3 CUSTOM CROSSWALK ENLARGEMENT

SCALE: 1"=5'-0"



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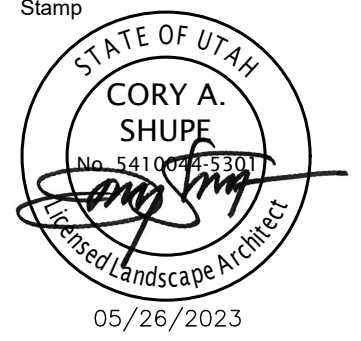
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Nate Rockwood
P: 801.667.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

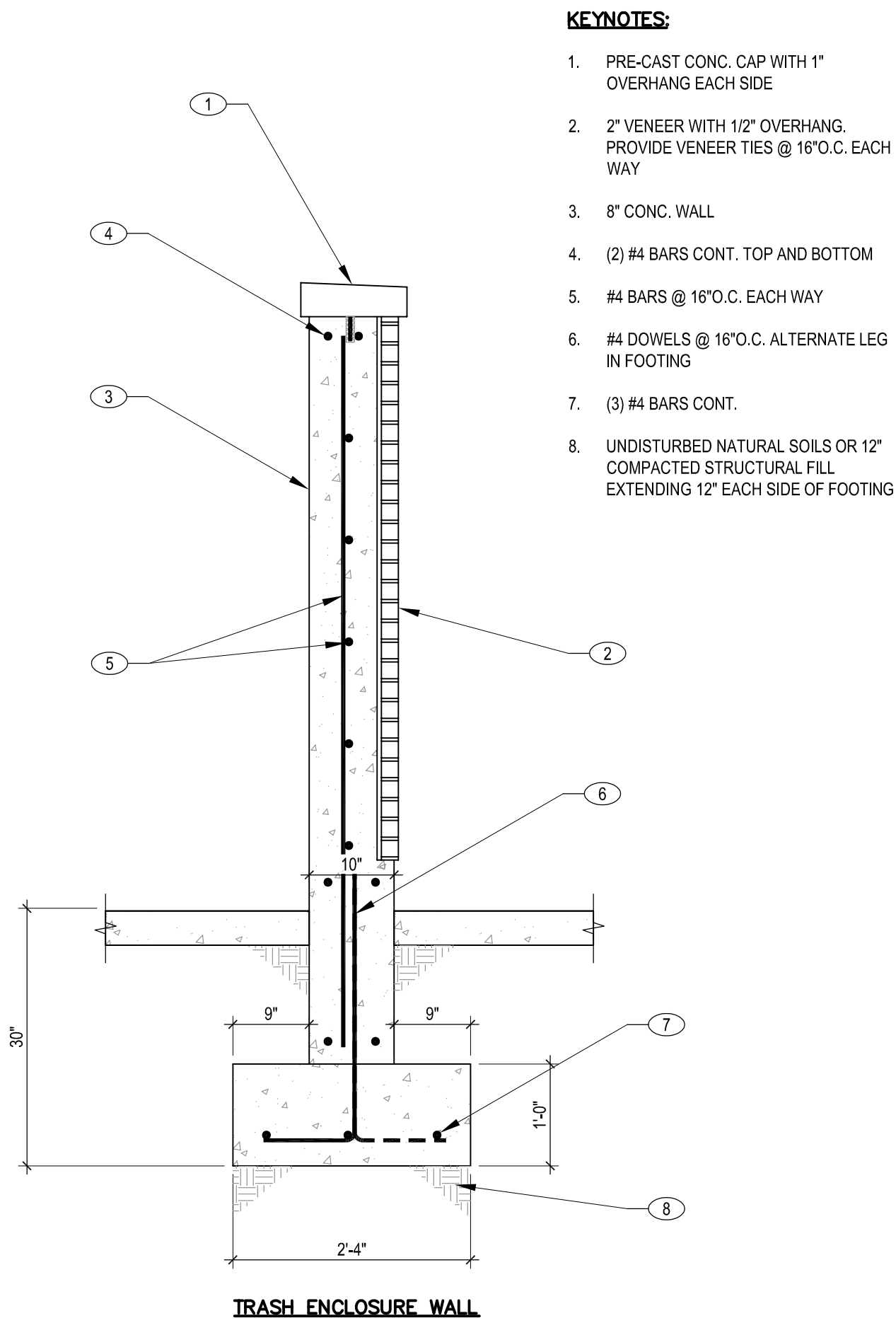
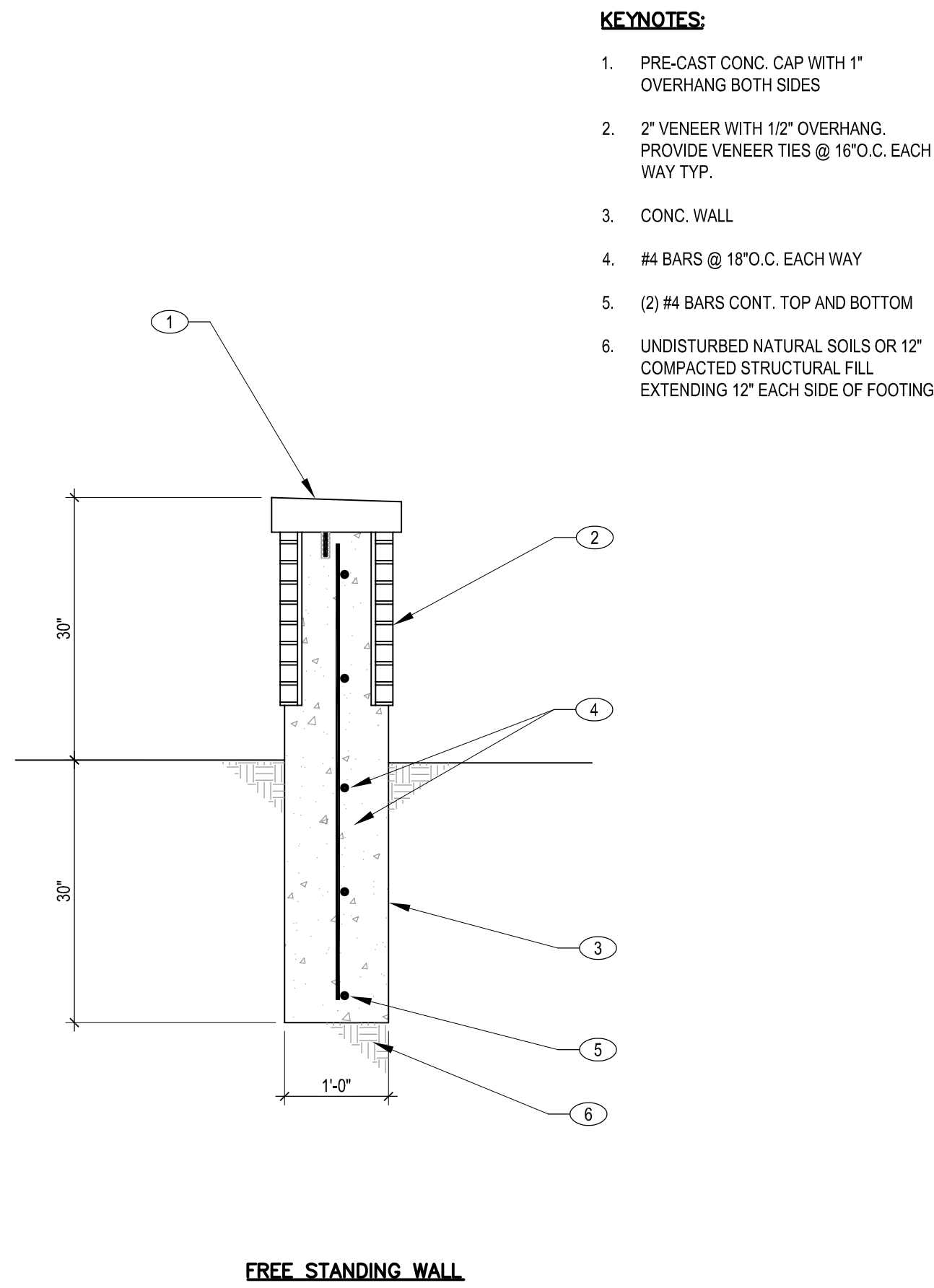
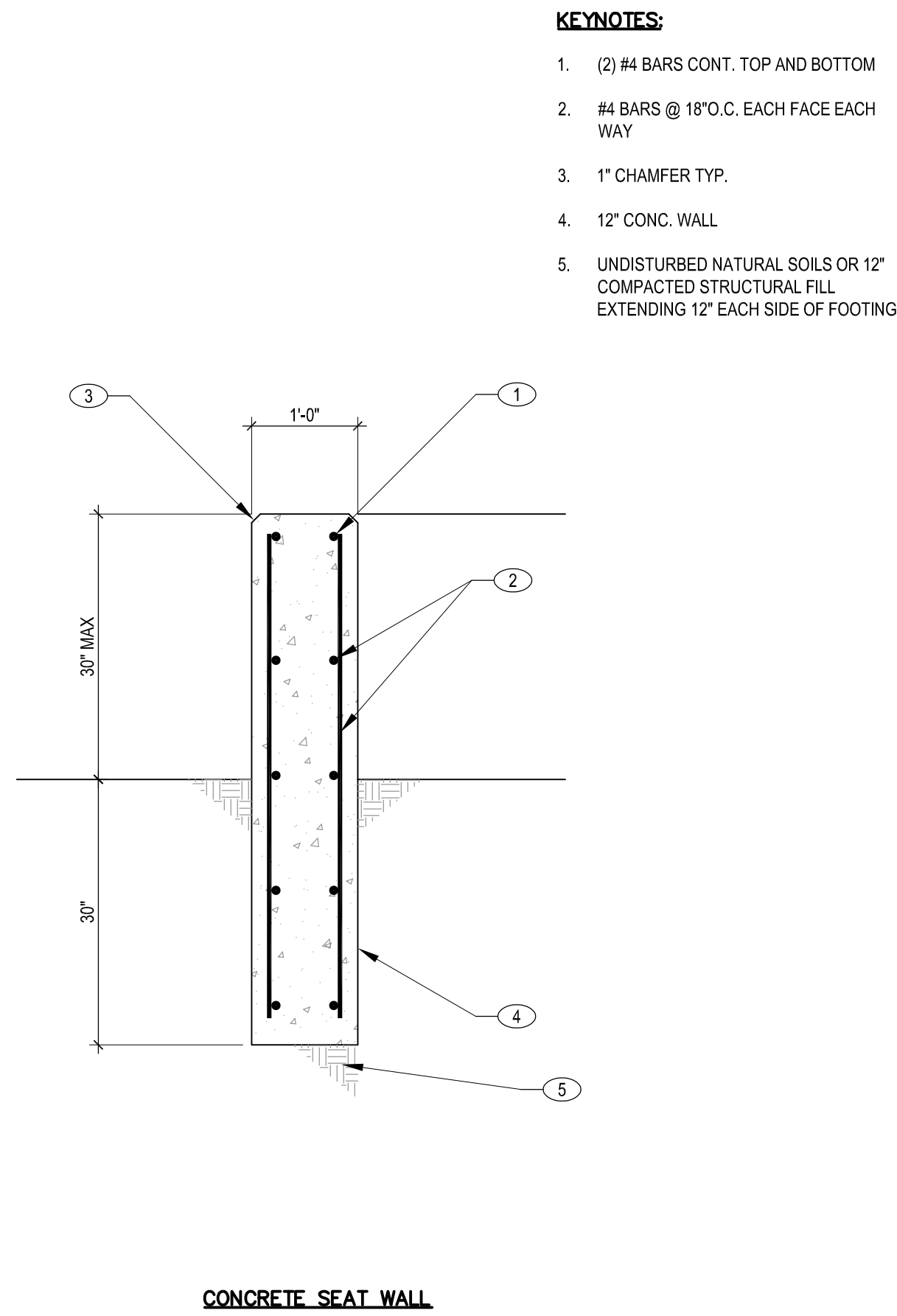
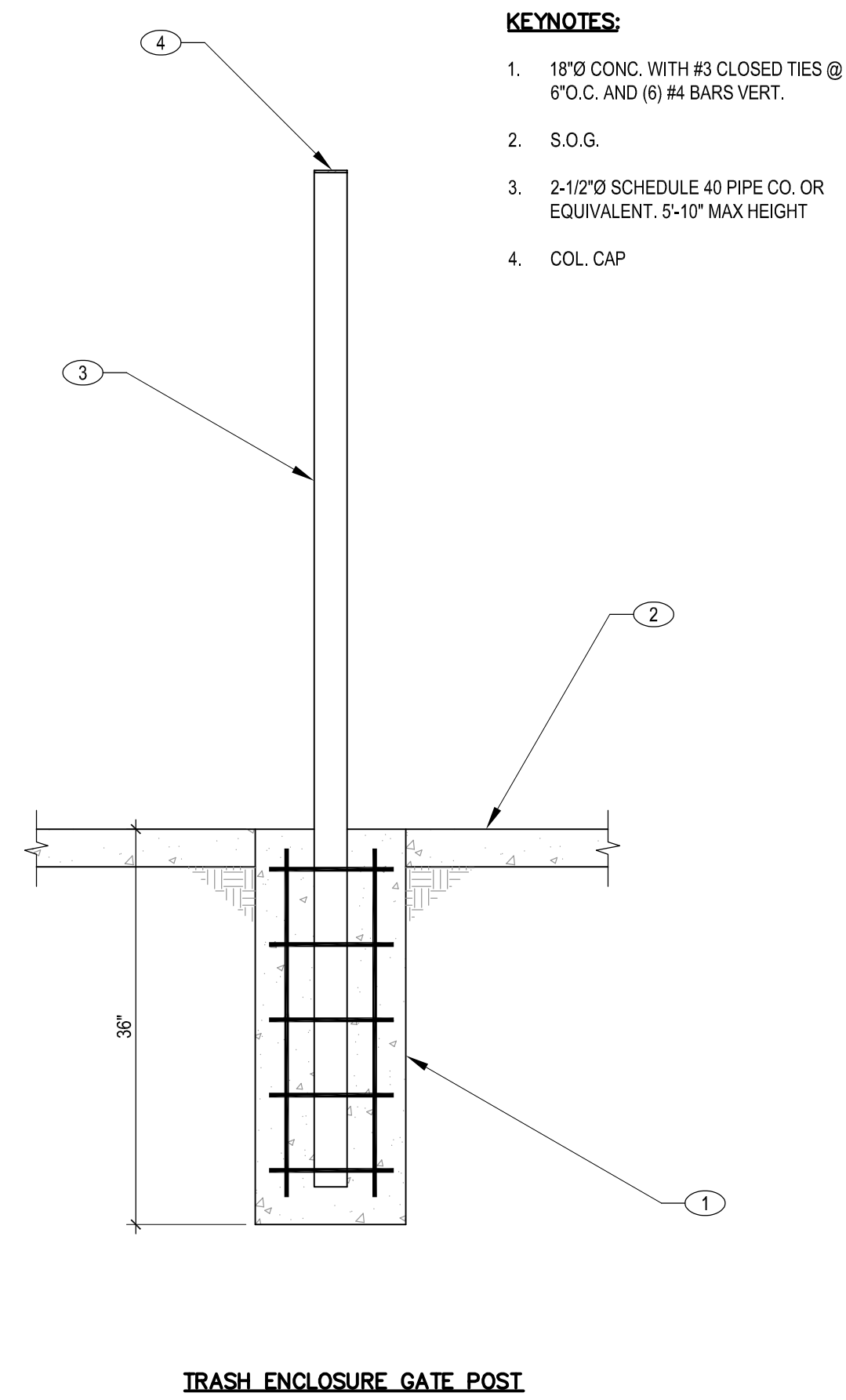


Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
SITE PLAN
DETAILS

Drawing number
LS503

CONSTRUCTION DOCUMENTS

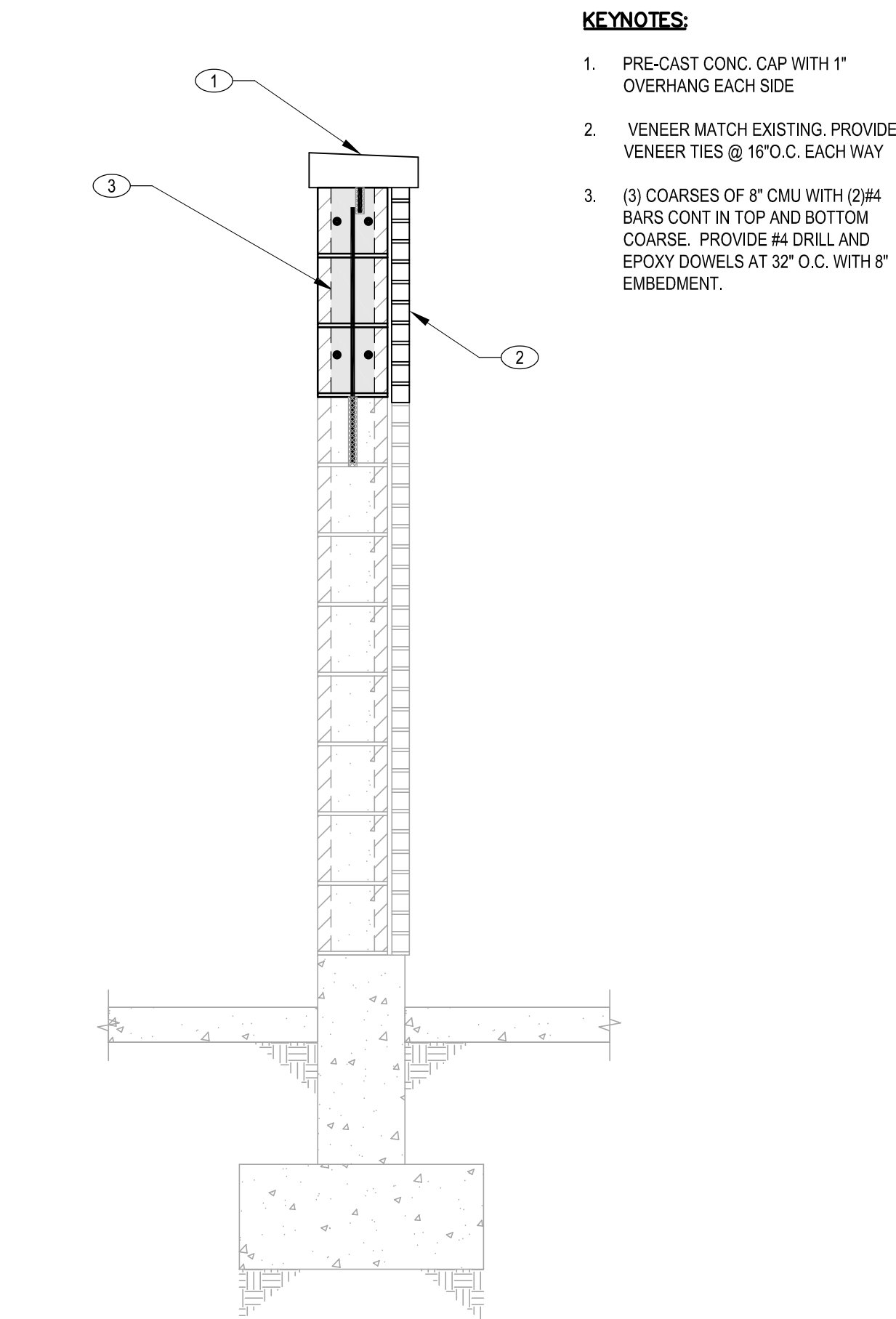
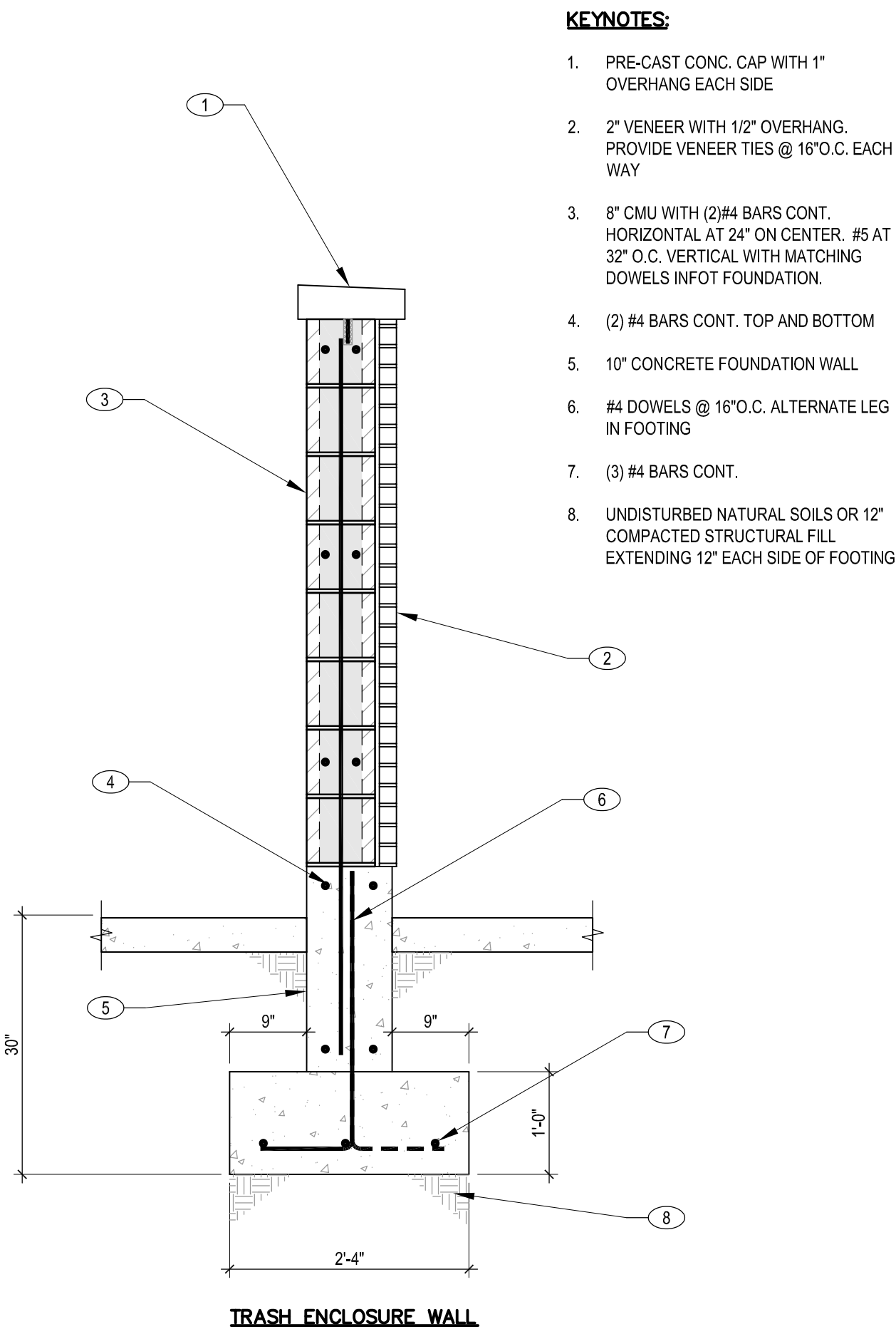


1
S1.0
DETAIL (SEE DETAIL 6 FOR OPTION)
NO SCALE

2
S1.0
DETAIL
NO SCALE

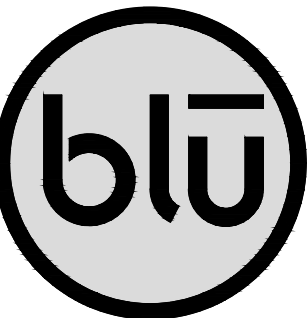
3
S1.0
DETAIL
NO SCALE

4
S1.0
DETAIL
NO SCALE



6
S1.0
DETAIL
NO SCALE

WCA
Structural
Engineering inc.
442 North Main Street, Suite 200
Bountiful, Utah 84010
e-mail: wca@wcaeng.com
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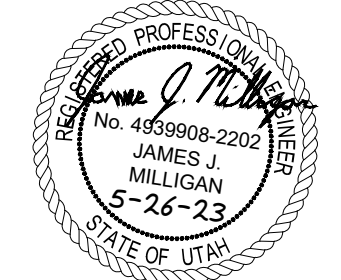
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JIM
Project No: 22-160

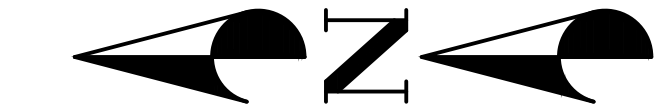
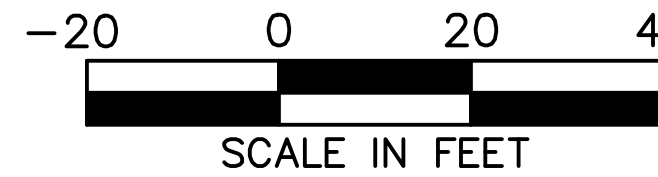
Drawing Title

CIVIL SITE PLAN

Drawing Number

C100

CONSTRUCTION DOCUMENTS



LEGEND

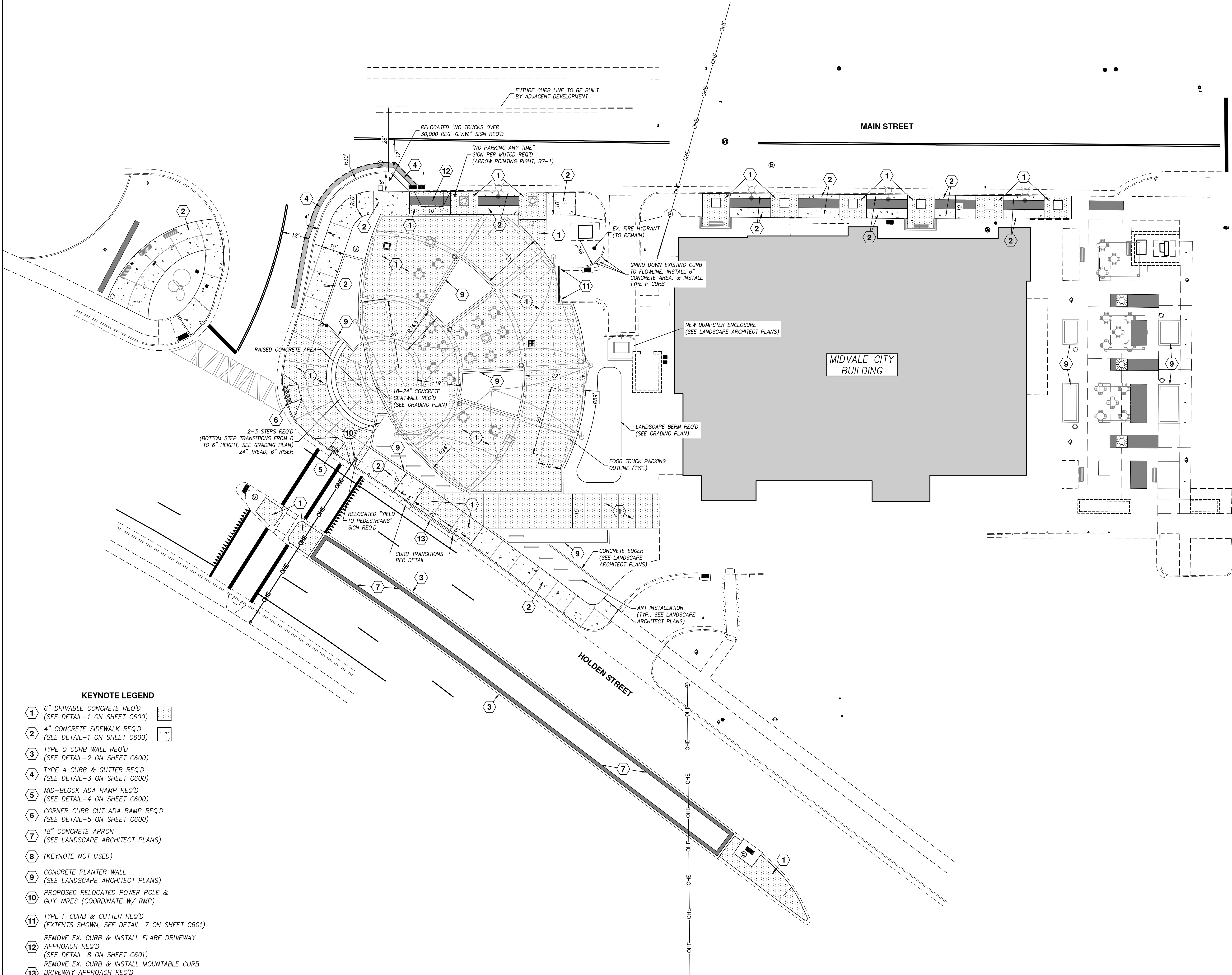
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING EDGE OF ASPHALT
	EXISTING OVERHEAD ELECTRIC
	EXISTING BUILDING PAD
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED EDGE OF ASPHALT
	PROPOSED SPILL CURB & GUTTER
	PROPOSED BUILDING PAD
	PROJECT BOUNDARY

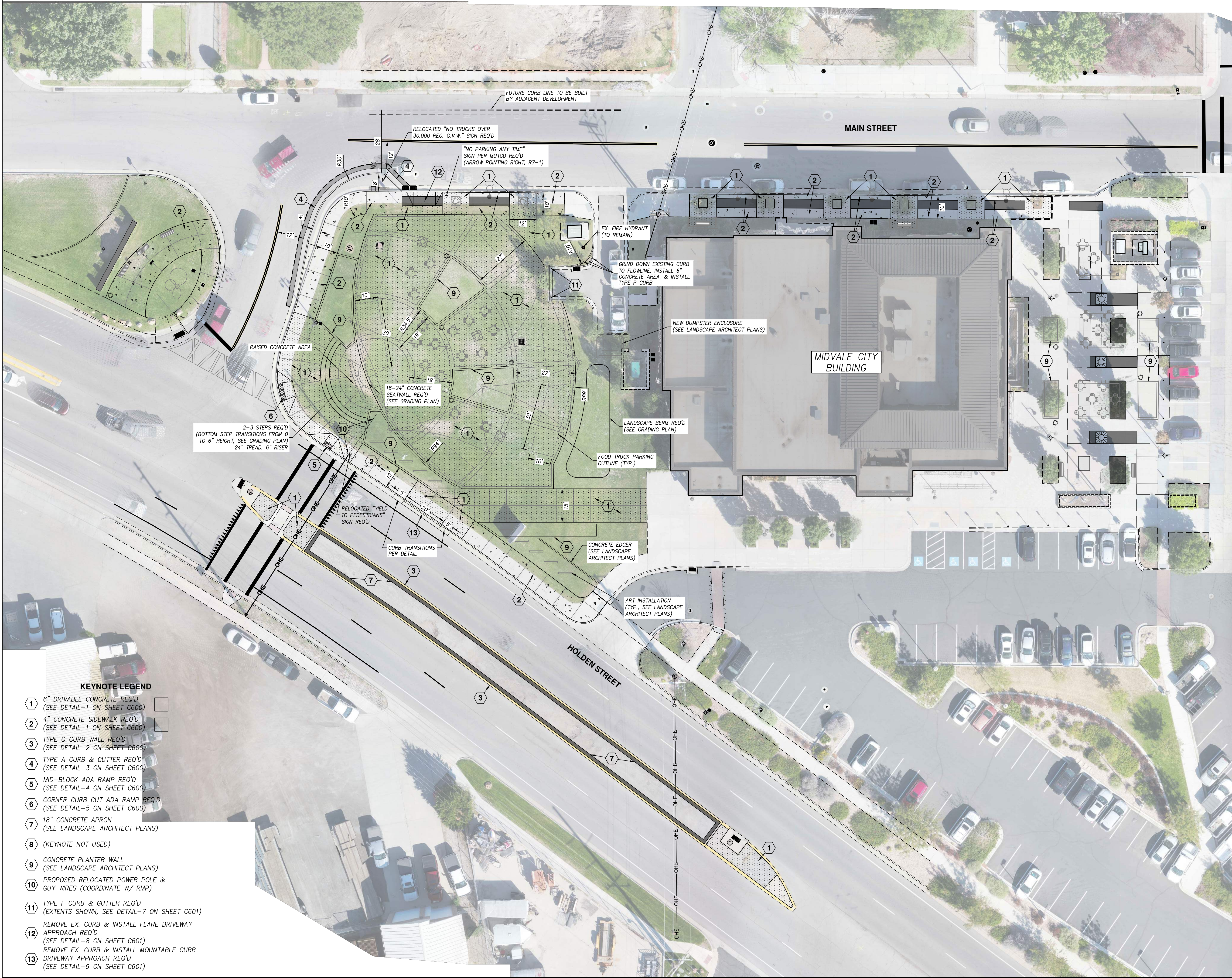
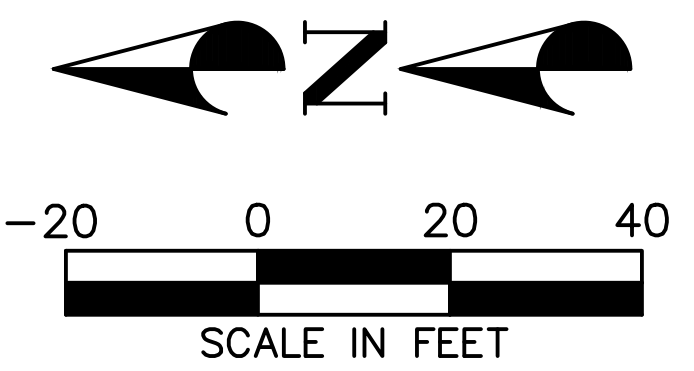
SITE NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
- ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.
- SEE LANDSCAPE ARCHITECT PLANS FOR ALL ITEMS SHOWN WITHOUT LABEL, AND FOR CONCRETE FINISHING REQUIREMENTS.

KEYNOTE LEGEND

- 6" DRIVABLE CONCRETE REQ'D (SEE DETAIL-1 ON SHEET C600)
- 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C600)
- TYPE O CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
- TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
- MID-BLOCK ADA RAMP REQ'D (SEE DETAIL-4 ON SHEET C600)
- CORNER CURB CUT ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C600)
- 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
- (KEYNOTE NOT USED)
- CONCRETE PLANTER WALL (SEE LANDSCAPE ARCHITECT PLANS)
- PROPOSED RELOCATED POWER POLE & GUY WIRES (COORDINATE W/ RMP)
- TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
- REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
- REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)

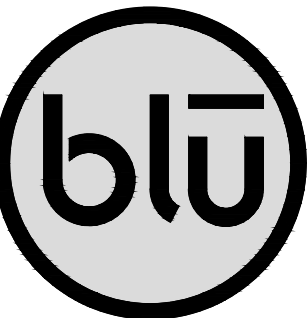




- LEGEND**
- EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING FENCE
 - EXISTING EDGE OF ASPHALT
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING BUILDING PAD
 - PROPOSED CURB & GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED FENCE
 - PROPOSED EDGE OF ASPHALT
 - PROPOSED SPILL CURB & GUTTER
 - PROPOSED BUILDING PAD
 - PROJECT BOUNDARY

- SITE NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
 - CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
 - ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
 - ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
 - CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
 - DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.
 - SEE LANDSCAPE ARCHITECT PLANS FOR ALL ITEMS SHOWN WITHOUT LABEL, AND FOR CONCRETE FINISHING REQUIREMENTS.

- KEYNOTE LEGEND**
- 1 6" DRIVABLE CONCRETE REQ'D (SEE DETAIL-1 ON SHEET C600)
 - 2 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C600)
 - 3 TYPE O CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
 - 4 TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
 - 5 MID-BLOCK ADA RAMP REQ'D (SEE DETAIL-4 ON SHEET C600)
 - 6 CORNER CURB CUT ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C600)
 - 7 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
 - 8 (KEYNOTE NOT USED)
 - 9 CONCRETE PLANTER WALL (SEE LANDSCAPE ARCHITECT PLANS)
 - 10 PROPOSED RELOCATED POWER POLE & GUY WIRES (COORDINATE W/ RMP)
 - 11 TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
 - 12 REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
 - 13 REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)



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SERVICES

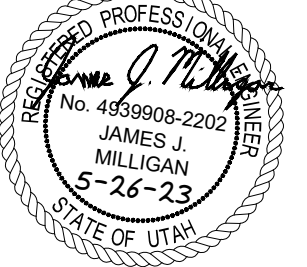
CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JJM
Project No: 22-160

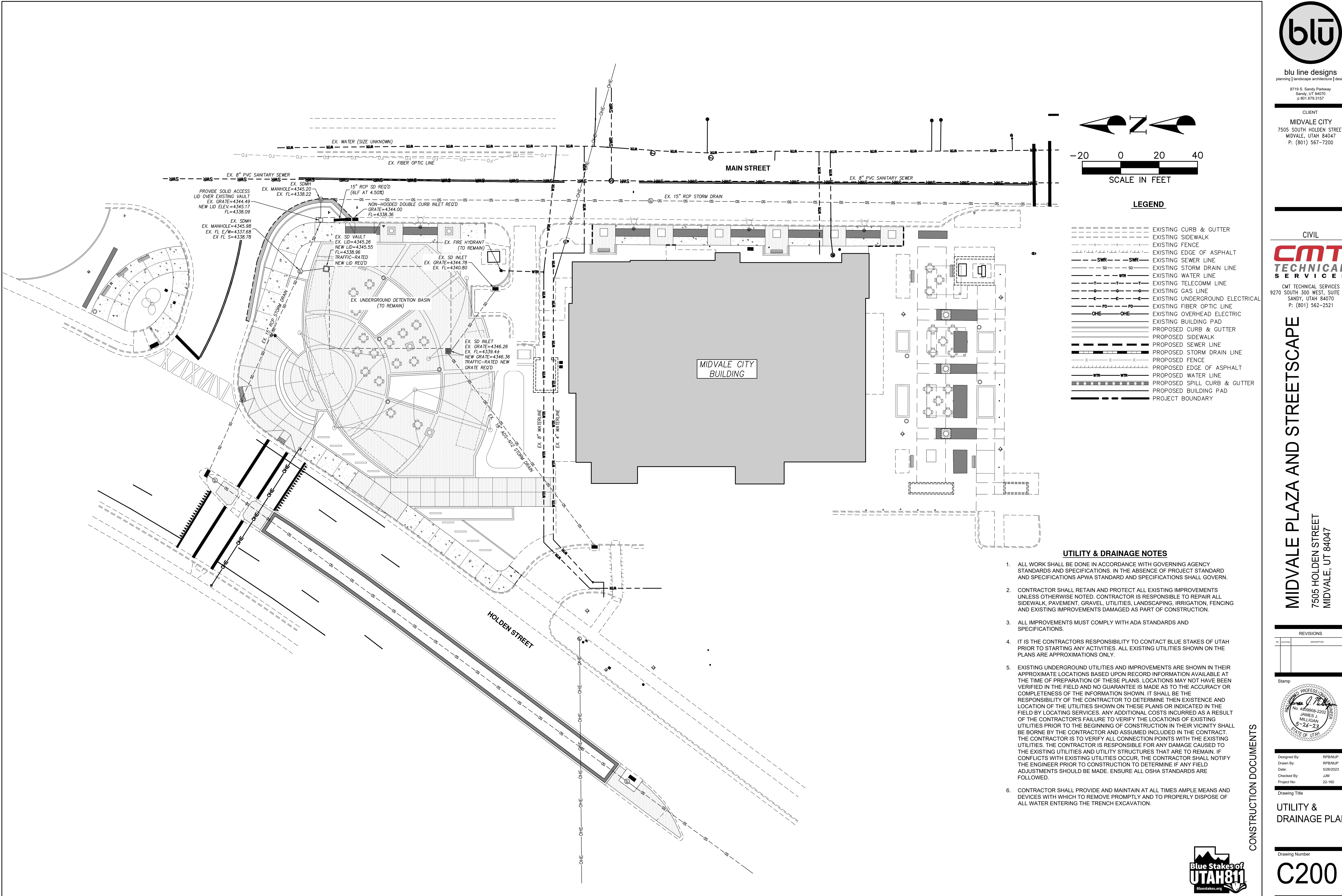
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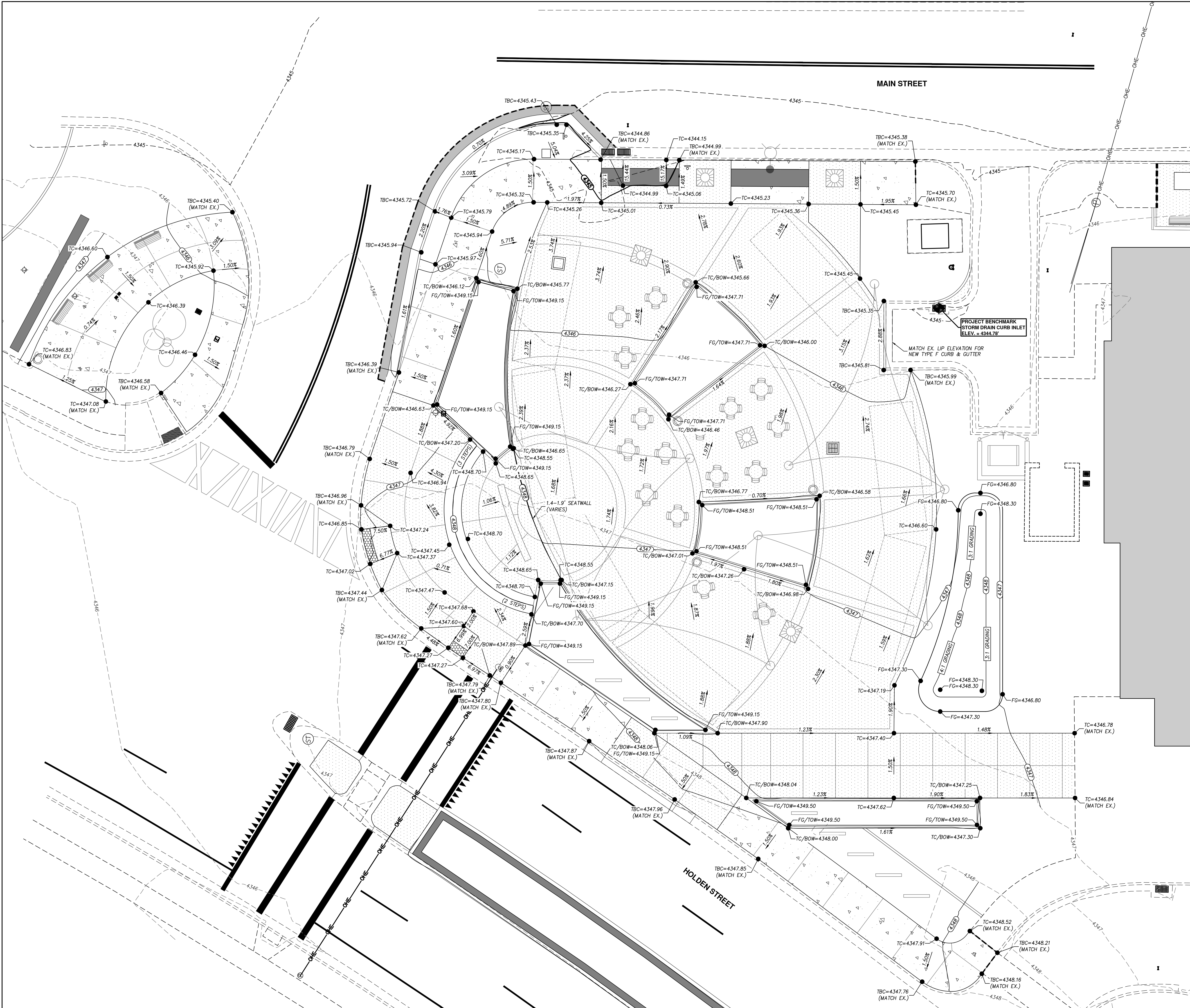
UTILITY &
DRAINAGE PLAN

Drawing Number

C200

CONSTRUCTION DOCUMENTS





SCALE IN FEET

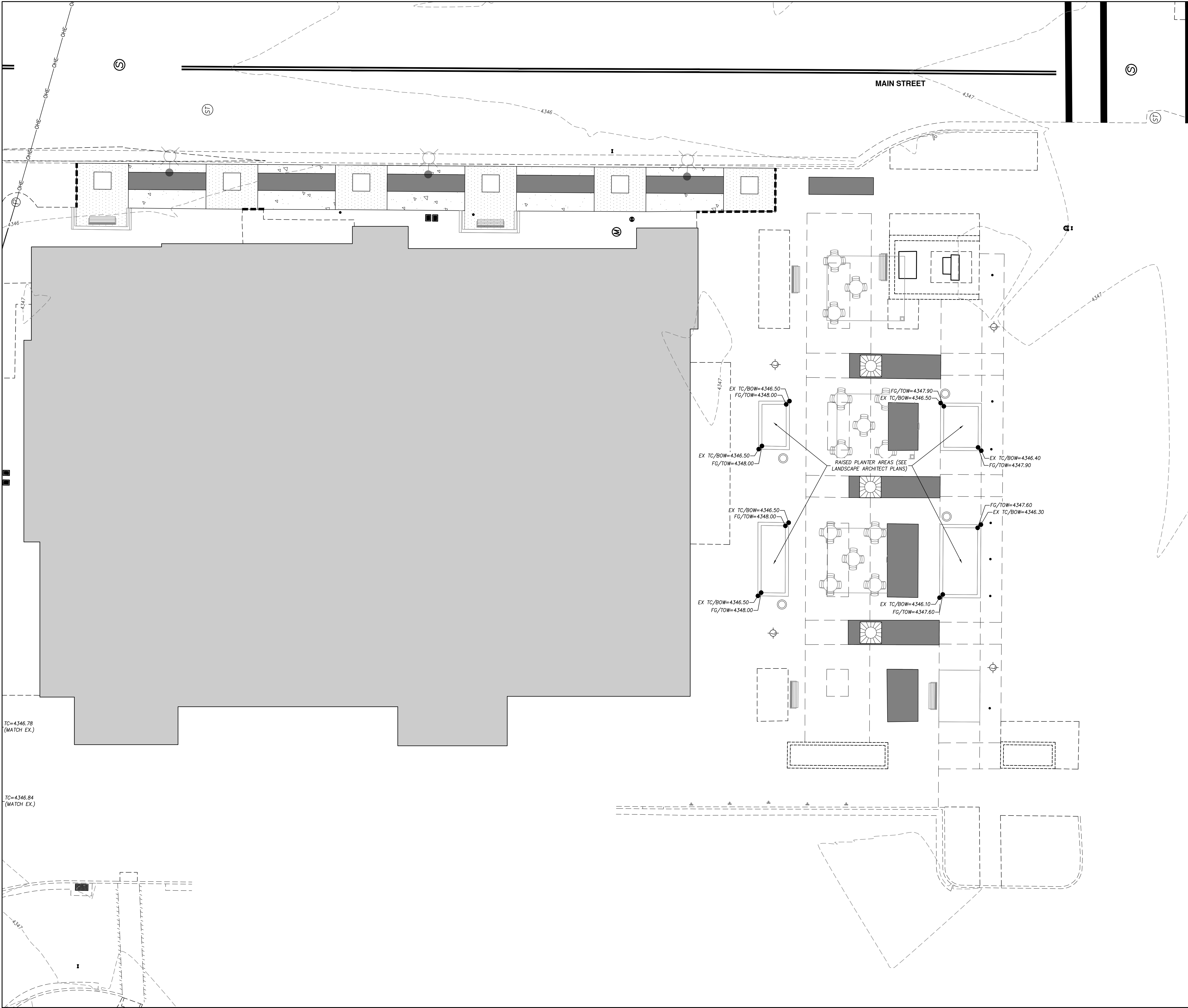
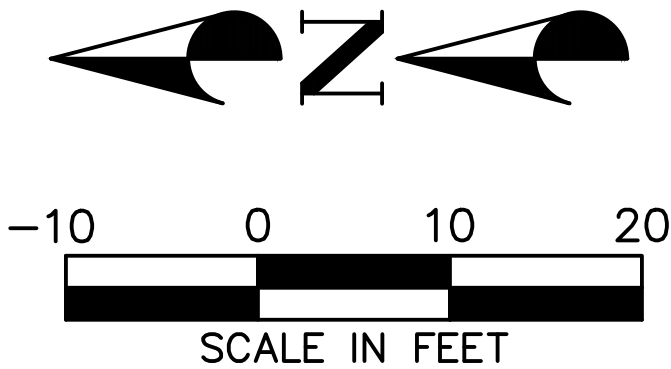
10 0 10 20

LEGEND

---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BUILDING PAD
---	EXISTING WALL
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED CURB & GUTTER
---	PROPOSED SIDEWALK
---	PROPOSED FENCE

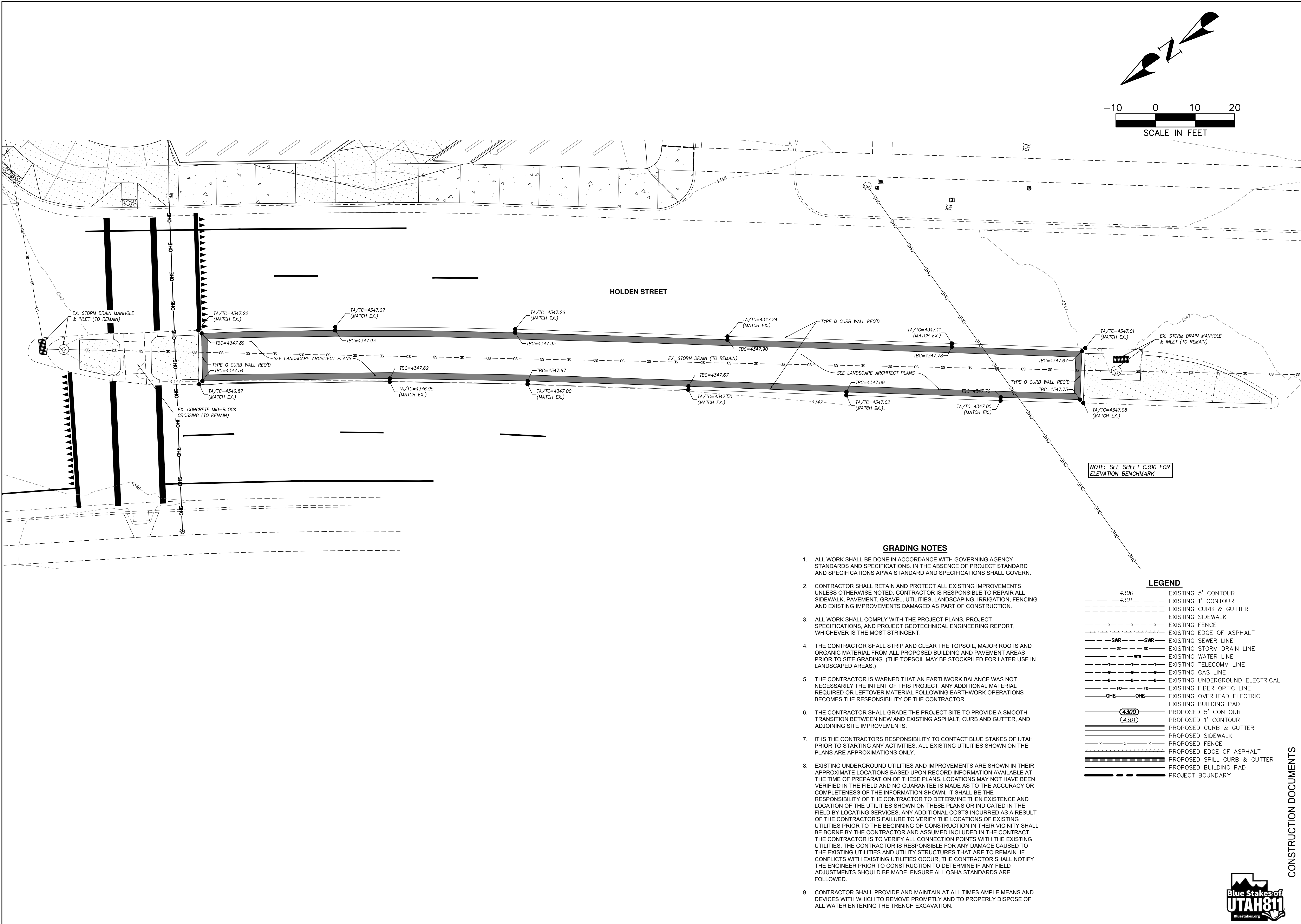
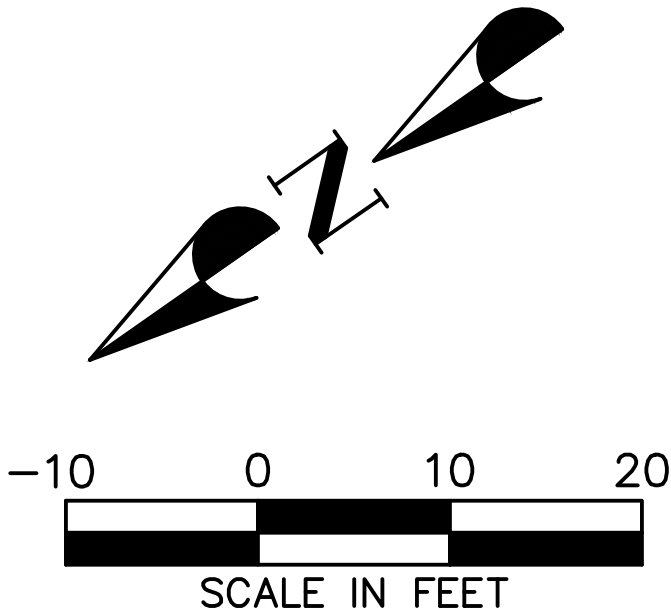
- GRADING NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
 - CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
 - ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
 - THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
 - CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.





- LEGEND**
- 4300 — EXISTING 5' CONTOUR
 - 4301 — EXISTING 1' CONTOUR
 - — EXISTING CURB & GUTTER
 - — EXISTING SIDEWALK
 - — EXISTING OVERHEAD ELECTRIC
 - — EXISTING BUILDING PAD
 - — EXISTING WALL
 - 4300 — PROPOSED 5' CONTOUR
 - 4301 — PROPOSED 1' CONTOUR
 - — PROPOSED CURB & GUTTER
 - — PROPOSED SIDEWALK
 - x — x — x — PROPOSED FENCE

- GRADING NOTES**
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 6. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 7. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
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 11. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.



- GRADING NOTES**
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LEGEND	
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
---	EXISTING FENCE
---	EXISTING EDGE OF ASPHALT
---	EXISTING SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING WATER LINE
---	EXISTING TELECOMM LINE
---	EXISTING GAS LINE
---	EXISTING UNDERGROUND ELECTRICAL
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING BUILDING PAD
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED CURB & GUTTER
---	PROPOSED SIDEWALK
---	PROPOSED FENCE
---	PROPOSED EDGE OF ASPHALT
---	PROPOSED SPILL CURB & GUTTER
---	PROPOSED BUILDING PAD
---	PROJECT BOUNDARY

REVISIONS	
NO.	DESCRIPTION
Stamp	

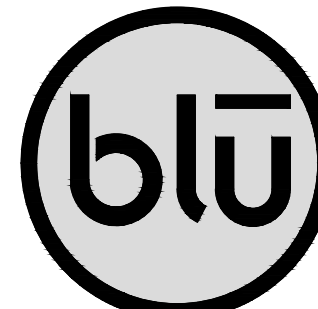
DESIGNED BY	RPM/MJP
DRAWN BY	RPM/MJP
DATE	5/26/2023
CHECKED BY	JJM
PROJECT NO.	22-160

Drawing Title
MEDIAN PLAN

Drawing Number
C400

CONSTRUCTION DOCUMENTS





blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p.801.679.3157

CLIENT

MIDVALE CITY
7505 SOUTH HOLDEN STREET
MIDVALE, UTAH 84047
P: (801) 567-7200

CIVIL

CMT
TECHNICAL
SERVICES

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

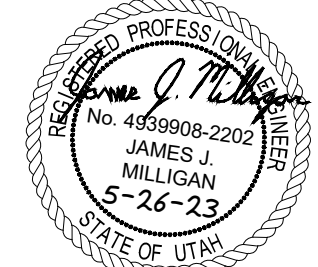
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JUM
Project No: 22-160

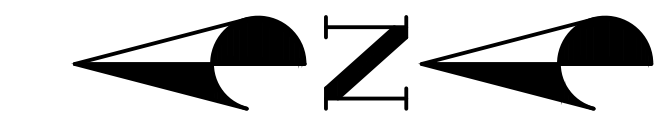
Drawing Title

EROSION
CONTROL PLAN
& DETAILS

Drawing Number

C500

CONSTRUCTION DOCUMENTS



-30 0 30 60

SCALE IN FEET

LEGEND

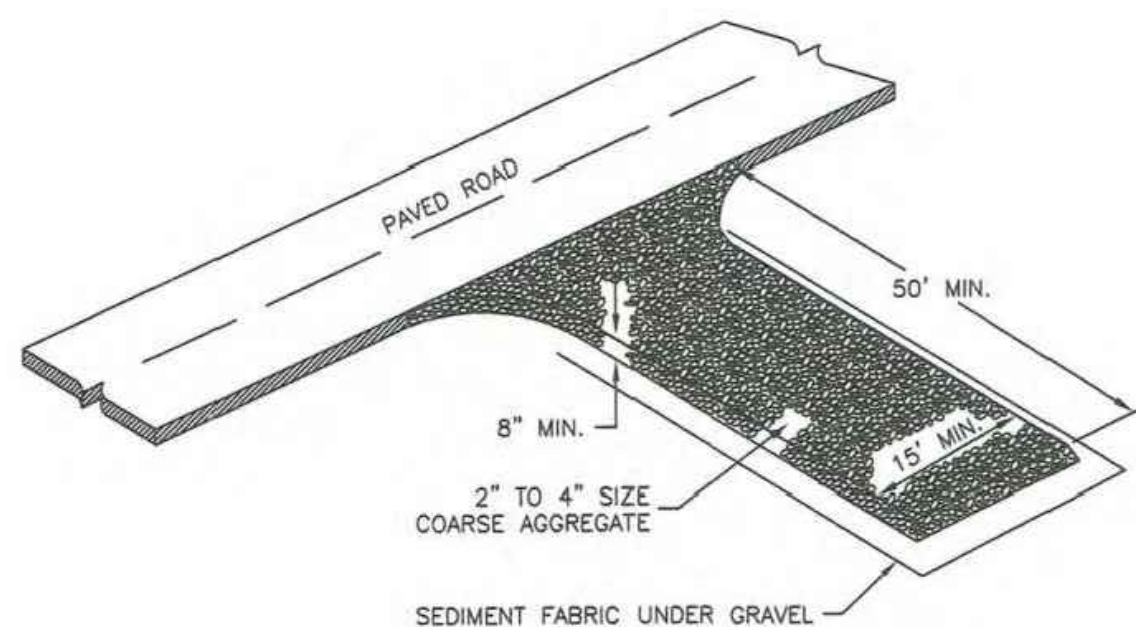
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
-x-x-	EXISTING FENCE
- - -	EXISTING EDGE OF ASPHALT
-SWR-SWR-	EXISTING SEWER LINE
-SD-SD-	EXISTING STORM DRAIN LINE
-WIR-WIR-	EXISTING WATER LINE
-T-T-T-	EXISTING TELECOMM LINE
-G-G-G-	EXISTING GAS LINE
-E-E-E-	EXISTING UNDERGROUND ELECTRICAL
-FO-FO-	EXISTING FIBER OPTIC LINE
-OHE-OHE-	EXISTING OVERHEAD ELECTRIC
=====	EXISTING BUILDING PAD
=====	PROPOSED CURB & GUTTER
=====	PROPOSED SIDEWALK
-x-x-	PROPOSED FENCE
- - -	PROPOSED EDGE OF ASPHALT
=====	PROPOSED SPILL CURB & GUTTER
=====	PROPOSED BUILDING PAD
---	PROJECT BOUNDARY

EROSION NOTES

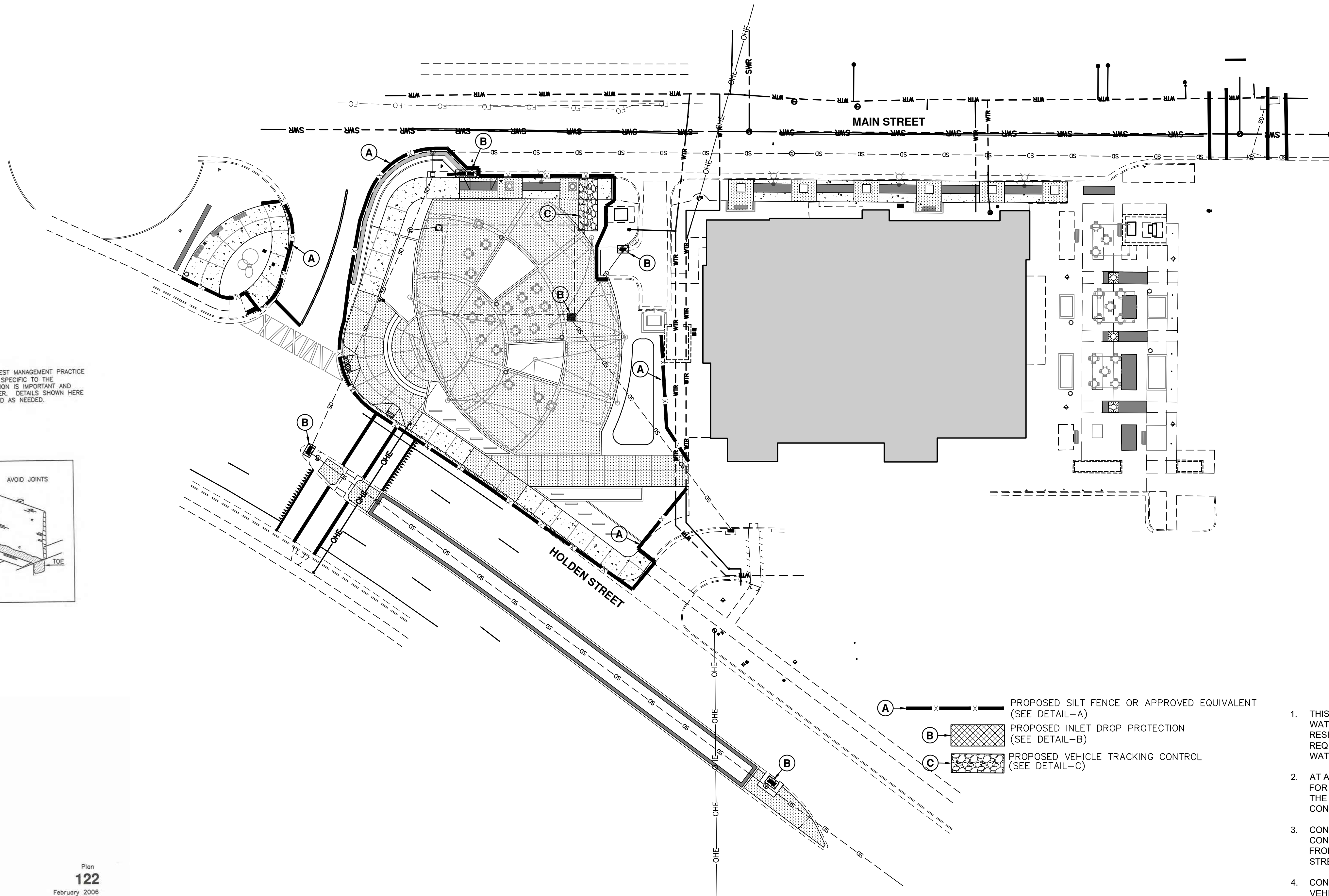
- THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES.
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEEPED UPON CITY AND OWNER REQUEST.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED AT COMPLETION OF PROJECT.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE OF ALL SWPPP SYSTEMS. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
- CONTRACTOR MAY REMOVE TEMPORARY INLET PROTECTION DEVICES AND SILT FENCING AFTER PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION (70% MIN.). EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, AND LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
- THE SWPPP BOOK AND UPDES PERMIT WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO WORK.

Stabilized roadway entrance

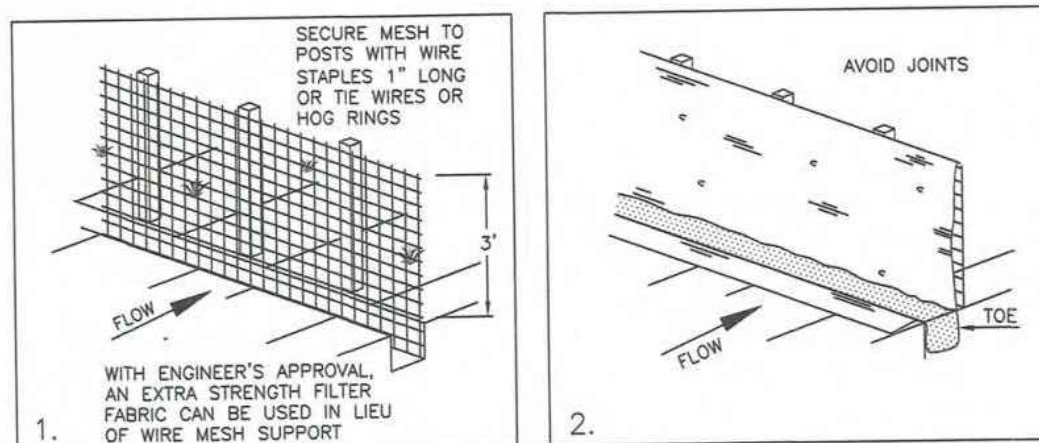
- GENERAL**
 - Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - Application. At any site where vehicles and equipment enter the public right of way.
- PRODUCT** (Not used)
- EXECUTION**
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - Maintenance.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.



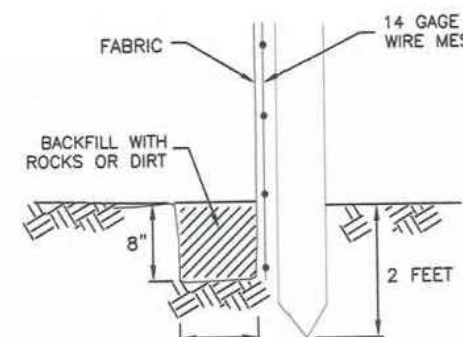
DETAIL-C
STABILIZED ROADWAY ENTRANCE
(SEE APWA STANDARD DRAWING 126)



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



INSTALLATION SEQUENCE



TOE DETAIL



Silt fence

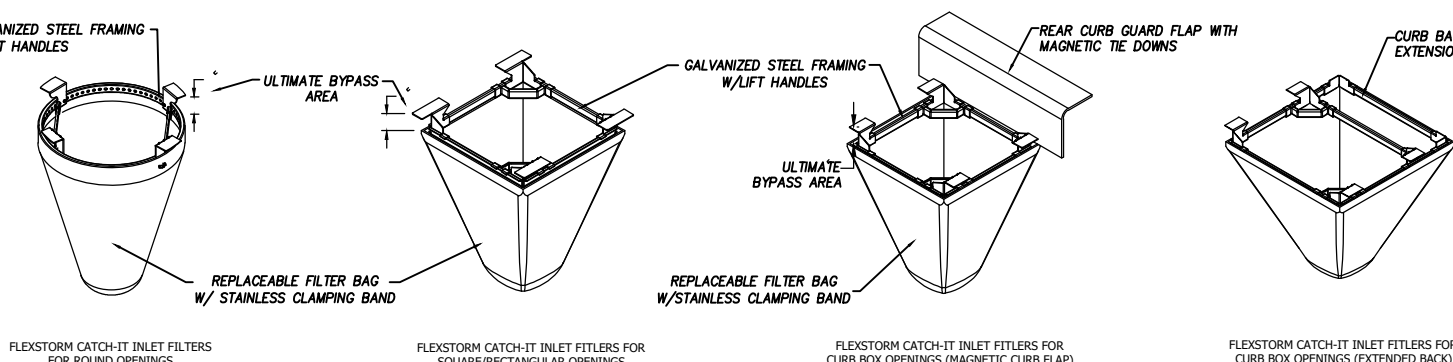
Plan
122

February 2006

DETAIL-A SILT FENCE

(SEE APWA STANDARD DRAWING 122)

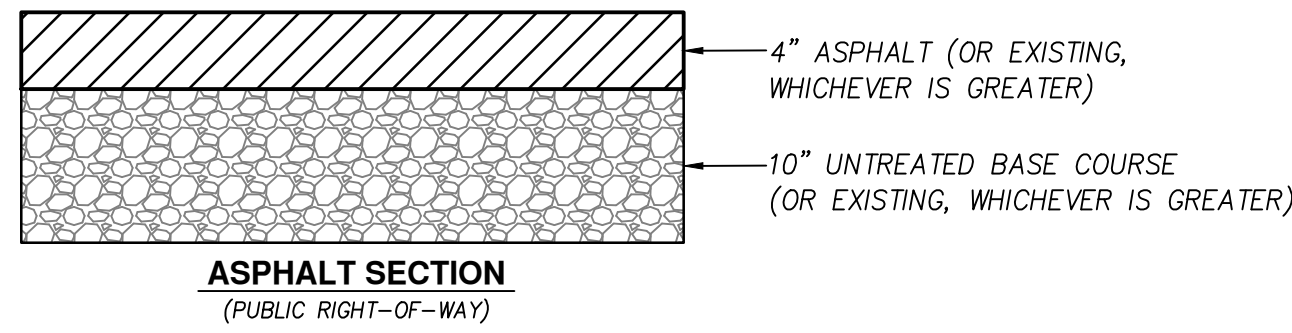
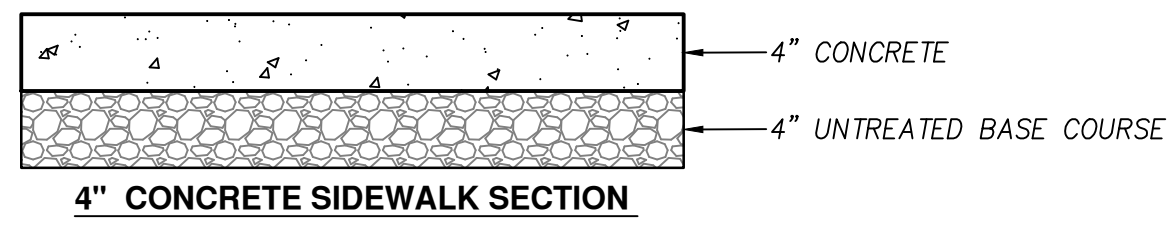
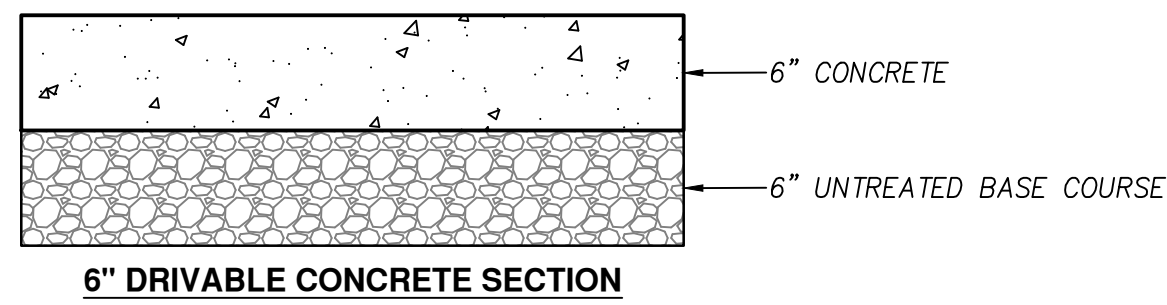
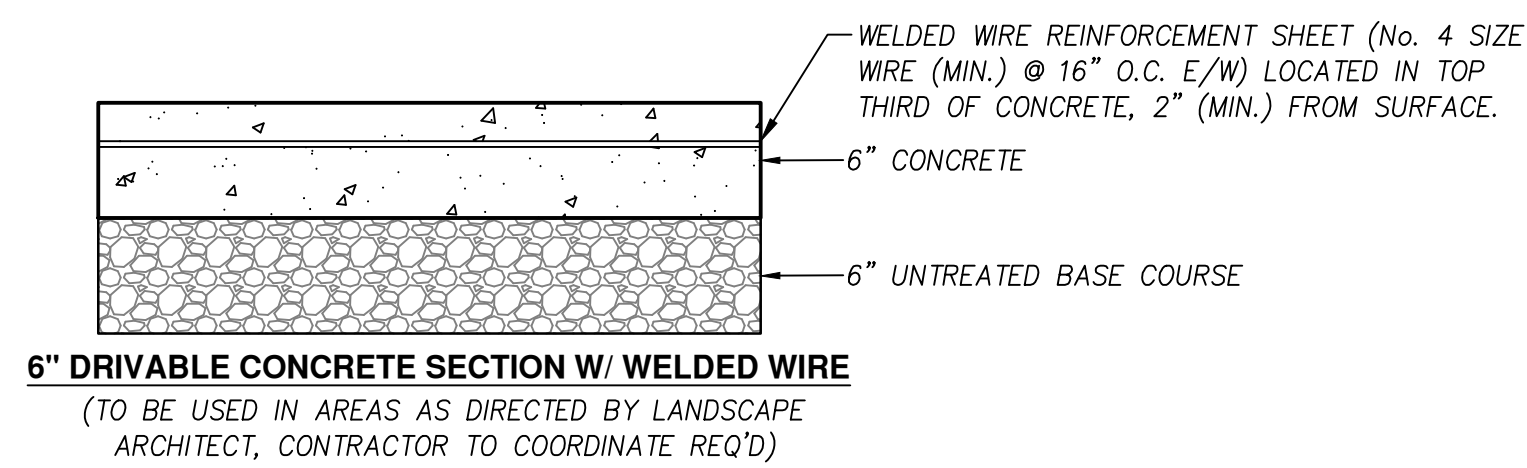
FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



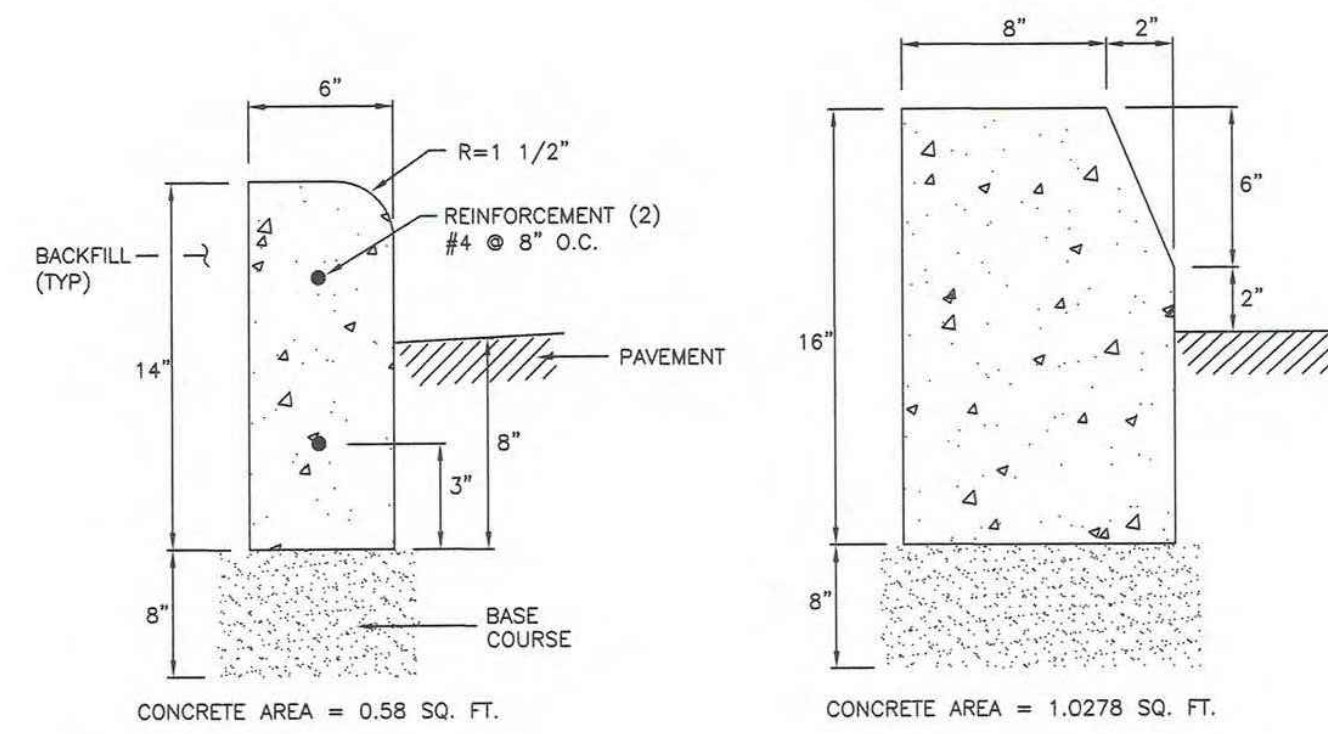
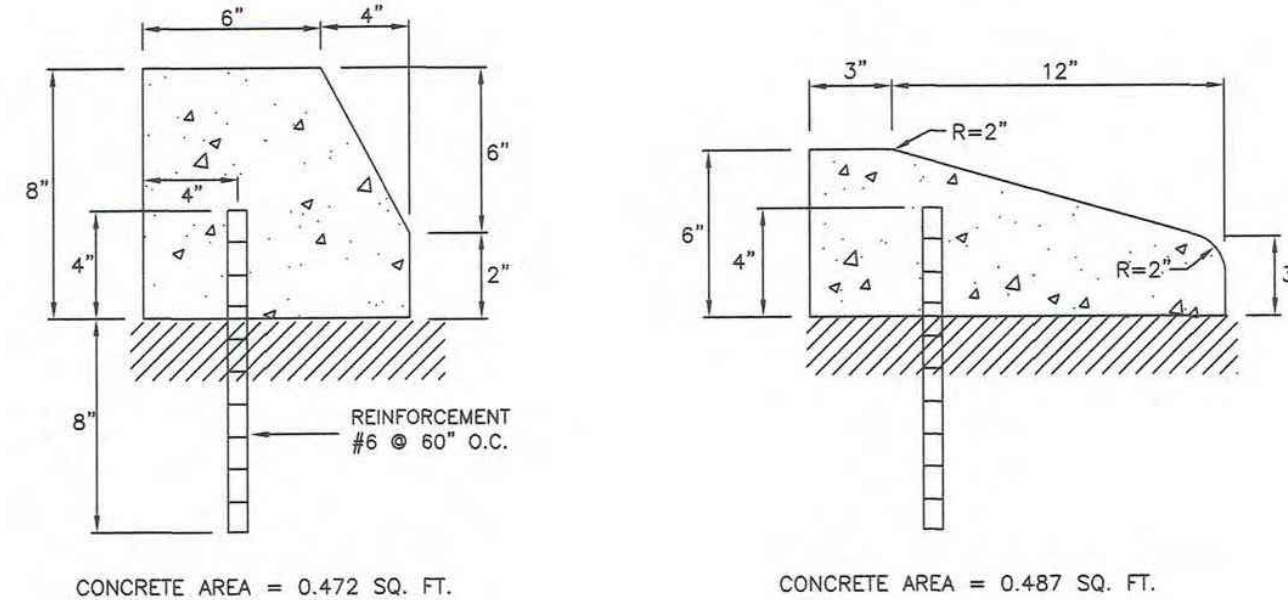
Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)							
Standard	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft. ³)	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
12" x 12" precast catch basin	Concrete Box (+HD)	15 x 15	12 x 12	0.9	1.0	2.6	629Q12FX
18" x 18" precast catch basin	Concrete Box (+HD)	21 x 18	18 x 18	2.1	1.5	3.9	629Q18FX
24" x 24" precast catch basin	Concrete Box (+HD)	27 x 24	24 x 24	3.4	1.9	5.0	629Q24FX
35.5x18 Curb Box	Curb Inlet (CB)	35.5x18	33x15.5	3.4	2.0	4.6	62UTC8XTFX
36" x 24" precast catch basin	Concrete Box (+HD)	40 x 24	36 x 24	5.6	2.5	6.5	629Q24FX
36" x 24" Combination inlet	Concrete Box (+HD)	40 x 24	36 x 32	4.5	2.3	5.9	629QCB3624FX
48" x 18 drop inlet	Frame and Grate (SQ)	48x18	44x18	4.7	2.6	5.5	629Q4818FX
36" x 36" precast catch basin	Concrete Box (+HD)	40 x 36	36 x 36	7.6	4.4	10.0	629Q36FX
48" x 48" precast catch basin	Concrete Box (+HD)	52 x 48	48 x 48	13.8	5.4	12.0	629Q48FX

DETAIL-B INLET DROP PROTECTION

FLEXSTORM CATCH-IT INLET FILTER REQ'D
(OR APPROVED EQUAL)



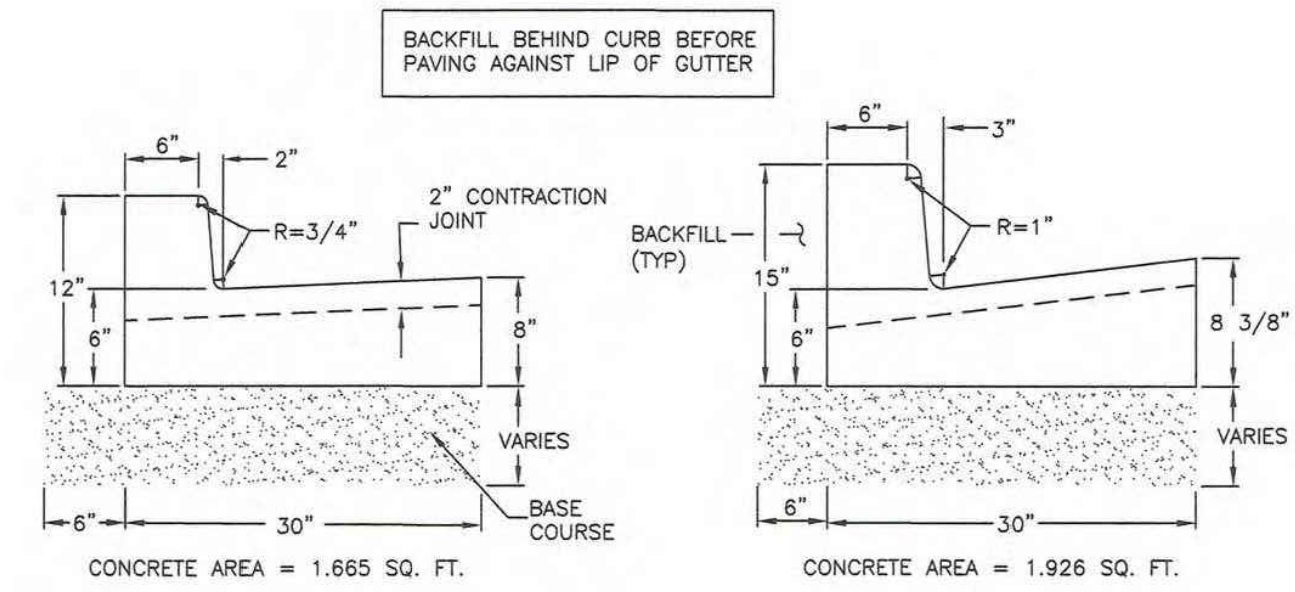
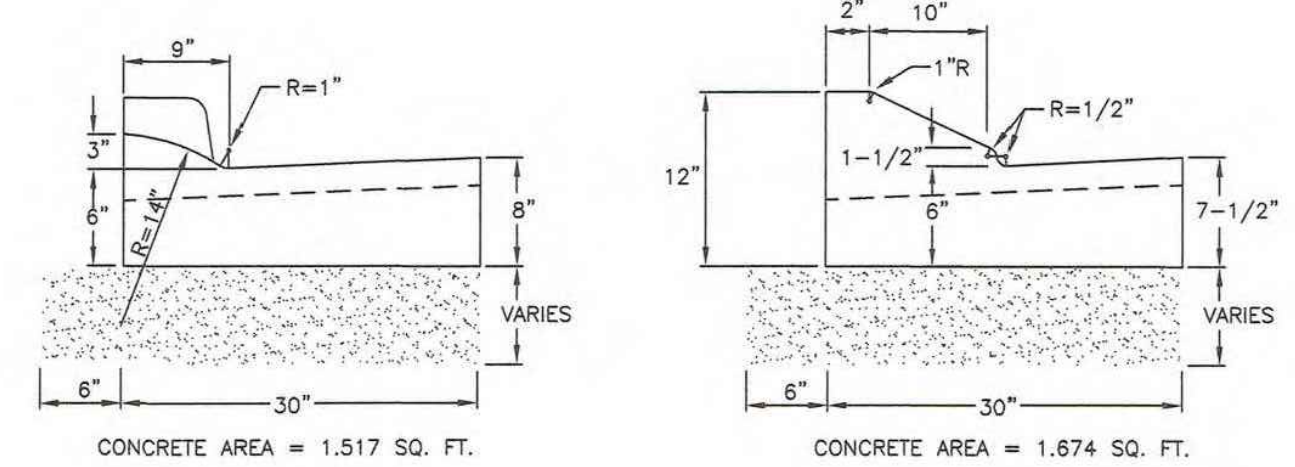
**DETAIL-1
PAVEMENT SECTIONS**
(NOT TO SCALE)



JOINT SPACING DETAIL

Curbs

**DETAIL-2
TYPE Q CURB**
(SEE APWA PLAN #209)

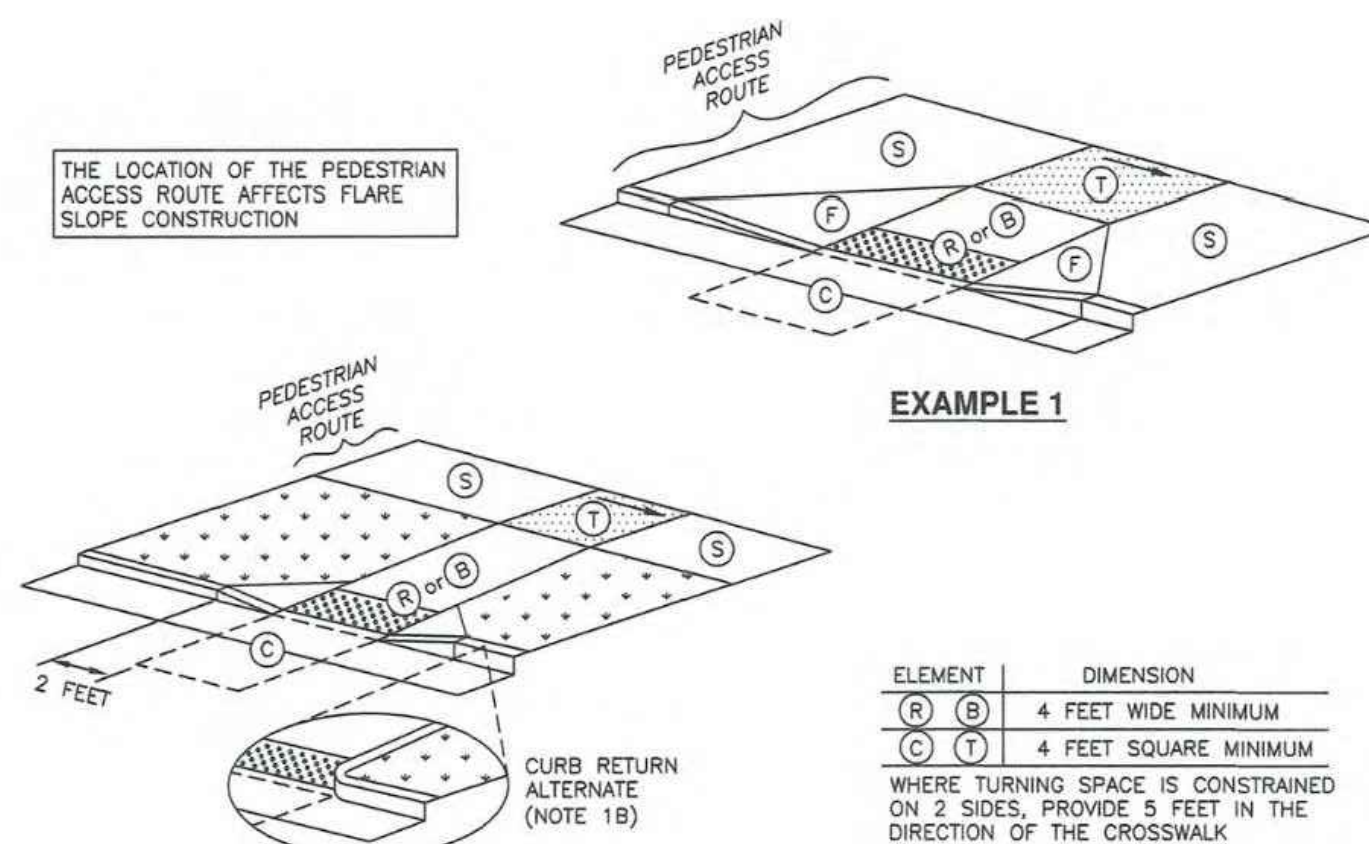


JOINT DETAIL

Curb and gutter

**DETAIL-3
TYPE A CURB & GUTTER**
(SEE APWA PLAN #205.1)

TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	2	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--

- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

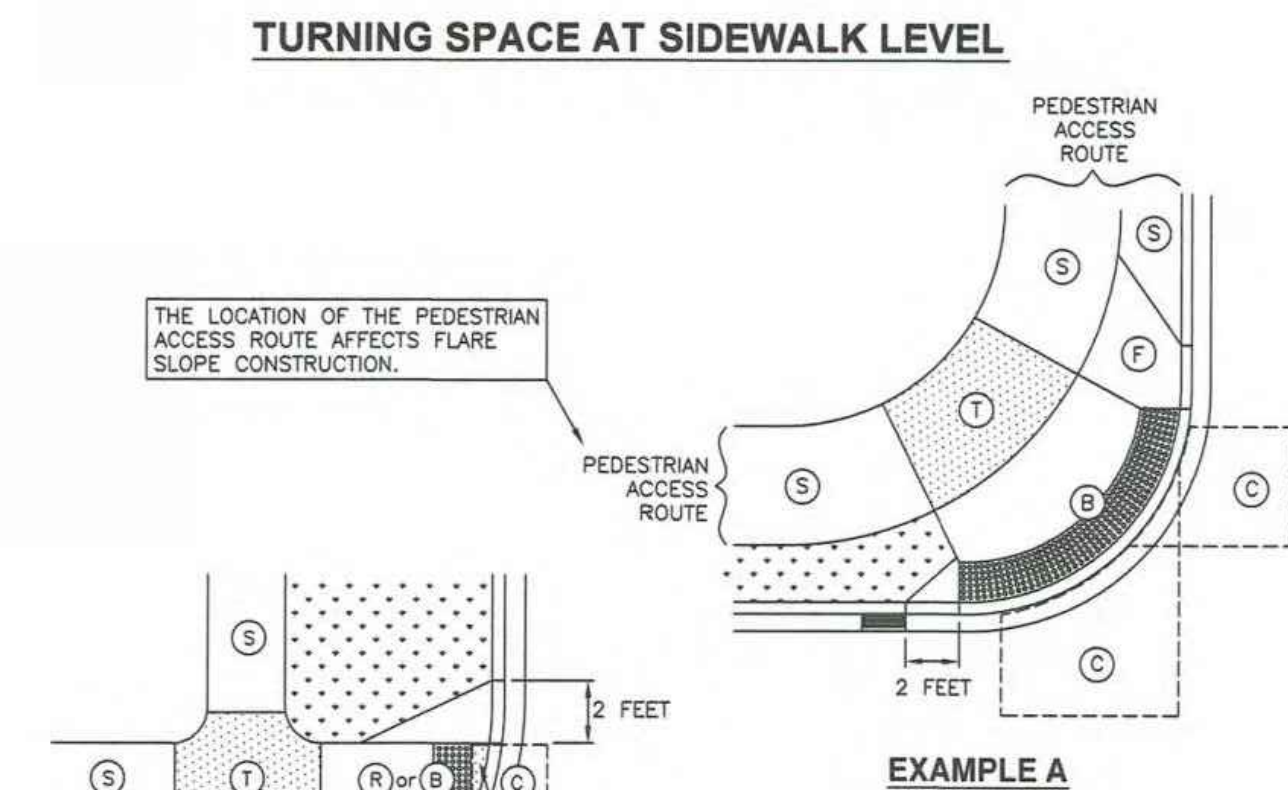
SLOPE TABLE



Mid-block curb cut assembly

Plan
236.1
September 2011

**DETAIL-4
MID-BLOCK ADA RAMP**
(SEE APWA PLAN #236.1)



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	2	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--

- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
- (c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

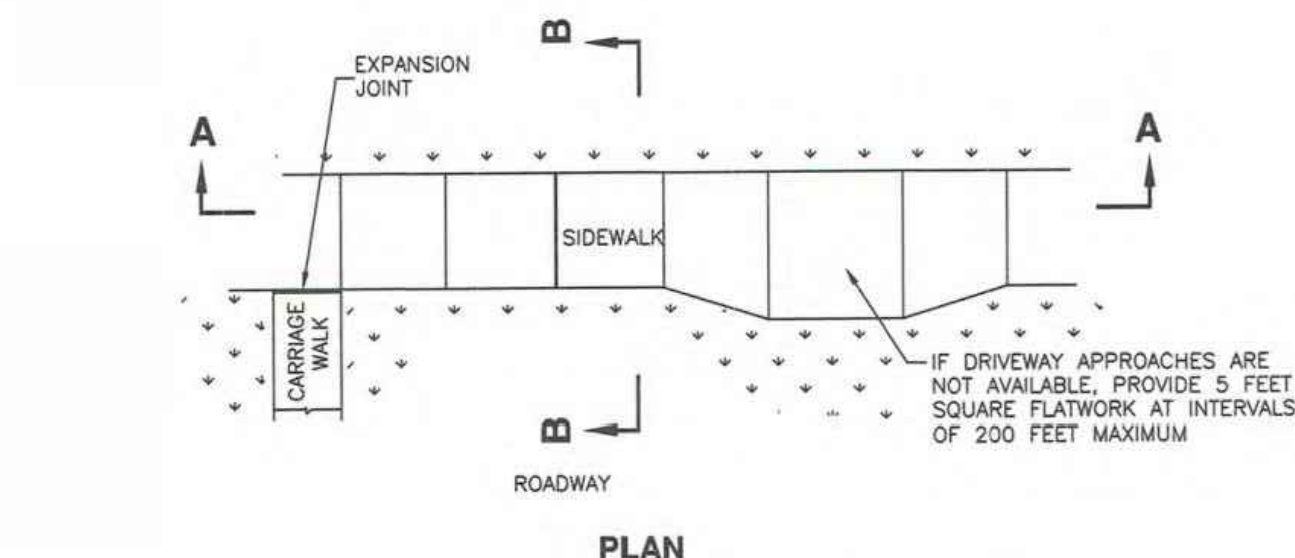
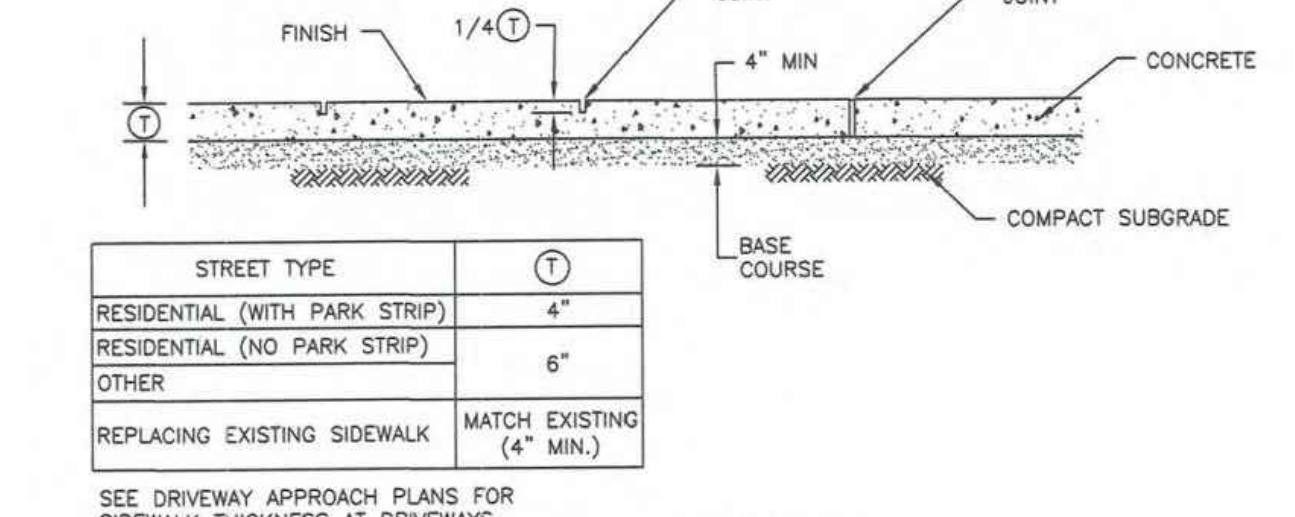
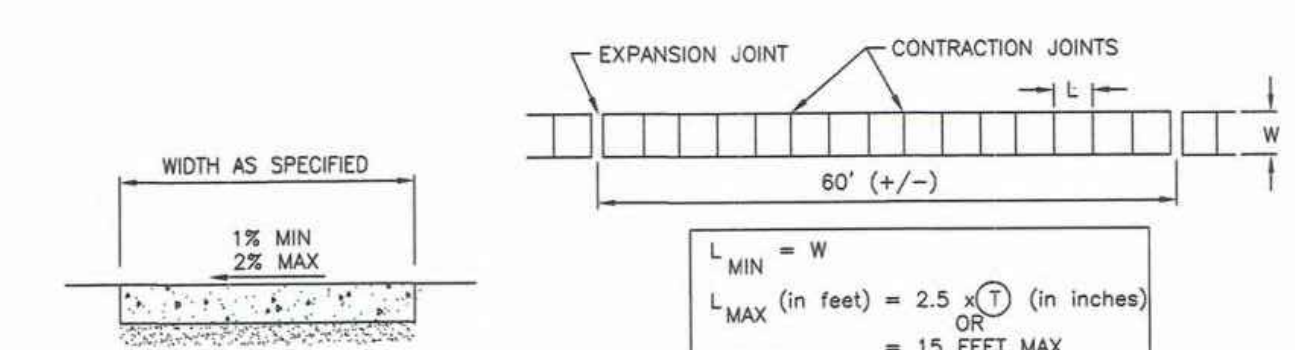
SLOPE TABLE



Corner curb cut assembly

Plan
235.1
September 2011

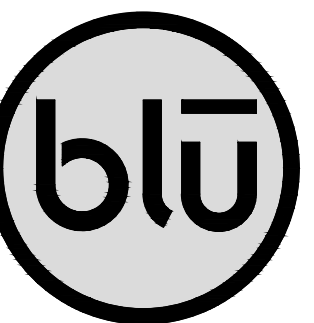
**DETAIL-5
CORNER CURB CUT ADA RAMP**
(SEE APWA PLAN #235.1)



Sidewalk

Plan
231
March 2009

**DETAIL-6
CONCRETE SIDEWALK**
(SEE APWA PLAN #231)



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7505 SOUTH HOLDEN STREET
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CIVIL

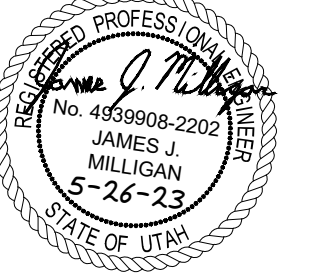
**CMT
TECHNICAL
SERVICES**

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

NO.	REVISIONS
1	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JIM
Project No: 22-160

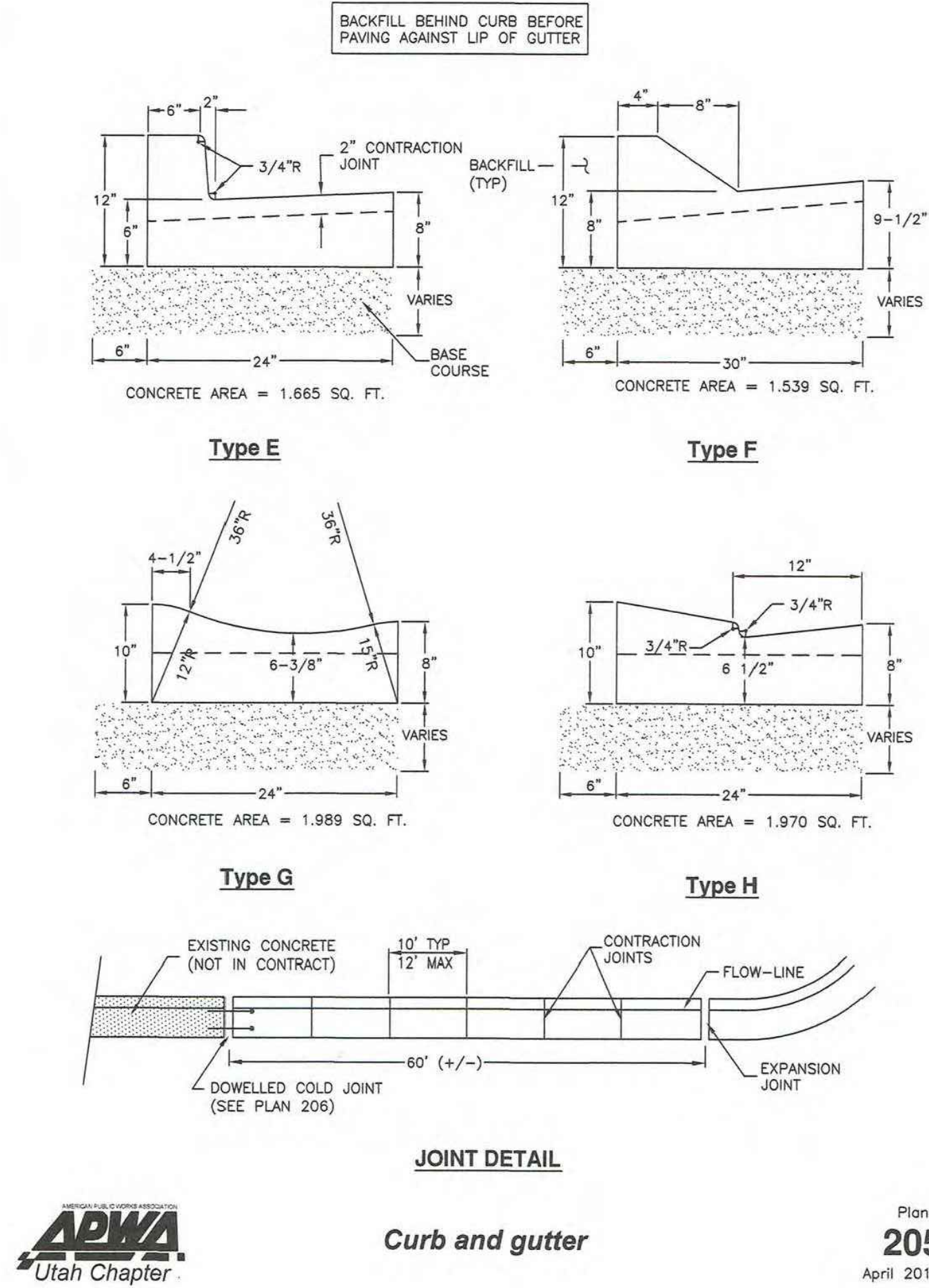
Drawing Title

**TYPICAL
SECTIONS &
DETAILS**

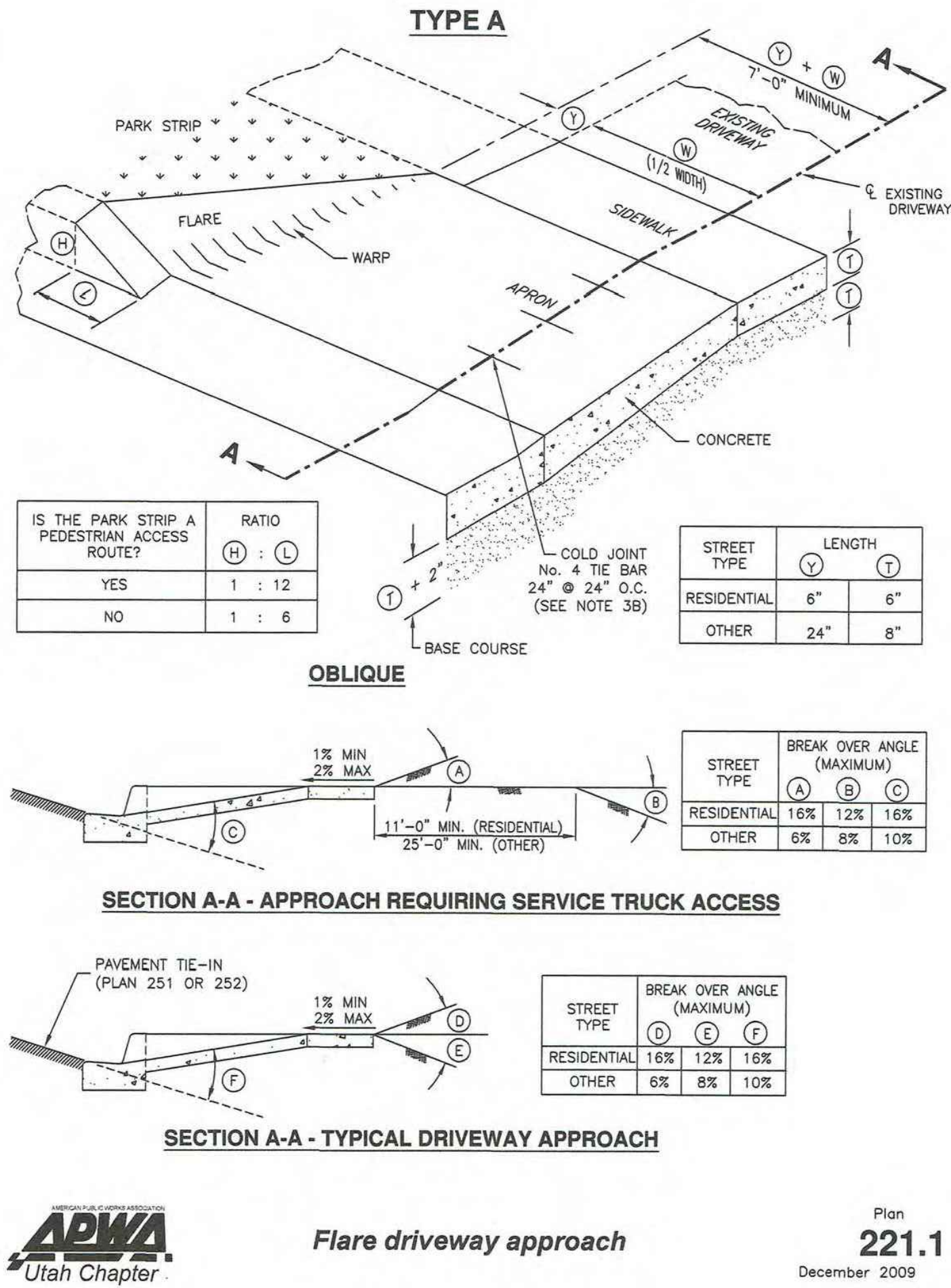
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C600

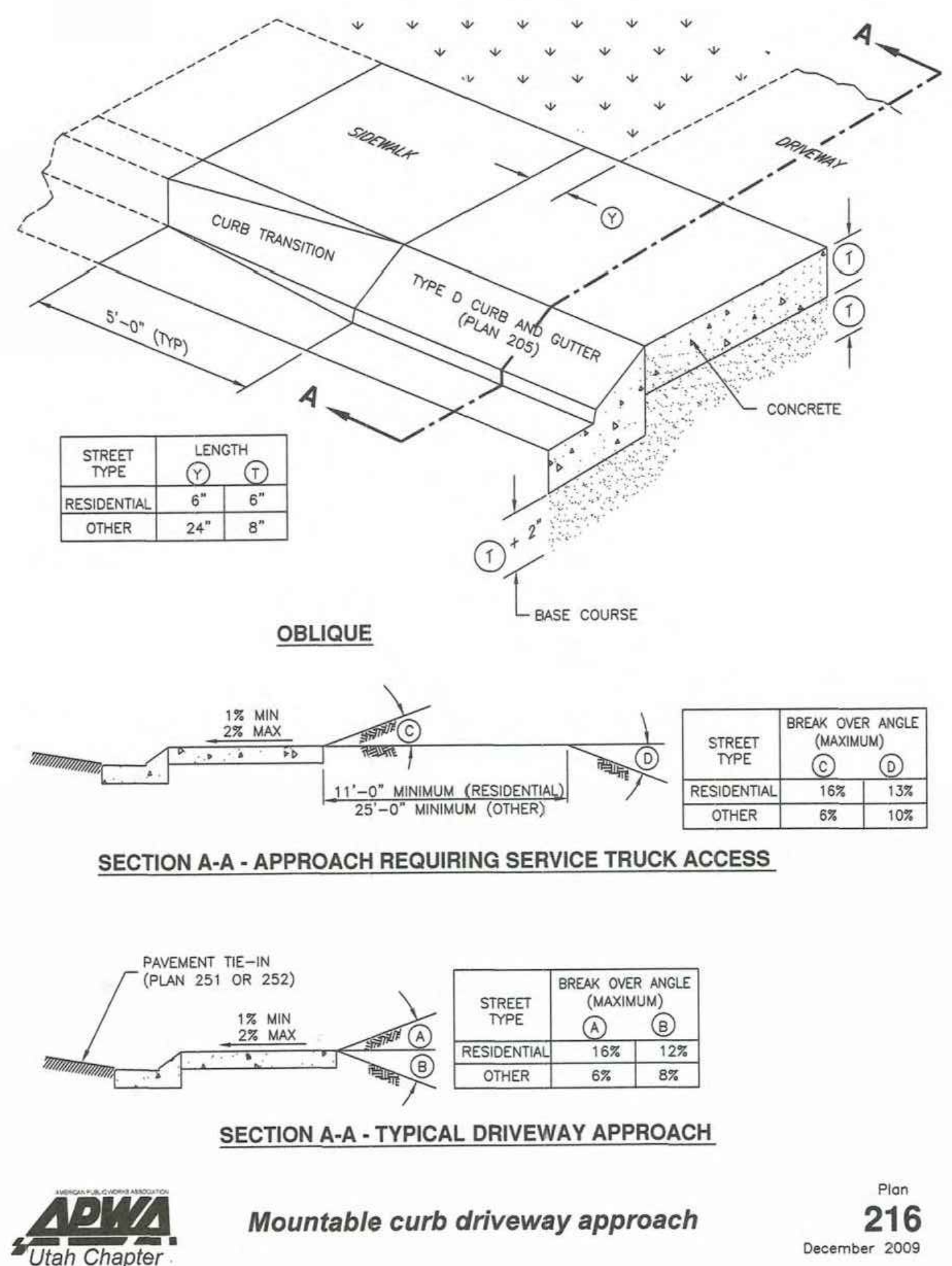
CONSTRUCTION DOCUMENTS



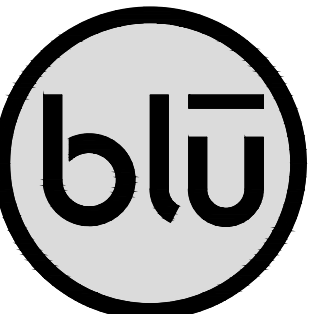
DETAIL-7
TYPE F CURB & GUTTER
(SEE APWA PLAN #205.2)



DETAIL-8
APWA FLARE DRIVEWAY APPROACH
(SEE APWA PLAN #221.1)



DETAIL-9
APWA MOUNTABLE CURB DRIVEWAY APPROACH
(SEE APWA PLAN #216)



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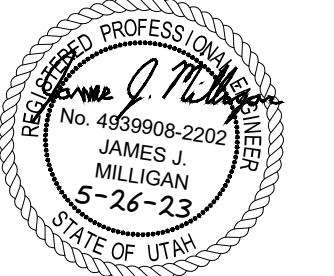
CIVIL
CMT
TECHNICAL
SERVICES

CMT TECHNICAL SERVICES
9270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

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REVISIONS	
NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JJM
Project No: 22-160

Drawing Title

TYPICAL
SECTIONS &
DETAILS

Drawing Number

C601

CONSTRUCTION DOCUMENTS

GENERAL REQUIREMENTS:

CODE ANALYSIS
ENERGY CODE: IECC

Comply with the requirements of all required building codes, including, but not limited to the National Electrical Code, International Building Code, International Energy Conservation Code, Local Codes, and International Building Codes.
Provide and pay for all required permits. Bidders shall view the site and shall include all costs incurred by existing conditions in the bid proposal.

Materials other than those specified may be accepted providing a written request is submitted to the engineer at this least 10 working days prior to bid opening. Approved products will be listed in the addendum.
All equipment shall be new and contain the manufacturer's name, model number and electrical characteristics.
All equipment shall be UL listed for it's intended use and/or approved by the authority having jurisdiction.
Provide Original electronic PDF format, bound, bookmarked (each section and product), and highlighted.
Job name and subcontractor shall be on the front cover. Prepare an index of equipment submitted in each tab.
Electronic submittals shall be submitted to the Architect within 21 days of award on the contract, unless otherwise directed by Architect.

SUBMITTALS:

Submittals shall include all electrical material provided as it related to this project and shall specifically include but is not limited to: wiring devices, raceways, Surface Raceways, floorboxes, lighting fixtures, lighting controls, panels and breakers, disconnects, telephone/data structured cabling systems, fire alarm systems, access controls system, intrusion detection system, and lightning protection systems.

Provide as-built drawings to Architect before application for final payment. Request a clean set of drawings from Architect and prepare these drawings in a quality equal to that of the original drawings.

INSTALLATION REQUIREMENTS:

Electrical plans are diagrammatic. Verify exact equipment locations for all equipment. Coordinate with architectural and mechanical drawings and existing conditions to avoid conflicts. All work shall be installed in a neat, inconspicuous, workmanlike manner. Conduit runs shall be parallel and perpendicular to structural lines where exposed.
Outlet boxes, fixtures and equipment shall be securely mounted and supported.
The site shall be left clean and free of dirt and debris. Panels, fixtures, outlets and equipment shall be left clean and free of foreign materials and dirt.
Panels, switches, and all controls shall be clearly and permanently labeled with laminated engraved labels. Where changes are made in existing panels, distribution centers, etc., the labeling and schedules shall be accurately corrected to reflect the changes. New typed panel schedules shall be provided for all existing panelboards that have changes.
Receptacles and light switch cover plates shall be labeled with a permanent adhesive typed label indicating the panel and circuit number.
Phone & data outlet covers shall be labeled with a permanent adhesive typed label indicating the unique telecom ID.
The structured cabling shall be labeled at both ends with the unique ID. The patch panel shall be labeled with the unique ID. A computer generator color coded map shall be provided by the Contractor to the Owner showing all jack ID's along with their location on a building floorplan.
All wiring shall be installed in raceways except where otherwise specifically shown on the Drawings.

SAFETY:

The Engineer has not been retained or compensated to provide construction review related to the Contractor's safety precautions or to means, methods, sequences, or procedures required for the contractor to complete the work.

SEISMIC BRACING AND SUPPORTS:

Contractor shall be responsible to seismically brace all equipment, feeders, lights, cabletray, and other electrical items in accordance with prevailing codes. Deferred submittals of seismic bracing shall be required upon request and shall comply with ASCE 7-02 for support and bracing of non-structural systems. This shall include seismic design deferred submittals of the site lighting pole base details.

GUARANTEE:

Guarantee the electrical installation against all defects in materials, equipment and workmanship, for one year after the date of acceptance of the work. Defects shall be promptly remedied to the satisfaction of the Architect at no cost to the Owner. All equipment and products shall carry a minimum 1 year warranty from the date of final acceptance by the Owner.

MATERIALS AND METHODS:

Electrical metallic tubing may be used in dry locations not subject to mechanical injury. Provide EMT in 3/4" minimum size. All conduit exposed in occupied spaces shall be EMT, unless specifically noted otherwise.
Surface metal raceway is not permitted unless approved in writing by architect or specifically allowed in the drawings.
Flexible metal conduit is permitted where flexibility is necessary and when connecting to equipment subject to vibration such as motors or transformers.
MC cable is allowed where concealed in walls or above dropped ceilings (such as acoustical lay-in tile ceiling) for lengths no longer than 6 feet.
EMT connectors to be steel, zinc or cadmium coated, factory pre-insulated. Conduit bushings to be heavy duty, insulated.

Wire shall be copper THHN/THWN-2 for copper sizes #2 and smaller. Aluminum XHHW-2 wire may be used for aluminum sizes 1/0 and larger. Unless otherwise shown on the Drawings, copper #12 is the minimum size for lighting and power use. Size wire as indicated on the drawings, or appropriate to carry the entire load per the NEC.
Provided dedicated neutral wiring for all branch circuits, common (shared) neutral wiring is not permitted. For branch circuiting longer than 100 feet, increase wire size by one size to control voltage drop. All wiring shall be color coded with solid coloring or for sizes above #6 may have colored tape bands at all accessible locations and ends, color coding shall be as follows:
Phase A - Black; Neutral A - White with/Black stripe
Phase B - Red; Neutral B - White with/Red stripe
Phase C - Blue; Neutral C - White with/Blue stripe
Ground - Green

Boxes to be 4 inch octagonal for lighting outlets and 4 inch square backboxes (minimum 1-1/2 inches depth) with appropriate device covers for device outlets in concealed work. Provide single gang mud rings for single gang outlets. Do not install outlet boxes back to back in the same stud space. Outlet boxes shall be installed not more than 1/8 inch back in sheetrock and plumb.

MC cabling may be used in concealed locations for branch circuiting. Home runs shall be in conduit and the remaining circuiting may be in MC cabling.

WIRING DEVICES:

Install wiring devices to the following heights (heights to center of device unless noted otherwise) unless noted otherwise on the drawings, see typical mounting height details:
Switch - 45"
Standard Receptacle OR Phone/Data Outlet - 18"
Receptacle OR Phone/Data Outlet (above counter) - 3" above backsplash
Panelboard, FACP - 72" to top
Fire Alarm Notification Device - 96"
Phone/Data - 18"
Consult architectural elevations and millwork shop drawings to determine exact mounting height of all outlets above counter. Coordinate with millwork installer to provide grommets where outlets are located below counter.
Wall switches for general use to be 20 ampere, 120 volt AC rated, quiet acting, equal to Hubbell 1221 series.
Duplex receptacles to be 20 ampere specification grade, equal to Hubbell No. 5362.
Wall Switch Sensor Switches shall be WattStopper LMDW-101.
Dimmer switches shall be 0-10 Volt WattStopper LMDM-101.
Multi-Button Dimmer Switches shall be 0-10 Volt WattStopper LMSW-10X.
Selection of color and plate material shall be by architect. Plate material may be either stainless steel, or Nylon, include worst case (most expensive) in bid. Stainless steel plates shall be required in kitchen and restroom areas.

FLOOR BOXES:

Provide flush floor box, concrete tight, of cast metal or steel construction, with carpet rings and plates, as provided by Hubbell or Wiremold. Equip with minimum two simplex power receptacles rated at 20 amps. Equip with two category 6 phone/data modular outlets where shown (to be wired by separate contract).

OCCUPANCY SENSORS:

Provide occupancy sensors of Sensor Switch, Mytech, or Hubbell. Sensors shall be dual technology infrared/ultrasonic in all areas, but ultrasonic only in restrooms. Provide ceiling sensors of low profile, non-adjustable style, oriented to cover the room. Mount sensors a minimum of 3 feet away from air diffusers. Provide all power packs required. Provide dual technology wall mount/switch sensors with manual override in small areas oriented towards the center of the room, where wall mount occupancy sensors are indicated.
Adjust sensors to operate effectively when someone enters the room, and remain on while they are in the room.
Test each room independently. Visit the site 3 months after occupancy and readjust as required.
Low voltage wiring installed in inaccessible ceiling area must be run in EMT conduit. The conduit may stop short of the sensor or power pack (within 6 inches).

ELECTRICAL PANELBOARDS, SWITCHBOARDS & BREAKERS:

Provide spec grade, door in door, specification grade panelboards of Square D NQOD, or equal of Cutler Hammer, Siemens, or Eaton. Provide bolt on breakers. Provide aluminum bussing, 100% rated neutral bus, and bonded ground bus. Provide isolated ground bus where indicated. Provide typed panel schedule. Provide permanent engraved panel ID label on the outside of each panelboard and switchboard.
Panel and breakers shall be fully rated for the fault current values indicated in the drawings, series rating is not permitted. Provide NEMA-3R enclosures for any panelboard or switchboard installed outside.

EQUIPMENT CONNECTIONS:

Connect each item of mechanical or other types of equipment shown on the Drawings, providing all power requirements. Verify equipment electrical requirements prior to roughing-in and ordering equipment.
Furnish all code required disconnects under this work, whether specifically shown or not.
Control devices and control wiring will be furnished and installed under other work unless specifically called for on the electrical drawings.

LIGHTING FIXTURES:

All lighting shall be LED.
Fixtures shall be adequately supported with a safety factor of four. Fixtures shall be stabilized or locked into place to resist seismic forces. Support all recessed fixtures independently of the ceiling system, using wire tied from two corners of the fixture to the structure above. For suspended fixtures on dropped ceiling, locate boxes at the dropped ceiling level and support independent of the ceiling. Fixtures shall all be clean and in proper operation at the time of acceptance of the work.

Provide emergency illumination of 1 foot candle in the path of egress for minimum of 90 minutes. Provide emergency battery packs in fixtures specified capable of operating lamps for minimum of 90 minutes or provide a lighting inverter sized to power all emergency fixtures for 90 minutes.
Do not install power raceways or telecommunications raceways within 5 inches of any fluorescent or HID fixture.

LIGHTING CONTROL RELAY PANEL:

Provide lighting control relay panel complete with all functions, features, and accessories as indicated in the drawings for a fully functioning and programmed system meeting the Owner requirements.

LIGHTING COMMISSIONING:

The contractor shall perform or shall engage a party to perform the following tests and inspections with the assistance of a factory-authorized service representative.
Ensure that the lighting controls for automatic lighting systems comply with 2015 IECC section C408.3.
Ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's installation instructions.
Where required by the code official, an approved party independent form the design or construction of the project shall be responsible for the functional testing and shall provide documentation to the code official certifying that the installed lighting controls meet the provisions of 2015 IECC section C405.
Provide the following procedures for each; occupant sensor, time switch, programmable schedule control, photosensor, and daylighting control.
Confirm that the placement, sensitivity, and time-out adjustments for the occupant sensor s yield acceptable performances.
Confirm that the time switches and programmable schedule controls are programmed to turn the lights off.
Confirm that the placement and sensitivity adjustments for the photosensor controls reduce electric light based on the amount of usable daylight in the space as specified.



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7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

Stamp



Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

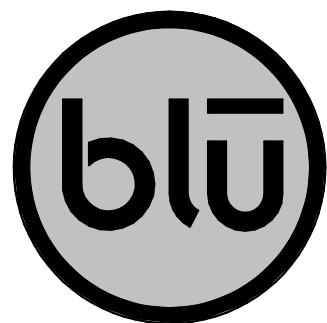
Drawing Title

ELECTRICAL
SPECIFICATIONS

Drawing number

EE004

CONTRUCTION DOCUMENTS



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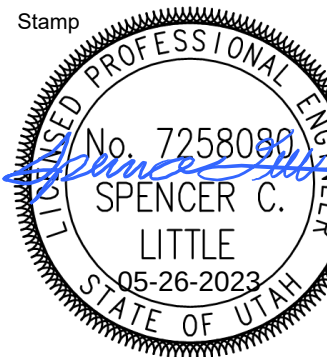
CONTACT:
Nate Rockwood
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7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



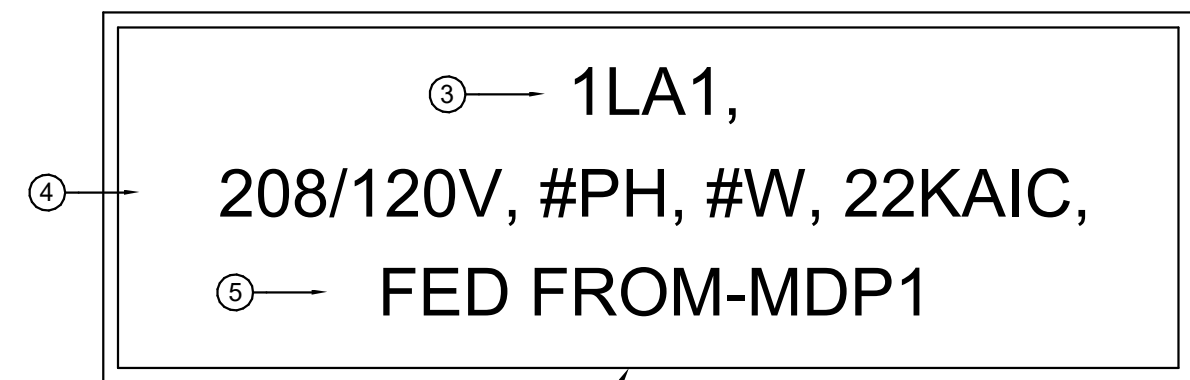
Designed By: JLN
Drawn By: JLN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
TYPICAL LABELING DETAILS

Drawing number

EE703

- 1 LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
- 4 SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
- 5 THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.

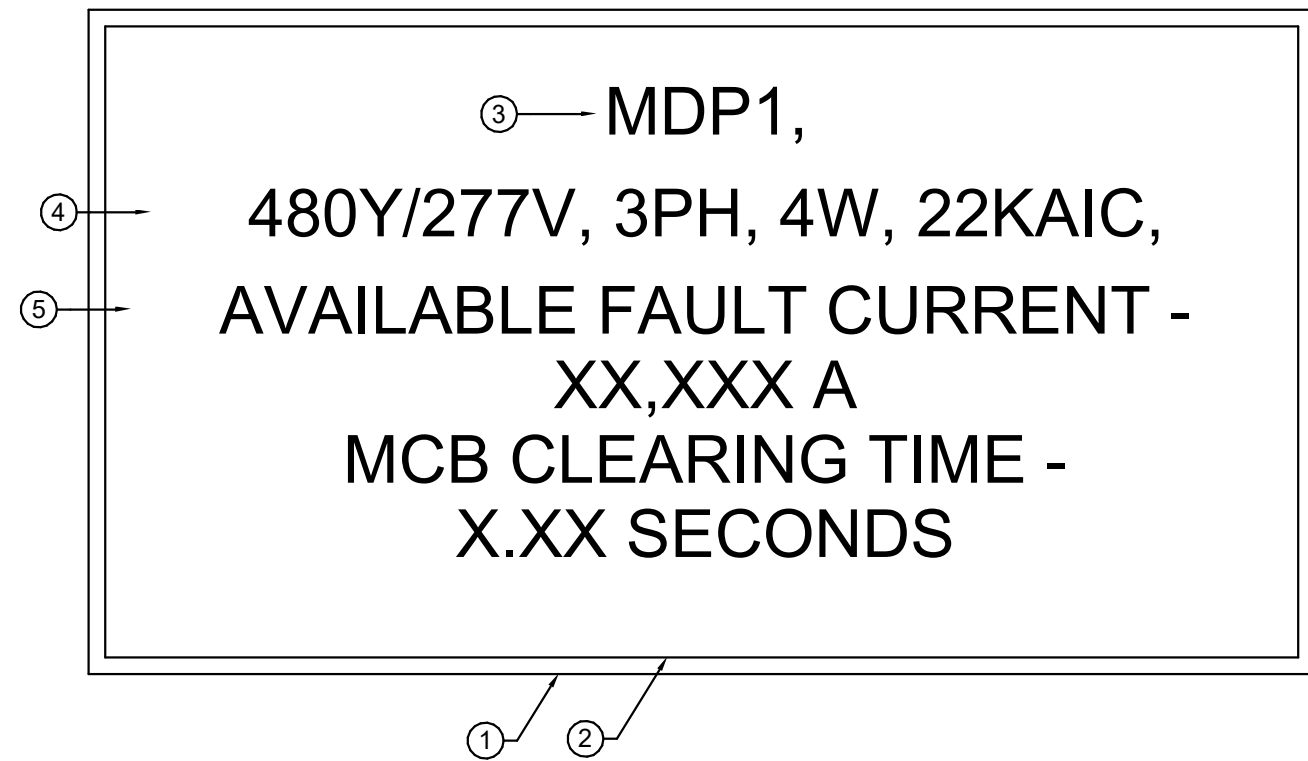


NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V). LAST 'W' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

D4 TYPICAL PANELBOARD/SWITCHBOARD LABEL

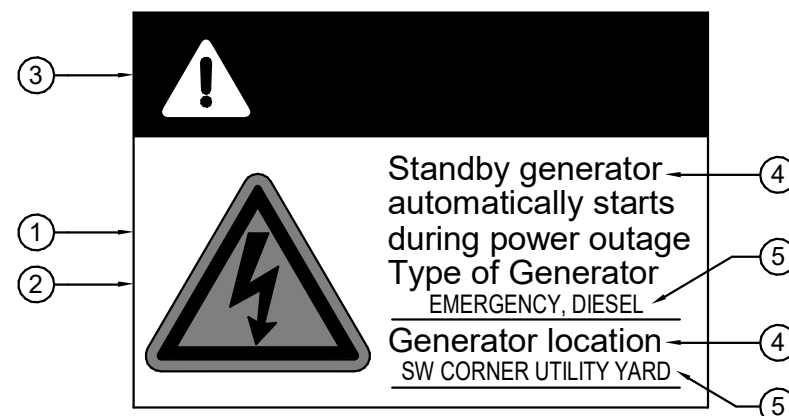
SCALE: NTS

- 1 LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
- 4 SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
- 5 THIRD & FOURTH LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.



C4 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL

SCALE: NTS



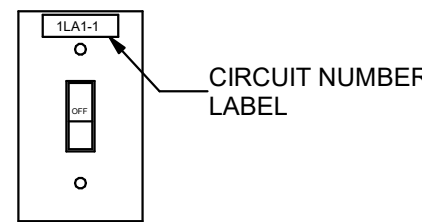
- 1 LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH. LABEL SHALL BE INSTALLED AT THE SERVICE ENTRANCE EQUIPMENT.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 1/2" HIGH, CENTERED.
- 4 SECOND SET OF LINES: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN.
- 5 THIRD SET OF LINES: LETTERING TO BE 3/16" HIGH, CENTERED, AND FORMATTED AS SHOWN. UPDATE TYPE OF GENERATOR AND GENERATOR LOCATIONS FOR ACTUAL PROJECT VALUES.

C2 SERVICE ENTRANCE EQUIPMENT GENERATOR SIGNAGE LABEL

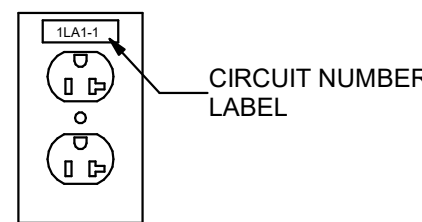
SCALE: NTS

*LABEL TO BE CENTERED IN EQUIPMENT, PREFERABLE ON FACE OF EQUIPMENT AND TOWARDS THE TOP.
**REFER TO TYPICAL SWITCH/RECEPTACLE LABELING DETAIL FOR LABEL REQUIREMENTS.
***DISPOSE OF AN EXISTING PANELBOARD NAME PLATES WHEN INSTALLING NEW NAME PLATES.

ARC FLASH LABEL LOCATED HERE

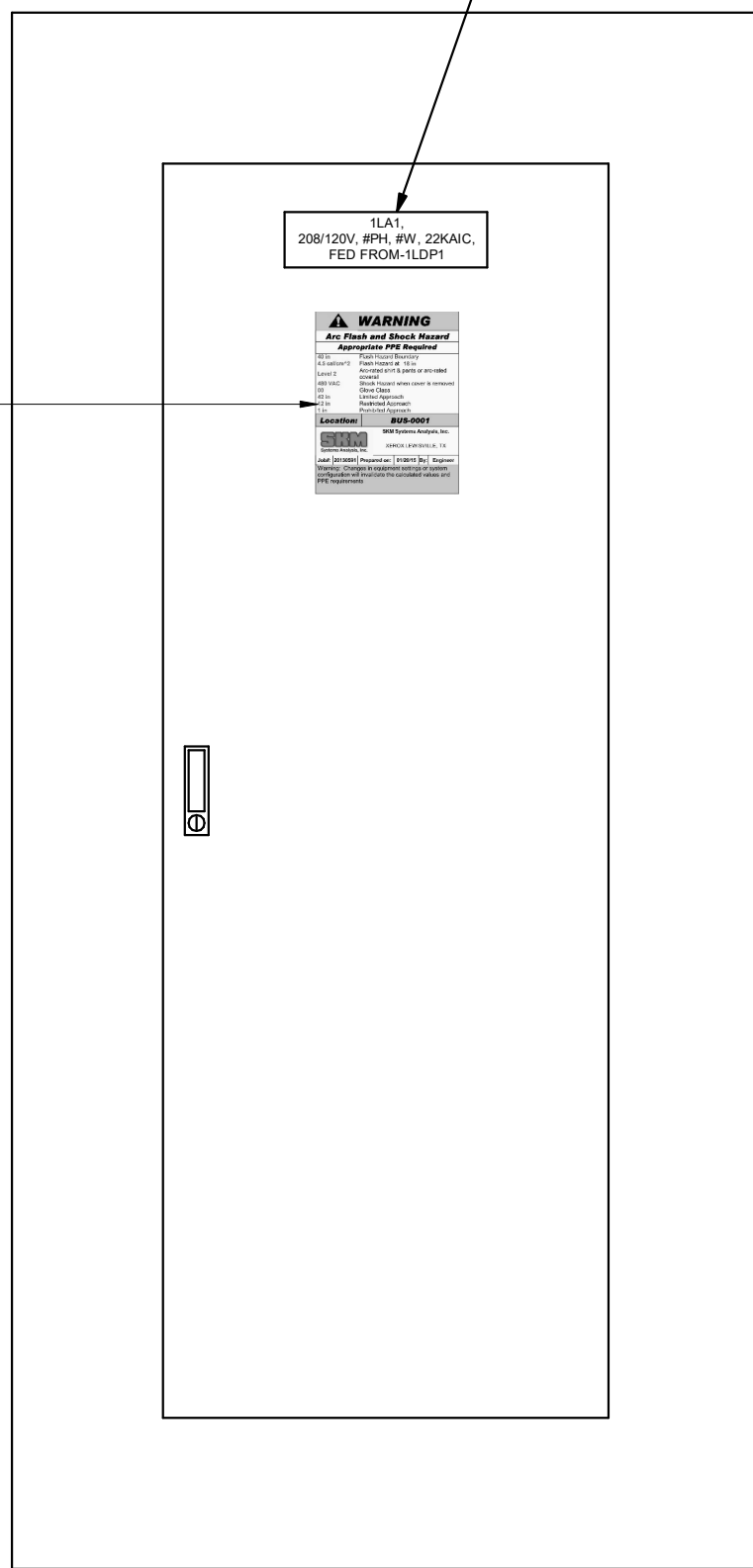


TYPICAL SWITCH LABEL LOCATION

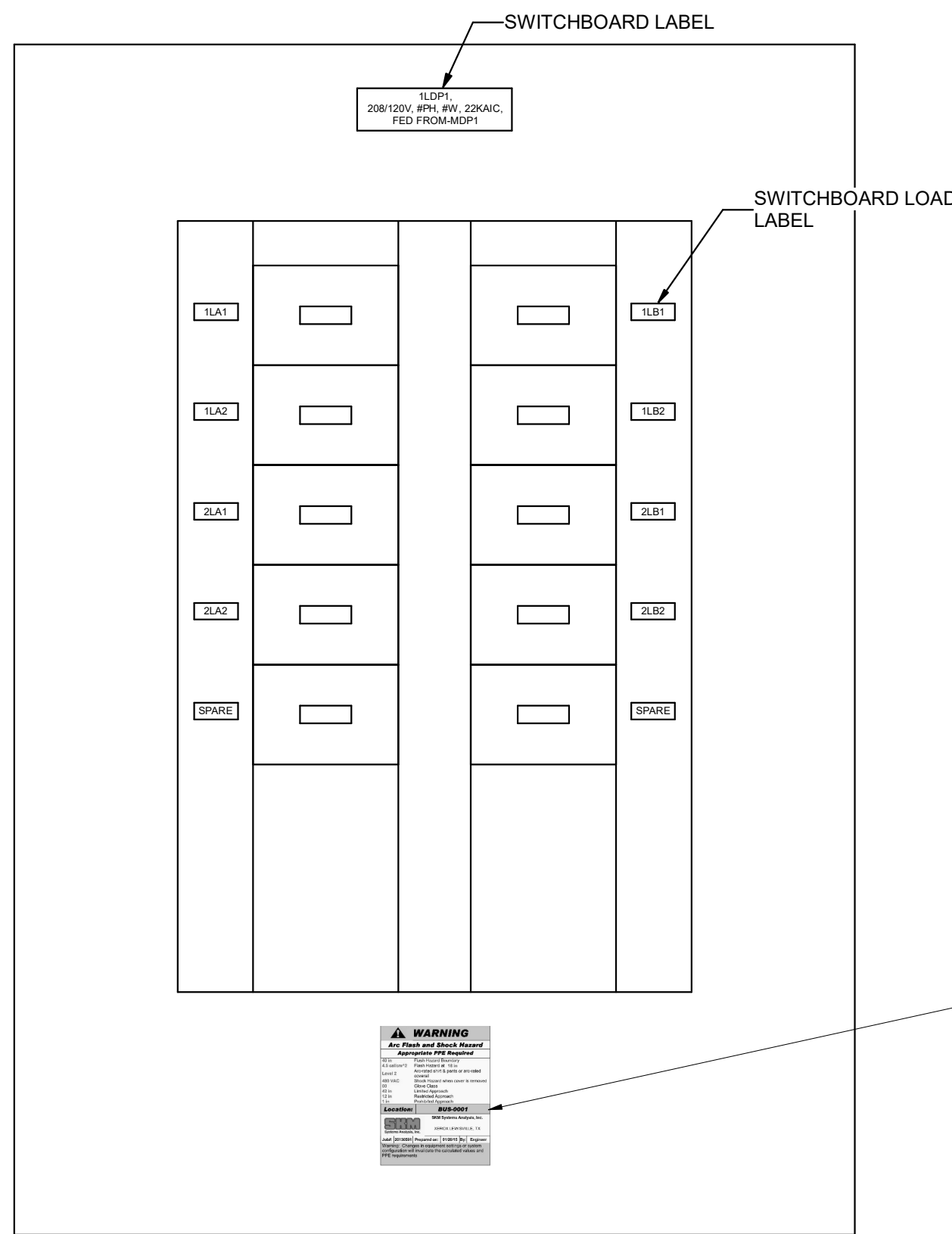


TYPICAL RECEPTACLE LABEL LOCATION

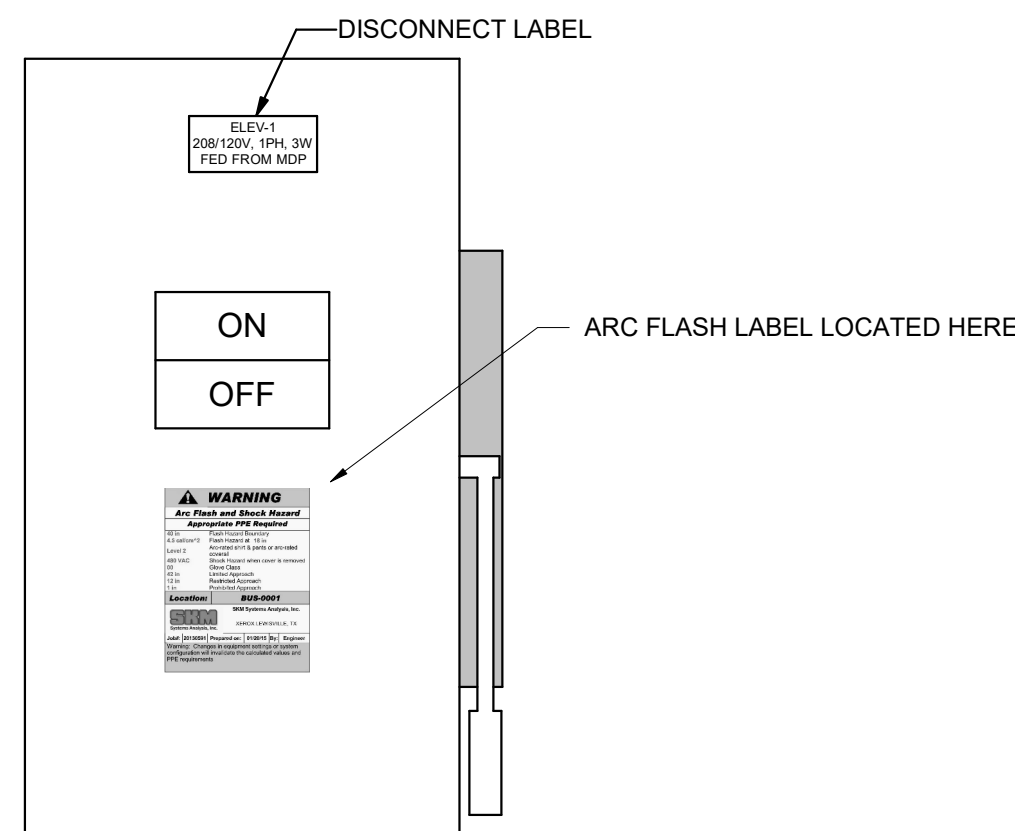
PANELBOARD LABEL, LOCATED INSIDE OF DOOR, HIDDEN FROM PUBLIC



TYPICAL LABELING FOR PANELBOARDS IN NON-PUBLIC LOCATIONS



TYPICAL LABELING FOR SWITCHBOARDS



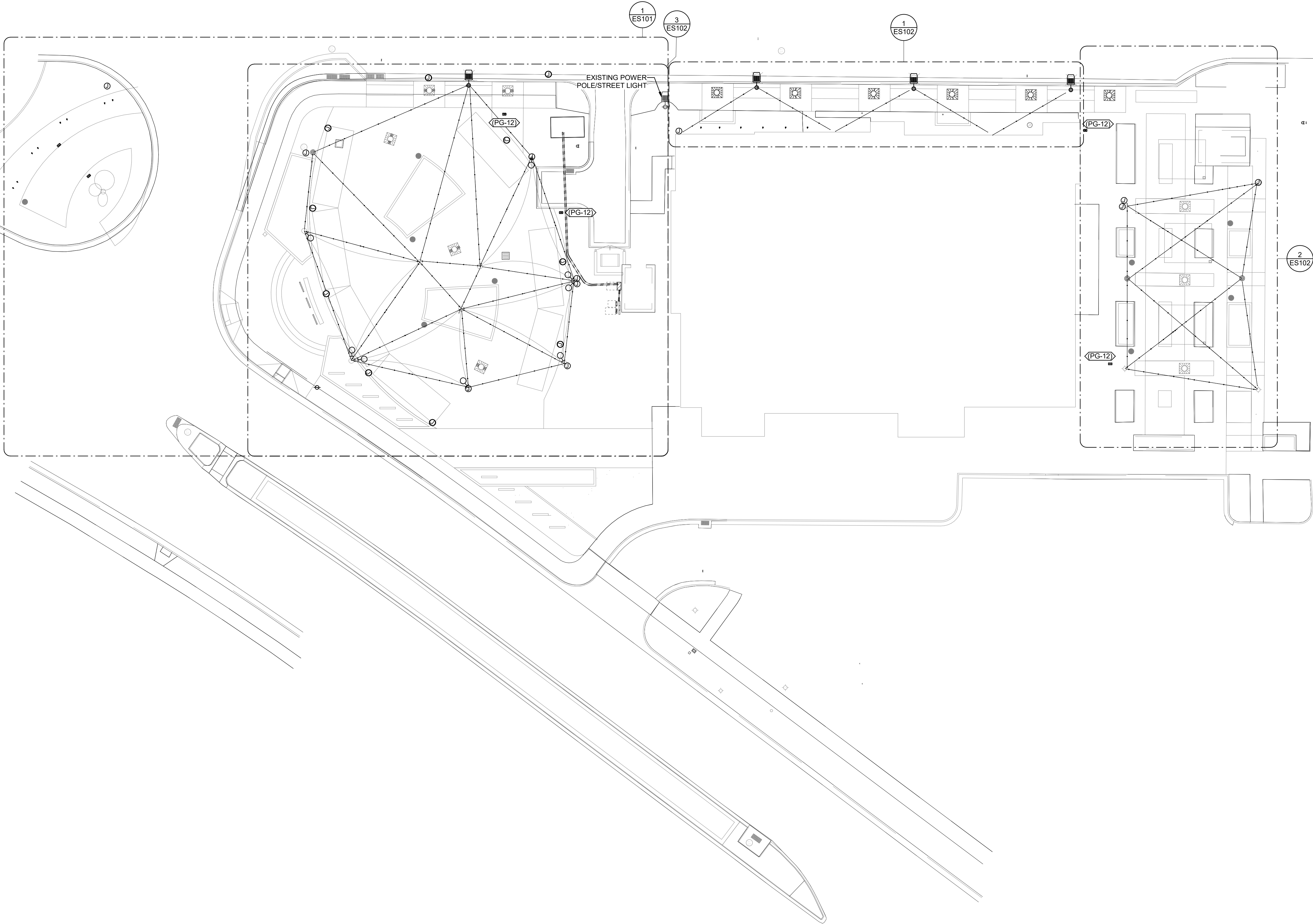
TYPICAL LABELING FOR DISCONNECTS

ARC FLASH LABEL LOCATED HERE

A3 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL

SCALE: NTS

CONTRUCTION DOCUMENTS



GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
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SHEET KEYNOTES

- 1 RELOCATED EXISTING INFORMATIONAL SIGNAGE TO SOUTHERN PARKING LOT ENTRANCE. CONNECT CIRCUIT TO NEW POWER PANEL "P". EXTEND CONNECTIONS AND CONDUITS AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.



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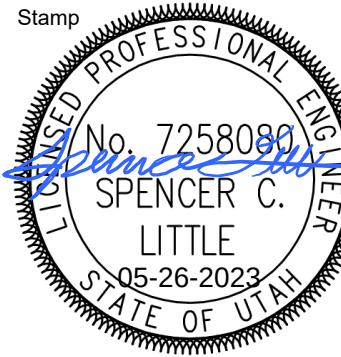
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MIDVALE PLAZA AND
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REVISIONS	
NO.	DESCRIPTION



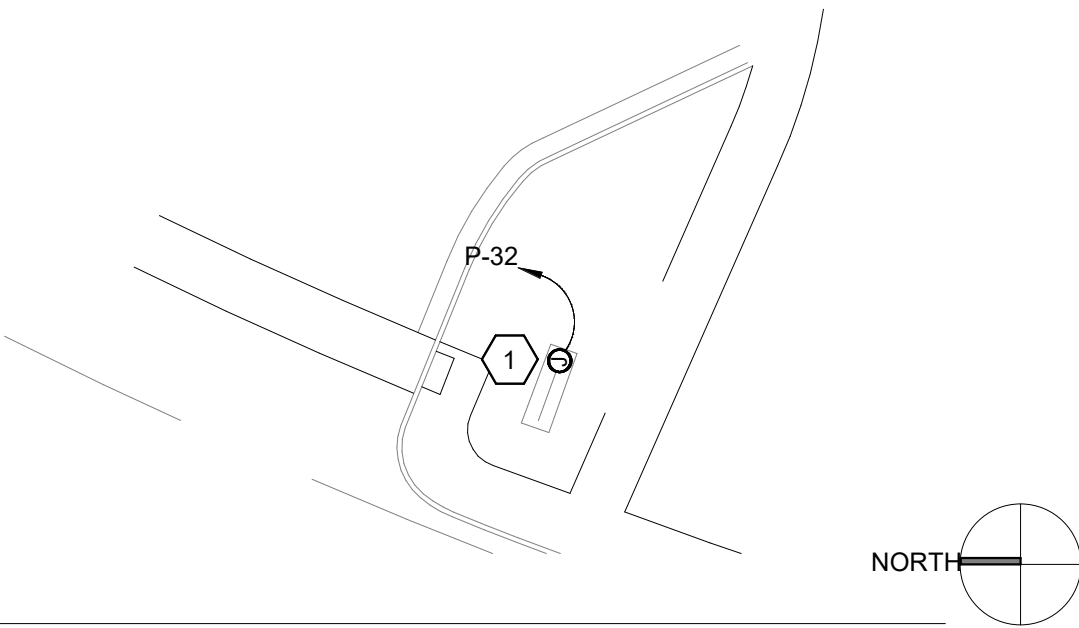
Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ELECTRICAL
OVERALL SITE
PLAN

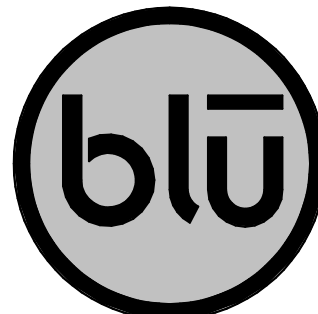
Drawing number

ES100

CONTRUCTION DOCUMENTS



1 OVERALL ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



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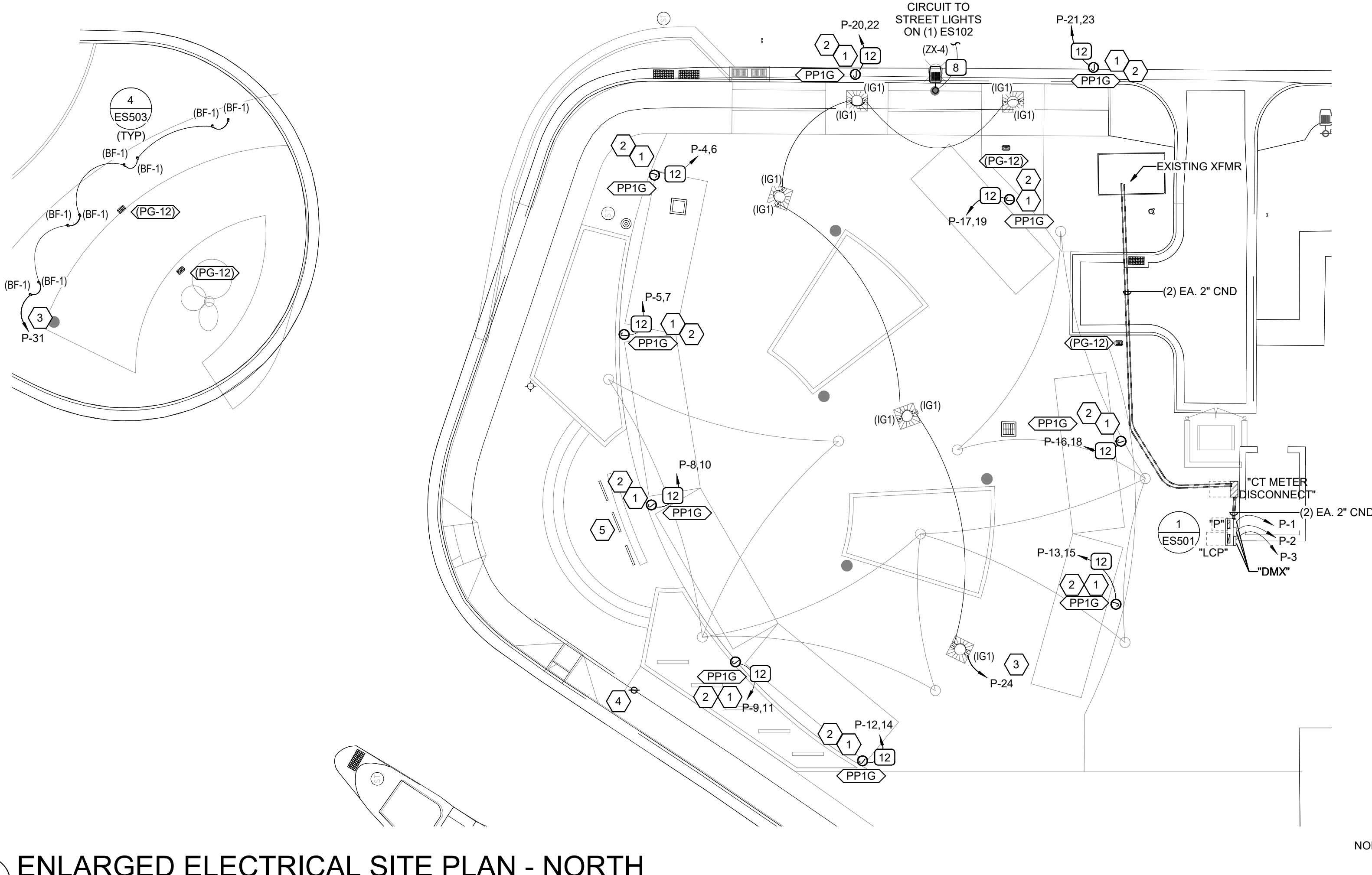
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GENERAL SHEET NOTES

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- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
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SHEET KEYNOTES

- 1 CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF PEDESTAL WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- 2 PROVIDE FOOD TRUCK PEDESTAL WITH 50A FEEDER.
- 3 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".
- 4 APPROXIMATE LOCATION OF RELOCATED EXISTING UTILITY POWER POLE.
- 5 FUTURE LOCATION OF IN-GROUND LIGHTING TO ILLUMINATE FUTURE SIGN. CONTRACTOR TO PROVIDE CONDUIT TO APPROXIMATE LOCATION SO FIXTURES CAN BE INSTALLED AT A LATER DATE. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.



1 ENLARGED ELECTRICAL SITE PLAN - NORTH

SCALE: 1/16\" = 1'-0\"

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NO.	DESCRIPTION

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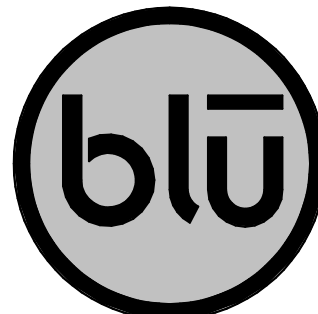
Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ENLARGED
NORTH
ELECTRICAL
SITE PLAN

Drawing number

ES101

CONTRUCTION DOCUMENTS



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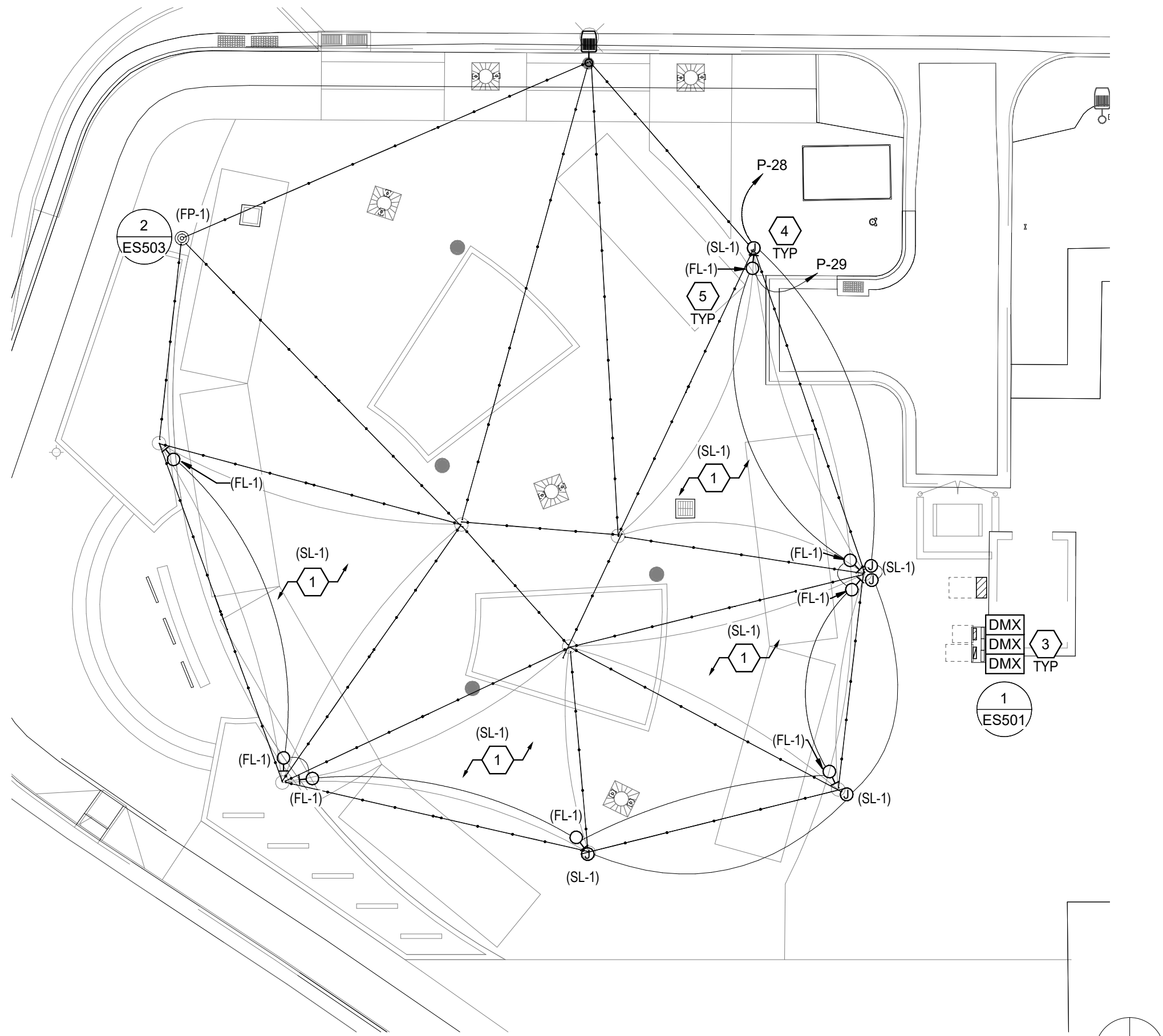
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GENERAL SHEET NOTES

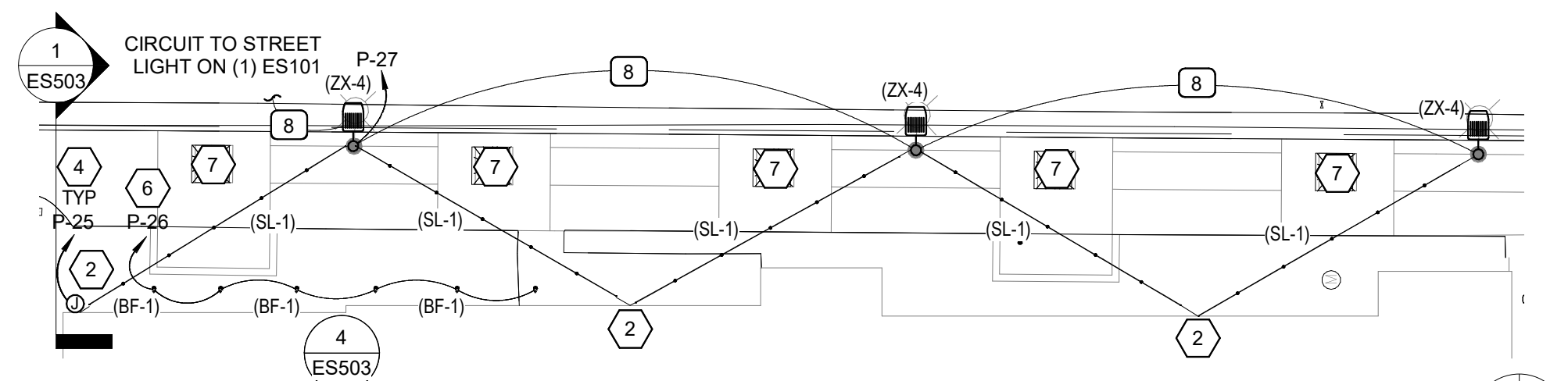
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SHEET KEYNOTES

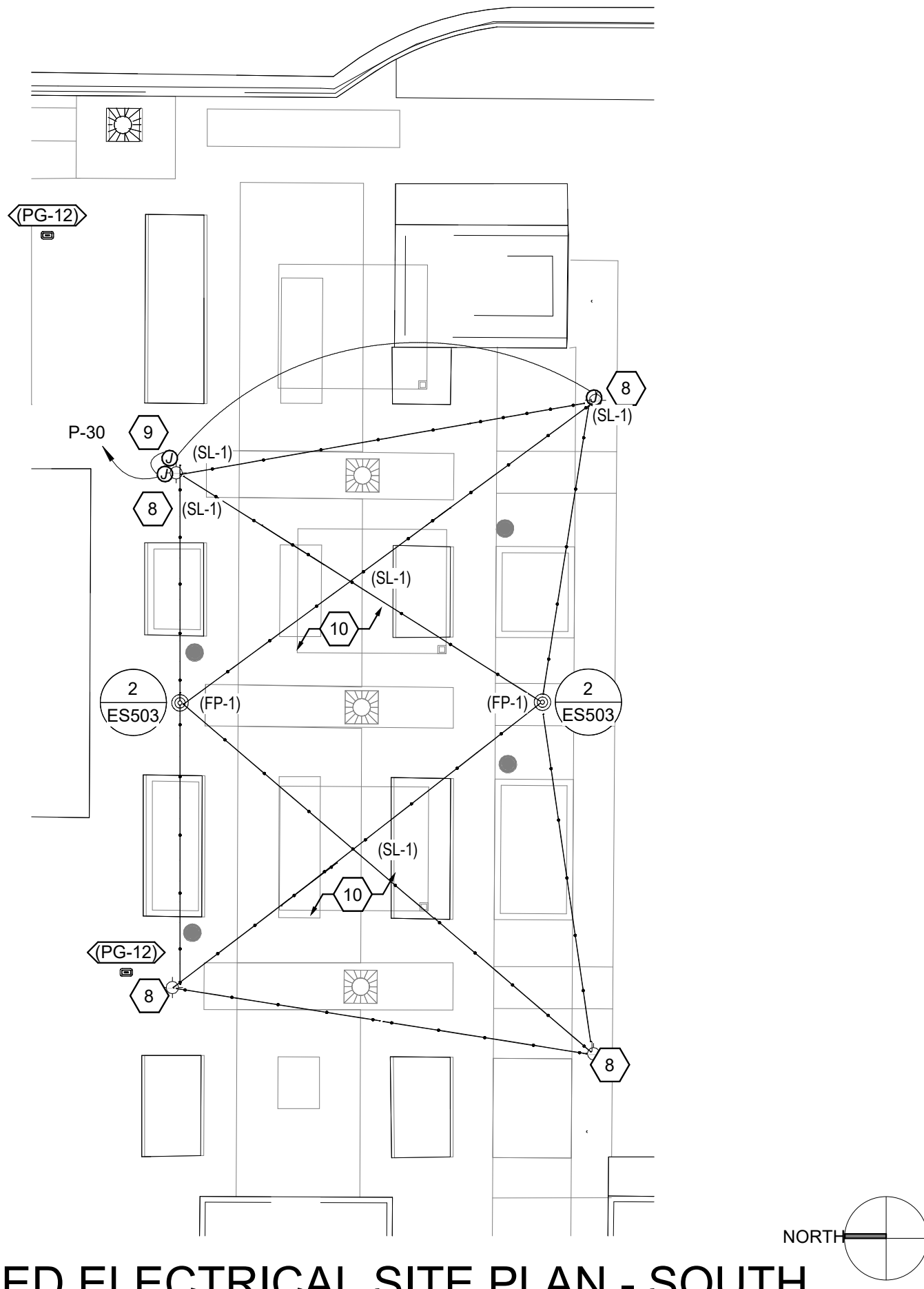
- 1 FESTOON LIGHTING IN THIS AREA TO RUN ALONG EDGE OF INSTALLED "SHADE CANOPY" IF POSSIBLE POWER TO RUN INSIDE SHADE CANOPY POLE SO NO CONDUIT IS EXPOSED. COORDINATE WITH ARCHITECT OR OWNER EXACT MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGH-IN.
- 2 ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- 3 LOCATION OF IP65 RATED DMX CONTROLLERS. DMX CONTROLLERS INTENDED TO MANAGE COLOR CONTROLLED FESTOON LIGHTING AND SHADE CANOPY FLOOD LIGHTS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT, OWNER, AND LIGHTING INSTALLER PRIOR TO ROUGH-IN.
- 4 FESTOON LIGHTING TO BE POLE MOUNTED AND CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION.
- 5 SHADE CANOPY FLOOD LIGHT IS TO BE MOUNTED ON POLE WITH CONDUIT RUNNING THROUGH POLE WHERE APPLICABLE SO THAT THERE IS NO EXPOSED CONDUIT. REFER TO DETAIL (3) ON SHEET ES503 FOR MORE INFORMATION.
- 6 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".
- 7 EXISTING POWER IN TREE GRATES TO REMAIN.
- 8 FESTOON LIGHTING TO BE MOUNTED TO EXISTING LIGHT POLE. CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- 9 FESTOON LIGHTING TO BE CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION ON FESTOON LIGHTING.
- 10 FESTOON LIGHTING IN THIS AREA IS TO DIP BELOW SHADE COVERS IN EXACT AREA. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.



3 ENLARGED STRING LIGHTING PLAN - NORTH
SCALE: 1/16" = 1'-0"



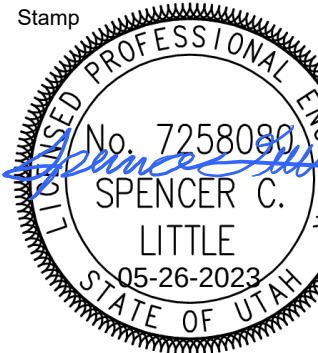
1 ENLARGED ELECTRICAL SITE PLAN - EAST
SCALE: 1/16" = 1'-0"



2 ENLARGED ELECTRICAL SITE PLAN - SOUTH
SCALE: 1/16" = 1'-0"

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7505 HOLDEN ST
MIDVALE, UT 84047

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NO.	DESCRIPTION



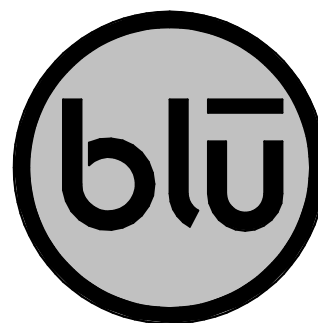
Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ENLARGED
ELECTRICAL
SITE PLANS

Drawing number

ES102

CONTRUCTION DOCUMENTS



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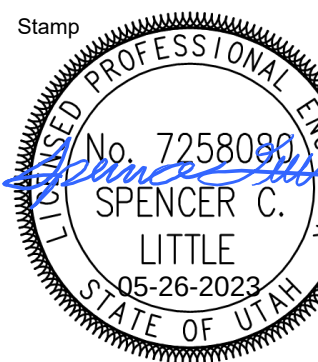
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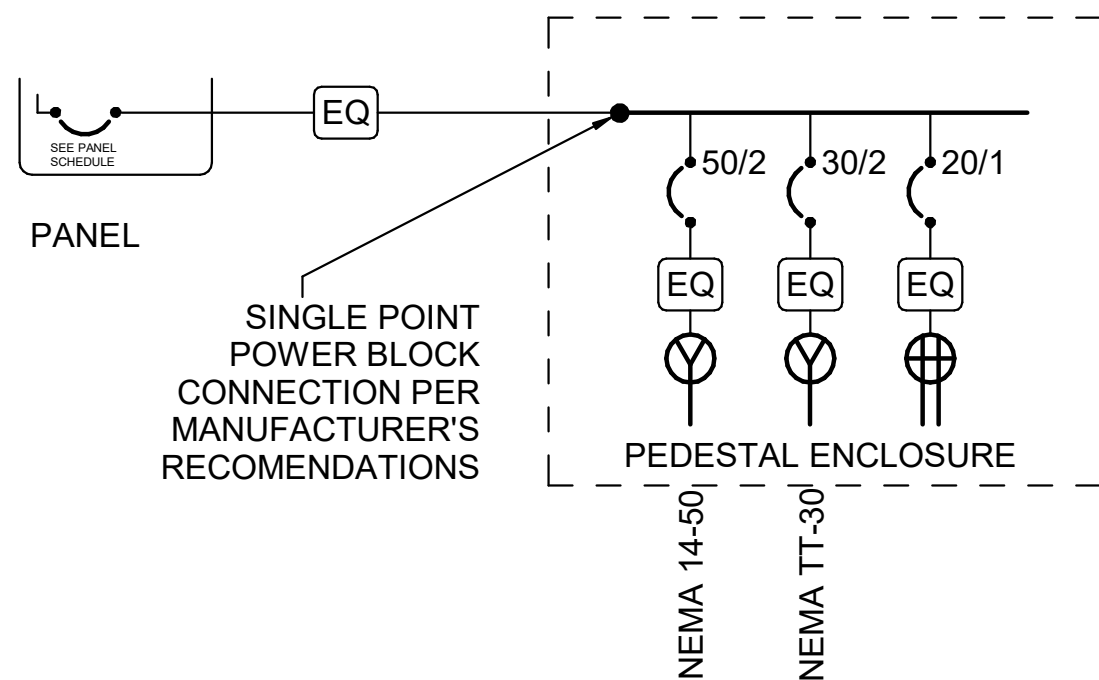
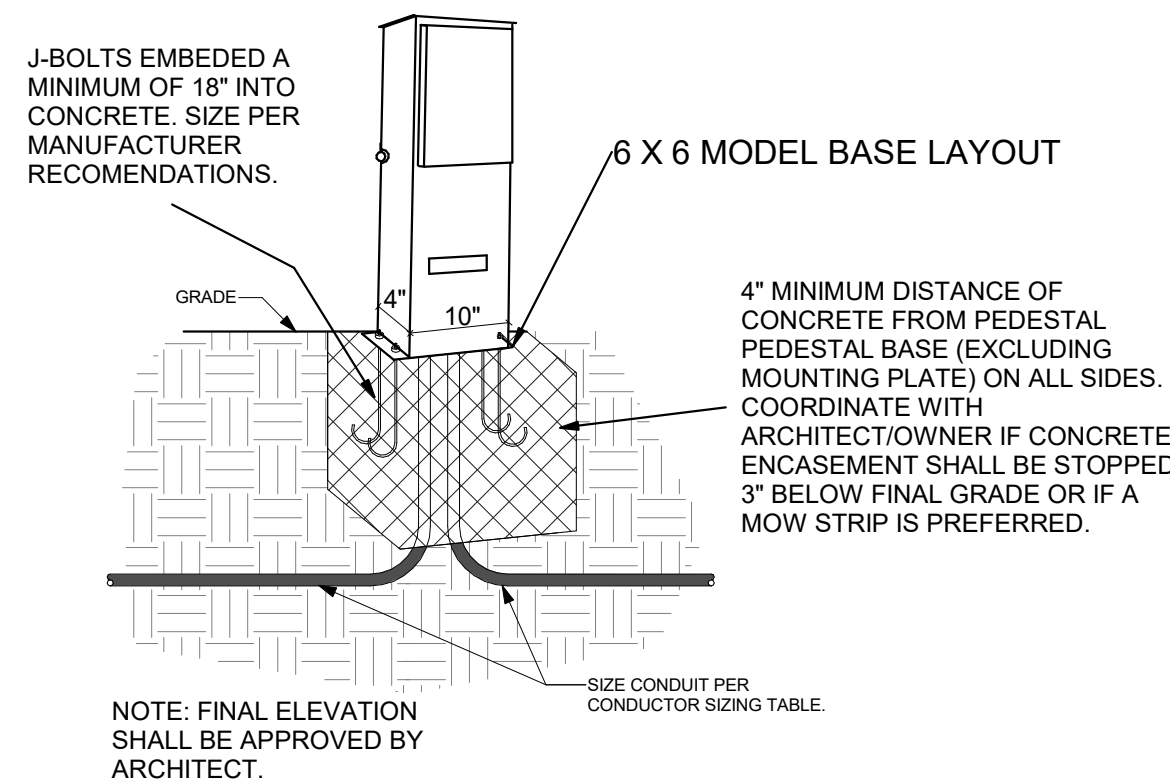
Drawing Title
**SITE
ELECTRICAL
DETAILS**

Drawing number

ES501

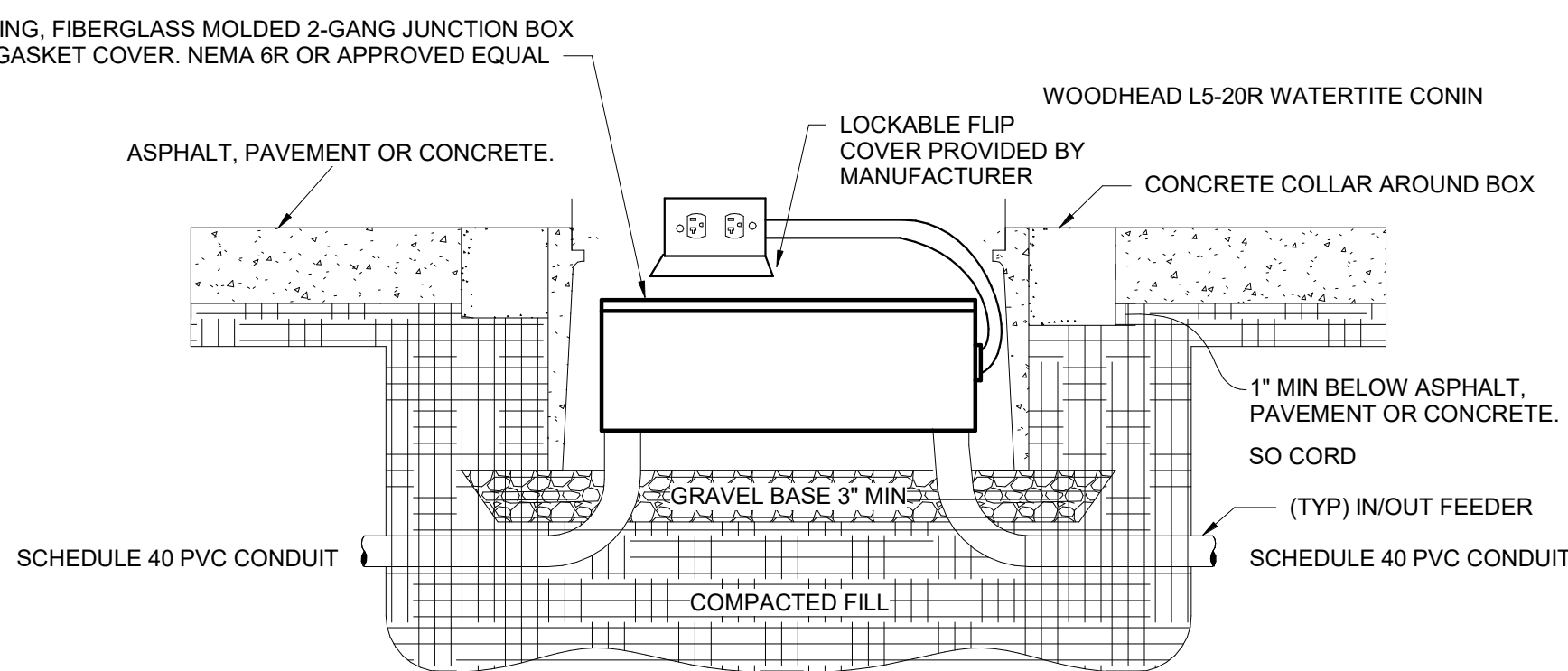
CONTRUCTION DOCUMENTS

HEAVY DUTY POWER PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PP1G	EATON	CHU1N7N4NP
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PEDESTAL DESIGN FROM MANUFACTURER TO ENGINEER FOR REVIEW PRIOR TO ORDERING.		ORDER CONTACT:



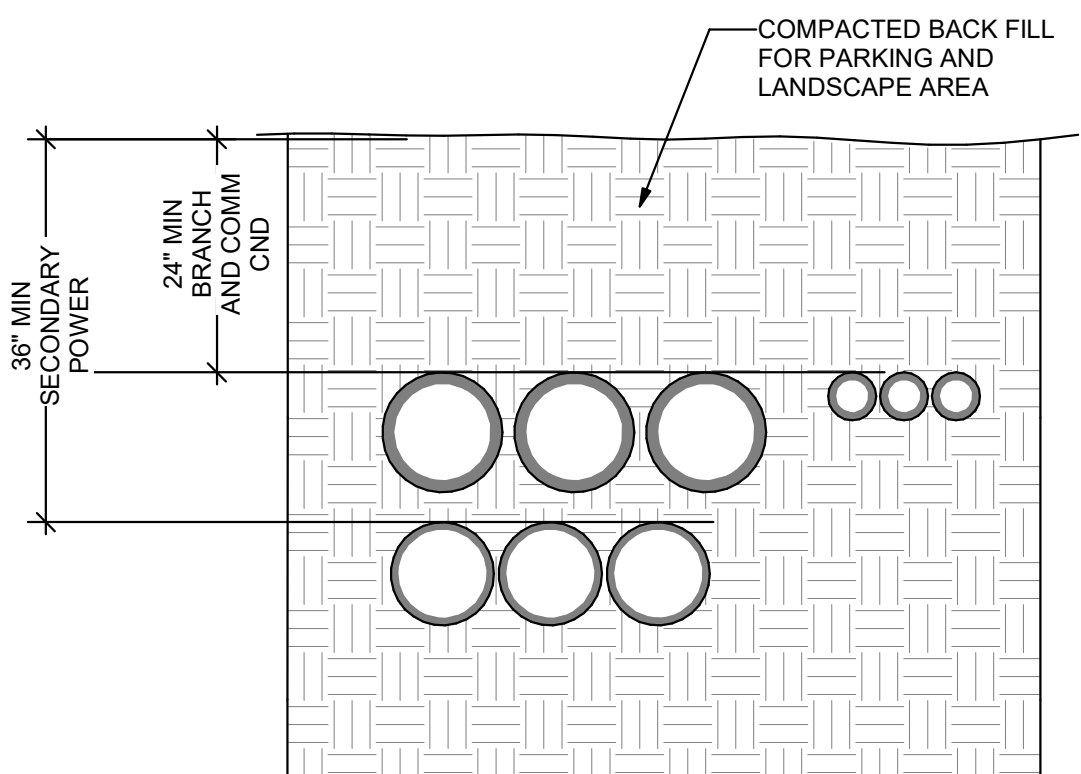
6 POWER PEDESTAL DETAIL AND SCHEDULE

SCALE: NTS



5 TYPICAL AT-GRADE PULLBOX ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

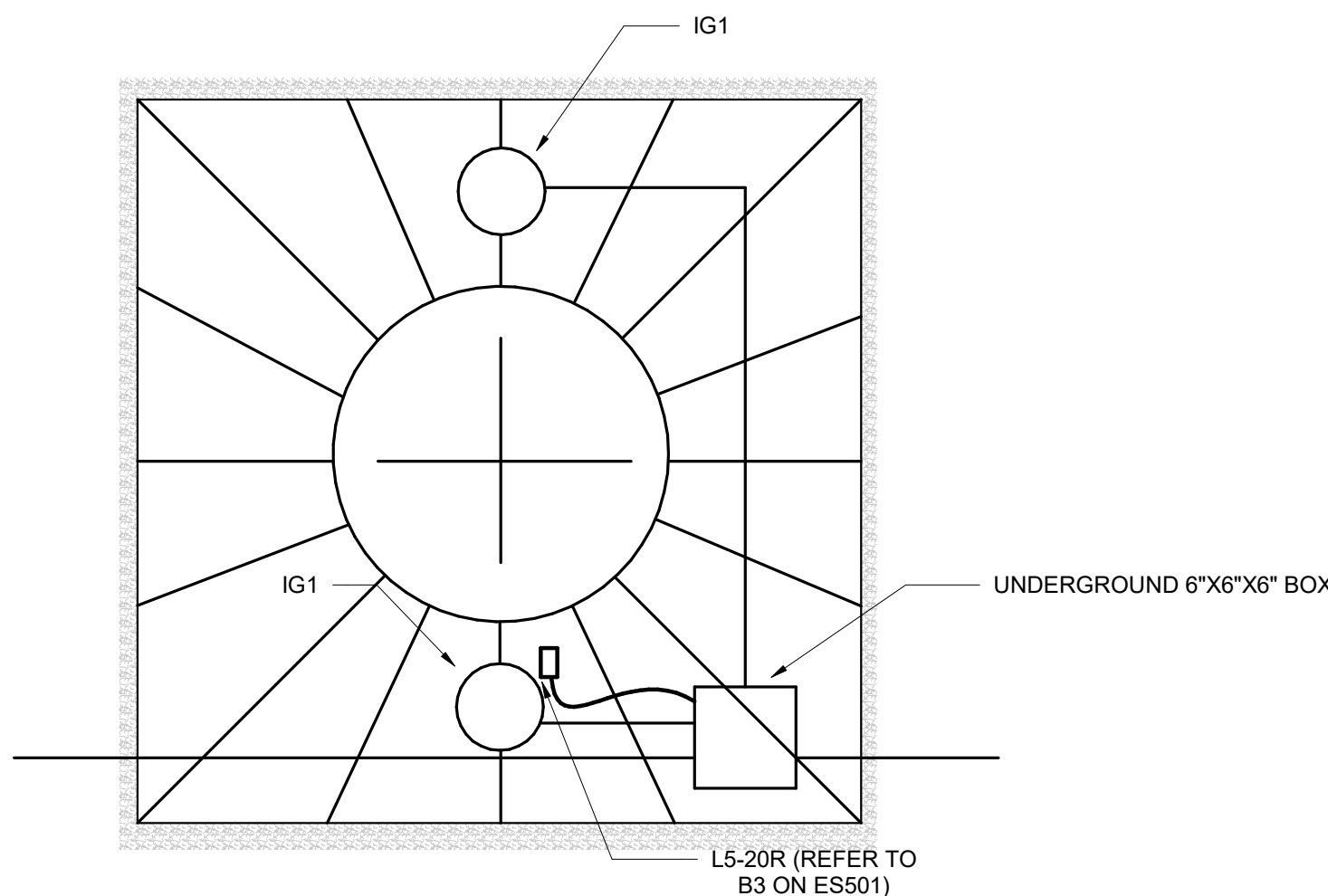


NOTES:

- ALL BENDS SHALL BE LARGE RADIUS.
- ALL CONDUIT ABOVE GROUND, ALL BENDS AND FIRST 10' BELOW GROUND SHALL BE PVC WRAPPED RMC. CONDUIT BELOW GROUND MAY BE PVC.
- PROVIDE POLYPROPYLENE PULL ROPE IN EMPTY CONDUITS.

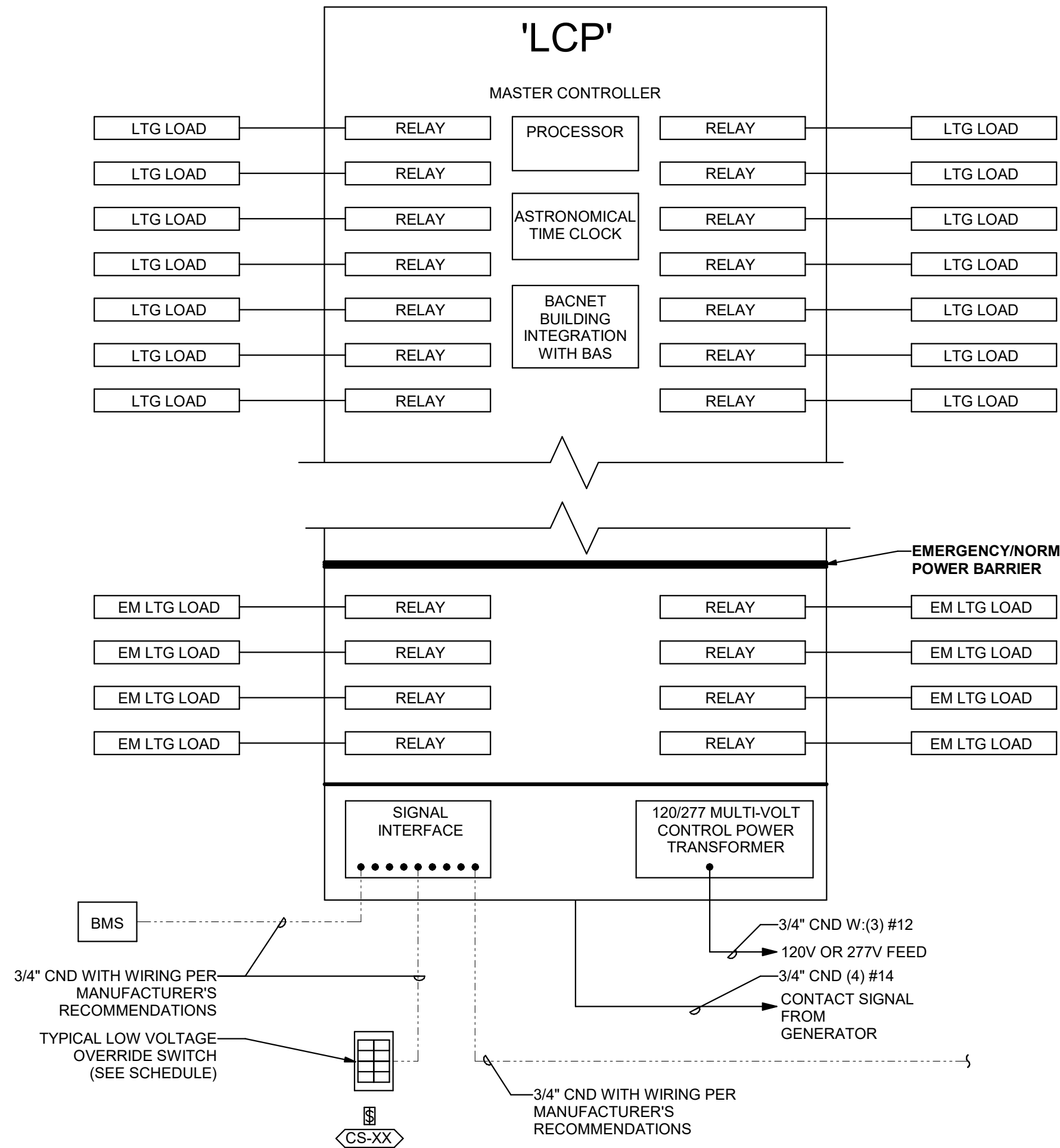
2 TYPICAL CONDUIT DIRECT BURY DETAIL

SCALE: 1/8" = 1'-0"



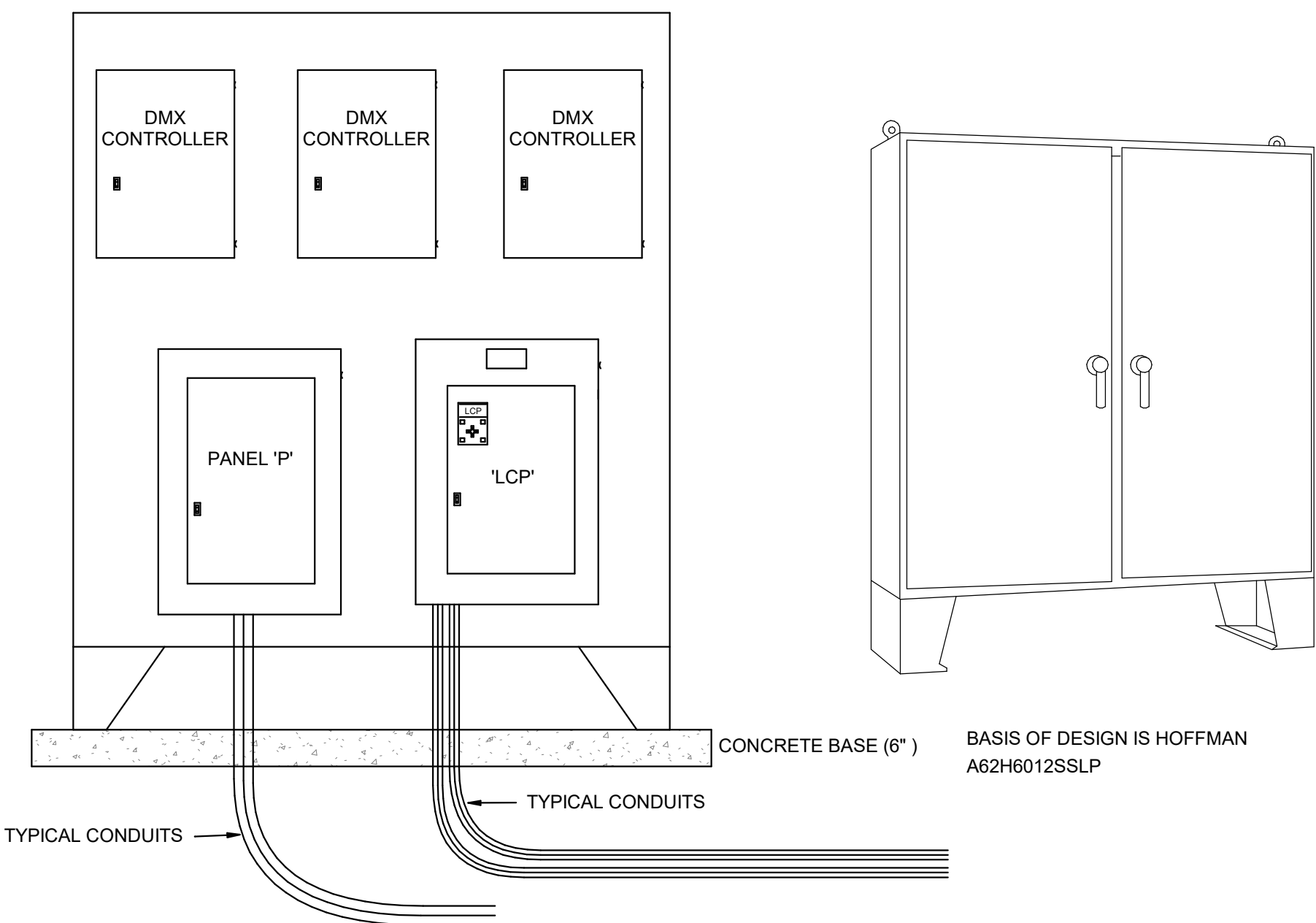
3 TYPICAL TREE GRATE ELECTRICAL DETAIL

SCALE: 1/2" = 1'-0"



4 TYPICAL LIGHTING RELAY PANEL

SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
- ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

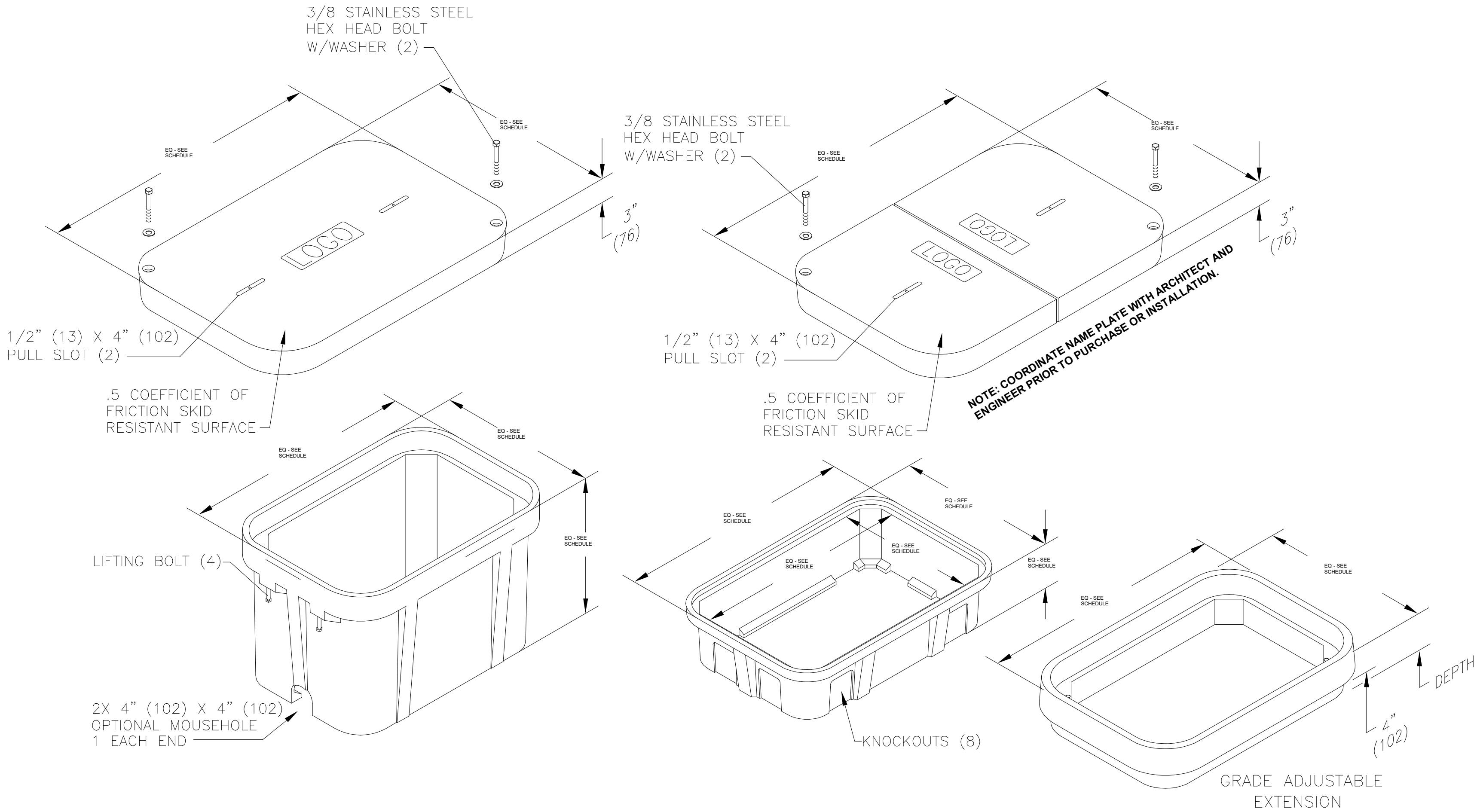
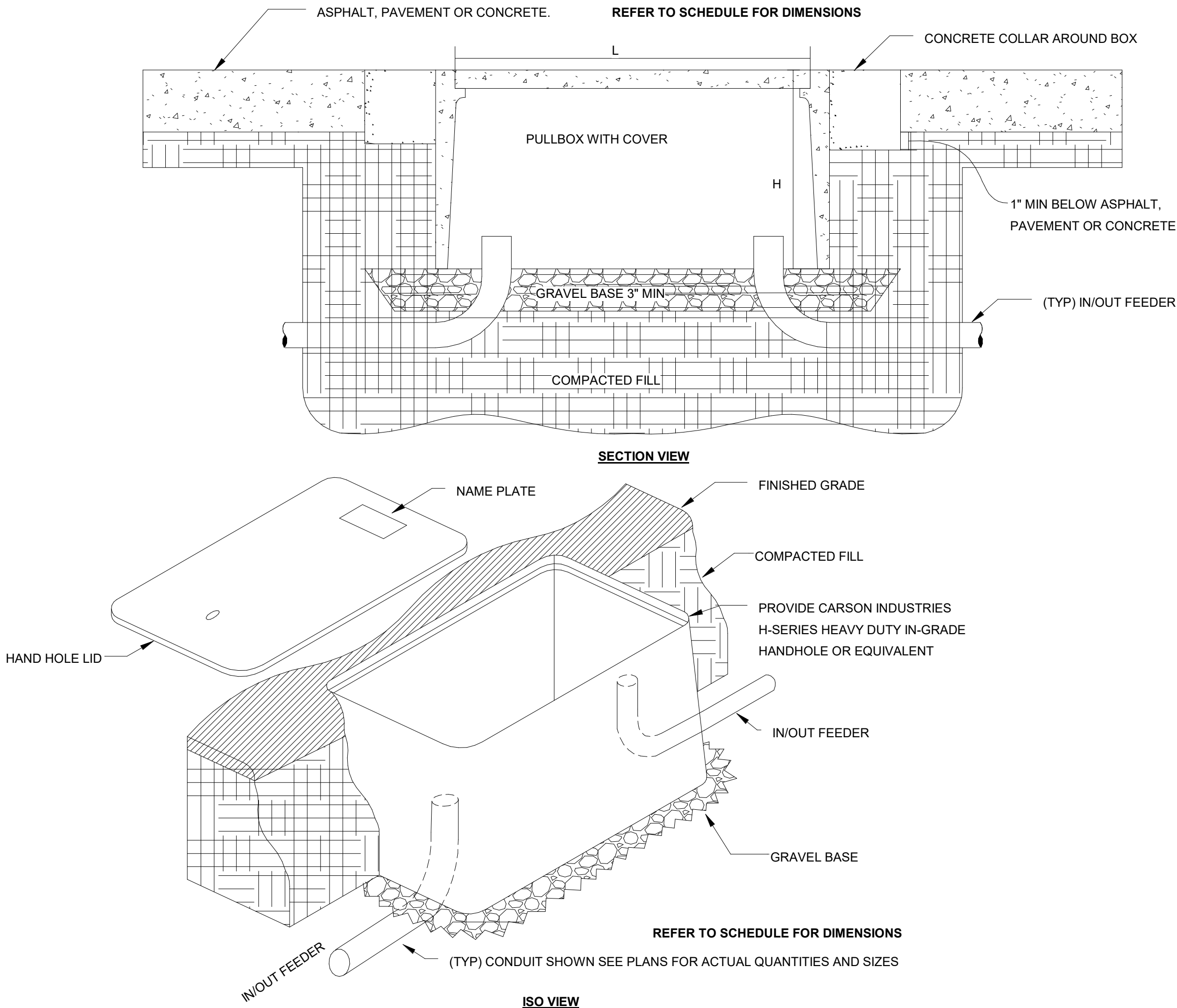
1 FREESTANDING STRONG BOX WITH PANEL AND GEAR DETAIL

SCALE: 1/8" = 1'-0"

APPLICATION TIERS	TYPE	DESCRIPTION	BOX OPTIONS	DESCRIPTION	COVER OPTIONS	DESCRIPTION	SYMBOLS LEGEND	FIXTURE STYLES
LIGHT DUTY	VERTICAL	PEDESTRIAN TRAFFIC ONLY.	BA	BOX WITH OPEN BOTTOM	CA	BOLT DOWN COVER	PG-34	STYLE NAME
			BB	BOX WITH MOUSE HOLES	WA	STANDARD WITH NO BOLTS	PG-22	DESCRIPTION
			BC	DIVIDED BOX	LR	CAST IRON 6 4-1/2" X 7-1/2" LID	PG-23	IMAGES
TIER 5	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.	BG	GASKETED BOX WITH OPEN BOTTOM	LP	CAST IRON 6"X12" LID	PG-12	PG
	LATERAL		DA	BOX WITH SOLID BOTTOM	LQ	CAST IRON 9"X12" LID		PC
TIER 8	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.	DG	GASKETED BOX WITH SOLID BOTTOM	LK	POLYMER CONCRETE 6"X9" DROP-IN LID		PX
	LATERAL		JA	FOOTED BOX	LL	POLYMER CONCRETE 7" X 13" DROP-IN LID		PT
TIER 15	VERTICAL	DRIEVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC.	EA	EXTENSION	LS	THROUGH SLOT (NO METER LID)		PD
	LATERAL		RA	SOLID BASE EXTENSION	O2	OPENS UNDER 90°		
TIER 22	VERTICAL	DRIVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO NON-DELIBERATE HEAVY VEHICULAR TRAFFIC.			OQ	USED WITH DROP-IN LID		

UNDER GROUND ENCLOSURE SCHEDULE

ID	IMAGE	BOX DESCRIPTION	LENGTH	WIDTH	DEPTH	ABOVE GRADE HEIGHT	BASIS OF DESIGN MANUFACTURE PART NO.	BOX OPTIONS	COVER LOGO	COVER OPTIONS	STYLE	TRAFFIC TIER NO.
(PG-12)		UNDERGROUND ENCLOSURE; PRECAST POLYMER CONCRETE WITH REINFORCED WITH FIBER GLASS. PROVIDE WITH BOLT ON COVER.	0' - 11"	1' - 6"	1' - 6"	INSTALL FLUSH WITH GRADE	QUAZITE (PG1324-18)	BA - BOX WITH OPEN BOTTOM	"ELECTRICAL"	WITH TWO BOLTS AND A SINGLE LOGO	PG	TIER 15



1 TYPICAL UNDERGROUND JUNCTION BOX DETAIL

SCALE: 3/4" = 1'-0"



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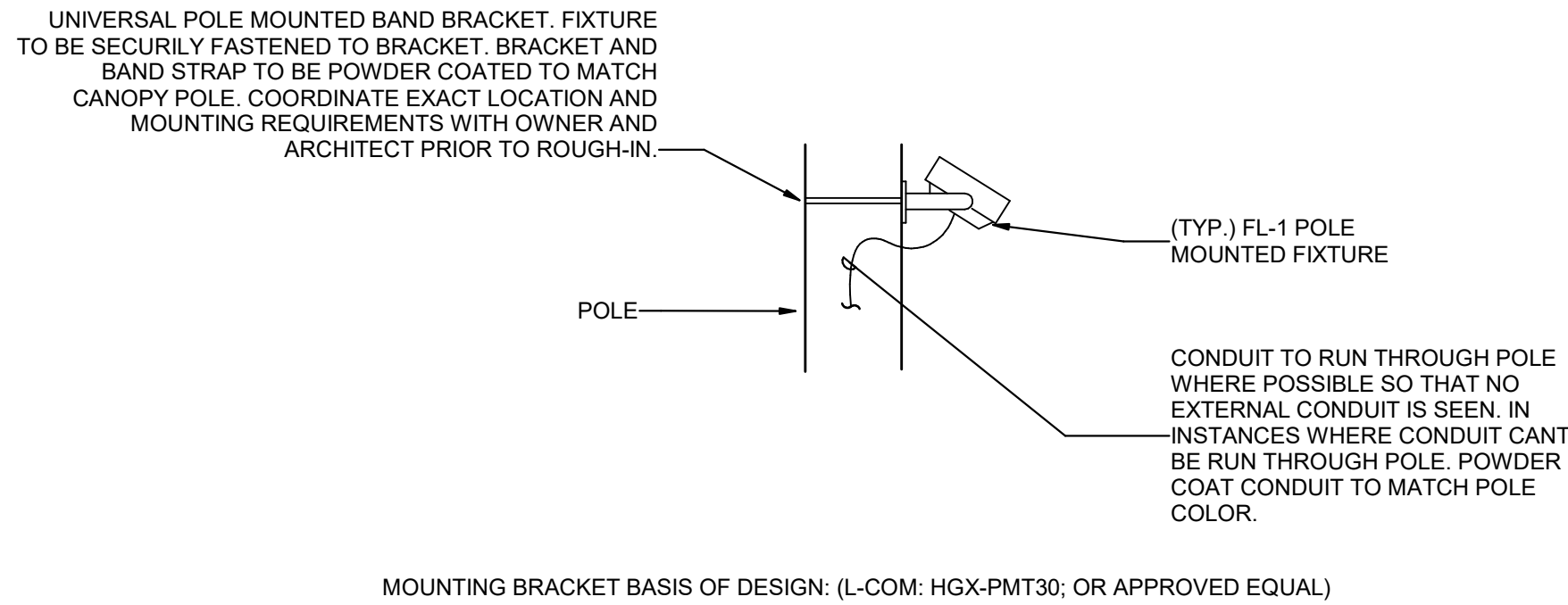
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SITE
ELECTRICAL
DETAILS

Drawing number

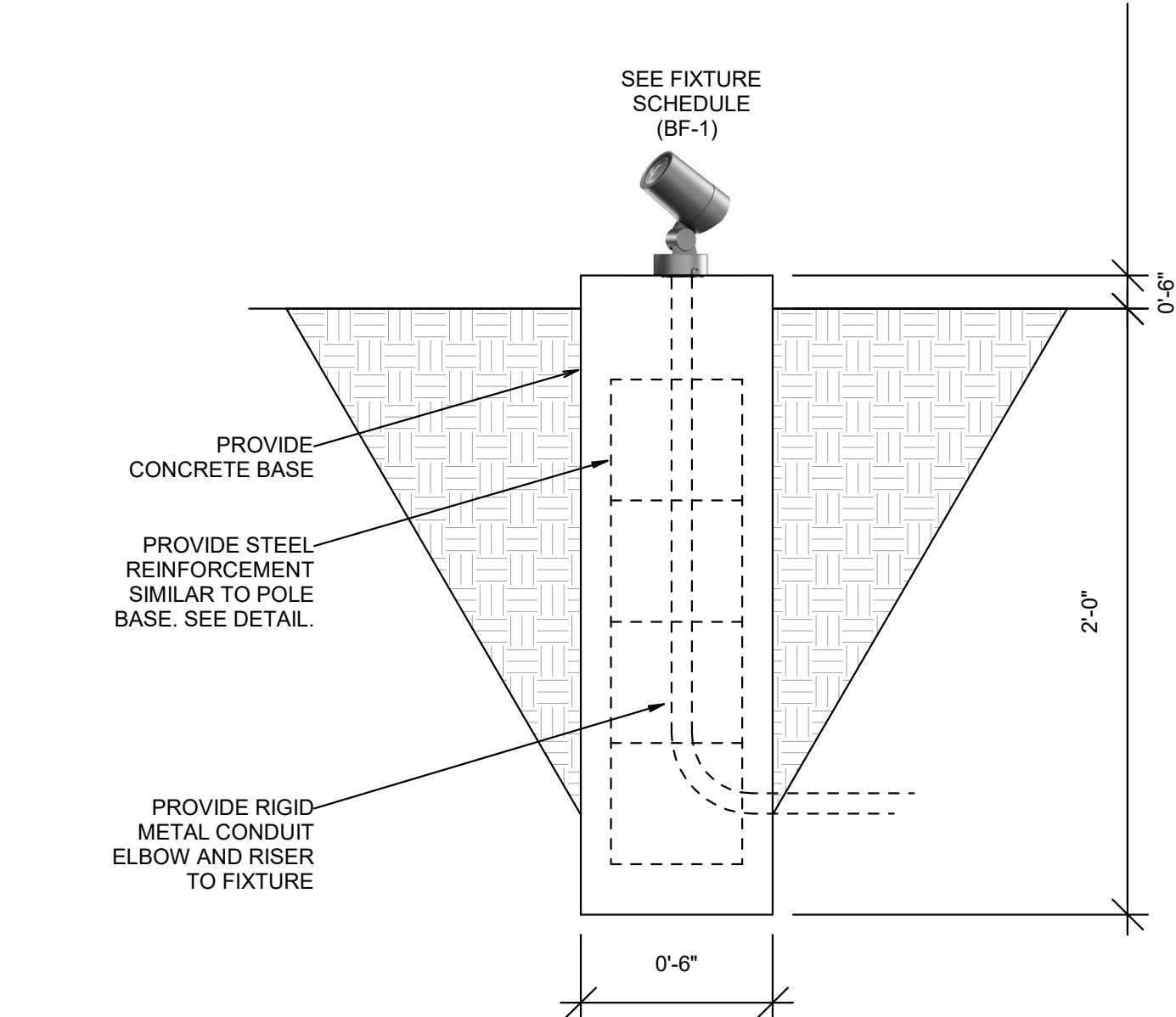
ES502

CONTRUCTION DOCUMENTS



TYPICAL SHADE CANOPY FLOOD LIGHT (FL-1) MOUNTING DETAIL

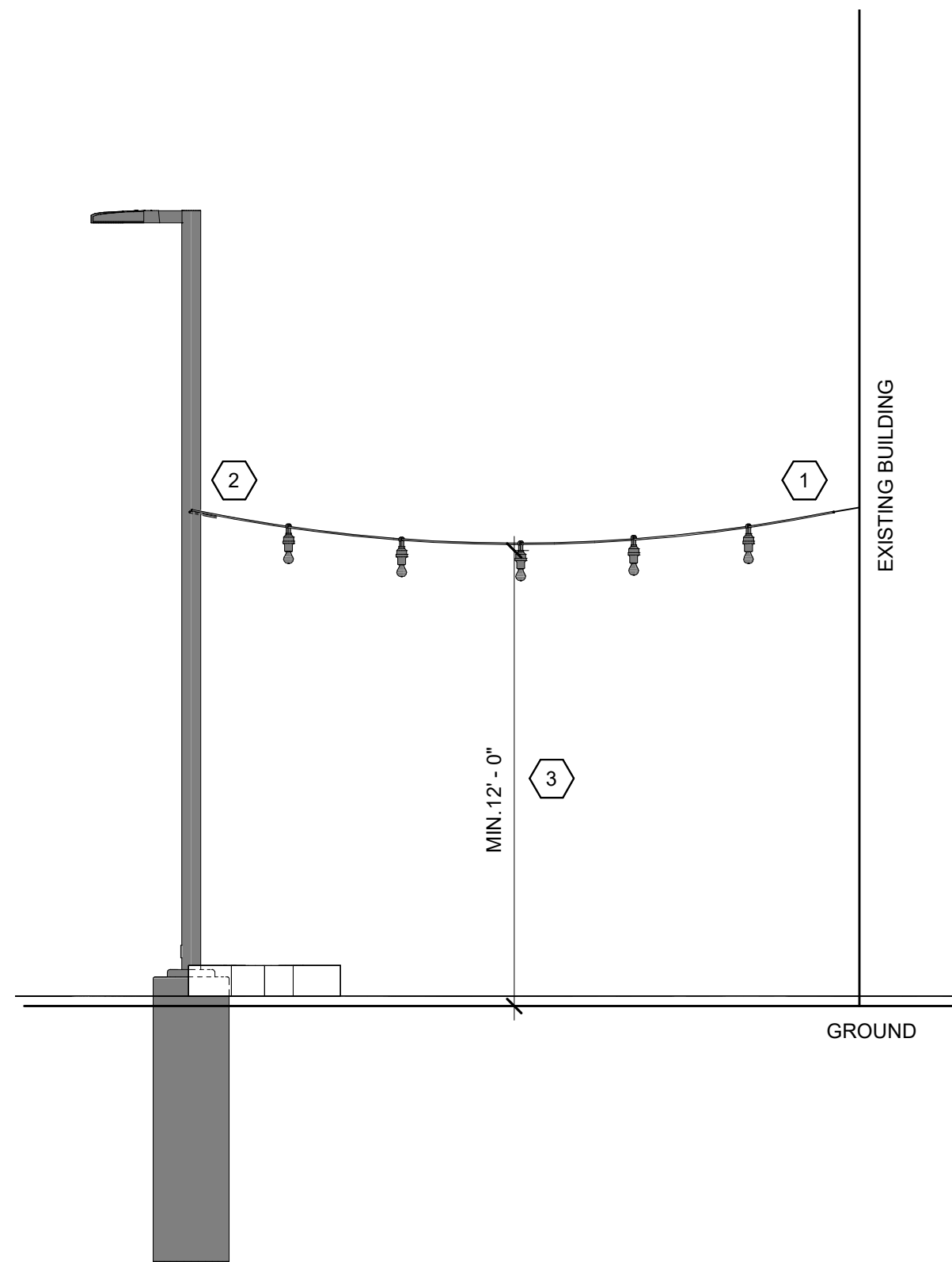
SCALE: NTS



LANDSCAPE LIGHTING DETAIL

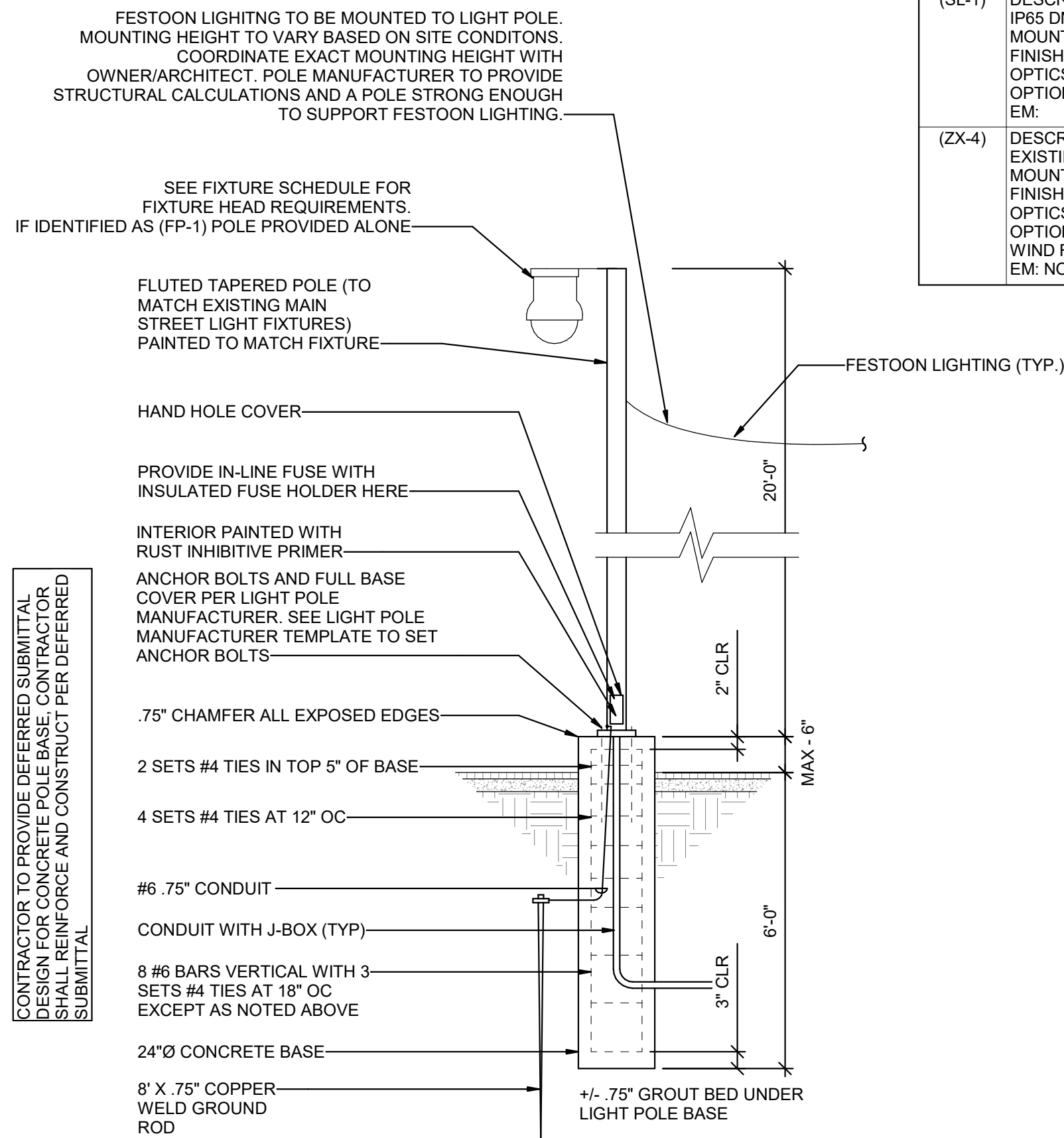
SCALE: NTS

EXTERIOR LIGHTING FIXTURE SCHEDULE													
GENERAL NOTES													
		<ol style="list-style-type: none">SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING. THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.											
ID	DESCRIPTION	SIZE (NOMINAL)	LUMINAIRE			DRIVER			MANUFACTURER				
			BUG RATING	BACK	UP	GLARE	LUMENS	COLOR TEMP		CRI	TYPE	VOLTAGE	WATTS
(BF-1)	DESCRIPTION: LED OUTDOOR BULLET STYLE FLOOD LIGHT; WET LISTED MOUNTING: IN GROUND FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: 0' 5" WIDTH: 0' 5" DEPTH: 0' 2" DIAMETER:				800	4100K	80	LED DRIVER (0-10V DIMMING)	120/277	10	HOLM (DCST-13-UV-L10-K40-FL-SCBA) TERON LIGHTING (CHL L10.0 120-277V *** BZ 40K SMF) COOPER (TCRS8XX)	
(FL-1)	DESCRIPTION: 10" DMX CONTROLLED RGB FLOOD LIGHT MOUNTING: POLE MOUNTED WITH BRACKET FINISH: SCBA OPTICS: OPTIONS: EM: NONE	HEIGHT: 11.6" DIAMETER: 10" APERTURE: -				3,200	3500K	80	DMX RGB	120/277V	72	SUPERIOR (SC12367-DMX-FL-72W) WESTGATE (DMX-FL-72W-RGBW-BT-BK) OR APPROVED EQUAL	
(FP-1)	DESCRIPTION: LIGHT POLE FOR SUSPENDED FESTOON LIGHTING MOUNTING: FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: POLE HEIGHT: 20'-0" (VERIFY WITH OWNER/ ARCHITECT)				0	-		-	-	0	HOLOPHANE (SMA POLE) OR APPROVED EQUAL	
(IG1)	DESCRIPTION: FLUSH MOUNTED IN GROUND UPLIGHT MOUNTING: MOUNTED IN GRATE FINISH: SCBA OPTICS: OPTIONS: EM: NONE	LENGTH: - WIDTH: - HEIGHT: 9" DIAMETER: 8.5"				1,791	4000K	80	LED	120V	20	BEGA (84301) WE-EF (185-2577) OR APPROVED EQUAL	
(SL-1)	DESCRIPTION: FESTOON LIGHTING; LED; WET LISTED IP65 DMX CONTROLLER (VALUES PER BULB) MOUNTING: CATENARY MOUNTED FINISH: BLACK WIRE, CLEAR GLOBE OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: DIAMETER:				45	3500K		DMX RGB	120/277	2	TMB (IMS / IMSMK2IPUD) MAXILED (ULSLG) OR APPROVED EQUALS	
(ZX-4)	DESCRIPTION: TEAR DROP LED PENDANT TO MATCH EXISTING MAIN STREET LIGHTING MOUNTING: FINISH: SCBA OPTICS: TYPE III DISTRIBUTION OPTIONS: - WIND RATING: - EM: NONE	LENGTH: 32" WIDTH: 18" DEPTH: 7" POLE HEIGHT: 20' - 0"				13,042	4000K		LED	120/277V	120	HOLOPHANE (ESL3 OR ESPL2) TO MATCH EXISTING HOLOPHANE (SMA POLE) TO MATCH EXISTING	



TYPICAL FESTOON LIGHT (SL-1) MOUNTING DETAIL

SCALE: NTS



TYPICAL LIGHT POLE BASE DETAIL

SCALE: NTS

SHEET KEYNOTES

- ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- FESTOON LIGHTING TO BE MOUNTED TO POLE (EX: LIGHT POLE, SHADE CANOPY POLE, ETC.) CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- EXACT HEIGHT OF FESTOON LIGHTING FROM THE GROUND WILL VARY ON SITE CONDITIONS. COORDINATE EXACT HEIGHT OF FESTOON LIGHTING WITH ARCHITECT, OWNER, AND LIGHT INSTALLER PRIOR TO ROUGH-IN.

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MIDVALE PLAZA AND
STREETSCAPE
7505 HOLDEN ST
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REVISIONS

NO.	DATE	DESCRIPTION
1	05-26-2023	ISSUED FOR PERMIT

Stamp

Professional Engineer
No. 7258089
SPENCER C. LITTLE
05-26-2023
STATE OF UTAH

Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
SITE LIGHTING
DETAILS AND
SCHEDULES

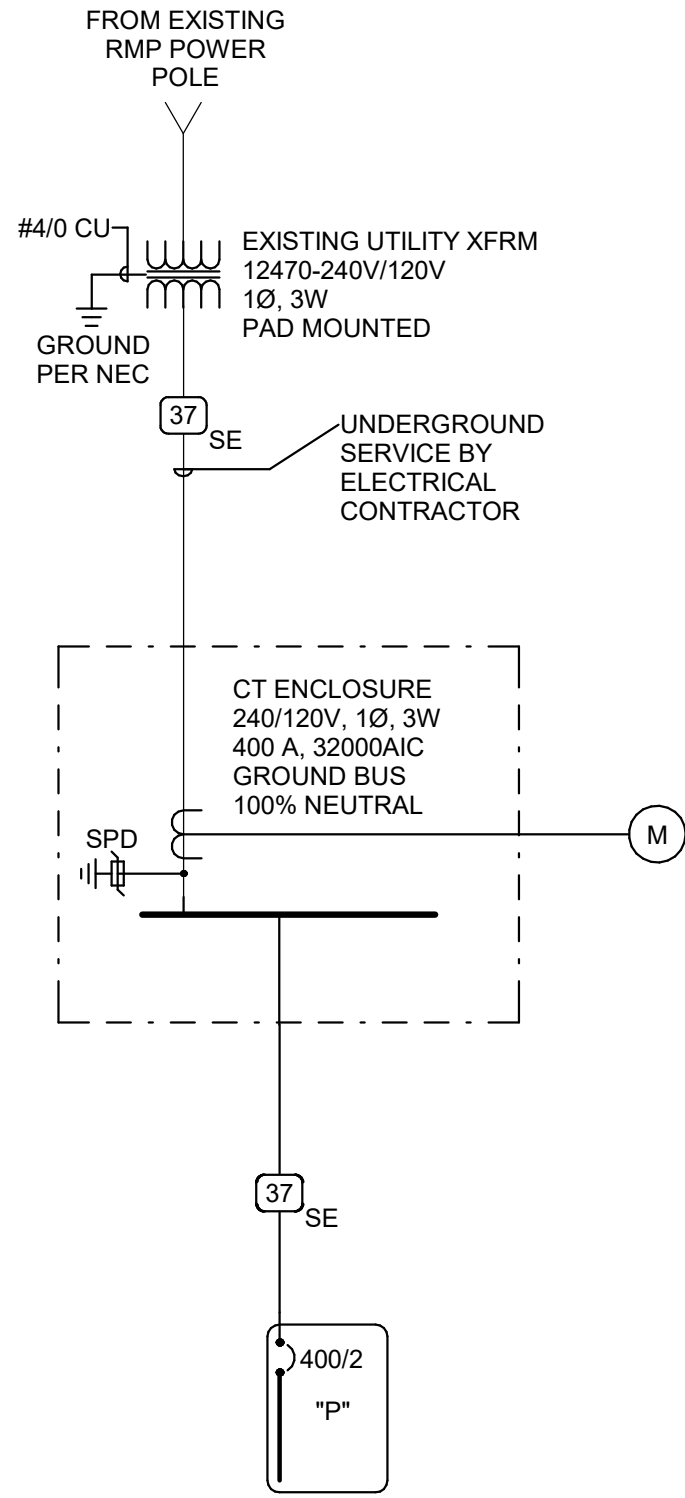
Drawing number

ES503

CONTRUCTION DOCUMENTS

A1 ONE-LINE DIAGRAM - NORMAL

SCALE: NTS



PANEL: "P"																								
VOLTS/PHASE/WIRE:				PANEL SIZE & TYPE:				MAIN SIZE AND TYPE:				FED FROM:		CABINET:		LOCATION:		NOTES:						
120/240 V, 1 PH 3 WIRE				22" W x 6" D, BOLT-ON				400 AMPERE MAIN CB																
ACCESSORIES:				PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR										AIC RATING: 0										
CKT	OCP		LOAD (KVA)				PHASE LOAD								LOAD (KVA)				OCP		CKT			
	NO	AMP	POLE	BKR	LTG	PWR	CO	A	B	DESCRIPTION				CO	PWR	LTG	BKR	POLE	AMP	NO				
1	20	1			0.0	0.0	0.0		0.3	0.3					DMX CONTROLLER	0.0	0.0	0.0		1	20	2		
3	20	1			0.0	0.0	0.0			0.3	4.0				PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	4		
5	80	2			0.0	8.0	0.0		4.0	4.0					--	--	--	--	--	--	6			
7	--	--	--	--	--	--	--		4.0	4.0					PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	8		
9	80	2			0.0	8.0	0.0		4.0	4.0					--	--	--	--	--	--	10			
11	--	--	--	--	--	--	--		4.0	4.0					PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	12		
13	80	2			0.0	8.0	0.0		4.0	4.0					--	--	--	--	--	--	14			
15	--	--	--	--	--	--	--		4.0	4.0					PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	16		
17	80	2			0.0	8.0	0.0		4.0	4.0					--	--	--	--	--	--	18			
19	--	--	--	--	--	--	--		4.0	4.0					PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	20		
21	80	2			0.0	8.0	0.0		4.0	4.0					--	--	--	--	--	--	22			
23	--	--	--	--	--	--	--			4.0	0.2				LTG: TREE UPLIGHTS	0.0	0.0	0.2		1	20	24		
25	20	1			0.1	0.0	0.0		0.1	0.1					LTG: EAST SIDE BLDG UPLIGHTS	0.0	0.0	0.1		1	20	26		
27	20	1			0.5	0.0	0.0			0.5	0.6				LTG: NORTHERN FESTOON LIGHTS	0.0	0.0	0.6		1	20	28		
29	20	1			0.6	0.0	0.0		0.6	0.4					LTG: SOUTH SIDE FESTOON LIGHTS	0.0	0.0	0.4		1	20	30		
31	20	1			0.1	0.0	0.0			0.1	0.2				PWR: SIGNAGE	0.0	0.2	0.0		1	20	32		
33	20	1	--	--	--	--	--		0.0	0.0					SPARE	--	--	--	--	1	20	34		
35	20	1	--	--	--	--	--			0.0	0.0				SPARE	--	--	--	--	1	20	36		
37	20	1	--	--	--	--	--		0.0	0.0					SPARE	--	--	--	--	1	20	38		
39	20	1	--	--	--	--	--			0.0	0.0				SPARE	--	--	--	--	1	20	40		
41	20	1	--	--	--	--	--		0.0	0.0					SPARE	--	--	--	--	1	20	42		
TOTALS:				CONNECTED KVA PER PHASE				42	42	CONNECTED TOTAL KVA =				83										
				CONNECTED AMPS PER PHASE				348	349	AVERAGE CONNECTED AMPS PER PHASE =				344										
NEC DIVERSIFIED LOAD CALCULATIONS																								
LIGHTING & CONTINUOUS LOADS: 2.5 kVA @ 125% = 3.1 kVA										100% CONNECTED LOAD PLUS 25%										DIVERSIFIED TOTAL KVA = 83				
RECEPTACLES:										FIRST 10kVA @ 100%, REMAINDER @ 50%										AVERAGE AMPS PER PHASE = 347				
ALL OTHER LOADS @ 100%: 80.2 kVA										MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC														
BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI																								

FAULT CURRENT TABLE			
BUS	FAULT CURRENT	CALCULATED	CABLE LENGTH
CT METER DISCONNECT	32000	28198	110' - 0"
P	32000	26508	9' - 0"

PROVIDE FULLY RATED CIRCUIT BREAKERS IN PANELBOARDS FOR THE FAULT CURRENT SHOWN. SERIES RATINGS WITH NEXT LEVEL UPSTREAM OVERCURRENT PROTECTIVE DEVICES ARE PERMITTED SUBJECT TO FACTORY UL DOCUMENTATION OF SERIES RATING SUBMITTED TO ENGINEER. THE CONTRACTOR SHALL PROVIDE THE AIC RATINGS REQUIRED BASED ON ACTUAL CONDITIONS, CABLE LENGTHS, TRANSFORMER IMPEDANCE, AND CONTRACTOR PROVIDED FAULT CURRENT CALCULATIONS. IF DEVICE OR EQUIPMENT FAULT CURRENT RATING IS NOT SHOWN, ASSUME 100,000 AIC.

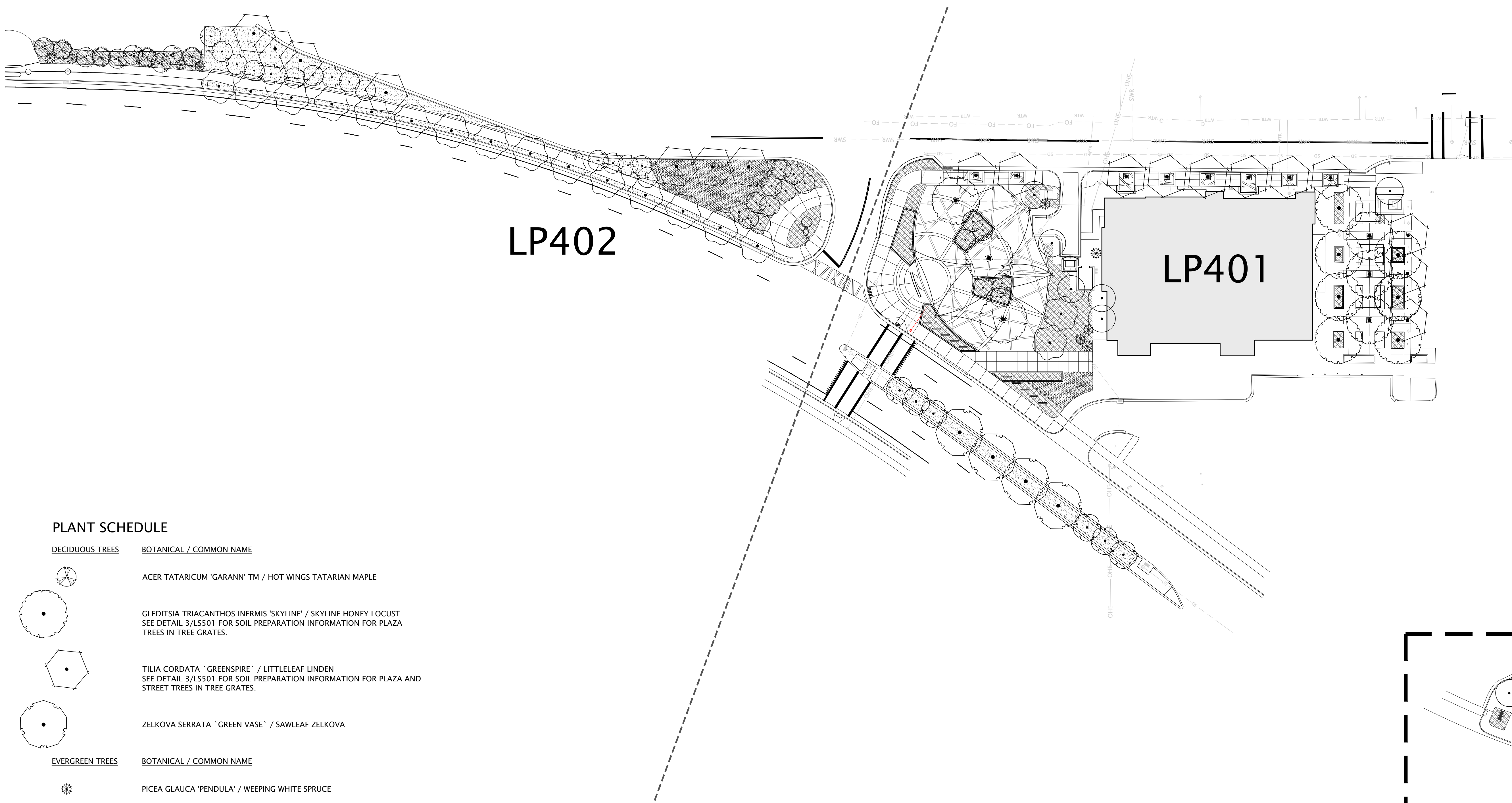
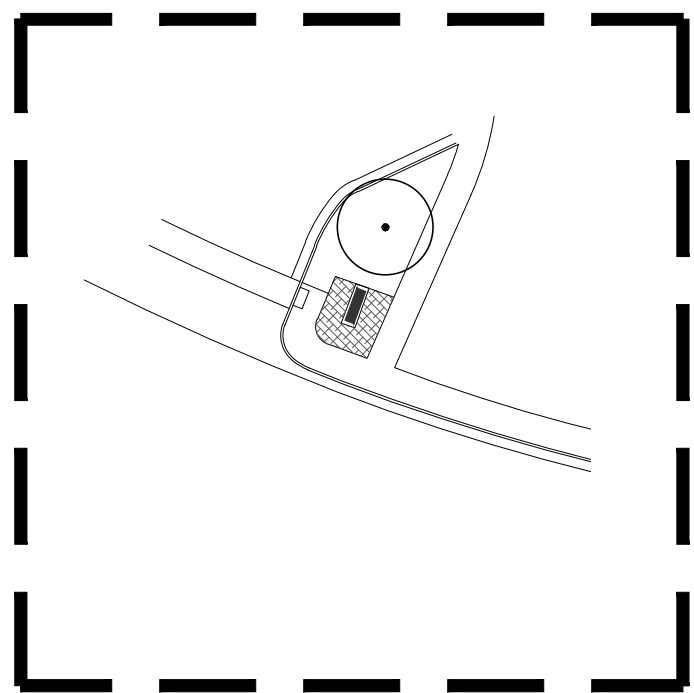
PANEL LOAD SUMMARY					
PANEL (BY LEVEL)	Mains	LOAD			
		CONNECTED		DIVERSIFIED	
		KVA	AMPS	KVA	AMPS
LEVEL 1					
P	400	82.7	344	83.3	347

COPPER CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER (E.G. 5) IG
SUBSCRIPT (NOTE 5)

SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1)			IG/HH	SE	NOTES
				QTY	SIZE	G			
(1)	20	-	.75	2	12	12	12	8	2
(2)	20	-	.75	3	12	12	12	8	2,3
(3)	20	24	.75	4	12	12	12	8	2,3
(4)	30	-	.75	2	10	10	10	8	2
(5)	30	-	.75	3	10	10	10	8	2
(6)	30	32	.75	4	10	10	10	8	2
(7)	40	-	1	2	8	10	8	6	2
(8)	40	-	1	3	8	10	8	6	2
(9)	40	44	1	4	8	10	8	6	2
(10)	55	-	1	2	6	10	8	4	2
(11)	55	-	1	3	6	10	8	4	2
(12)	55	60	1.25	4	6	10	8	4	2
(13)	70	-	1	2	4	8	4	2	2
(14)	70	-	1.25	3	4	8	4	2	2
(15)	70	76	1.25	4	4	8	4	2	2
(16)	85	-	1.25	2	3	8	3	2	2
(17)	85	-	1.25	3	3	8	3	2	2
(18)	85	92	1.25	4	3	8	3	2	2
(19)	95	-	1.25	3	2	8	2	2	2
(20)	95	104	1.50	4	2	8	2	2	2
(21)	130	-	1.50	3	1	6	2	2	2
(22)	130	116	1.50	4	1	6	2	2	2
(23)	150	-	2	3	1/0	6	2	1/0	2
(24)	150	136	2	4	1/0	6	2	1/0	2
(25)	175	-	2	3	2/0	6	2	2/0	2
(26)	175	156	2	4	2/0	6	2	2/0	2
(27)	200	-	2	3	3/0	6	2	2/0	2
(28)	200	180	2.50	4	3/0	6	2	2/0	2
(29)	230	-	2.50	3	4/0	4	2	2/0	2
(30)	230	208	2.50	4	4/0	4	2	2/0	2
(31)	255	-	2.50	3	250	4	1	2/0	2
(32)	255	232	2.50	4	250	4	1	2/0	2
(33)	310	-	3	3	350	3	1/0	3/0	2
(34)	310	280	3	4	350	3	1/0	3/0	2
(35)	380	-	3.50	3	500	3	3/0	3/0	2
(36)	380	344	4	4	500	3	3/0	3/0	2
(37)	400	-	2 EA 2	3	3/0	3	3/0	3/0	2
(38)	400	360	2 EA 2.50	4	3/0	3	3/0	3/0	2
(39)	510	-	2 EA 2.50	3	250	1	4/0	3/0	2
(40)	510	464	2 EA 3	4	250	1	4/0	3/0	2
(41)	620	-	2 EA 3	3	350	1/0	4/0	3/0	2,4
(42)	620	560	2 EA 3	4	350	1/0	4/0	3/0	2,4
(43)	760	-	2 EA 3.50	3	500	1/0	4/0	3/0	2,4
(44)	760	688	2 EA 4	4	500	1/0	4/0	3/0	2,4
(45)	855	-	3 EA 3	3	300	2/0	4/0	3/0	2,4
(46)	855	768	3 EA 3	4	300	2/0	4/0	3/0	2,4
(47)	1000	-	3 EA 3.50	3	400	2/0	4/0	3/0	4
(48)	1000	912	3 EA 3.50	4	400	2/0	4/0	3/0	4
(49)	1140	-	3 EA 4	3	500	3/0	4/0	3/0	4
(50)	1140	1032	3 EA 4	4	500	3/0	4/0	3/0	4
(51)	1240	-	4 EA 3	3	350	3/0	4/0	3/0	4
(52)	1240	1120	4 EA 3	4	350	3/0	4/0	3/0	4
(53)	1675	1520	5 EA 4	4	400	4/0	4/0	4/0	4
(54)	2010	1824	6 EA 4	4	400	250	250	250	4
(55)	2660	2408	7 EA 4	4	500	350	350	350	4
(56)	3040	2752	8 EA 4	4	500	500	500	500	4
(57)	4180	3784	11 EA 4	4	500	500	500	500	4
(58)	-	-	5 EA 4	-	-	-	-	-	6
(59)	-	-	5	-	-	-	-	-	6
(60)	-	-	10 EA 4	-	-	-	-	-	6

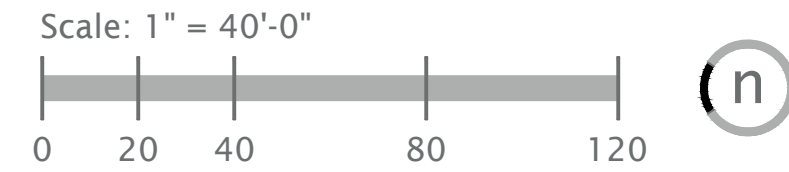
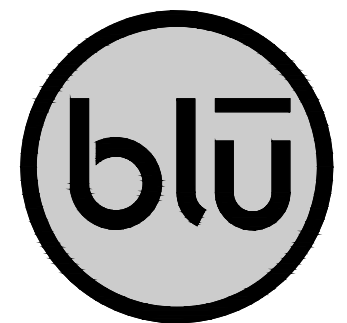
CONDUCTOR AND CONDUIT SCHEDULE NOTES



SEE ENLARGEMENT LP401

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/LSS01 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.
	TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN SEE DETAIL 3/LSS01 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE
EXISTING TREES	BOTANICAL / COMMON NAME
	EXISTING DECIDUOUS TREE TO REMAIN
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	SYRINGA RETICULATA / JAPANESE TREE LILAC
GROUND COVERS	BOTANICAL / COMMON NAME
	BIONATIVE BY BIOGRASS / BIONATIVE
	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PROS WEED BARRIER.



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Midvale, UT 84047

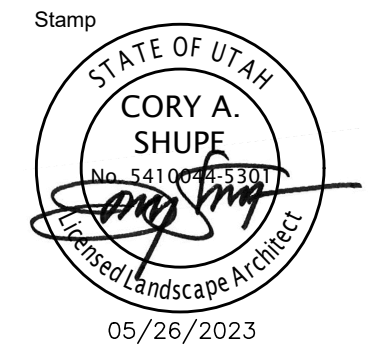
CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title

OVERALL
LANDSCAPE
PLAN

Drawing number

LP101

CONSTRUCTION DOCUMENTS

PLANT SCHEDULE

DECIDUOUS TREES

BOTANICAL / COMMON NAME

ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE

GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.

TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA

EVERGREEN TREES

BOTANICAL / COMMON NAME

PICEA GLAUCA 'PENDULA' / WEeping WHITE SPRUCE

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

EXISTING TREES

BOTANICAL / COMMON NAME

EXISTING DECIDUOUS TREE TO REMAIN

ORNAMENTAL TREES

BOTANICAL / COMMON NAME

MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE

MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE

SYRINGA RETICULATA / JAPANESE TREE LILAC

SHRUBS

BOTANICAL / COMMON NAME

BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY

BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY

BUDDLEJA X 'SMNBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH

CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB

DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE

MAHONIA REPENS / CREEPING MAHONIA

PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK

PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK

RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

ANNUALS/PERENNIALS

BOTANICAL / COMMON NAME

AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP

LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY

@

RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN

ORNAMENTAL GRASSES

BOTANICAL / COMMON NAME

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS

@

PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS

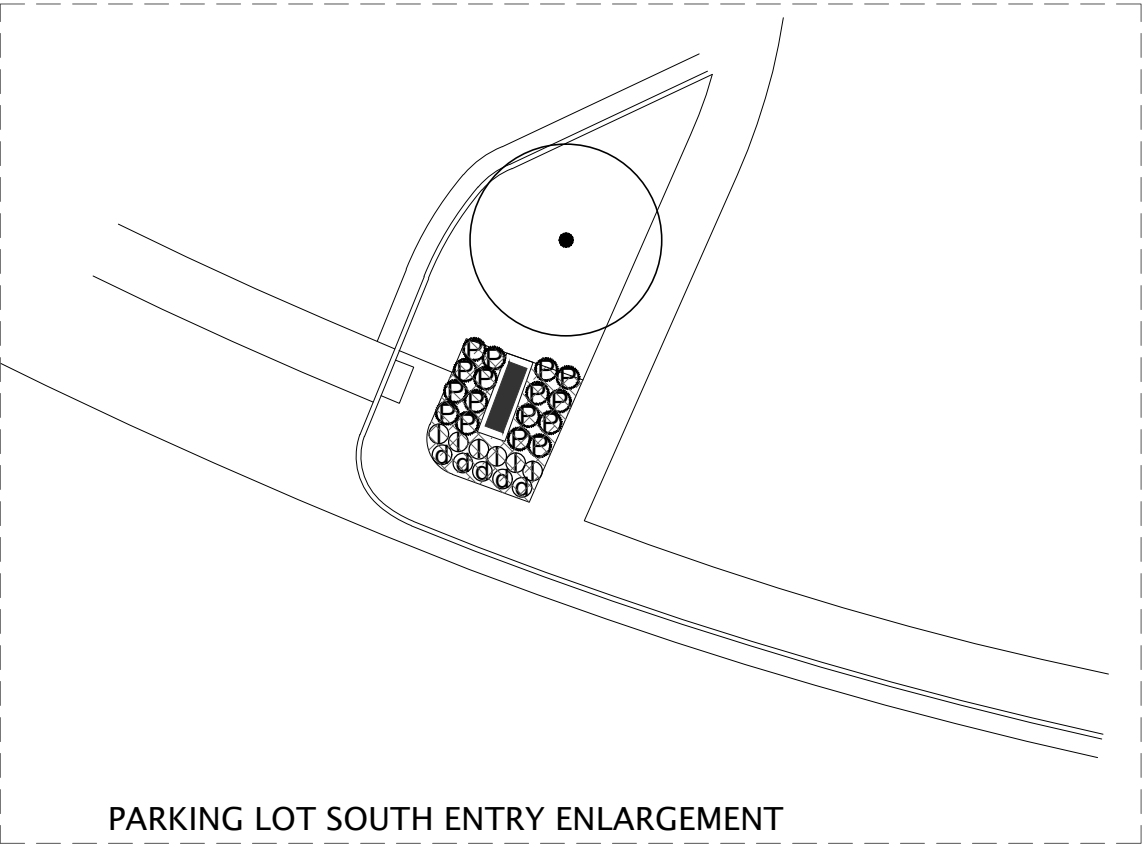
BOTANICAL / COMMON NAME

BIONATIVE BY BIOGRASS / BIONATIVE

PLANTING BED / CONTRACTOR INSTALLED
BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK

POA PRATENSIS / KENTUCKY BLUEGRASS

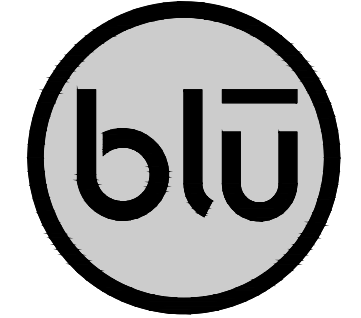
ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PROS WEED BARRIER.



Scale: 1" = 20'-0"



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p 801.567.7200



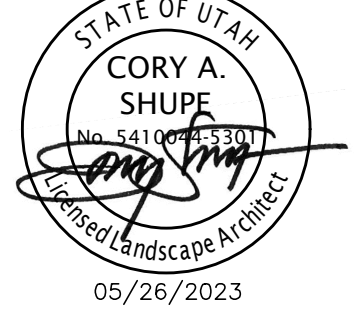
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
LANDSCAPE
PLAN
ENLARGEMENT

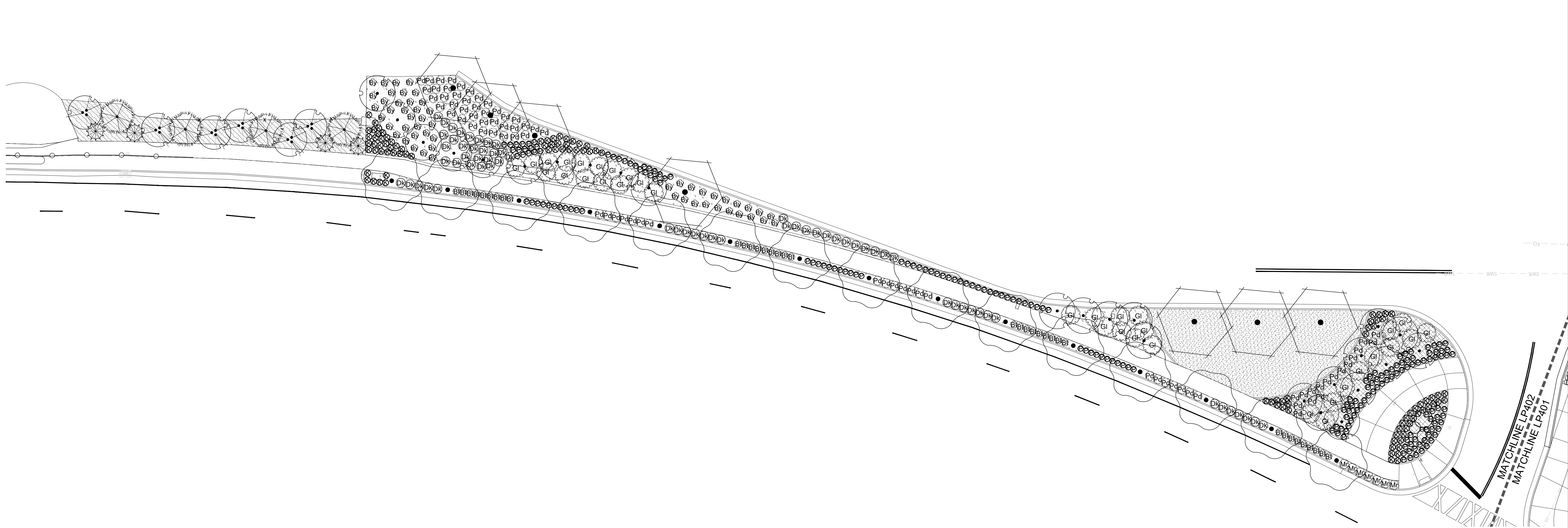
Drawing number

LP401

CONSTRUCTION DOCUMENTS

1 PLAZA ENLARGEMENT

SCALE: 1"=20'-0"



1

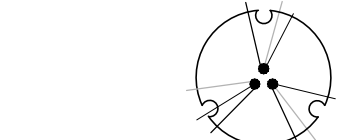
STREETSCAPE ENLARGEMENT

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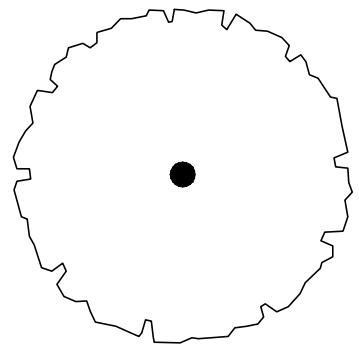
PLANT SCHEDULE

DECIDUOUS TREES

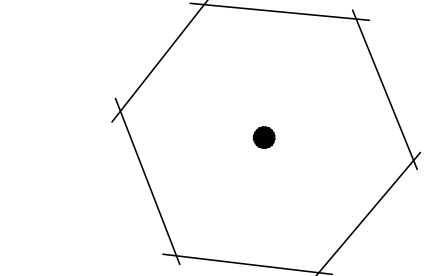
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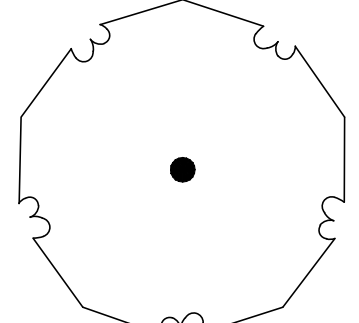
ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE



GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.



TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.



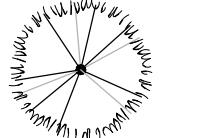
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA

EVERGREEN TREES

BOTANICAL / COMMON NAME



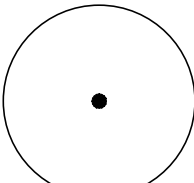
PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE



PINUS FLEXILIS 'VANDERWOLF' S PYRAMID / VANDERWOLF S PYRAMID PINE

EXISTING TREES

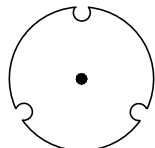
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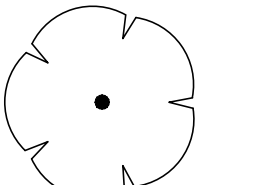
EXISTING DECIDUOUS TREE TO REMAIN

ORNAMENTAL TREES

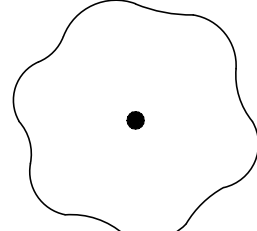
BOTANICAL / COMMON NAME



MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE



MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE



SYRINGA RETICULATA / JAPANESE TREE LILAC

SHRUBS

BOTANICAL / COMMON NAME



BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY



BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY



BUDDLEJA X 'SMBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH



CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB



DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE



MAHONIA REPENS / CREEPING MAHONIA



PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK



PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK



RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC



ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

ANNUALS/PERENNIALS

BOTANICAL / COMMON NAME



AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP



LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY



RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN

ORNAMENTAL GRASSES



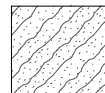
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS



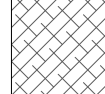
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS

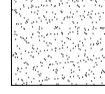
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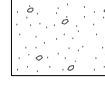
BIONATIVE BY BIOGRASS / BIONATIVE



PLANTING BED / CONTRACTOR INSTALLED
BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK

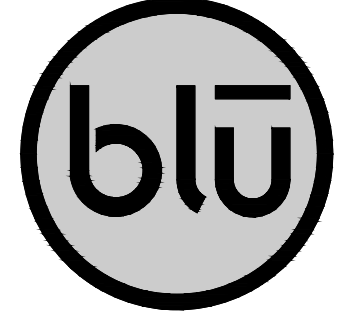


POA PRATENSIS / KENTUCKY BLUEGRASS



ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PRO'S WEED BARRIER.

Scale: 1" = 20'-0"



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Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

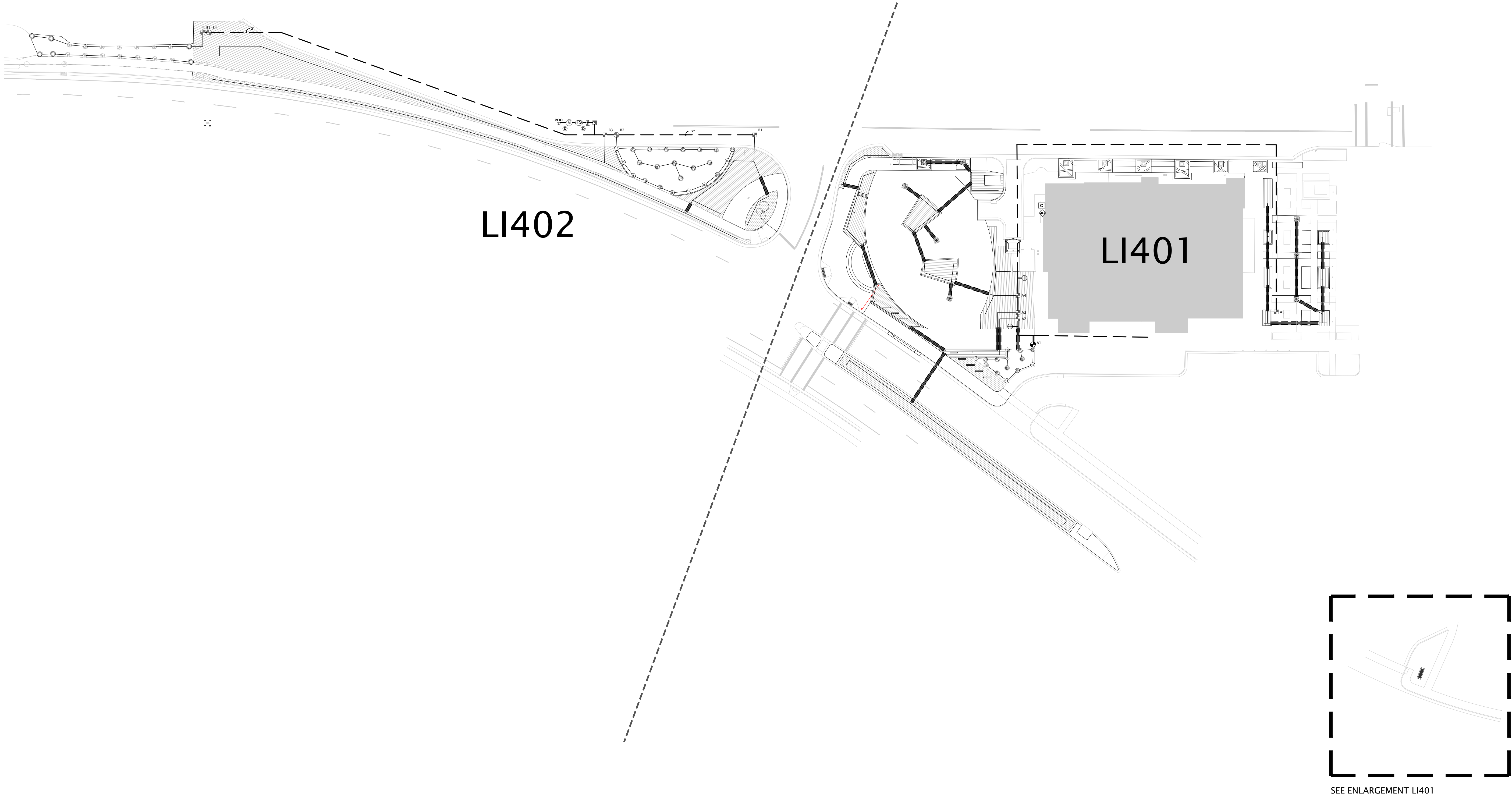
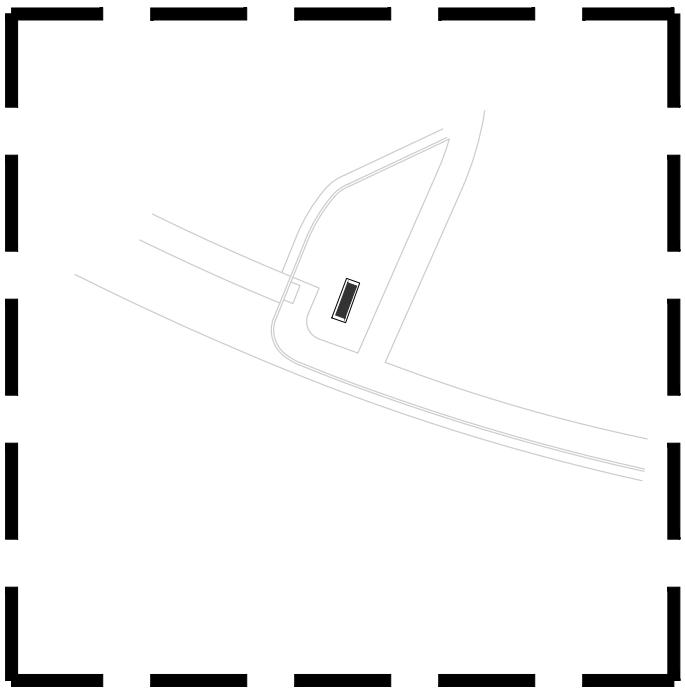
Drawing Title

LANDSCAPE
PLAN
ENLARGEMENT

Drawing number

LP402

CONSTRUCTION DOCUMENTS

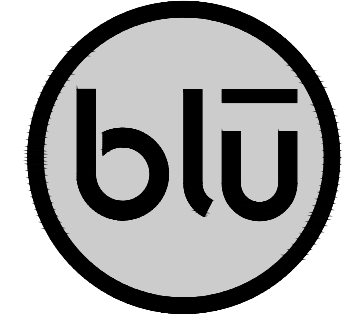


SEE ENLARGEMENT LI401

Scale: 1" = 40'-0"



CONSTRUCTION DOCUMENTS



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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

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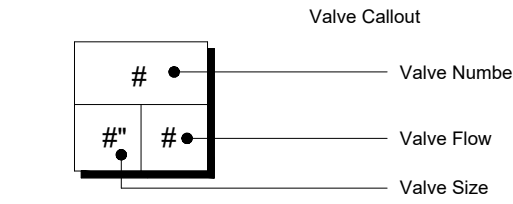
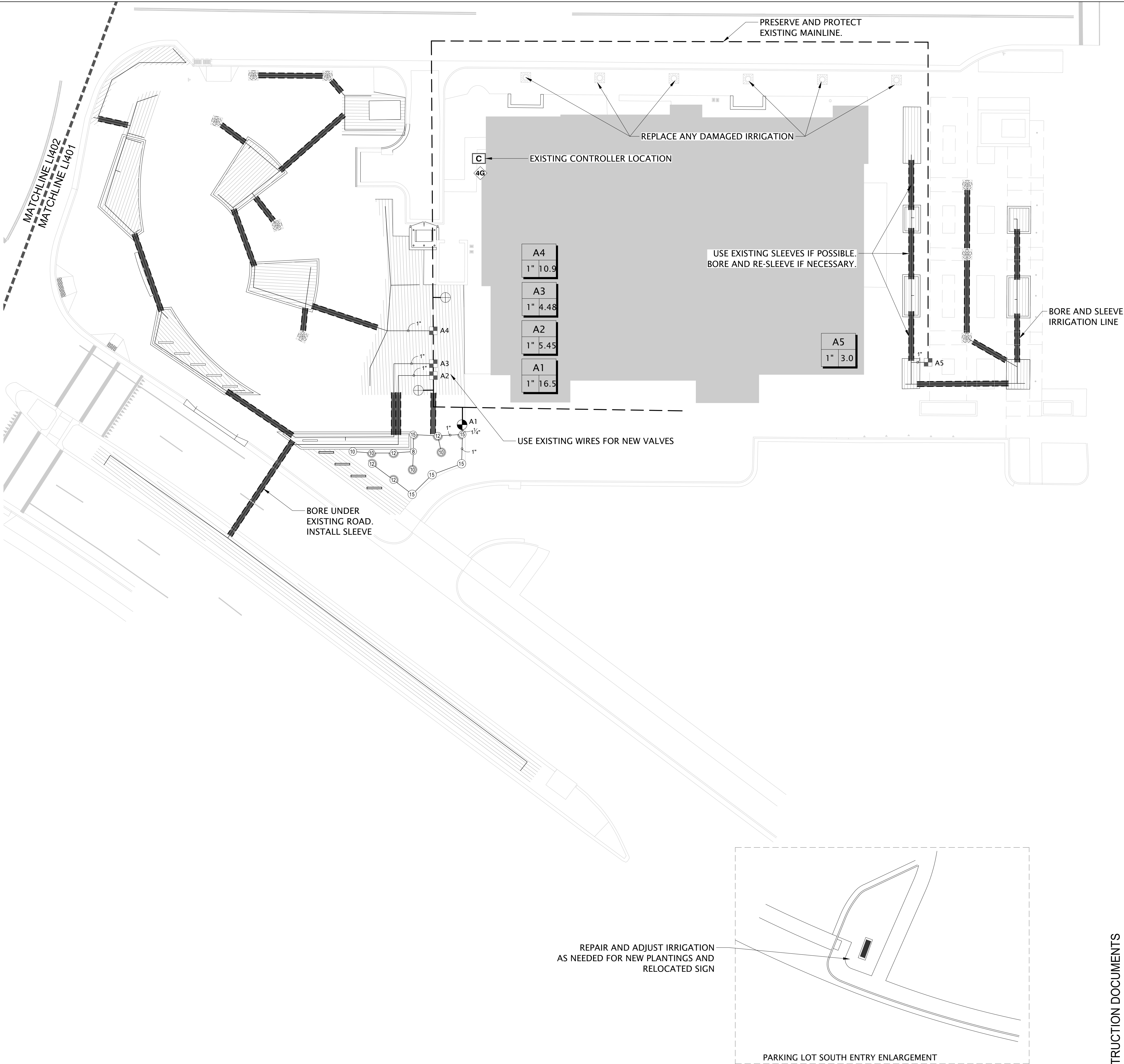
OVERALL
IRRIGATION
PLAN

Drawing number

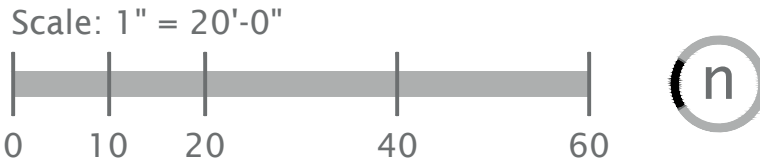
LI101

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>10</div><div>10</div><div>10</div><div>10</div></div> <div>Q T H F</div>	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>12</div><div>12</div><div>12</div><div>12</div><div>12</div><div>12</div></div> <div>Q T H TT TQ F</div>	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>15</div><div>15</div><div>15</div><div>15</div><div>15</div><div>15</div></div> <div>Q T H TT TQ F</div>	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>8</div><div>10</div></div> <div>08HE-VAN 10HE-VAN</div> <div><div>12</div><div>15</div></div> <div>12HE-VAN 15HE-VAN</div>	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>14</div><div>ADJ</div><div>14</div><div>F</div></div>	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
<div><div>16</div><div>ADJ</div><div>16</div><div>F</div></div>	RAIN BIRD R-VAN16 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
<div><div>24</div><div>ADJ</div><div>24</div><div>F</div></div>	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>■</div></div>	RAIN BIRD XCZ-100-PR8-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
<div><div>⊙</div></div>	TREE DRIP RINGS 2 RINGS (2" & 4" DIA) NETAFIM TLCV04-12
<div><div>▨</div></div>	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>⊙</div></div>	RAIN BIRD EFB-CP
<div><div>▣</div></div>	QUICK COUPLER VALVE - RAIN BIRD 33 RC
<div><div>⊘</div></div>	ISOLATION VALVE - MATCO NORCA 200RTD
<div><div>⊙</div></div>	RAIN BIRD EFB-CP 2" 2IN. BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
<div><div>⊙</div></div>	BASELINE BL-1000P-R12 12-STATION CONVENTIONAL WIRE CONTROLLER IN 16-GAUGE STAINLESS STEEL PEDESTAL ENCLOSURE. BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
<div><div>4G</div></div>	BASELINE BL-CM4G-GW-AT INCLUDES 4G CELL MODEM GATEWAY AND 3DB IN.SALT SHAKERIN. ANTENNA
<div><div>FS</div></div>	FLOW SENSOR - FLOWMEC QS200
<div><div>⊕</div></div>	EXISTING VALVE TO BE PRESERVED AND PROTECTED
<div><div>D</div></div>	MANUAL DRAIN - FORD B11-333
<div><div>—</div></div>	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
<div><div>---</div></div>	IRRIGATION MAINLINE: PVC SCHEDULE 40
<div><div>▬</div></div>	PIPE SLEEVE: PVC SCHEDULE 40



1 PLAZA ENLARGEMENT
SCALE: 1"=20'-0"



blu

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7505 Holden St
Midvale, UT 84047

CONTACT:

Nate Rockwood
P 801.687.7200

STATE OF UTAH

CORY A. SHUPE

No. 541004330

Professional Landscape Architect

05/26/2023

Designed By:

RD

Drawn By:

TH

Date:

05/26/23

Checked By:

RD

Project No:

22-160

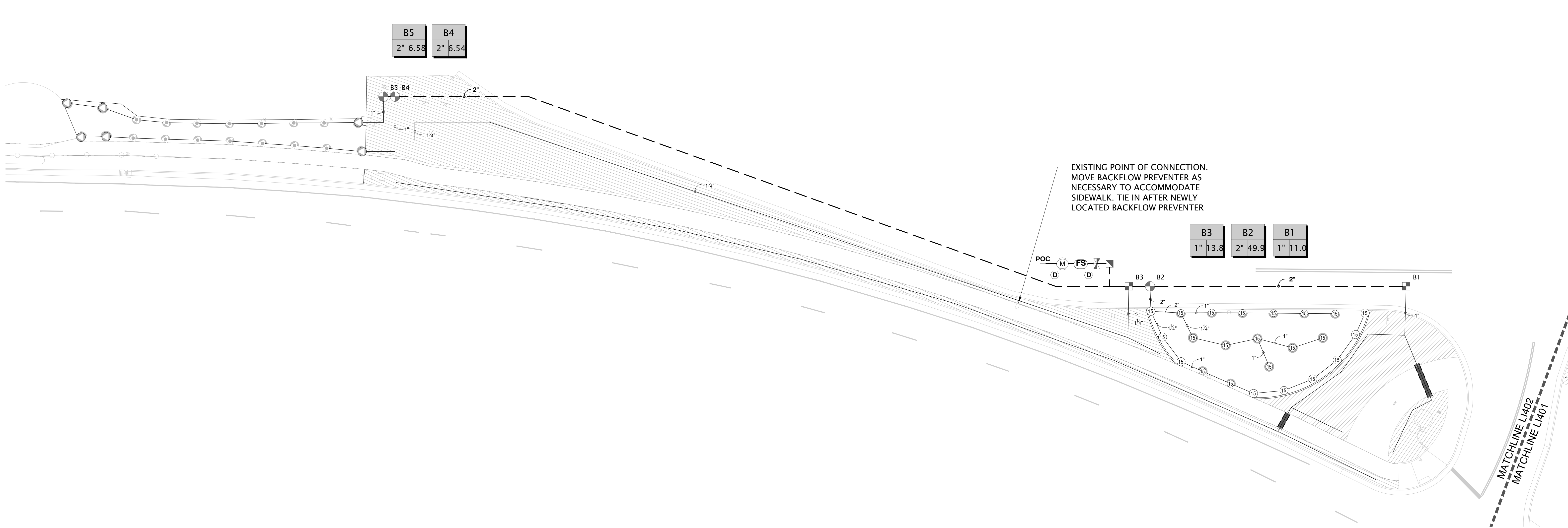
Drawing Title

IRRIGATION
PLAN
ENLARGEMENT

Drawing number

LI401

CONSTRUCTION DOCUMENTS



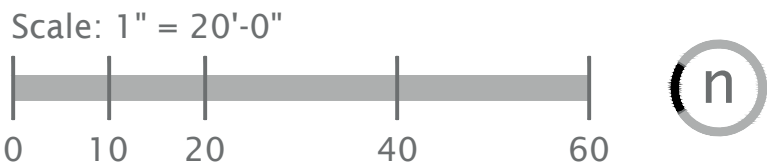
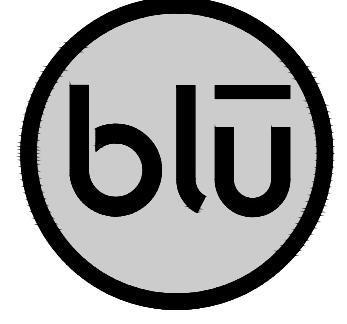
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STREETSCAPE ENLARGEMENT

SCALE: 1"=20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		RAIN BIRD EF8-CP 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		BASELINE BL-1000P-R12 12-STATION CONVENTIONAL WIRE CONTROLLER IN 16-GAUGE STAINLESS STEEL PEDESTAL ENCLOSURE, BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		BASELINE BL-CM4G-GW-AT INCLUDES 4G CELL MODEM GATEWAY AND 3DB IN.SALT SHAKERIN. ANTENNA
	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		FLOW SENSOR - FLOWMEC QS200
	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		EXISTING VALVE TO BE PRESERVED AND PROTECTED
	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		MANUAL DRAIN - FORD B11-333
	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		IRRIGATION MAINLINE: PVC SCHEDULE 40
	RAIN BIRD XZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM		PIPE SLEEVE: PVC SCHEDULE 40
	TREE DRIP RINGS 2 RINGS (2' & 4' DIA) NETAFIM TLCV04-12		Valve Callout Valve Number Valve Flow Valve Size
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18' O.C. DRIPLINE LATERALS SPACED AT 18' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 1.7NM.		



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CONTACT:
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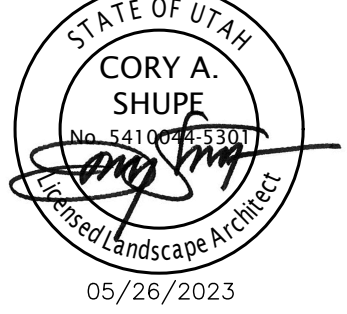
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

14	LATERAL
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Stamp



05/26/2023
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
IRRIGATION
PLAN
ENLARGEMENT

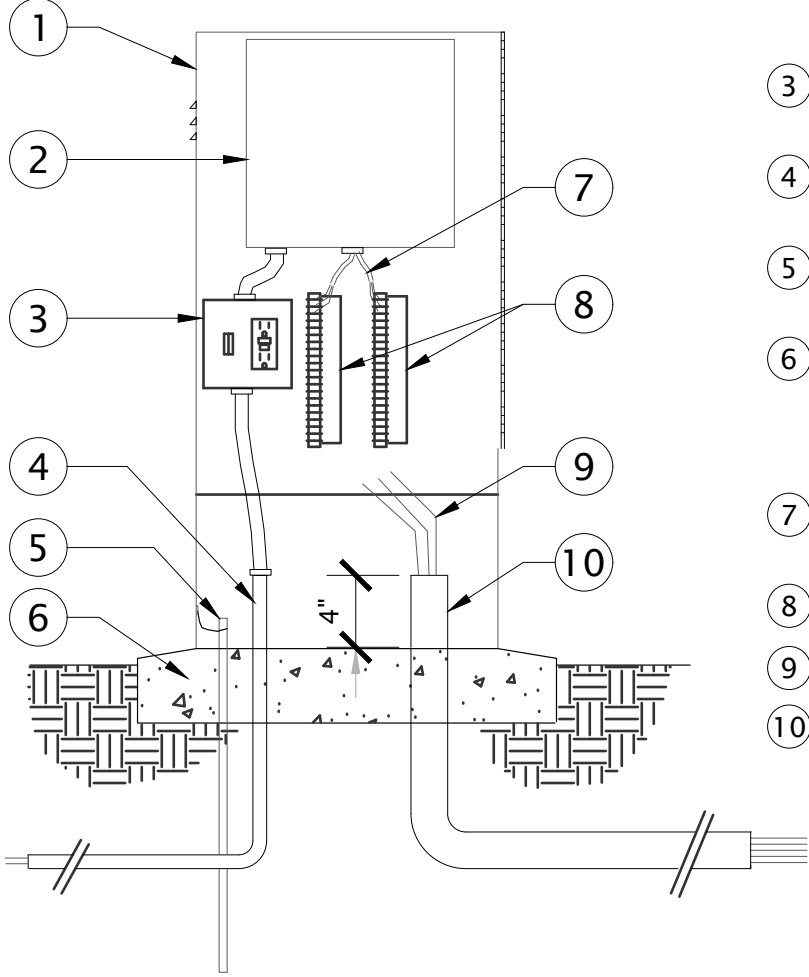
Drawing number

LI402

CONSTRUCTION DOCUMENTS

IRRIGATION NOTES

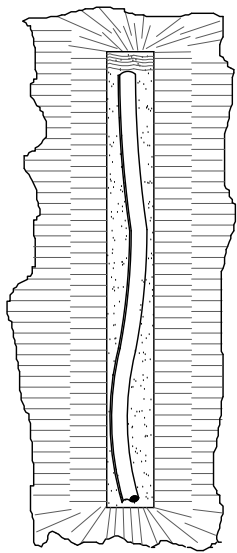
1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 75 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY), IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED BASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY), FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6" O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



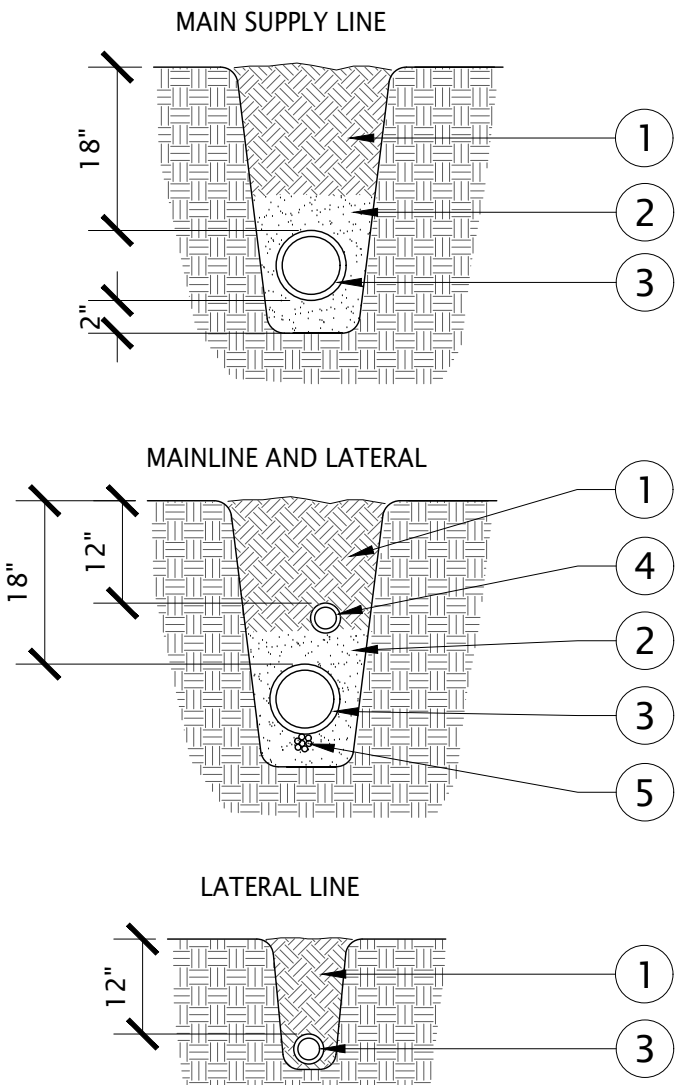
1 PEDESTAL MOUNT CONTROLLER
1" = 1'-0"

- ENCLOSURE AS SPECIFIED
- IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
- GFI RECEPTACLE AND CONTROLLER SWITCH
- 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
- 8 FT. COPPER GROUND AS PER LOCAL CODE.
- CONCRETE BASE- 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
- 18 GA. WIRE HARNESS TO CONTROLLER.
- TERMINAL STRIPS, SIZE AS REQ.
- 14 GA. WIRES FROM FIELD.
- 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

PLAN VIEW



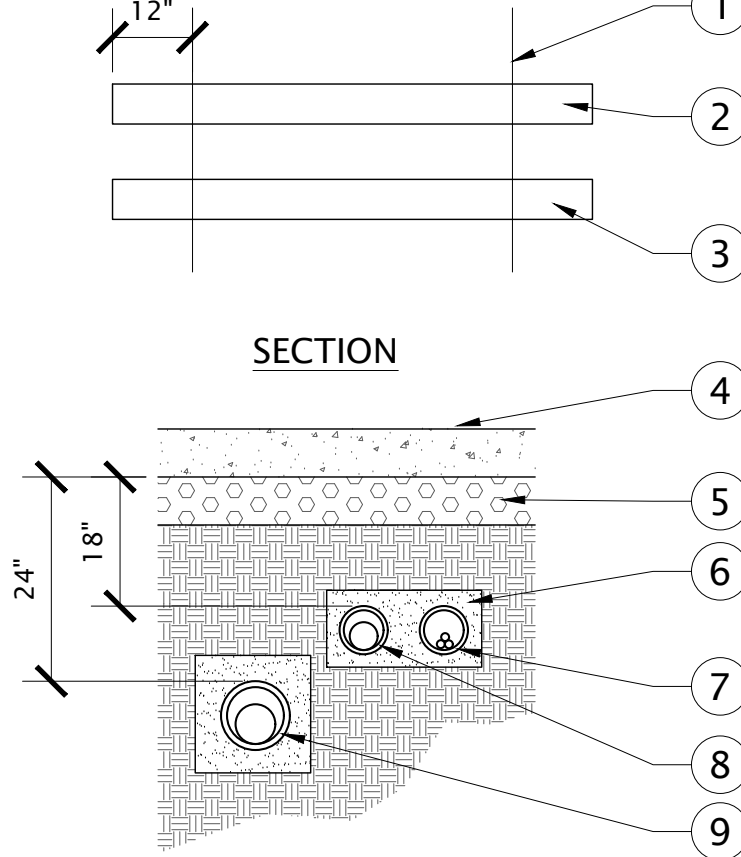
SECTIONS



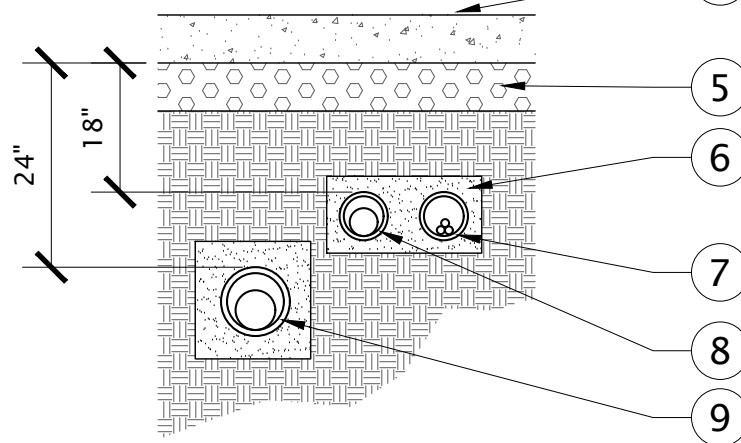
- DEBRIS FREE FILL
- DEBRIS FREE SAND, 2" ABOVE AND BELOW MAINLINE.
- MAINLINE
- LATERAL LINE
- TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

- NOTES:
- TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
 - ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 - ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
 - ALL TRENCH WIDTHS 8" MINIMUM

PLAN VIEW



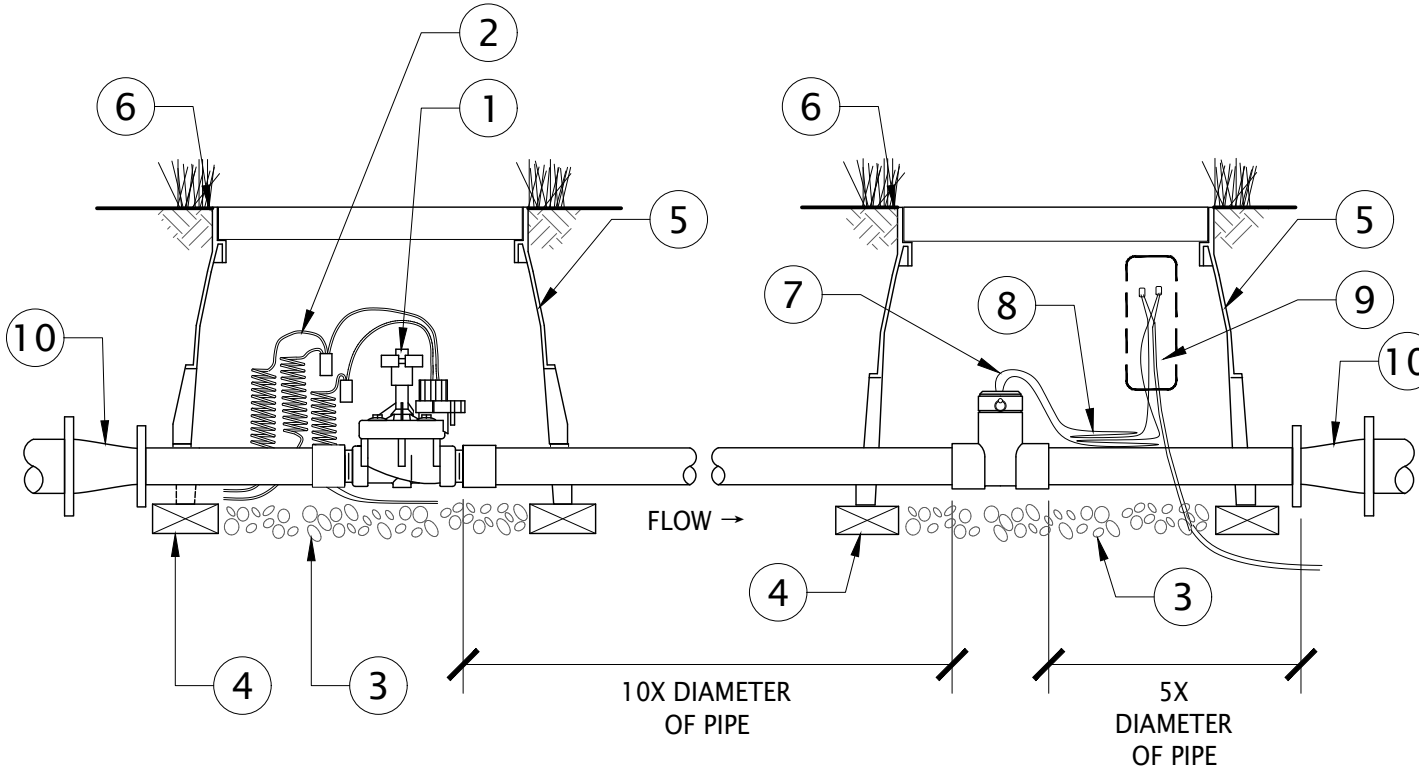
SECTION



- NOTES:
- SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
 - 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 PIPE SLEEVE
NOT TO SCALE

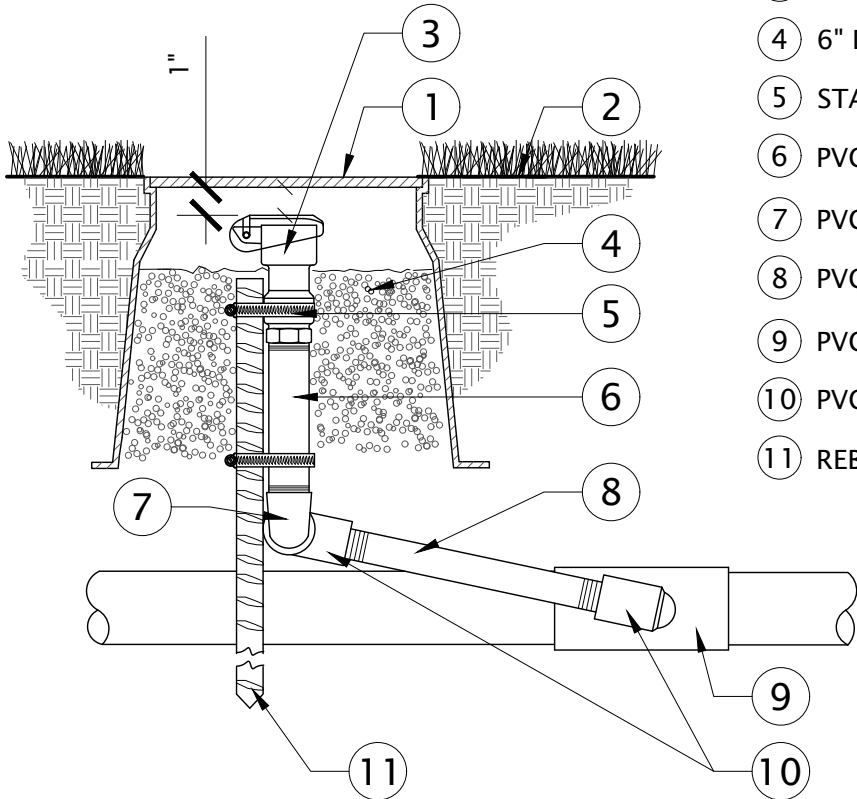
- PAVING SURFACE EDGE
- SLEEVE, TYP.
- EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
- PAVING SURFACE
- COMPACTED BASE
- SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
- IRRIGATION WIRES SLEEVE
- LATERAL SLEEVING
- MAIN LINE SLEEVE



- NOTE:
- ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 - ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

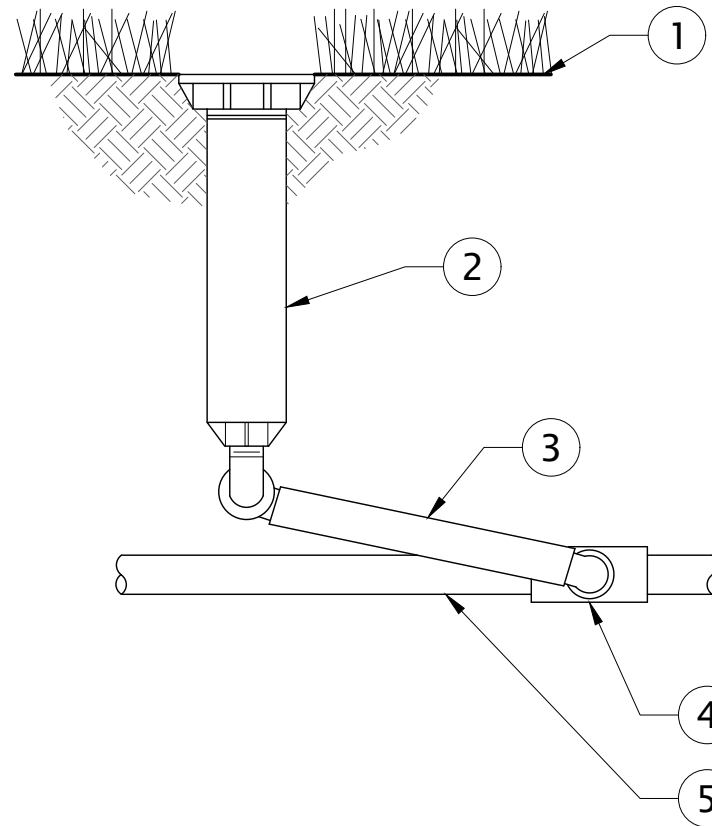
4 MASTER VALVE/FLOW SENSOR
NOT TO SCALE

- MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
- 24" LENGTH OF COILED WIRE
- 3" MIN. DEPTH WASHED GRAVEL
- BRICK (4 PER BOX)
- STANDARD SIZE VALVE BOX
- FINISH GRADE
- FLOW SENSOR
- 24" LENGTH OF COILED COMMUNICATION CABLE
- COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
- CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)



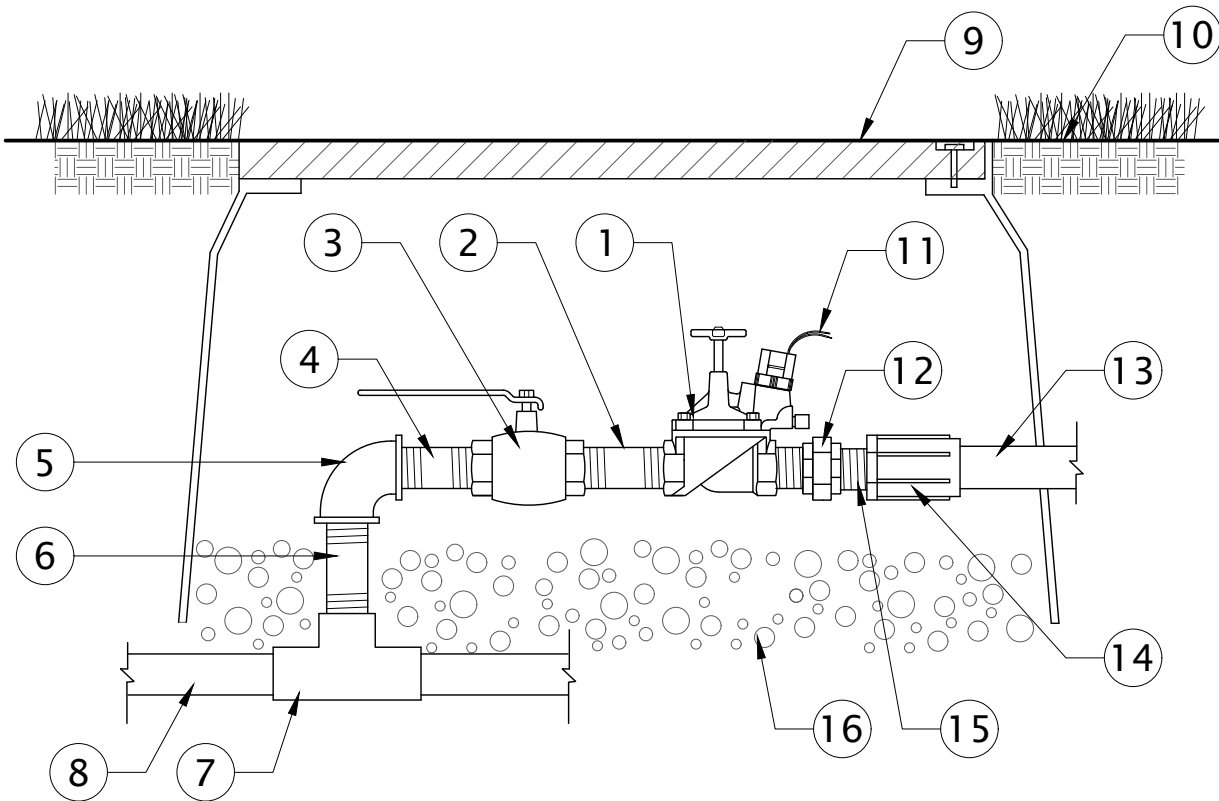
- ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
- FINISH GRADE
- QUICK COUPLING VALVE
- 6" DEEP PEA GRAVEL
- STAINLESS STEEL GEAR CLAMPS (1 OF 2)
- PVC. SCH. 80 NIPPLE (6" LENGTH)
- PVC. SCH. 80 STREET EL
- PVC. SCH. 80 NIPPLE (8" LENGTH)
- PVC. SCH. 80 TEE
- PVC. SCH. 80 ELL
- REBAR STAKE (24" LENGTH)

5 QUICK COUPLER
NOT TO SCALE



- NOTES:
- SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
 - USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

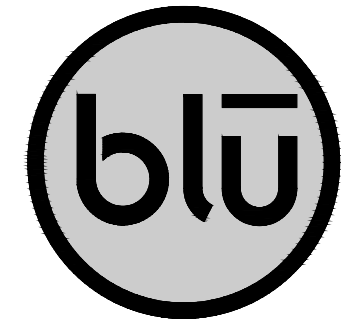
6 POP-UP SPRAY/ROTARY
NOT TO SCALE



- NOTES:
- ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 - ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 IRRIGATION CONTROL VALVE W/ BALL VALVE
NOT TO SCALE

- AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
- SCH. 80 PVC THREADED NIPPLE
- BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- SCH. 80 PVC THREADED NIPPLE
- SCH. 80 PVC THREADED ELL
- SCH. 80 PVC THREADED NIPPLE
- PVC MAINLINE TEE (SXSXT)
- MAINLINE (SIZE AS NOTED ON THE PLAN)
- VALVE BOX, SIZE AS REQUIRED
- FINISH GRADE
- SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
- SCHEDULE 80 PVC UNION
- LATERAL LINE TO HEADS
- PVC ADAPTOR TYP.
- SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
- GRAVEL LAYER (12" MIN. DEPTH)



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Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION
1	05/26/2023	ISSUED FOR PERMIT

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

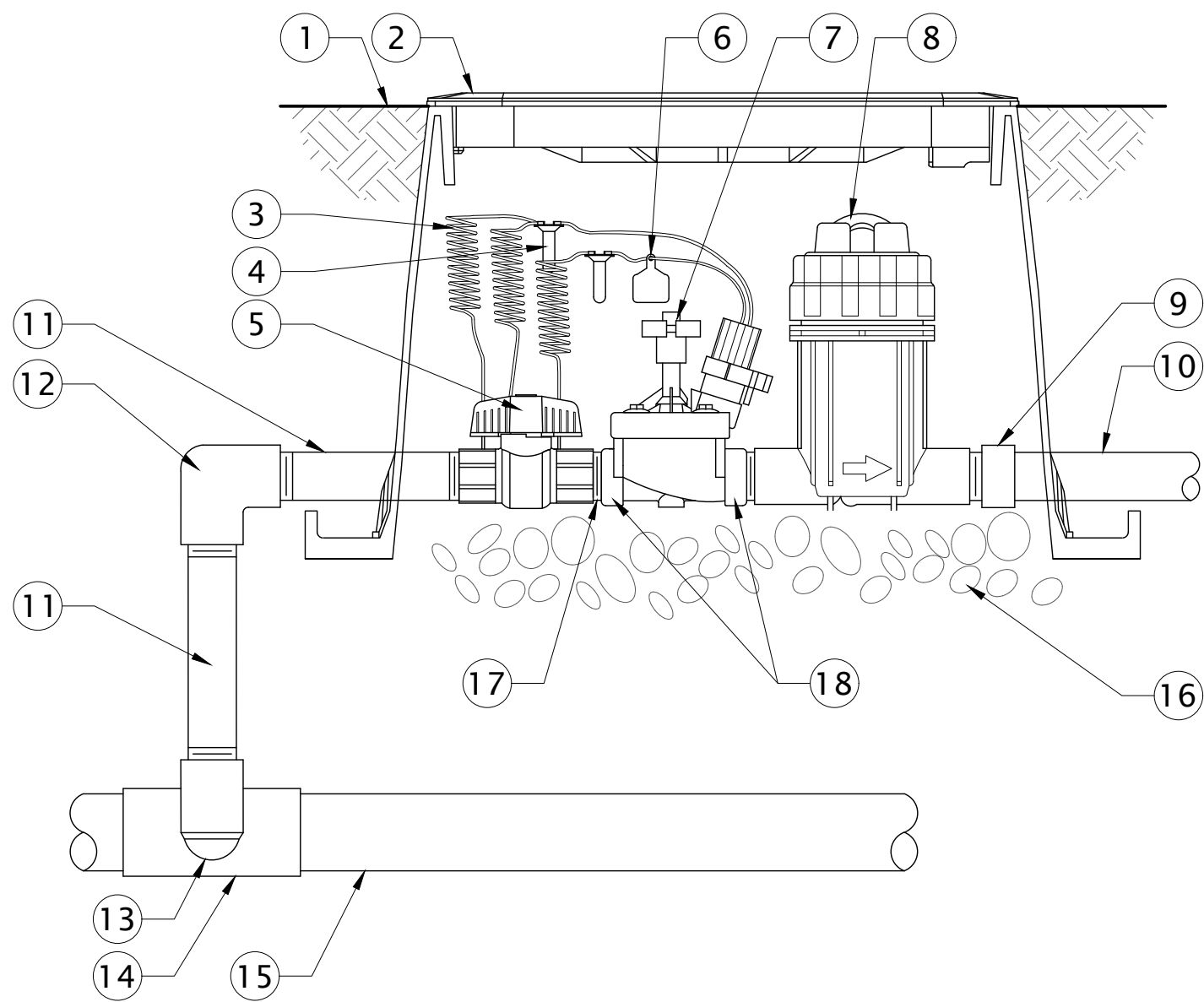
Drawing Title

IRRIGATION
NOTES &
DETAILS

Drawing number

LI501

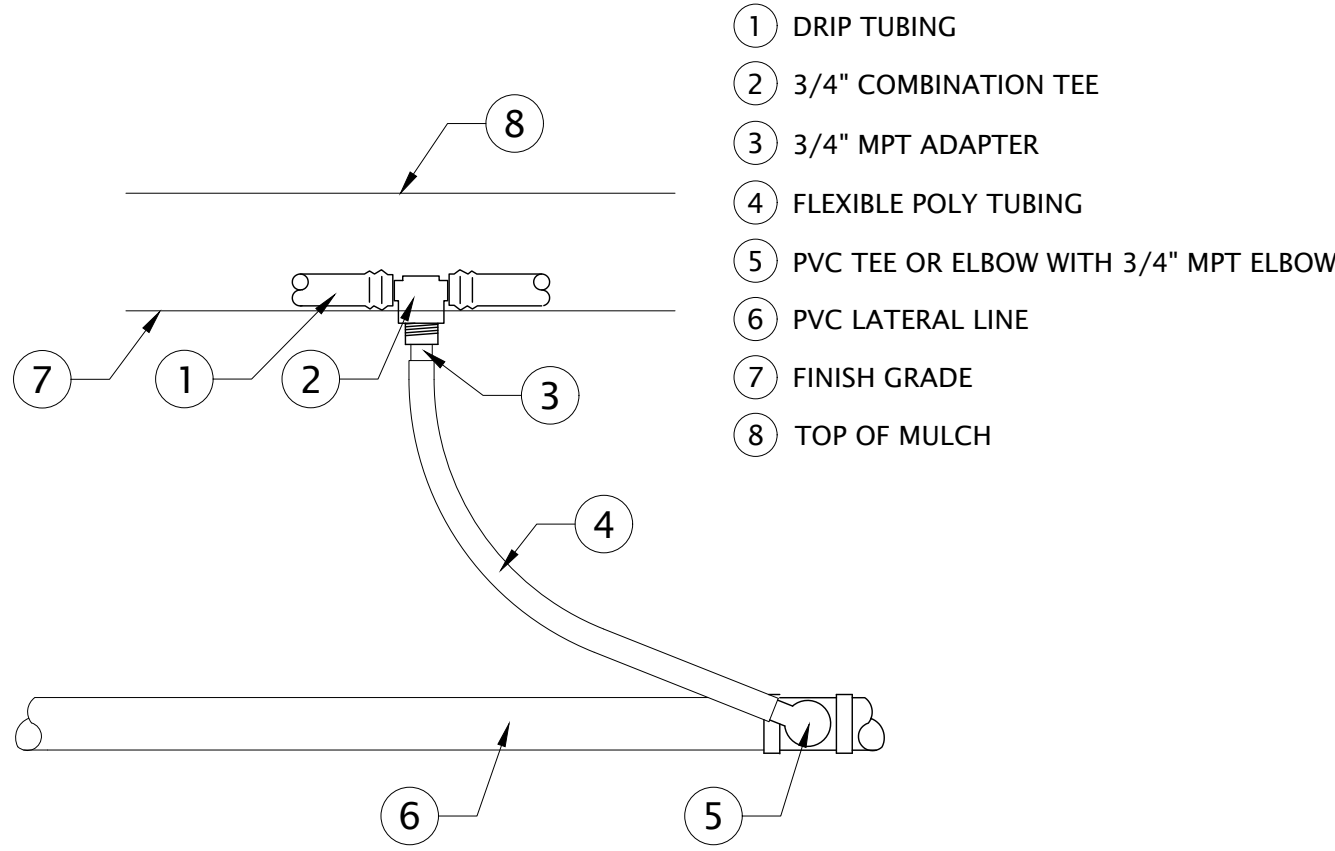
CONSTRUCTION DOCUMENTS



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
- 18 ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

1 DRIP CONTROL ZONE KIT (RAINBIRD)

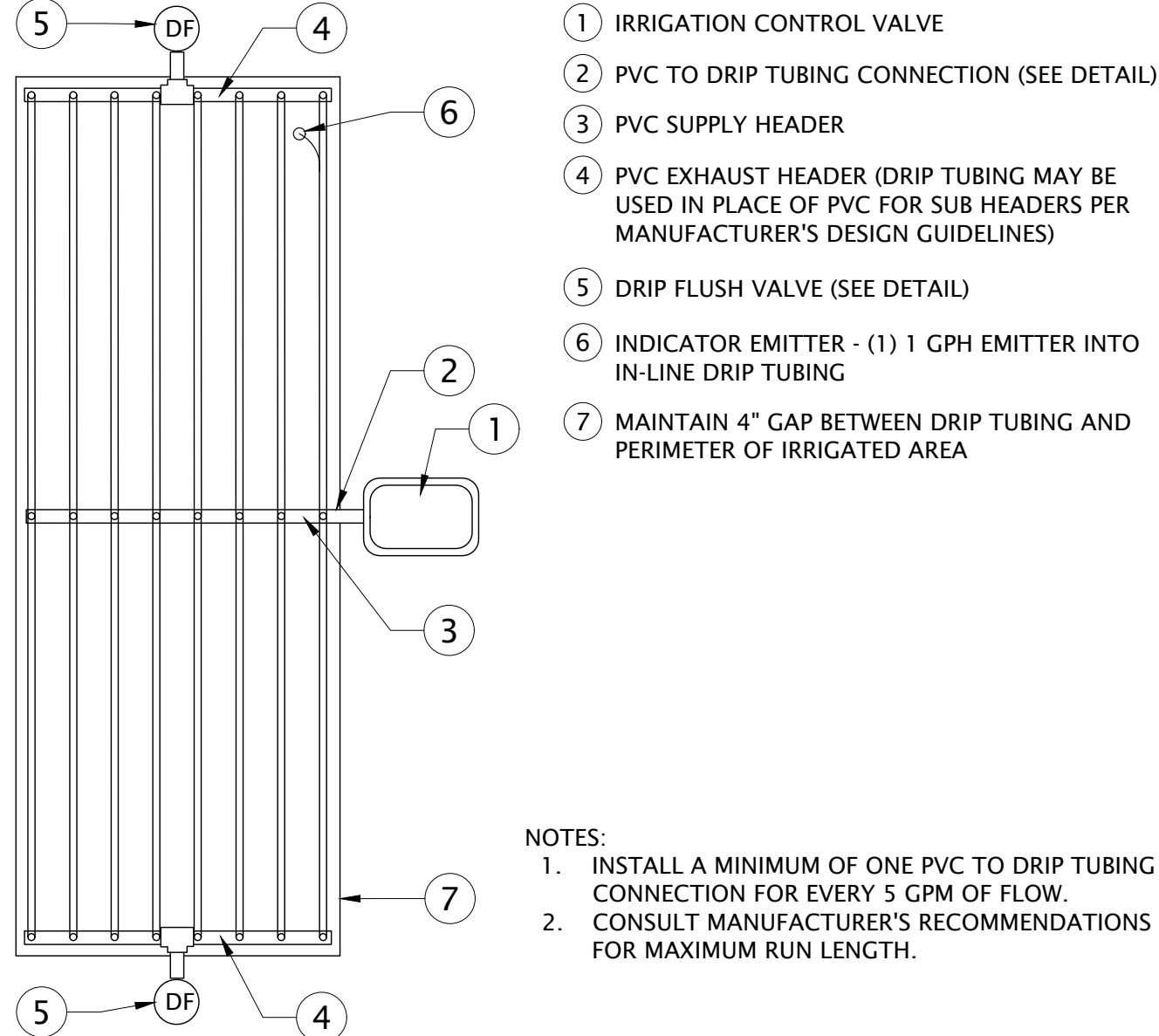
NOT TO SCALE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

2 PVC TO DRIP TUBING CONNECTION

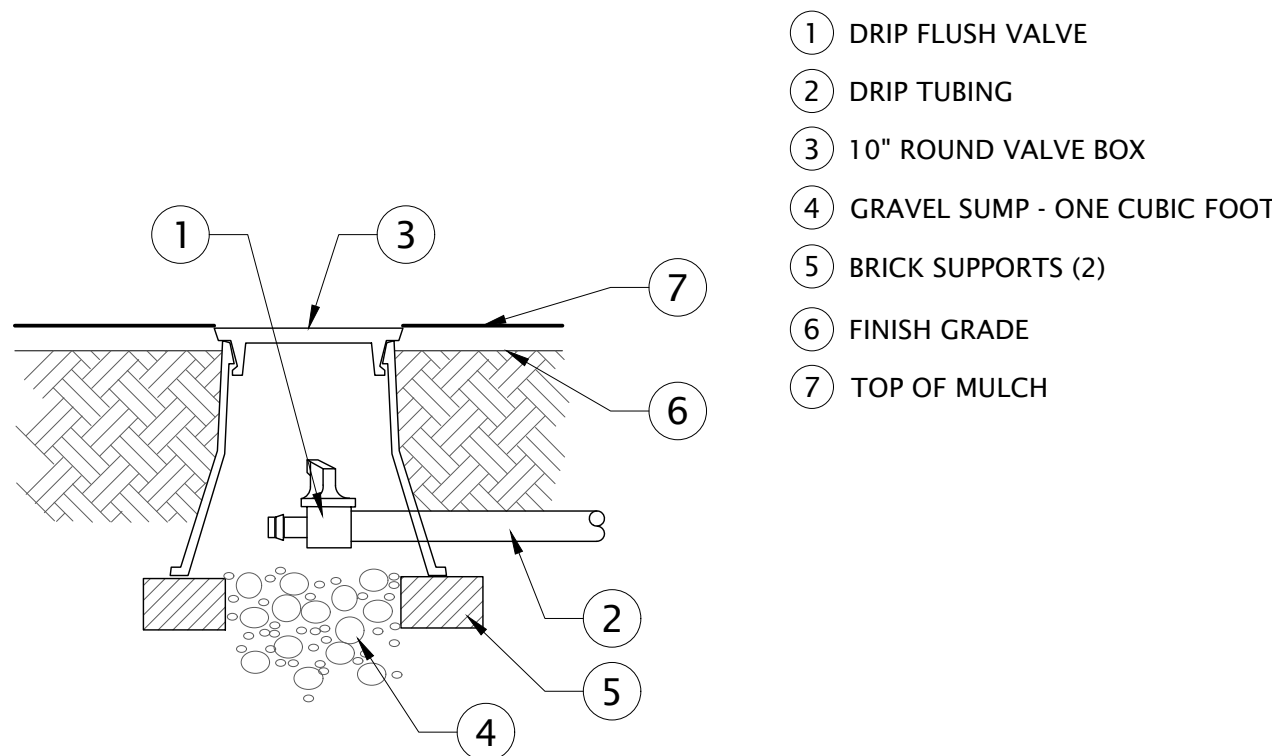
NOT TO SCALE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

3 CENTER FEED IN LINE DRIP

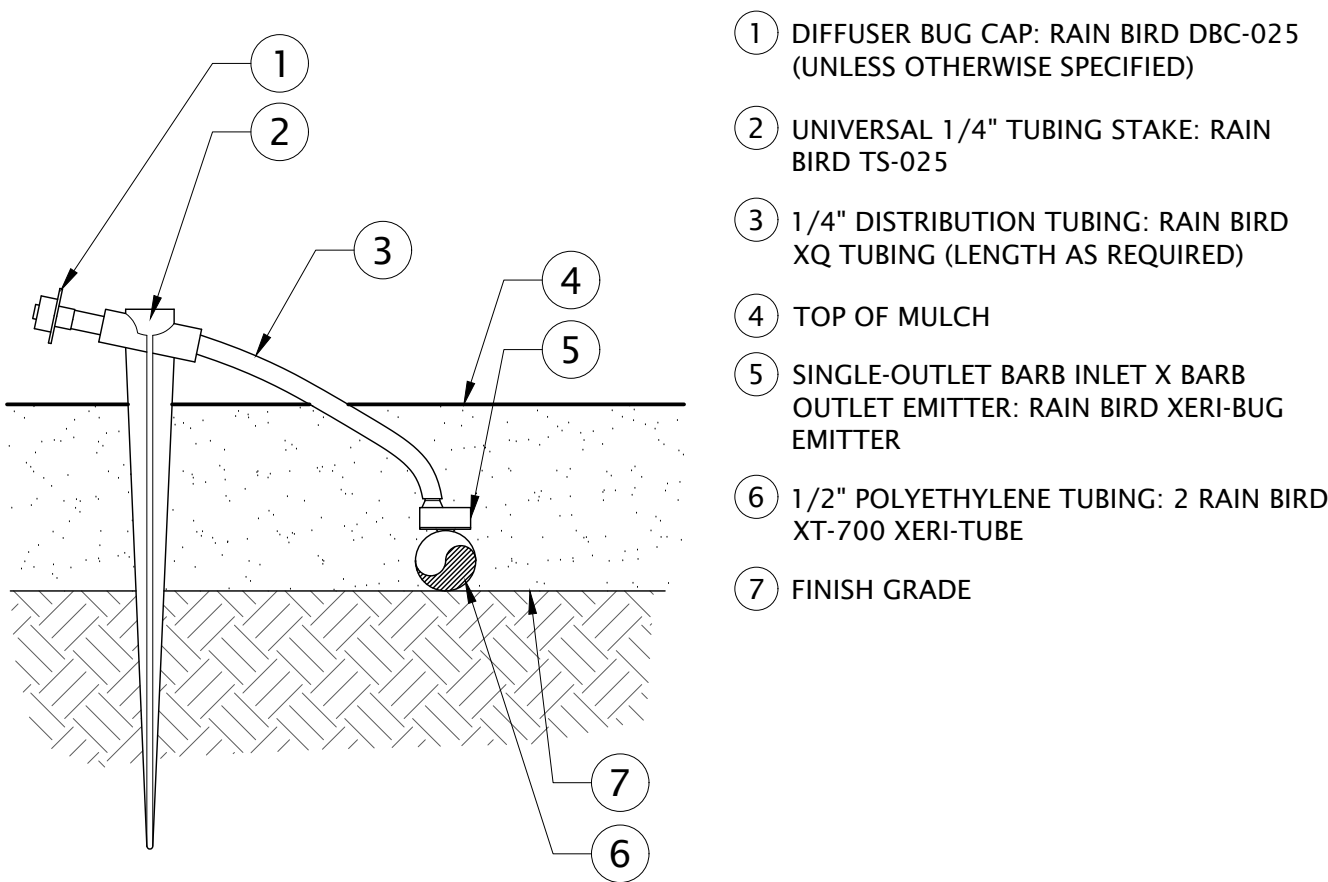
NOT TO SCALE



- NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 DRIP FLUSH VALVE

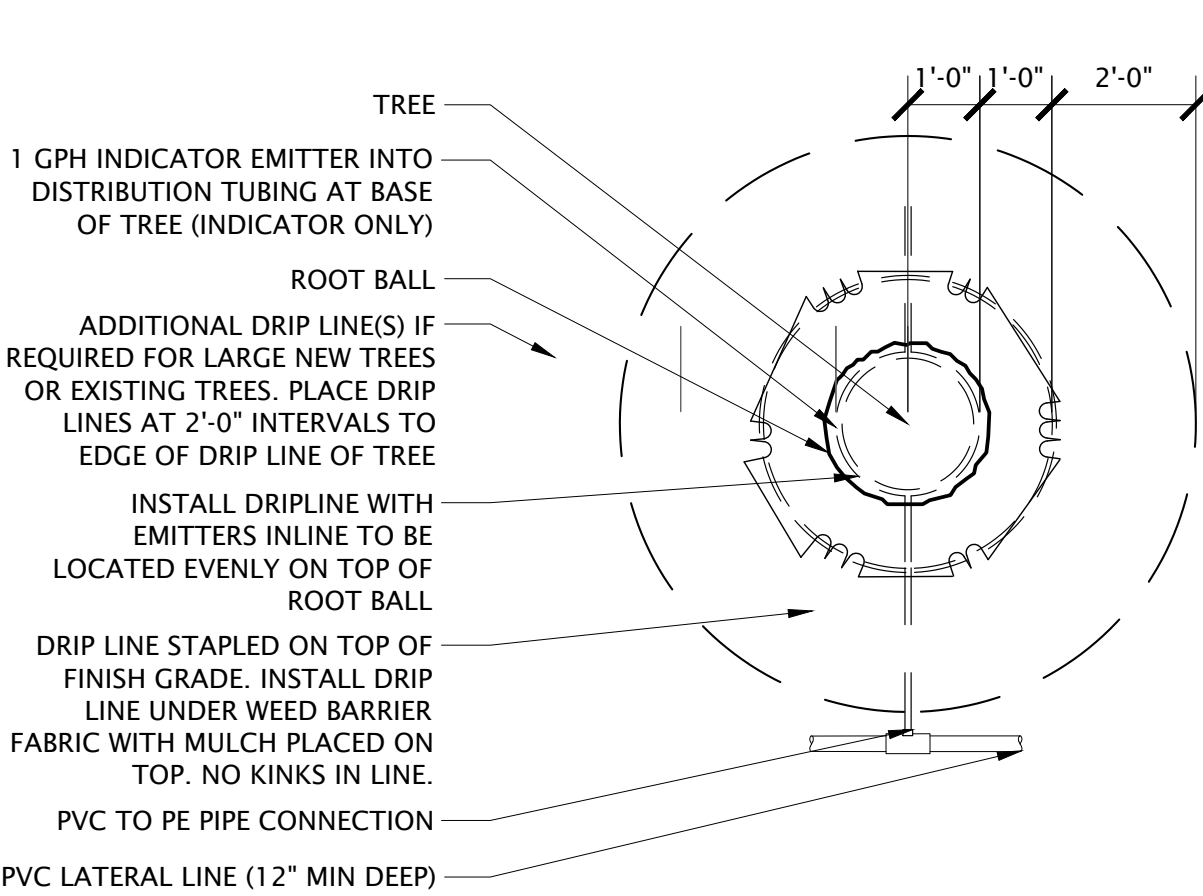
NOT TO SCALE



- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

5 DRIP EMITTER

NOT TO SCALE

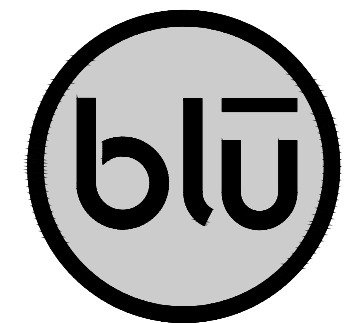


- NOTE:
1. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
 2. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS.

6 TREE DRIP - PLAN VIEW (PLANTER AREAS)

NOT TO SCALE

P-22-160-43



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CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P 801.667.7200

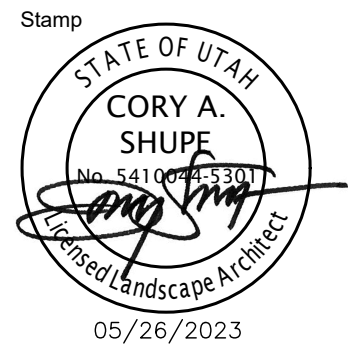


MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

CONSTRUCTION DOCUMENTS

REVISIONS	
NO.	DESCRIPTION



Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

IRRIGATION
DETAILS

Drawing number

LI502

MIDVALE CITY - HOLDEN STREET

A PART OF THE SW 1/4 OF SECTION 28, T2S,
R1W, SLB&M, U.S. SURVEY, MIDVALE CITY,
SALT LAKE COUNTY, STATE OF UTAH

SITE CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

HOLDEN STREET
MIDVALE UT, 84047

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: DAVE PIERSON, PROJECT MANAGER
DOUG STAKER, PROJECT ENGINEER

SURVEYOR

GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: JERRON ATKIN, SURVEY MANAGER

CITY AGENCIES

PLANNING

MIDVALE CITY PLANNING AND ZONING
7505 HOLDEN ST.
MIDVALE, UT 84047
CONTACT: LESLEY BURNS
PHONE: 801.567.7229

WATER & SANITARY

7505 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.567.7200

NATURAL GAS

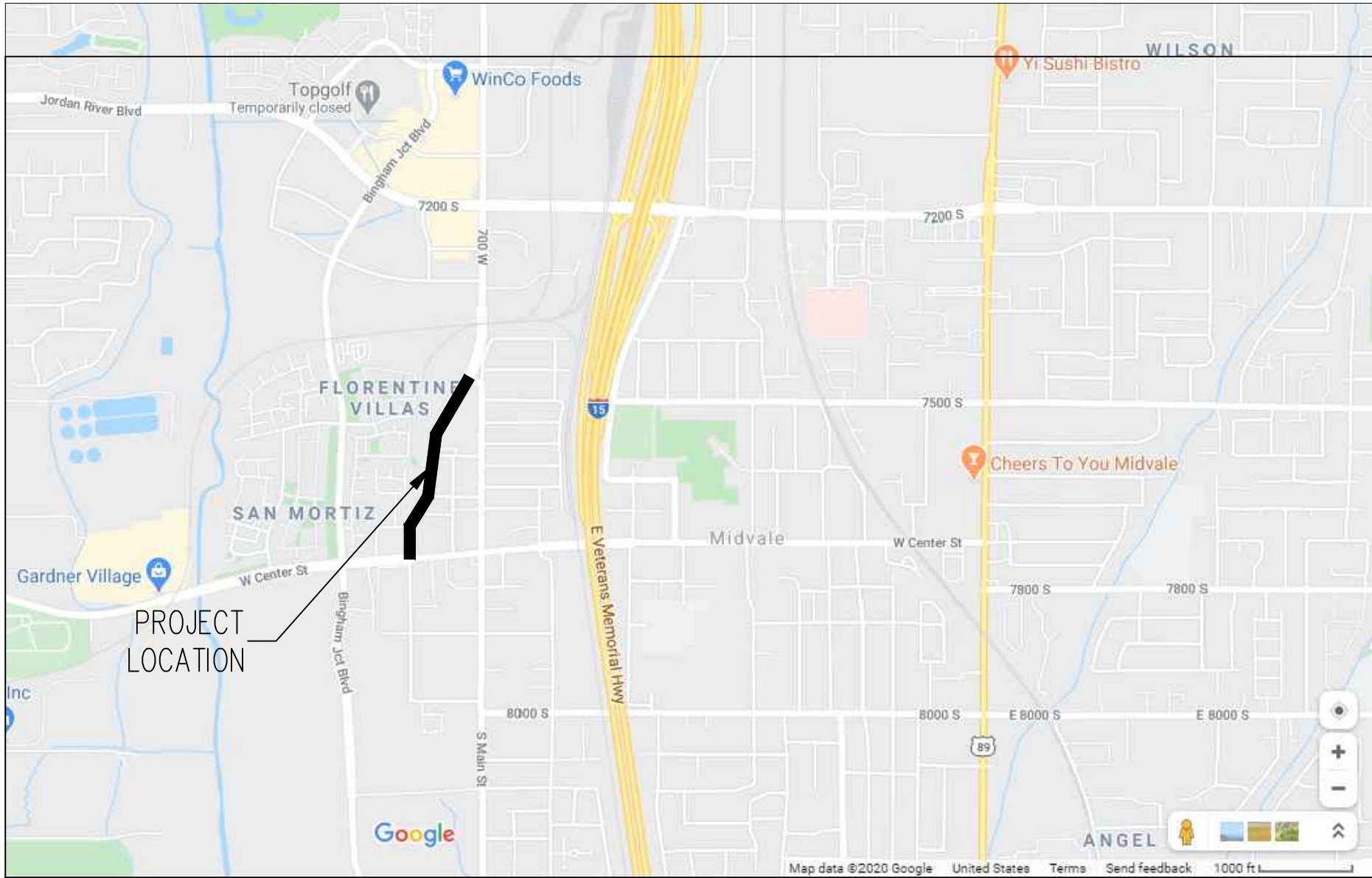
DOMINION ENERGY
1140 200 SOUTH
SALT LAKE CITY, UT 84104
PHONE: 800.323.5517

FIRE DEPARTMENT

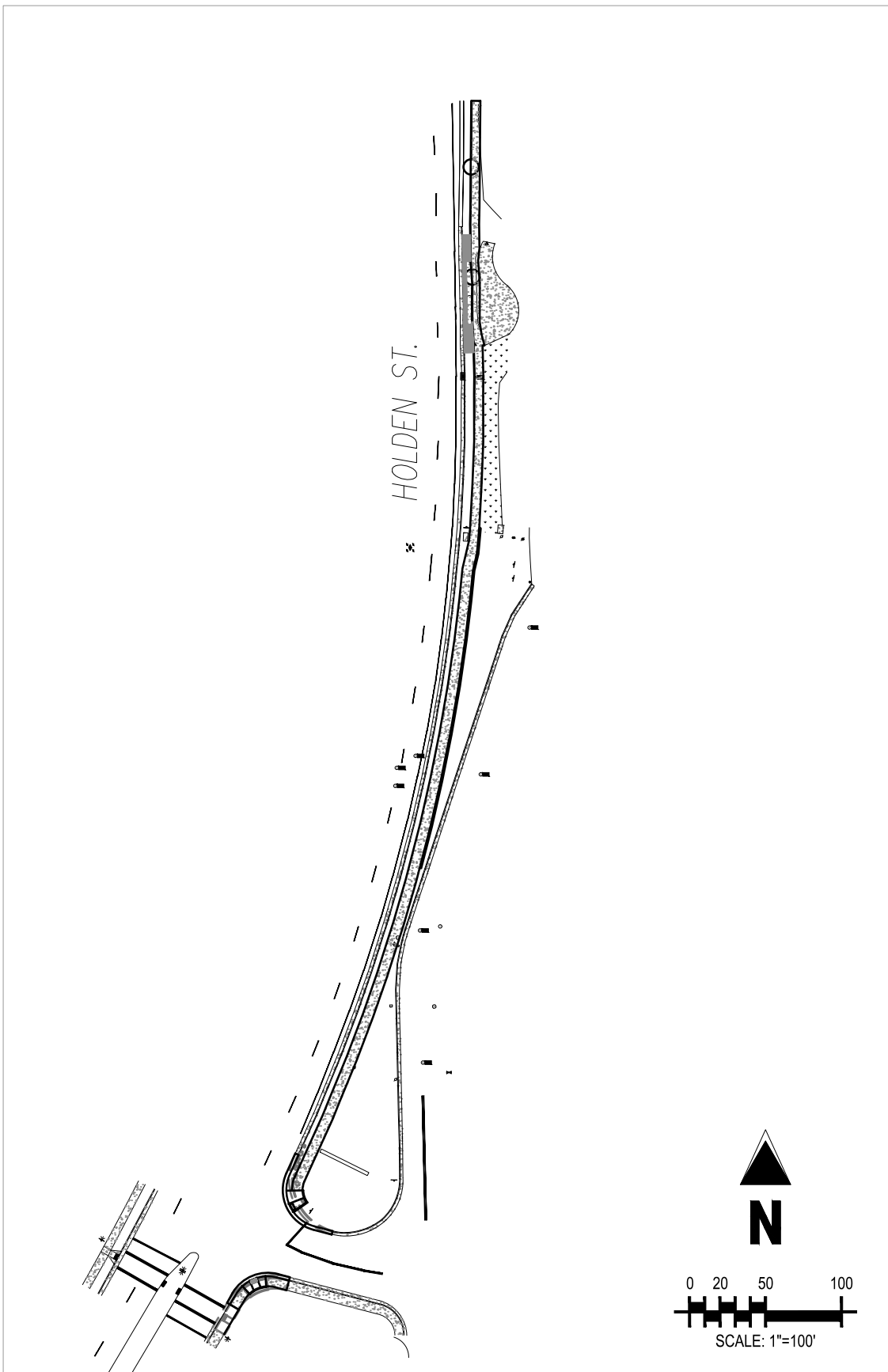
UNIFIED FIRE AUTHORITY STATION 125
4683 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.743.7200

POWER

ROCKY MOUNTAIN POWER
1407 WEST NORTH TEMPLE
SALT LAKE CITY, UT 84116



VICINITY MAP
SCALE: 1"=2,000'



PROJECT MAP – SITE PLAN NORTH
SCALE: 1"=100'

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL CONSTRUCTION NOTES
C1.0	SITE PLAN NORTH
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C2.0	GRADING PLAN
C2.1	SIDEWALK PROFILES
C3.0	ECP
C3.2	ECP DETAILS

BASIS OF BEARING

TBD

BENCHMARK

TBD

CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

HOLDEN STREET
MIDVALE, UT 84047

#	Date	Issue / Description	Init.
1			
2			
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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

COVER SHEET

C0.0

1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO THE MIDVALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

2 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3 CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

4 ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

5 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE NECESSARY MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6 UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING.

7 CONTRACTOR SHALL NOTIFY THE MIDVALE CITY ENGINEERING AND INSPECTIONS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.

8 ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9 EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

10 IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GREY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING MINIMUM AWWA STANDARDS: C-105 PRESSURE CLASS 50; ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WRAP. ALL FITTINGS SHALL BE 250 PSI MINIMUM PRESSURE RATING.

11 MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478 AND/OR MIDVALE CITY OR OTHER OFFICIALLY ADOPTED SPECIFICATIONS. CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.

12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND WEST JORDAN CITY AND / OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.

13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.

15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5' OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR FOR ALL UTILITY BUILDING ENTRANCE LOCATIONS.

16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN A POLY-WRAPPED STEEL CASING. CROWN TO PROPOSED LINE SHALL BE 25 OR 36 INCHES WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.41

17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.

19 SEE NOTICE REQUIREMENT UNDER GENERAL PROJECT NOTES.

20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE, GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.

21 ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING.

CONTOURS SHOWN ARE FOR FINISHED PAVING. SIDEWALK, SLAB, OR GROUND ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS ADJUSTMENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

3 IF DURING THE OVERLOP GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL (SOILS) ENGINEER AND OWNER'S CIVIL ENGINEERING CONSULTANT OF RECORD SHALL BE CONTACTED FOR RECOMMENDATIONS. OWNER'S ENGINEER OF RECORD IS DAVE PIERSON, GALLWAY, PHONE 801-545-7581, Email: davepierson@gallwayusa.com.

4 UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5 IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX, COVERED WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6 ON-SITE MATERIALS SUITABLE FOR FILL, BENEFIT DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

7 SLOPE ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SLOPE ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SLOPE ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8 SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD .4000 TO THESE ELEVATIONS.

9 BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

11 ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.

12 THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 8 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERM AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.

13 GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14 SLOPE ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

15 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

17 WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR 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 SLOPES AND GRADES TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER IMMEDIATELY IF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.

18 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODES, WHICHEVER IS MORE STRINGENT, MAY BE USED AT CONTRACTOR'S OPTION.

21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

25 THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

26 CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

27 CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL MATERIAL AND PAVED AREAS.

29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES), WHERE THERE IS NO CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY APPLICABLE STANDARD. THE HIGHWAY QUALITY STANDARD SHALL APPLY. ALL UTILITIES WITHIN THE BID RECORD AND/OR AS-BUILT DRAWINGS, NO ELECTRONIC (CAD) FILES WILL BE SHARED WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNERS CIVIL ENGINEER OR DRAWING FILE SHARING DISCLOSURE.

2. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWMP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNERS ENGINEER OF RECORD: DAVID PIERSON, GALLOWAY, PHONE 601-549-7563 email davpierson@galloways.com

3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWINGS. IF PERTINENT DIMENSIONS ARE NOT SHOWN OR IN CONFLICT WITH ANOTHER, CONTACT THE OWNERS ENGINEER OF RECORD FOR CLARIFICATION. AND/NOTICE TO THE BIDDER REGARDING THE BID RECORD AND/OR AS-BUILT DRAWINGS, NO ELECTRONIC (CAD) FILES WILL BE SHARED WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNERS CIVIL ENGINEER OR DRAWING FILE SHARING DISCLOSURE.

4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OBTAINED FROM VARIOUS AGENCIES. GALLOWAY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH WE DO AFFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. GALLOWAY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNERS CIVIL ENGINEER OF RECORD IMMEDIATELY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OR COUNTY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AVAILABLE TO THE CITY OR COUNTY PUBLIC WORKS INSPECTOR, AND OWNERS ENGINEER OF RECORD. AT ALL TIMES, CONTRACTOR TO PROVIDE TO OWNERS CONSTRUCTION MANAGER AND OWNERS ENGINEER OF RECORD AT LEAST ONE COPY OF THE RECORD DRAWINGS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE, REFER TO EROSION CONTROL / SWMP PLANS.

13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE CITY, COUNTY AND/OR CITY ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W.'S TO THE CITY, COUNTY AND/OR DOT BEFORE BEGINNING ANY WORK ON THESE STREETS ROADS OR HIGHWAYS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE APPROPRIATE AGENCY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIES), THE OWNERS ENGINEER OF RECORD, THE OWNERS CONSTRUCTION MANAGER AND THE CONTRACTOR.

17. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY, COUNTY AND DOT.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.

21. IN GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE CONSIDERED SITEWORK AS OCCURS.

22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

1 ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, Phone: 801-593-7563, Email: davepierson@galloways.com

2 ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

3 FEATURES REMOVED DURING MASS DEMOLITION GRADING ARE NOT SHOWN.

4 ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION.

5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR OR OTHERS ADOPTED BY CITY, COUNTY AND /OR STATE.

1 ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

2 ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

3 (A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

4 (B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

5 (C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.

6 ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7 FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.

7 ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTABLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.

8 THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4 INCH.

THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) TO VERIFY GRADES AND SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).

C0.1

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

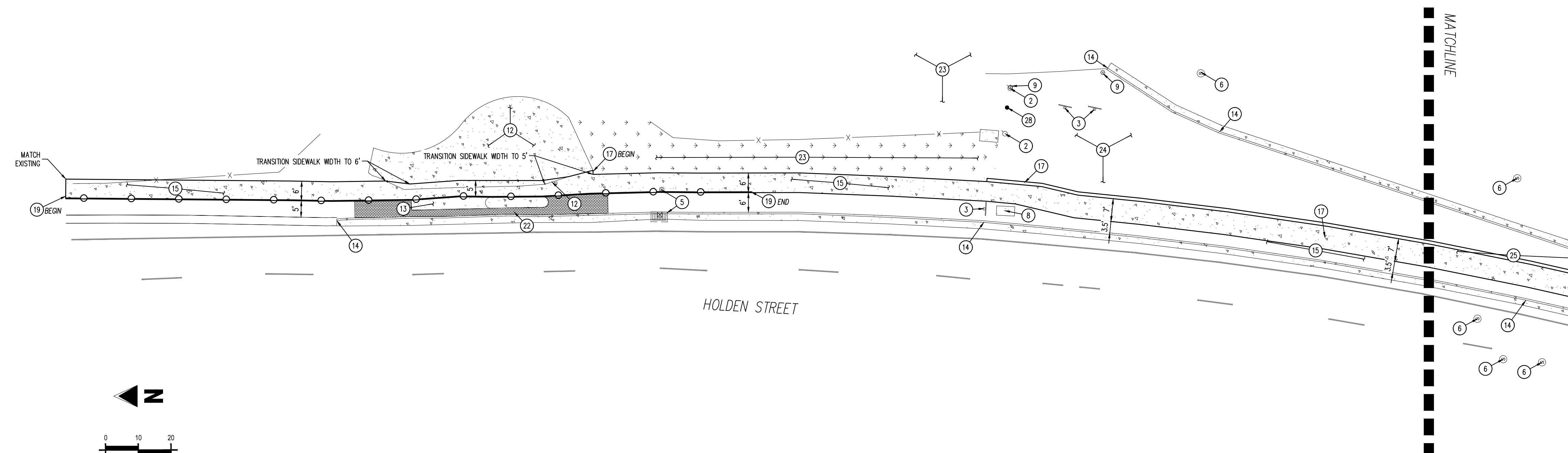
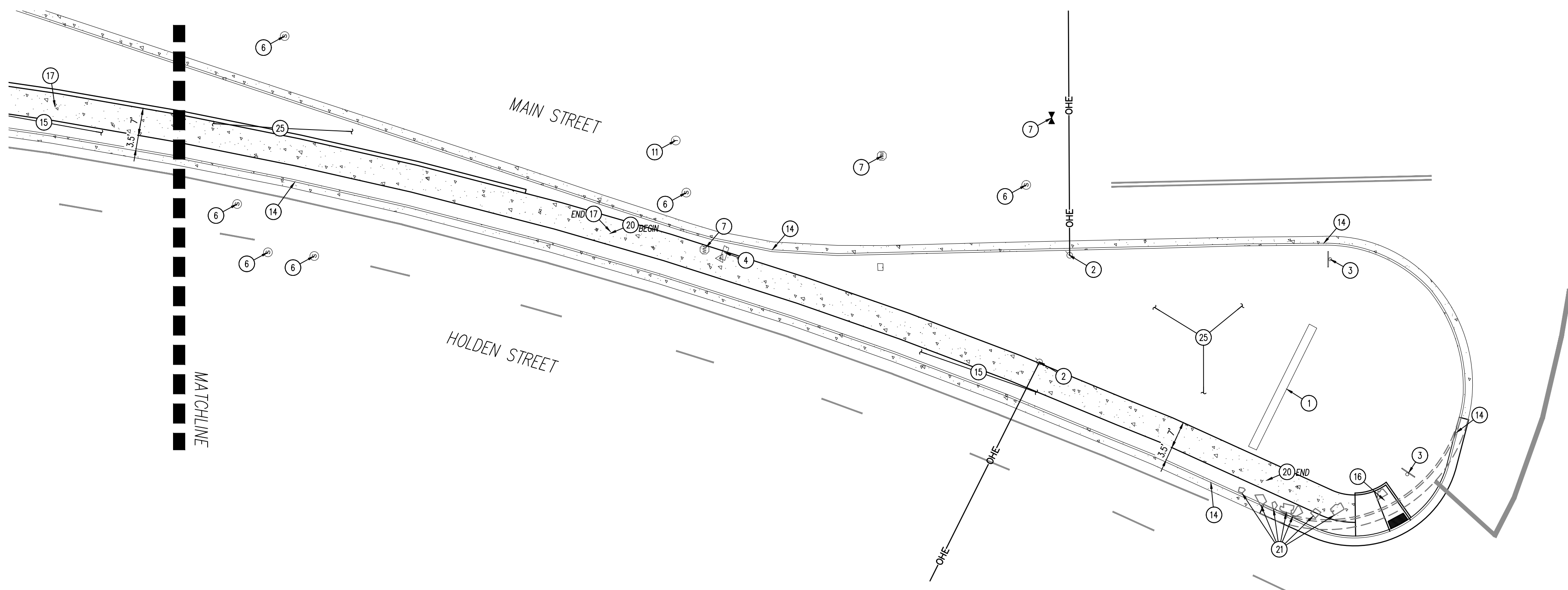
HOLDEN STREET
MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

SITE PLAN NORTH

C1.0



	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING TRAFFIC POLE
	EXISTING FIRE HYDRANT
	POWER POLE
	SIGN

- (1) EXISTING MIDVALE CITY MONUMENT SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (2) EXISTING POWER POLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (3) EXISTING STREET SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (4) EXISTING BACK FLOW PREVENTER TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (5) EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (6) EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (7) EXISTING WATER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (8) EXISTING ELECTRIC BOX TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (9) EXISTING STREET LIGHT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (10) EXISTING CONCRETE RAMP TO REMAIN.
- (11) EXISTING SIDEWALK TO REMAIN.
- (12) EXISTING CONCRETE ABUTMENT TO REMAIN. ADJUST SIDEWALK WIDTH TO MATCH EXISTING.
- (13) EXISTING CONCRETE PILLAR TO REMAIN IN PLACE.
- (14) EXISTING CURB & GUTTER TO REMAIN.
- (15) CONSTRUCT 6" CONCRETE SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (16) CONSTRUCT ADA TRUNCATED DOMES AND SIDEWALK RAMP. SEE SHEET C1.5.
- (17) CONSTRUCT REDD ROCK RETAINING WALL OR ENGINEERED APPROVED EQUAL. SEE SHEET C1.6 DETAIL B.
- (18) CONSTRUCT CURB & GUTTER. SEE SHEET C1.6 DETAIL 7.
- (19) FURNISH AND INSTALL ORNAMENTAL FENCE. SEE SHEET C1.5 DETAIL 6.
- (20) FURNISH AND INSTALL 6" CURB MONOLITHIC WITH SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (21) RELOCATE EXISTING ROCKS BEHIND SIDEWALK. COORDINATE WITH CITY FOR LOCATION.
- (22) COORDINATE WITH CONTRACTOR FOR STAMPED CONCRETE.
- (23) REPLACE EXISTING LANDSCAPING WITH NATIVE SEED MIX. MATCH EXISTING.
- (24) REPLACE EXISTING LANDSCAPING WITH SOD. MATCH EXISTING.
- (25) RESTORE LANDSCAPING AND IRRIGATION TO EXISTING CONDITION OR BETTER.
- (26) REMOVE EXISTING SIDEWALK TO NEAREST JOINT AND REPLACE WITH ADA TRUNCATED DOMES AND SIDEWALK RAMP.
- (27) CONTRACTOR TO INSTALL PAINTED PEDESTRIAN CROSSING WITH BLUNKER PEDESTRIAN CROSSWALK SYSTEM WITH SIGNS FACING TRAFFIC AT EACH END. CROSSING STRIPES 12" WIDE WHITE; STOP BAR 18" WIDE WHITE. PAINT TO BE REELECTRIFIED.
- (28) EXISTING BOLLARD TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

T61

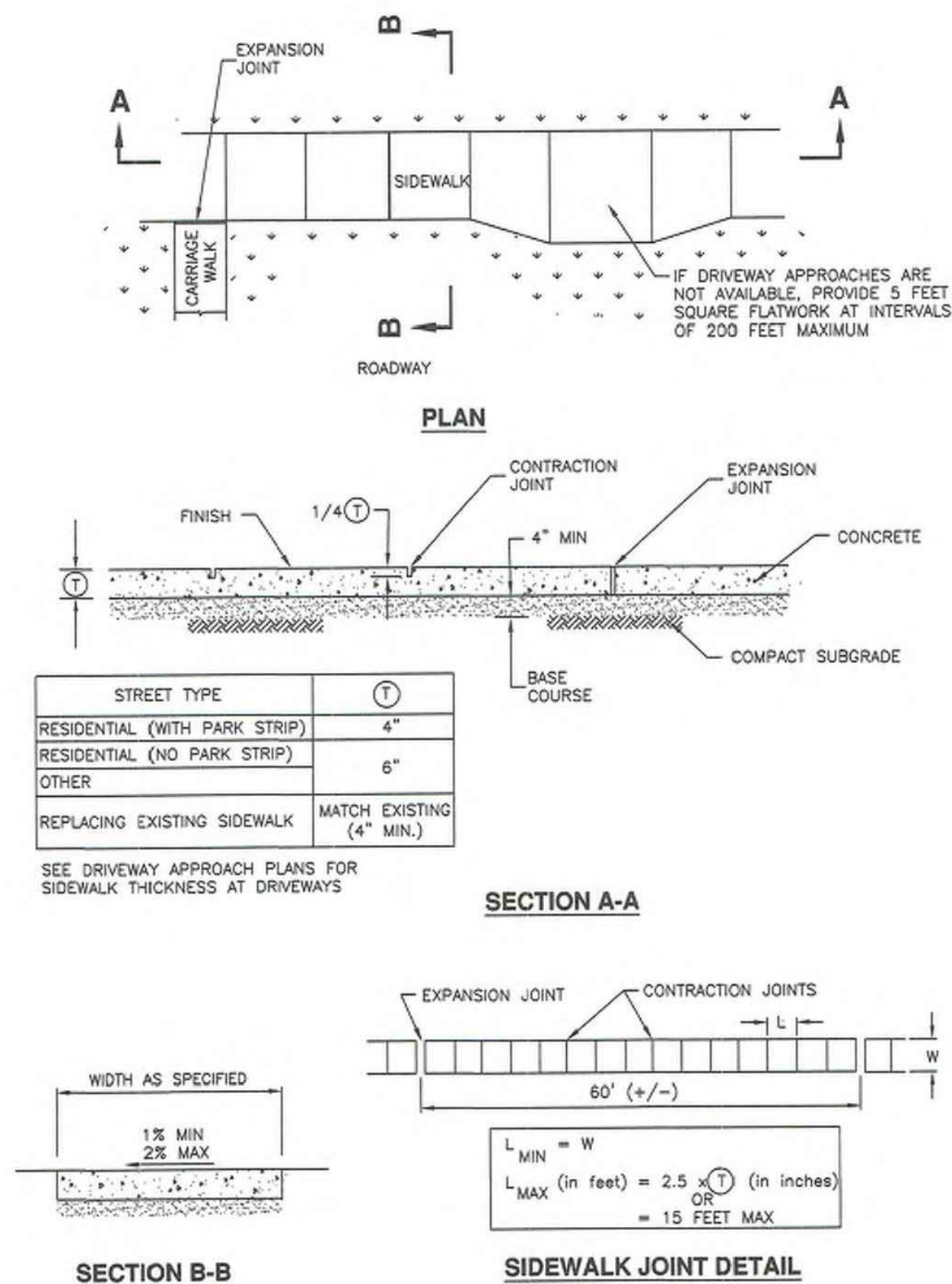
T61

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

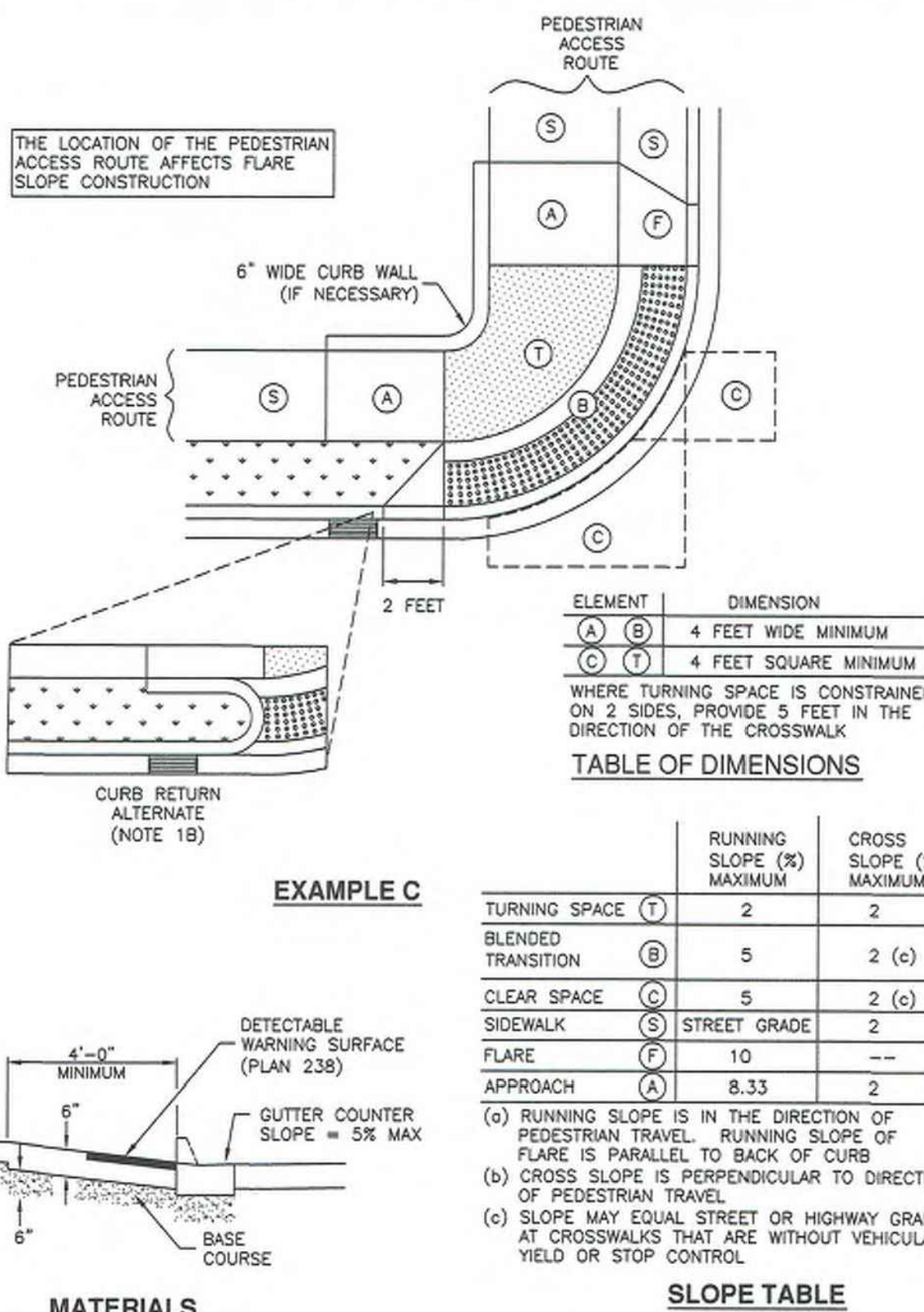
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOULING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Plan
231
March 2009

1 APWA SIDEWALK

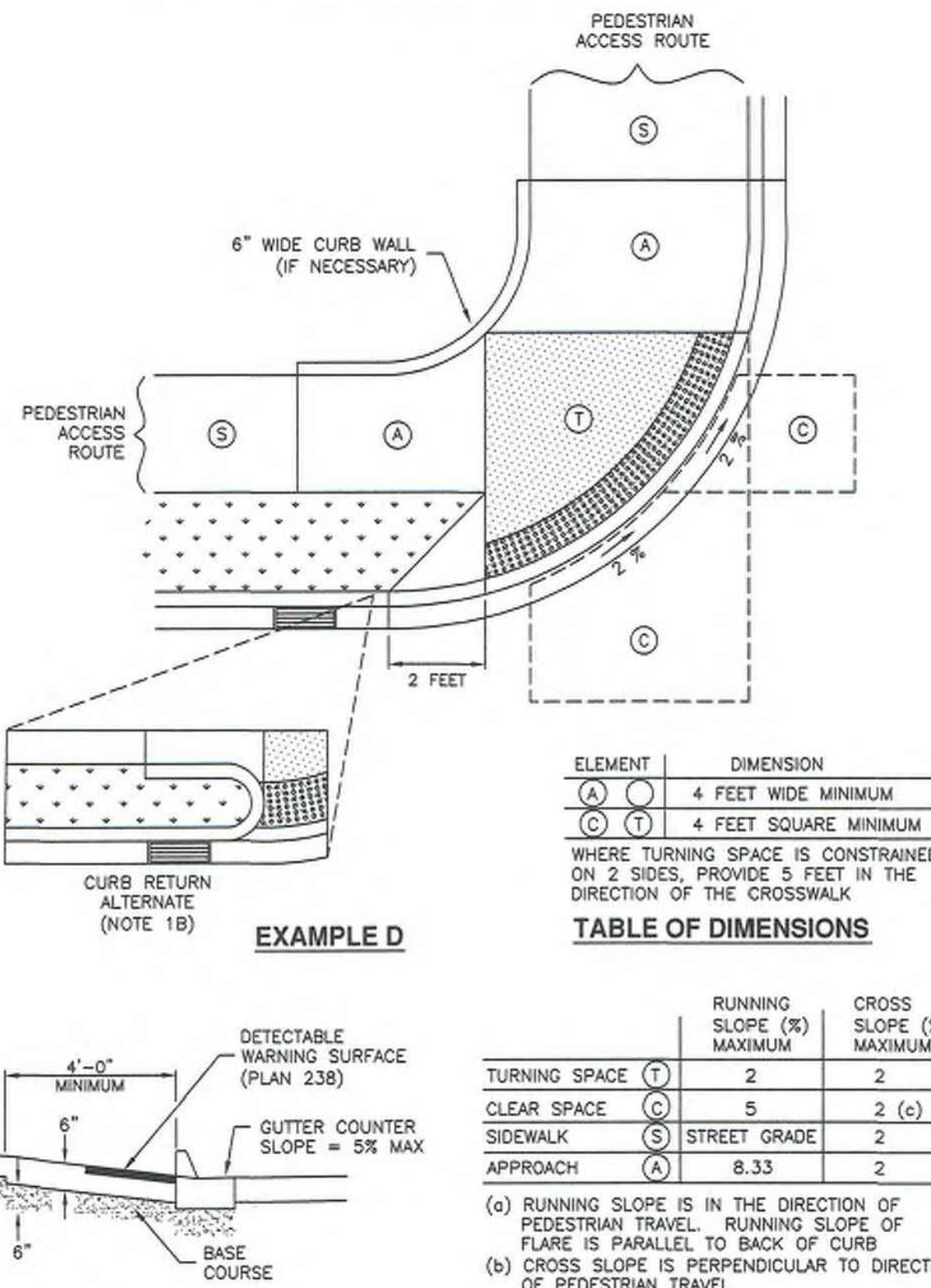
TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



Plan
235.2
September 2011

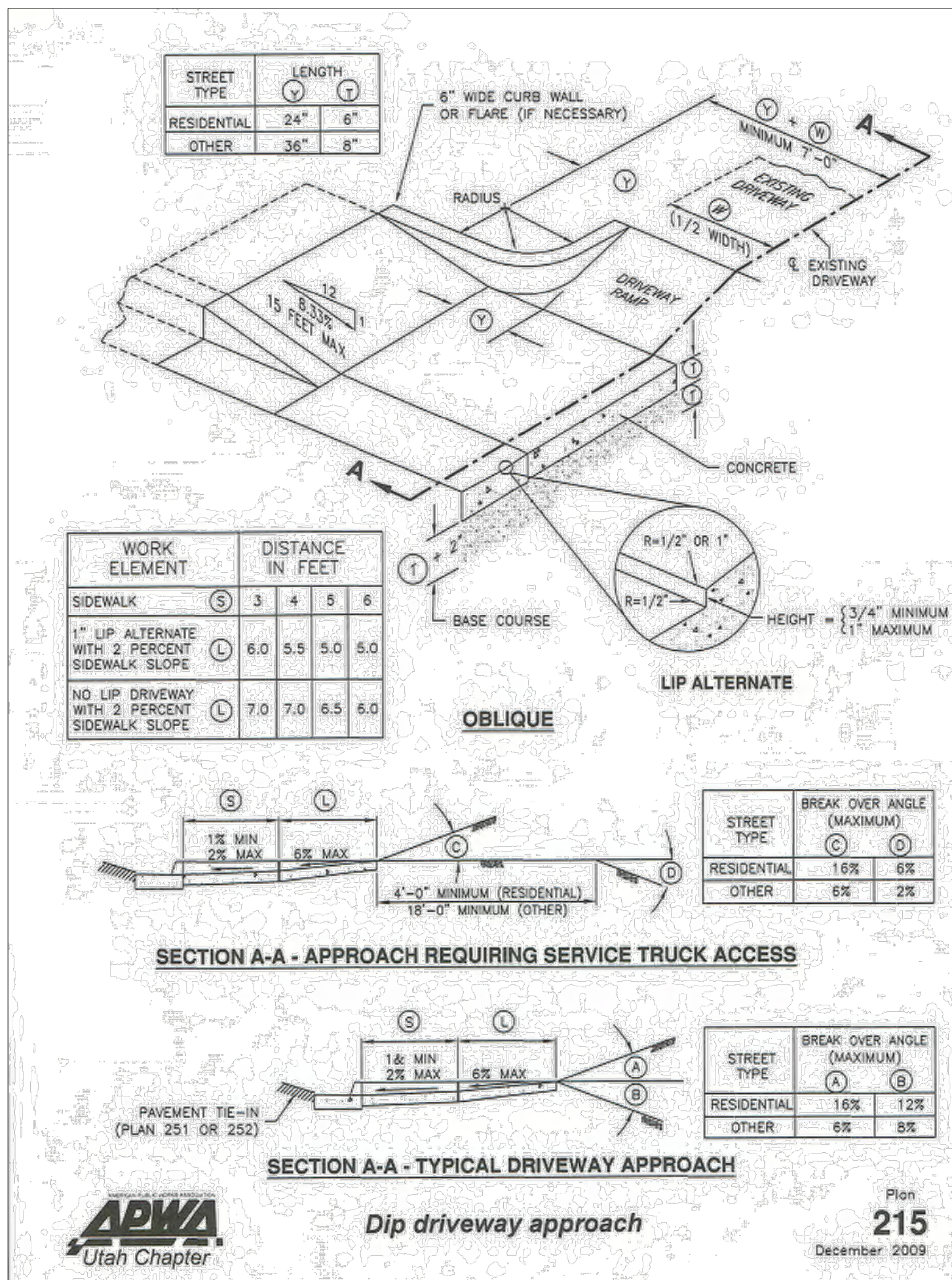
2 APWA CORNER CURB CUT ASSEMBLY

TURNING SPACE AT STREET LEVEL



Plan
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August 2011

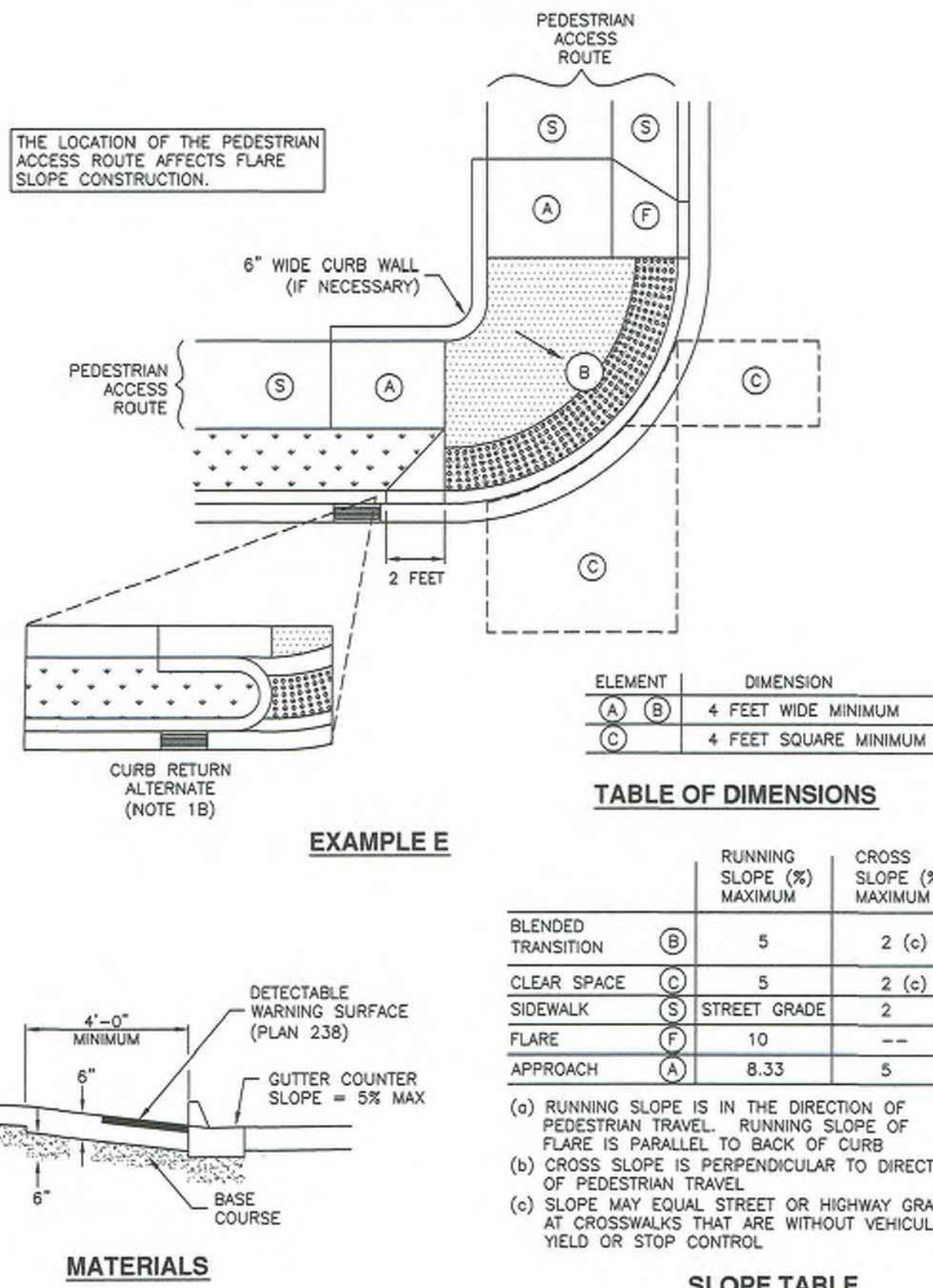
3 APWA CORNER CURB CUT ASSEMBLY



Plan
215
December 2009

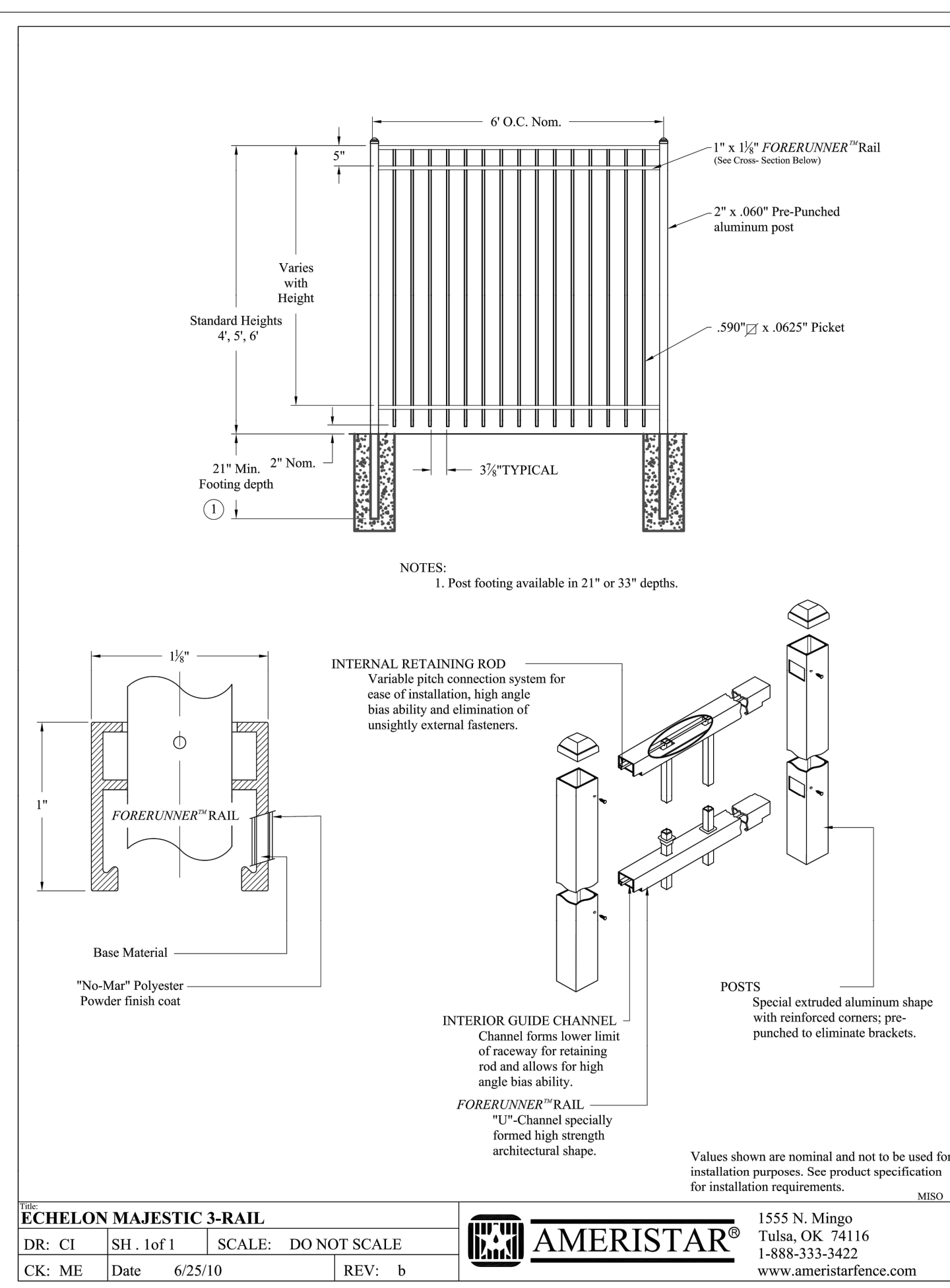
4 APWA DIP DRIVEWAY APPROACH

NO TURNING SPACE



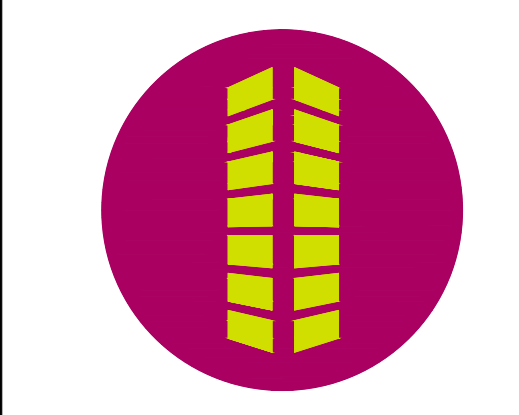
Plan
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5 APWA CORNER CURB CUT ASSEMBLY



Plan
235.4
September 2011

6 ORNAMENTAL FENCE



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SITE DETAILS

Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

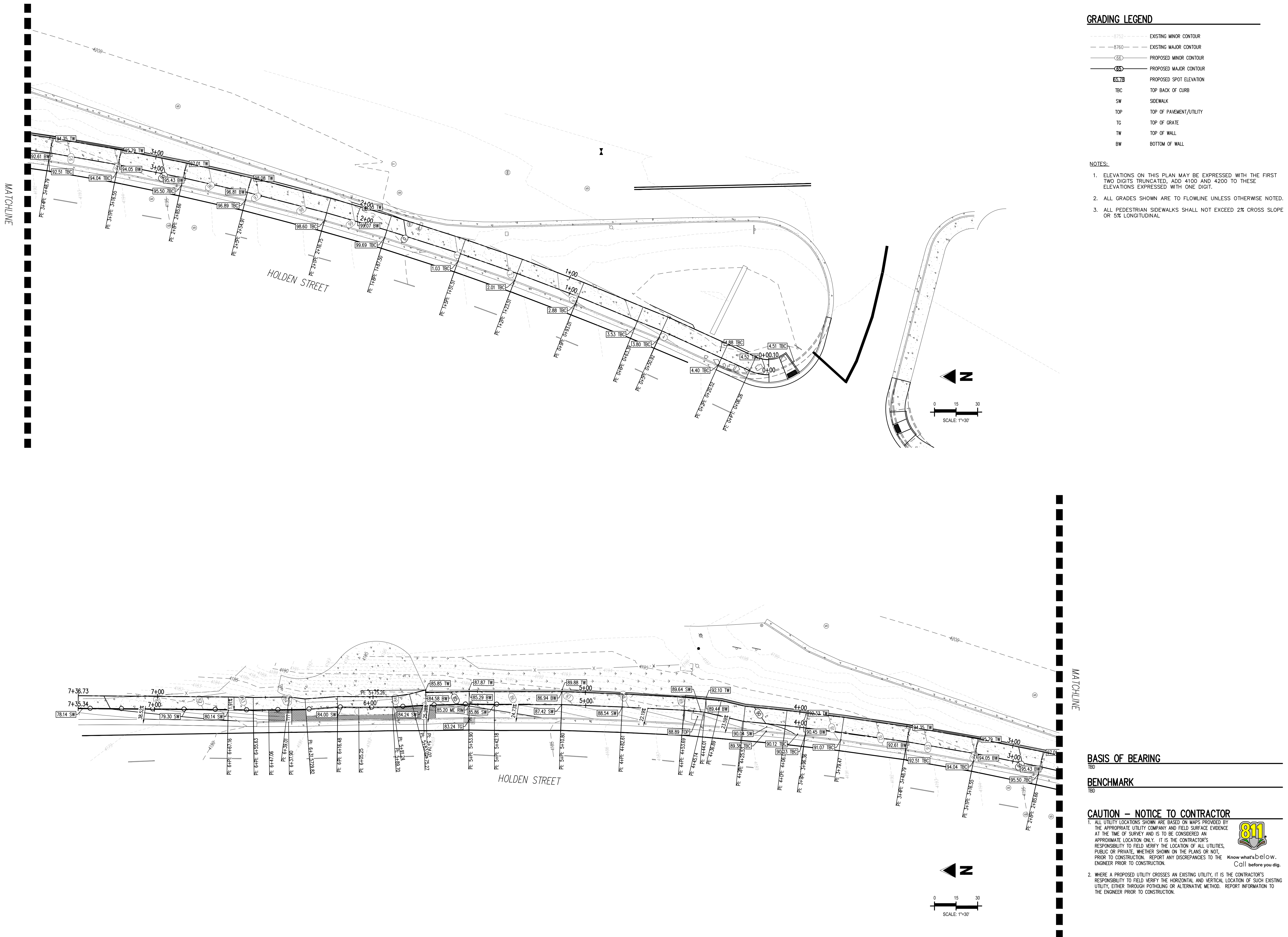
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MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
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GRADING PLAN

C2.0



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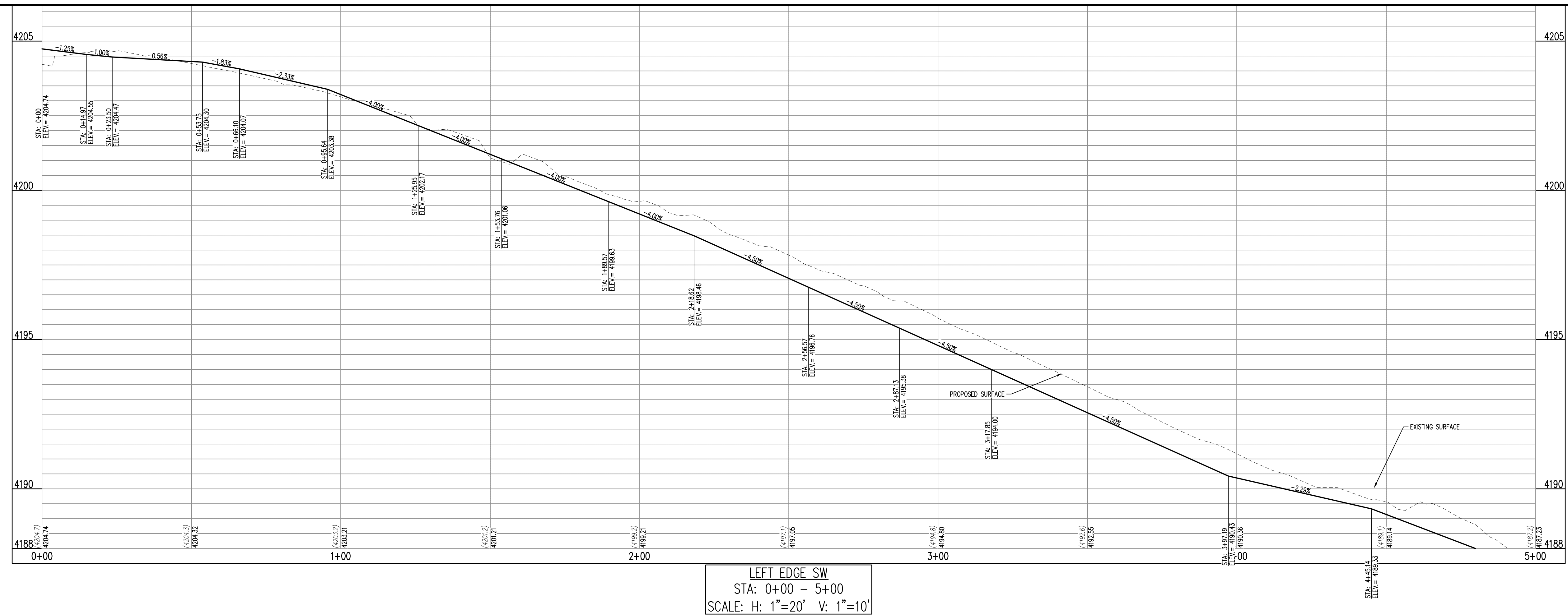
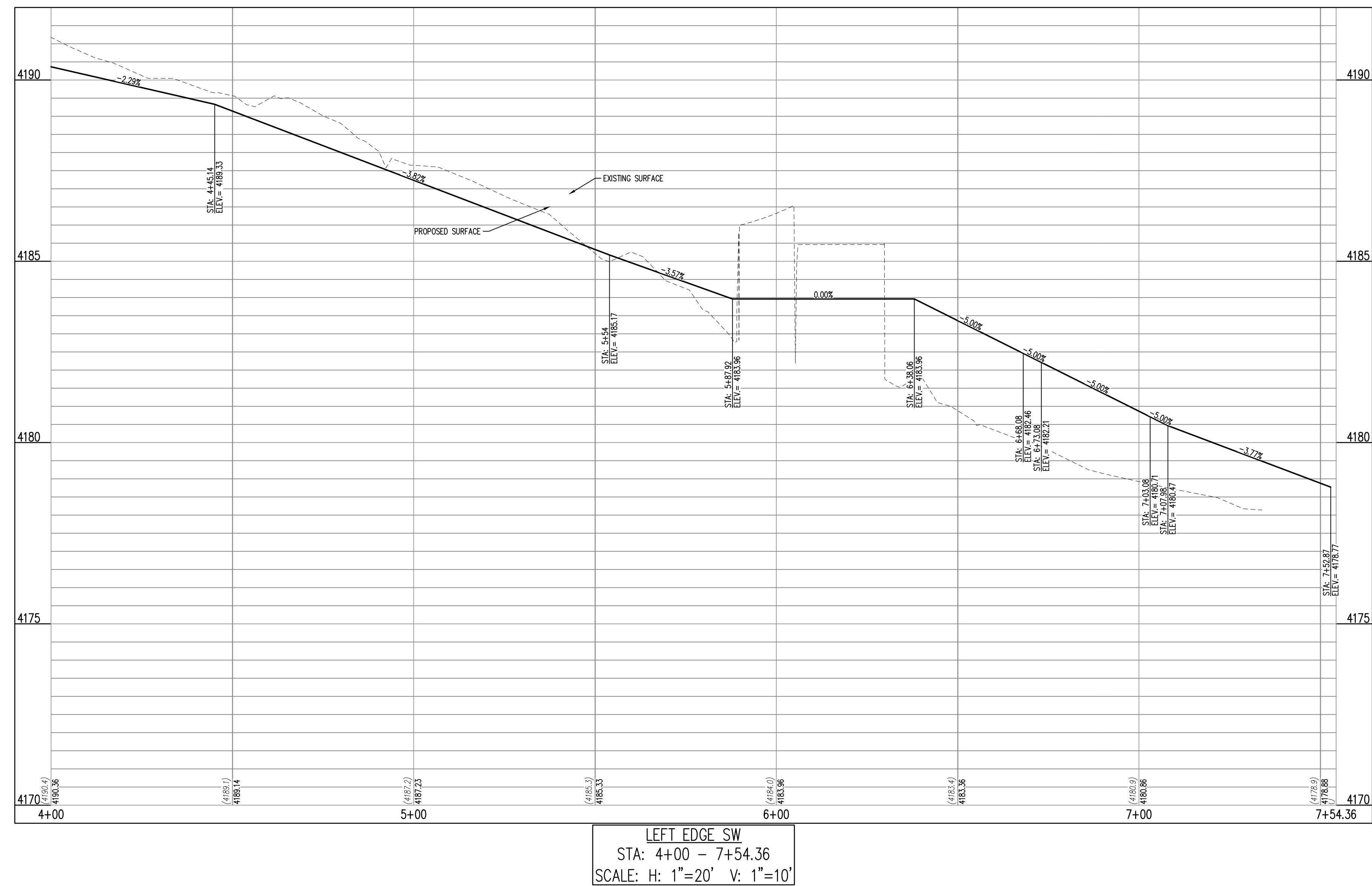
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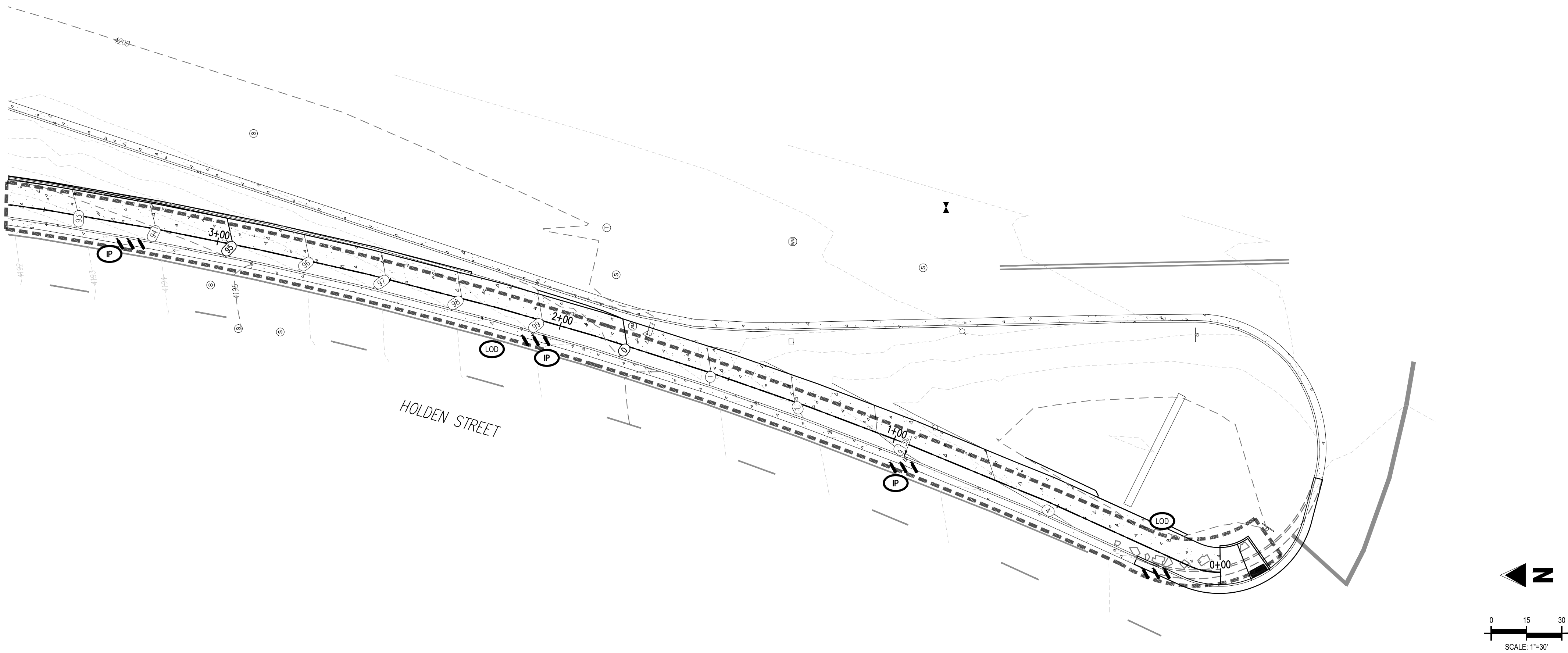
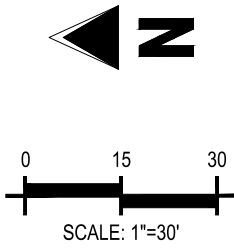
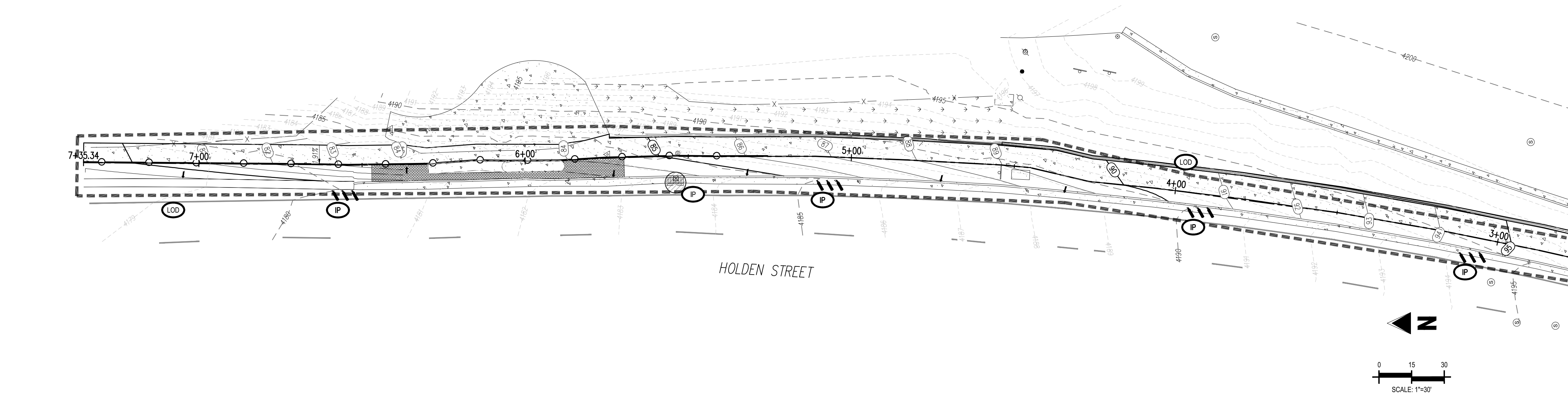
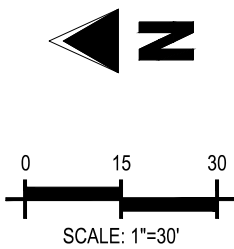
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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

SIDEWALK PROFILES

C2.1





- EROSION CONTROL LEGEND**
- LOD --- LIMITS OF DISTURBANCE
 - SF SILT FENCE OR SAND BAG BARRIER
 - CF CONSTRUCTION FENCE
 - SCS STABILIZED CONSTRUCTION ENTRANCE
 - SSA STABILIZED STAGING AREA
 - TPS TEMPORARY OR PERMANENT SEEDING & PLANTING
 - ECB EROSION CONTROL BLANKETS
 - IP INLET PROTECTION
 - CWM CONCRETE WASTE MANAGEMENT
 - PT PORTABLE TOILET
 - SP SWPPP INFORMATION SIGN
 - FLOW DIRECTION
 - CP COMPACTION
 - CRS CONSTRUCTION ROAD STABILIZATION
 - CS CONSTRUCTION SEQUENCING
 - DW DEWATERING
 - DC DUST CONTROLS
 - ET EMPLOYEE TRAINING
 - HWM HAZARDOUS WASTE MANAGEMENT
 - IP STORM DRAIN INLET PROTECTION

BASIS OF BEARING

BENCHMARK

CAUTION -- NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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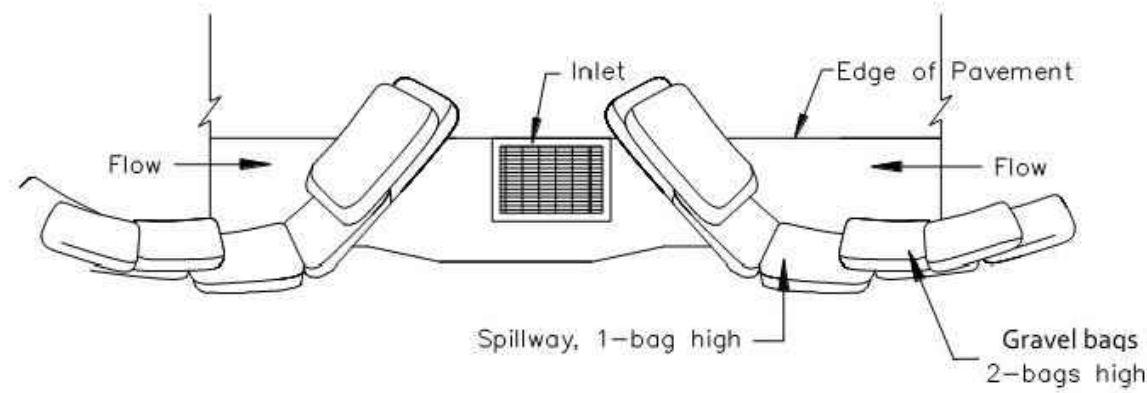
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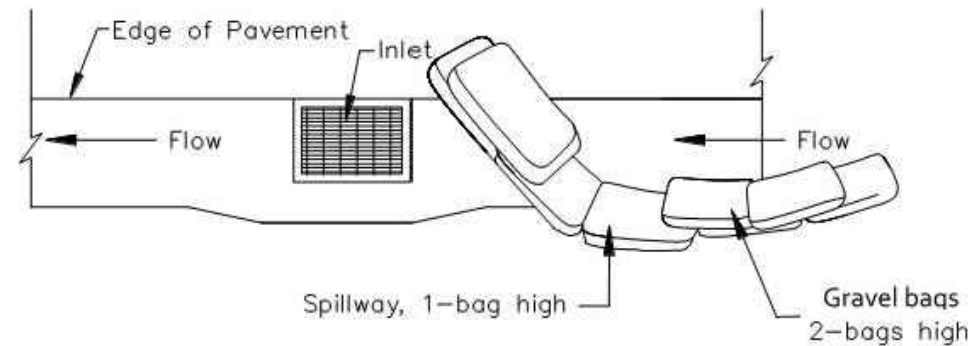
Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

ECP

Storm Drain Inlet Protection SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.
 6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE

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Project No:	MPW1.20
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ECPDETAILS



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2024–11RDA** Authorizing the Chief Administrative Officer to Execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with Midvale City.

SUBMITTED BY: Kate Andrus, RDA Program Manager

SUMMARY:

This spring, the Redevelopment Agency of Midvale City (“Agency”) is initiating two significant construction projects within the Main Street Community Development Area (CDA): the City Hall Plaza and the Festival Lighting Project. Although funding for both projects comes from the Agency's budget, they provide improvements to property owned and maintained by Midvale City. Therefore, Agency staff is requesting RDA Board approval to enter into the attached agreement with Midvale City. This agreement will grant the Agency access to improve the designated City-owned properties. Furthermore, it outlines the transfer of ownership and maintenance responsibility for the improvements back to the City upon completion of construction and the warranty period.

FISCAL IMPACT:

\$0

RECOMMENDED MOTION:

“I move that we suspend the rules and adopt Resolution No. 2024–11RDA authorizing the Chief Administrative Officer to execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement with Midvale City.”

ATTACHMENTS:

Resolution No. 2024–11RDA

Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH
RESOLUTION NO. 2024-11RDA

**A RESOLUTION AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER TO EXECUTE THE
FESTIVAL LIGHTING AND CITY HALL IMPROVEMENT CONSTRUCTION ACCESS AND
TRANSFER AGREEMENT WITH MIDVALE CITY**

WHEREAS, the Midvale City (“City”) is the owner of the approximately .33 miles of public right of way known as Main Street (the "Right of Way");

WHEREAS, the Redevelopment Agency of Midvale City (“Agency”) intends to construct festival lighting improvements (the "Festival Lights") which will be located within the Right of Way;

WHEREAS, the City is the owner of real property immediately surrounding and north of City Hall, identified as Salt Lake County Parcels 21-26-427-001-0000 and 21-26-427-003-0000, and the adjacent public rights of way known as Holden Street and Main Street (the “City Hall Property”);

WHEREAS, the Agency intends to renovate and construct improvements on the City Hall Property (the “City Hall Enhancements”);

WHEREAS, the Agency desires temporary construction access to the Right of Way, the City Hall Property, and other City property for the construction and staging for construction of the Festival Lights and the City Hall Enhancements;

WHEREAS, upon completion of construction and the end of the construction warranty period, the Agency desires to convey the Festival Lights and the City Hall Enhancements to the City; and

WHEREAS, the City agrees to own, maintain, operate and repair the Festival Lights and City Hall Enhancements; and

WHEREAS, the City and Agency acknowledge that City’s obligation to own, operate, maintain, repair and replace the Festival Lights and City Hall Enhancements is sufficient consideration for the cost of the Festival Lights and City Hall Enhancements.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY the Board of Directors does hereby authorize the Chief Administrative Officer to execute the Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement between Midvale City and the Redevelopment Agency of Midvale City.

Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah, this 26th day of March, 2024.

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board: “Aye” “Nay”

Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

**FESTIVAL LIGHTING AND CITY HALL
IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT**

This FESTIVAL LIGHTING AND CITY HALL IMPROVEMENT CONSTRUCTION ACCESS AND TRANSFER AGREEMENT (the "Agreement") is made and entered into as of the _____ day of _____, 20____, by and between **MIDVALE CITY**, a municipality of the state of Utah (hereinafter "City") and the **REDEVELOPMENT AGENCY OF MIDVALE CITY**, a public body (hereinafter "RDA"). City and RDA are referred to in this Agreement individually as a "Party" and collectively as "Parties."

BACKGROUND

WHEREAS, The City is the owner of the approximately .33 miles of public right of way known as Main Street (the "Right of Way");

WHEREAS, the RDA intends to construct festival lighting improvements (the "Festival Lights") which will be located within the Right of Way;

WHEREAS, the City is the owner of real property immediately surrounding and north of City Hall, identified as Salt Lake County Parcels 21-26-427-001-0000 and 21-26-427-003-0000, and the adjacent public rights of way know as Holden Street and Main Street (the "City Hall Property");

WHEREAS, the RDA intends to renovate and construct improvements on the City Hall Property (the "City Hall Enhancements");

WHEREAS, the RDA desires temporary construction access to the Right of Way, the City Hall Property, and other City property for the construction and staging for construction of the Festival Lights and the City Hall Enhancements;

WHEREAS, upon completion of construction and the end of the construction warranty period, the RDA desires to convey the Festival Lights and the City Hall Enhancements to the City; and

WHEREAS, the City agrees to own, maintain, operate and repair the Festival Lights and City Hall Enhancements; and

WHEREAS, City and RDA acknowledge that City's obligation to own, operate, maintain, repair and replace the Festival Lights and City Hall Enhancements is sufficient consideration for the cost of the Festival Lights and City Hall Enhancements.

NOW, WHEREFORE, for and in consideration of the mutual covenants and agreements hereinafter set forth, the mutual benefits to the Parties to be derived therefrom, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

AGREEMENT

1. Recitals

The Parties agree that the recitals above are incorporated into this Agreement.

2. Incorporated Terms and Definitions.

For purposes of this Agreement, the following definitions shall apply:

- a. "City Hall Enhancements" means the renovation and construction of improvements on the City Hall Property as described in **Exhibit A, City Hall Enhancement Plans**.
- b. "Construct" and "Construction" mean the initial installation of the Festival Lights and any work performed on existing lights or other infrastructure materially affecting the Right of Way and the initial installation and renovation of the City Hall Enhancements on the City Hall Property.
- c. "Festival Lights" means all lights and ancillary infrastructure constructed and installed by the RDA pursuant to the contract between the RDA and its contractors as described in **Exhibit B, Festival Lighting Design Plans**, and does not include existing lighting or other infrastructure within or near the Right of Way. At the time of execution of this Agreement, the Festival Lighting Design Plans have not been finalized by the RDA and approved by the City. The Festival Lighting Design Plans will automatically be attached to this Agreement as **Exhibit B** upon written or electronic approval of the plans by the City and the RDA's approval of the plans and its associated amendment of RDA Contract # 2023-86.
- d. "Governmental Authority" means any federal, state, municipal, local or other division of government, or any redevelopment agency thereof, having or asserting jurisdiction with respect to any matter related to this Agreement.
- e. "Hazardous Materials" mean any materials or substances: (i) which are present in quantities and in forms which require investigation, removal, cleanup, transportation, disposal, response or remedial action (as the terms "response" and "remedial action" are defined in Section 101 of the Comprehensive Environmental Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601 (23) and (24)) under any applicable federal, state or local environmental law, regulation, ordinance, rule or bylaw, as such are amended from time to time, whether existing as of the date hereof, previously enforced or subsequently amended (each hereafter an "Environmental law"); or (ii) which are defined as "hazardous wastes," "hazardous substances," "pollutants" or "contaminants" under any environmental law.

- f. "Improvements" means the enhancements, modifications, renovations, landscaping, and installations emplaced by Construction of the Festival Lights and City Hall Enhancements.
- g. "Losses" mean any losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs resulting from: (i) loss of or damage to the property of any Party or Third Person (defined below); (ii) death or personal injury to the agents of any Party or to any Third Person; or (iii) the cleanup or other requirements regarding any incident involving Hazardous Materials.
- h. "Maintain" and "Maintenance" mean the performance of any repair, restoration, rehabilitation, refurbishment, retrofitting, inspection, monitoring, observation, testing, or similar work with respect to the Festival Lights or City Hall Enhancements, after the completion of Construction, in or otherwise materially affecting the Right of Way.
- i. "Third Person" means any individual, corporation, or legal entity other than the City or RDA.
- j. "Utility" and "Utilities" mean and include all properties, facilities, utilities, crossings, encroachments and similar appurtenances located within the Right of Way and City Hall Property by permissive or prescriptive authority including, but not limited to, grade crossings, tubelines, water and gas lines or mains, electrical conduits, ditches and other drainage facilities, wires, fiber optics, communication lines, sewer pipes, overhead wiring and supporting structures and appurtenances, and all similar installations.
- k. "Warranty Period" means the time period defined in the RDA's contracts for Construction of the Improvements during which the RDA's contractors may be obligated to repair, restore, rehabilitate, refurbish, retrofit, inspect, monitor, observe, or test any elements of the Improvements. This includes the period of all warranties provided by the manufacturers of construction material used by the RDA's contractors which are not transferrable to the City.

3. Access to the Right of Way and City Hall Property.

- a. Except in the event of an emergency (as provided in Section 3(b) below), the RDA shall request permission from the City at least ten days (or such shorter period as may be approved by the City) prior to performing any Construction in or otherwise materially affecting the Right of Way or City Hall Property. The RDA's request to access the Right of Way, City Hall Property, or any staging areas shall be specific as to the time, date, and activities for which the RDA seeks permission. The request shall also include a summary of the method and manner in which the Construction or Maintenance will be performed. If the City approves, it shall approve, or modify and approve, the

RDA's request by electronic communication at the address of the RDA's representative as provided by the RDA.

- b. Prior to the RDA's conveyance of the Festival Lights or City Hall Property to the City, the RDA shall have the right to enter the Right of Way or City Hall Property in the event of an emergency to make repairs necessary to protect against imminent and serious injury or damage to persons or property. The RDA shall take all precautions necessary to ensure that such emergency entry does not compromise the safety of any operations conducted in the Right of Way or City Hall Property. The RDA must notify the City's designated representative of the emergency access and the work being performed prior to entering the Right of Way or City Hall Property; provided, however, the RDA shall not be obligated to receive the City's approval before commencing work to address the emergency.

4. Construction and Maintenance of the Improvements.

- a. All Construction with respect to the Improvements shall be performed to the satisfaction of the City and in accordance with the conceptual, engineering and/or design plans attached hereto as **Exhibit A and Exhibit B**. All Construction with respect to the Improvements shall be performed in a workmanlike manner, in compliance with all applicable industry standards and in compliance with the requirements of any applicable Governmental Authority. The City may impose requirements in addition to or more stringent than industry or legal standards if the City deems such requirements necessary for the safety of operations conducted in the Right of Way or City Hall Property. The City may also require additional staging requirements or other precautions.
- b. Various Utilities exist on, over, and under the surface of the Right of Way and City Hall Property. Prior to commencing any Construction with respect to the Improvements, the RDA or its contractors shall properly investigate and determine the location of all such Utilities. In addition to the required investigation, the RDA or its contractors shall have all Utilities in the Right of Way, City Hall Property, or any other area involved in the Construction "blue-staked" and clearly marked prior to any excavation by the RDA or its contractors.
- c. Except as provided in Subsection 4(d) below, the RDA shall be solely responsible for obtaining any property rights, easements, rights of way or other permission from Third Persons (collectively "Third Person Property Rights") as may be necessary to Construct, Maintain or operate the Improvements including, without limitation, any needed permission from the owner of any adjacent right of way. The RDA shall also be solely responsible for obtaining any necessary franchises, permits, or other necessary approvals from Governmental Authorities (collectively "Approvals"). Prior to completion of Construction, the RDA agrees to pay any and all costs relating

to such Third Person Property Rights or Approvals, and to assume any and all liability therefore. The RDA shall ensure that all rights acquired and all agreements entered into are assignable to the City upon the end of the Warranty Period.

- d. The City has entered a Grade Separation Agreement with Utah Transit Authority that permits the City to construct sidewalks under the Utah Transit Authority rail bridge over Holden Street adjacent to the City Hall Property. The City, as permitted by Article XIII of the Grade Separation Agreement, will attempt to receive Utah Transit Authority's written permission to assign the City's rights to construct the sidewalk on the east side of Holden Street to the RDA.
- e. The RDA shall own and Maintain all Improvements constructed in performance of this Agreement until the ownership is transferred and accepted by the City as outlined in Section 5.
- f. If, in connection with the performance of any Construction, the RDA or its contractors damages any of the Right of Way, City Hall Property, Utilities, or any other facilities, the RDA shall repair or replace such facilities with the same or similar materials, if available, as reasonably required by the City, consistent with applicable Federal and State laws and regulations and to the satisfaction of the City.
- g. If a contractor is to perform any Construction contemplated in this Agreement, then the RDA shall cause its contractor to comply with all applicable provisions of this Agreement. The RDA agrees that the City shall have approval authority over all RDA agreements related to the Construction of the Improvements. The RDA shall provide all agreements to the City's representative for approval.

5. Transfer of Ownership and Acceptance by the City.

- a. The RDA shall own and Maintain the Improvements during the Warranty Period. During the Warranty Period, the RDA shall inspect the Improvements and shall require its contractors to repair and replace any defective element of the Improvements subject to warranty. All defective elements of the Improvements not subject to warranty during the Warranty Period shall be repaired or replaced by the RDA.
- b. The City shall accept each Improvement, accepting transfer of ownership, along with all responsibility for maintenance and repairs after the following conditions have been met:
 - i. The Warranty Period has ended on all elements of the Improvement in question;
 - ii. The City has inspected the Improvement and all defective elements of

- the Improvement have been repaired or replaced by the RDA; and
 - iii. The RDA has warranted, and the City has verified, that the Improvement is free and clear of any liens, encumbrances, or claims of any kind.
- c. The RDA shall facilitate transfer of any ownership interest or rights to the City such as delivering title or warranties or any other necessary act to effect full transfer of ownership and rights to the City.
- d. If the conditions of Subsections 5(b) and (c) above are met, the transfer of an Improvement from the RDA to the City will occur without any additional action by the Midvale City Council or the RDA Board. Such transfer of an Improvement will be noted by written or electronic confirmation by both Parties.

6. Subordination of Rights Granted.

- a. The rights granted pursuant to this Agreement shall be subject and subordinate to the prior and continuing right and obligation of the City to fully use the Right of Way and City Hall Property, including the right and power of the City to construct, maintain, repair, renew, use, operate, modify, or relocate new or existing improvements upon, along, above, or across any or all parts of the Right of Way, the City Hall Property, and other City property, all or any of which may be freely done at any time or times by the City without liability to the RDA for compensation or damages.
- b. The foregoing grant is also subject to the outstanding superior rights previously conveyed or granted to Third Persons by the City or its predecessors in interest, and the right of the City to renew and extend the same.

7. Indemnity and Release.

As additional consideration for this Agreement, the RDA agrees to protect, defend, release, indemnify and hold harmless the City, and any affiliates, successors, contractors, officers, directors, agents, and employees of the City from and against any and all losses proximately caused prior to completion of the Warranty Period by: (a) the prosecution of any work contemplated by this Agreement and performed by the RDA, or any employees, principals, contractors or agents of the RDA, including, without limitation, the Construction of the Improvements, or any portion thereof; (b) the presence, operation or use of the Improvements or any portion thereof; or (c) the RDA's breach of any provision of this Agreement. This provision shall survive termination of this Agreement.

8. Termination.

- a. The City may terminate this Agreement if: (a) the RDA continues in default

with respect to any provision of this Agreement for a period of thirty (30) days after the City delivers written notice to the RDA identifying the nature of the RDA's breach of this Agreement provided, however, that if the nature of RDA's breach is such that it cannot be cured within such thirty (30) day period, the RDA shall not be deemed in default if the RDA commences to cure the breach within thirty (30) days and thereafter diligently continues to remedy the breach; or (b) the RDA removes the Improvements.

- b. Either Party may terminate this Agreement upon delivery of ninety (90) days written notice to the other Party, with or without cause. Following termination, the RDA shall restore the Right of Way and the City Hall Property to a condition as close as practicable to the condition prior to the commencement of Construction.
- c. This Agreement shall terminate upon acceptance by, and transfer of ownership to, the City of all of the Improvements as described in Section 5.

9. Insurance.

The RDA or its contractors responsible for Construction of the Improvements shall, at all times during the term of this Agreement without interruption, carry and maintain insurance from an insurance company authorized to do business in the State of Utah in accordance with this Section and shall cause its contractors and subcontractors to carry and maintain the same.

- a. Coverage Amounts.
 - i. Commercial General Liability Insurance. The RDA or its contractors responsible for Construction of the Improvements must have a Commercial General Liability Insurance policy that includes products and completed operations, bodily injury, property damage, and personal and advertising injury and must be in the amount of at least \$1,000,000 per occurrence and \$2,000,000 aggregate.
 - ii. Automobile Liability Insurance. The RDA or its contractors responsible for Construction of the Improvements must have Automobile Liability Insurance in the amount of at least \$1,000,000 per occurrence and \$1,000,000 aggregate.
 - iii. Workers Compensation. The RDA or its contractors responsible for Construction of the Improvements must have Workers Compensation Insurance (Part A) that meets Utah's statutory requirements. The RDA must have Employers Liability Insurance (Part B) in the amount of at least \$1,000,000 for each accident, disease, and employee. No employee or officer may be excluded from coverage.

- b. Certificate of Insurance. The RDA or its contractors involved in the Construction of the Improvements must provide a Certificate of Insurance that meets the requirements of this Section to the City upon execution of this Agreement and within five days after a request by the City. Failure to provide proof of insurance will be deemed a material breach of this Agreement.
- c. Cancellation/Expiration. The RDA and its contractors involved in the Construction of the Improvements may not cancel or allow an insurance policy to expire unless written notice has been given to the City at least 30 days prior to the cancellation or expiration and provisions are taken to replace the policy prior to its cancellation or expiration.
- d. Additional Insured. The RDA and its contractors and subcontractors involved in the Construction of the Improvements must add the City as an additional insured to all their insurance policies under this Agreement except for their Workers Compensation policies.
- e. Primary, Noncontributory. Insurance under this Section is required to be primary, noncontributory, and not in excess of any insurance or self-insurance policies available to or maintained by the City.
- f. Material Breach. The RDA's or its contractors' responsible for Construction of the Improvements failure to maintain this insurance in accordance with this Section for the term of this Agreement is a material breach of this Agreement. The City may immediately terminate this Agreement upon such breach.

10. Assignment.

The RDA may not assign this Agreement, in whole or in part, without the City's written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. However, the RDA may assign its rights to enter the Right of Way and City Hall Property for the purpose of performing Construction to its contractors who are performing the Construction.

11. Successors and Assigns.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

12. Severability.

This Agreement is executed by the Parties under current interpretation of any and all applicable federal, state, county, municipal, or other local statutes, ordinances, or laws. Furthermore, each and every separate provision hereof shall have independent

and severable status from each other provision, or combination thereof, for the determination of legality, so that if any separate provision herein is determined to be unconstitutional, illegal, violative of trade or commerce, in contravention of public policy, void, invalid or unenforceable for any reason, that separate provision shall be treated as a nullity but such holding or determination shall have no effect upon the validity or enforceability of each and every other provision, or other combination thereof.

13. Notices.

Except as specifically provided elsewhere in this Agreement, all notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if transmitted by email to the addresses provided below or personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the physical addresses provided below. Addresses for notice may be changed by giving written notice of the change in the manner set forth herein.

If to the City

Midvale City
City Manager
7505 Holden St.
Midvale, UT 84047
mdahl@midvale.com

If to the RDA

Redevelopment Agency of Midvale City
Executive Director
7505 Holden St.
Midvale, UT 84047
kandrus@midvale.com

14. No Implied Waiver.

The waiver by the City of the breach by the RDA of any condition, covenant, or agreement herein contained shall not impair any future ability of the City to avail itself of any remedy or right set forth in this Agreement. Neither the right of supervision by the City nor the exercise or failure to exercise such right nor the approval or failure to disapprove, nor the election by the City to repair or reconstruct all or any part of the work contemplated by this Agreement shall be deemed a waiver of any of the obligations of the RDA contained or set forth in this Agreement.

15. Entire Agreement- Counterparts.

This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations

and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by the authorized representatives of each Party. This Agreement may be executed in any number of counterparts and by each of the Parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. Any signature page of this Agreement may be detached from any counterpart and reattached to any other counterpart hereof. The facsimile transmission of a signed original of this Agreement or any counterpart hereof and the retransmission of any signed facsimile transmission hereof shall be the same as delivery of an original.

16. Forum Selection and Choice of Law.

This Agreement shall be construed and interpreted under the laws of the state of Utah and the Parties agree that any action or proceeding brought concerning this Agreement may be brought only in the courts of Salt Lake County, Utah, and each Party hereto hereby consents to the jurisdiction of such courts. This provision shall survive termination of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Festival Lighting and City Hall Improvement Construction Access and Transfer Agreement to be executed in duplicate as of the date first herein written.

REDEVELOPMENT AGENCY OF MIDVALE CITY, a public body

By: _____
Marcus Stevenson
Chief Administrative Officer

By: _____
Matt Dahl
Executive Director

MIDVALE CITY, a municipality of the state of Utah

By: _____
Marcus Stevenson
Mayor

Attest

Rori L. Andreason
City Recorder

EXHIBIT A
CITY HALL ENHANCEMENT PLANS

Midvale Plaza and Streetscape

7505 Holden St
Midvale, UT 84047



sheet index

1	L000 - Cover sheet
2	L001 - Project notes & sheet index
3	LD100 - Overall demolition plan
4-5	LD401 - LD402 - Demolition plan
6	LS100 - Overall site plan
7	LS401 - Site plan enlargement
8-10	LS501 - LS503 - Site plan details
11	S1.0 - Structural Details
12-20	C100 - C601 - Civil engineer plans
21-30	EE001 - EP601 - Electrical engineer plans
31	LP101 - Overall landscape plan
32-33	LP401- LP402 - Landscape plan enlargements
34	LP501 - Landscape notes, schedule, & details
35	LI101 - Overall irrigation plan
36-37	LI401- LI402 - Irrigation plan enlargements
38-39	LI501 - LI502 - Irrigation notes & details

40-48 | C0.0 - C3.2 - Holden street plans

project team

OWNER

Midvale City
7505 Holden St
Midvale, UT 84047
P: 801.567.7200 CONTACT: Nate Rockwood
F: E-MAIL: nrockwood@midvale.com



LANDSCAPE ARCHITECT

blu line designs
8719 S. Sandy Parkway
Sandy, Utah 84070
P: 801.703.6383 CONTACT: Rob Donigan
F: -- E-MAIL: rob@blulinedesigns.com



SURVEY/ CIVIL

CMT Technical Services
2796 S Redwood Rd
West Valley City, UT 84119
P: 801.702.9663 CONTACT: Jim Milligan
F: -- E-MAIL: jim.milligan@cmttechnicalservices.com



ELECTRICAL ENGINEER

Spectrum Engineers
324 S. State St., Suite 400
Salt Lake City, UT 84111
P: 801.328.5151 CONTACT: Spencer Little
F: 801.328.5155 E-MAIL: scl@spectrum-engineers.com



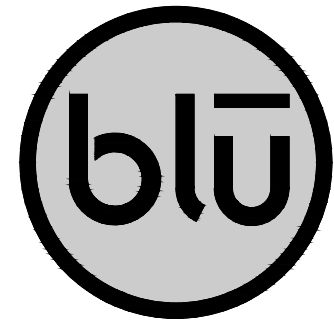
STRUCTURAL ENGINEER

WCA Structural Engineering
442 N. Main St., #200
Bountiful, UT 84010
P: 801.298.1118 CONTACT: Cliff Cole
F: - E-MAIL: cliff.cole@wcaeng.com

General Notes

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND MIDVALE CITY STANDARDS, SPECIFICATIONS, AND DETAILS. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
5. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST THE TOPS OF ALL EXISTING MANHOLES, CATCH BASINS, INLETS, COVERS, AND SIMILAR STRUCTURES TO FINISH GRADE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. THE PROJECT SHALL NOT BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS.
9. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE.

10. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE NOTED.
11. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF WORK.
12. CROSS SLOPES ON ALL NEW HARDSCAPE AND PAVEMENT SHALL NOT EXCEED 2% UNLESS OTHERWISE SHOWN.
13. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
14. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY MIDVALE CITY AND THE STATE OF UTAH.



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Sandy, UT 84070
p 801.679.3157

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Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

project location



project area

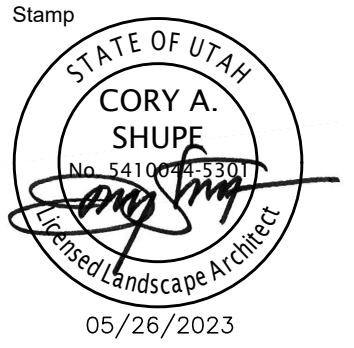


project site



CONSTRUCTION DOCUMENTS

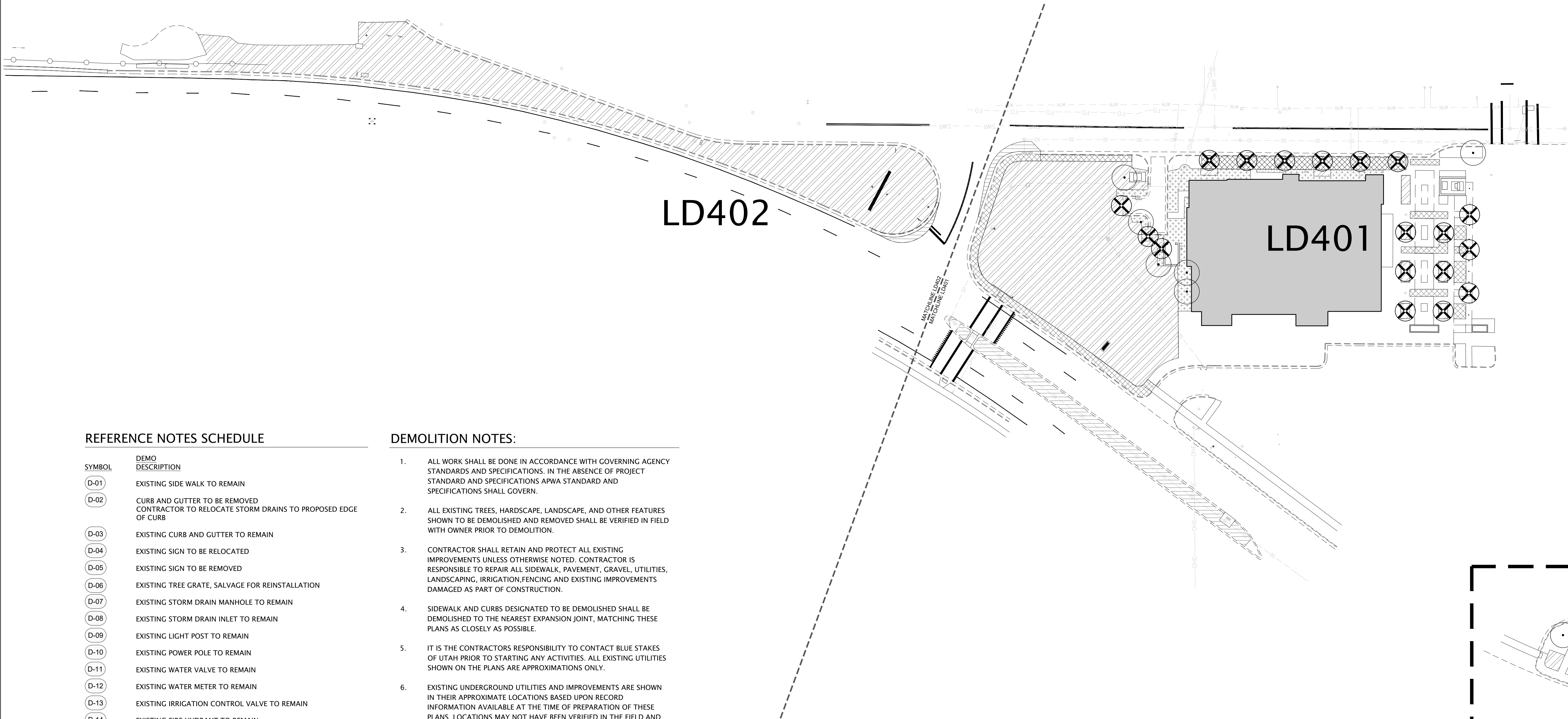
REVISIONS	
NO.	DESCRIPTION



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
PROJECT
NOTES &
SHEET
INDEX
Drawing number

L001



REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
D-06	EXISTING TREE GRATE, SALVAGE FOR REINSTALLATION
D-07	EXISTING STORM DRAIN MANHOLE TO REMAIN
D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

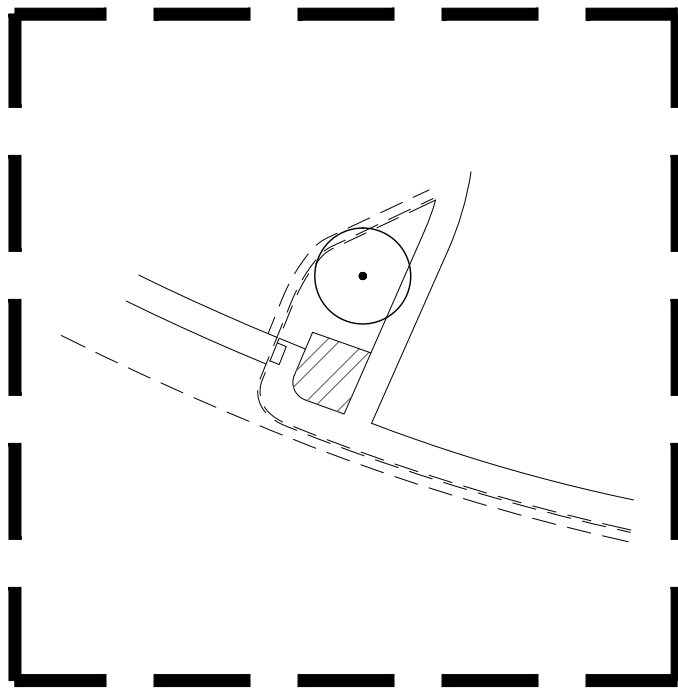
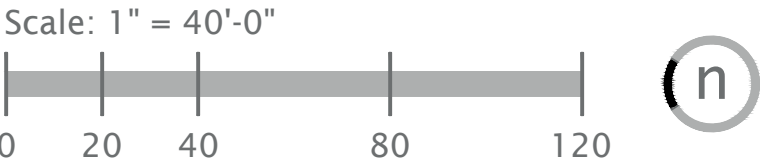
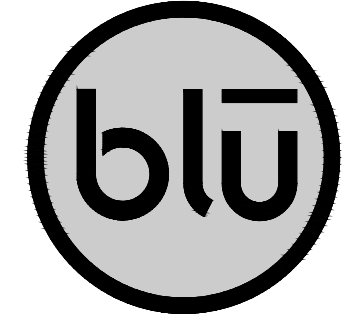
SYMBOL	DEMO DESCRIPTION
[Cross-hatch pattern]	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISTING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
[Horizontal lines pattern]	ASPHALT TO BE REMOVED.
[Diagonal lines pattern]	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
[Stippled pattern]	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
[Circle with dot symbol]	EXISTING DECIDUOUS TREE TO REMAIN	
[Circle with X symbol]	EXISTING DECIDUOUS TREE TO BE REMOVED	

DEMOLITION NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- ALL EXISTING TREES, HARDSCAPE, LANDSCAPE, AND OTHER FEATURES SHOWN TO BE DEMOLISHED AND REMOVED SHALL BE VERIFIED IN FIELD WITH OWNER PRIOR TO DEMOLITION.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION,FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- SIDEWALK AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTIONS IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTIONS POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTIONS AND SAFETY TO ROAD WORKERS.
- IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.



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Sandy, UT 84070
p 801.679.3157

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Midvale City
7505 Holden St
Midvale, UT 84047

CONTACT:
Nate Rockwood
P 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

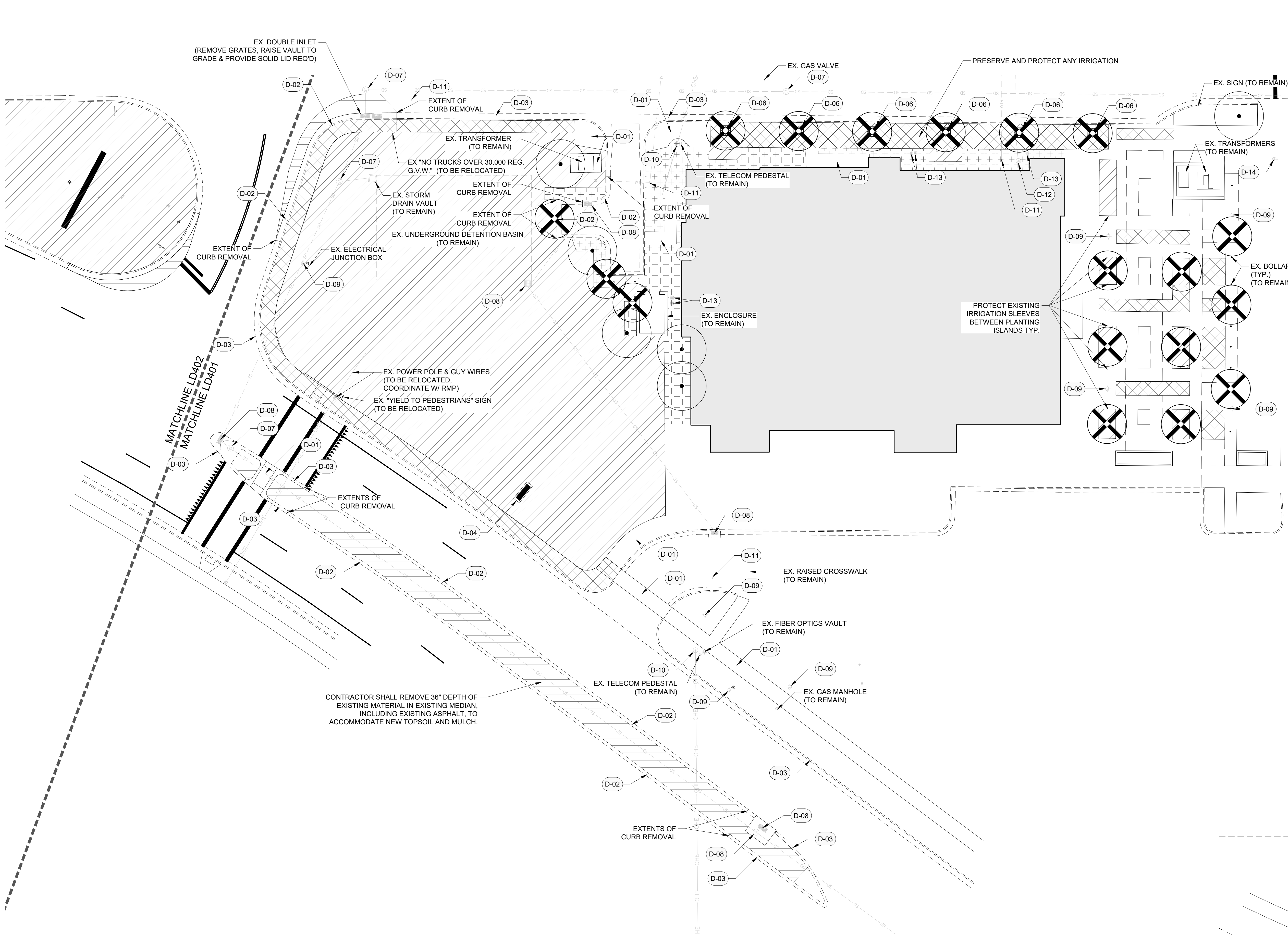
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OVERALL
DEMOLITION
PLAN

Drawing number

LD100

CONSTRUCTION DOCUMENTS

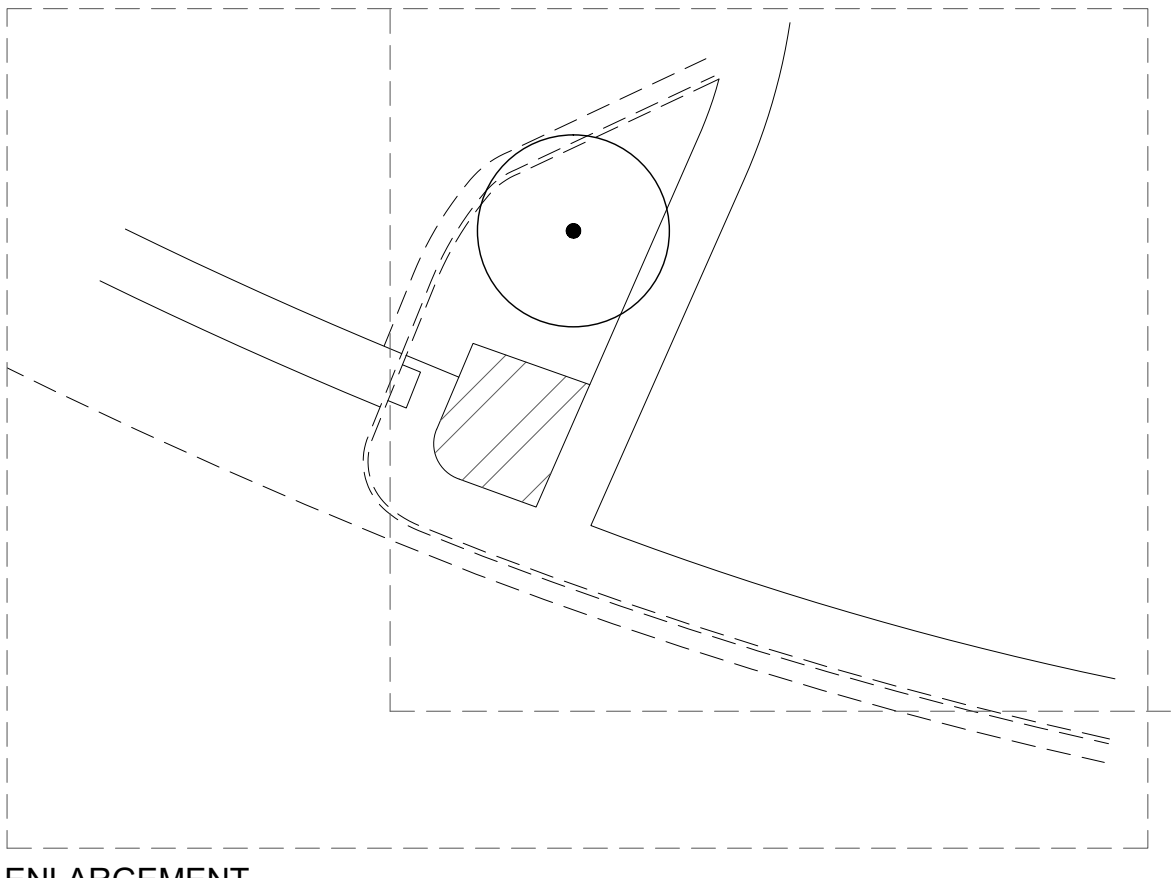
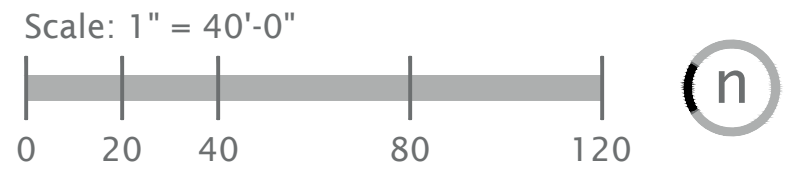


REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
D-01	EXISTING SIDE WALK TO REMAIN
D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
D-03	EXISTING CURB AND GUTTER TO REMAIN
D-04	EXISTING SIGN TO BE RELOCATED
D-05	EXISTING SIGN TO BE REMOVED
D-06	EXISTING TREE GRATE, SALVAGE FOR REINSTALLATION
D-07	EXISTING STORM DRAIN MANHOLE TO REMAIN
D-08	EXISTING STORM DRAIN INLET TO REMAIN
D-09	EXISTING LIGHT POST TO REMAIN
D-10	EXISTING POWER POLE TO REMAIN
D-11	EXISTING WATER VALVE TO REMAIN
D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN
SYMBOL	DEMO DESCRIPTION
[Hatched Box]	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISTING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
[Horizontal Lines Box]	ASPHALT TO BE REMOVED.
[Diagonal Lines Box]	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
[Cross-hatched Box]	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
[Circle with Dot]	EXISTING DECIDUOUS TREE TO REMAIN	-
[Circle with X]	EXISTING DECIDUOUS TREE TO BE REMOVED	



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

Stamp
STATE OF UTAH
CORY A. SHUPE
No. 541049330
Professional Landscape Architect
05/26/2023

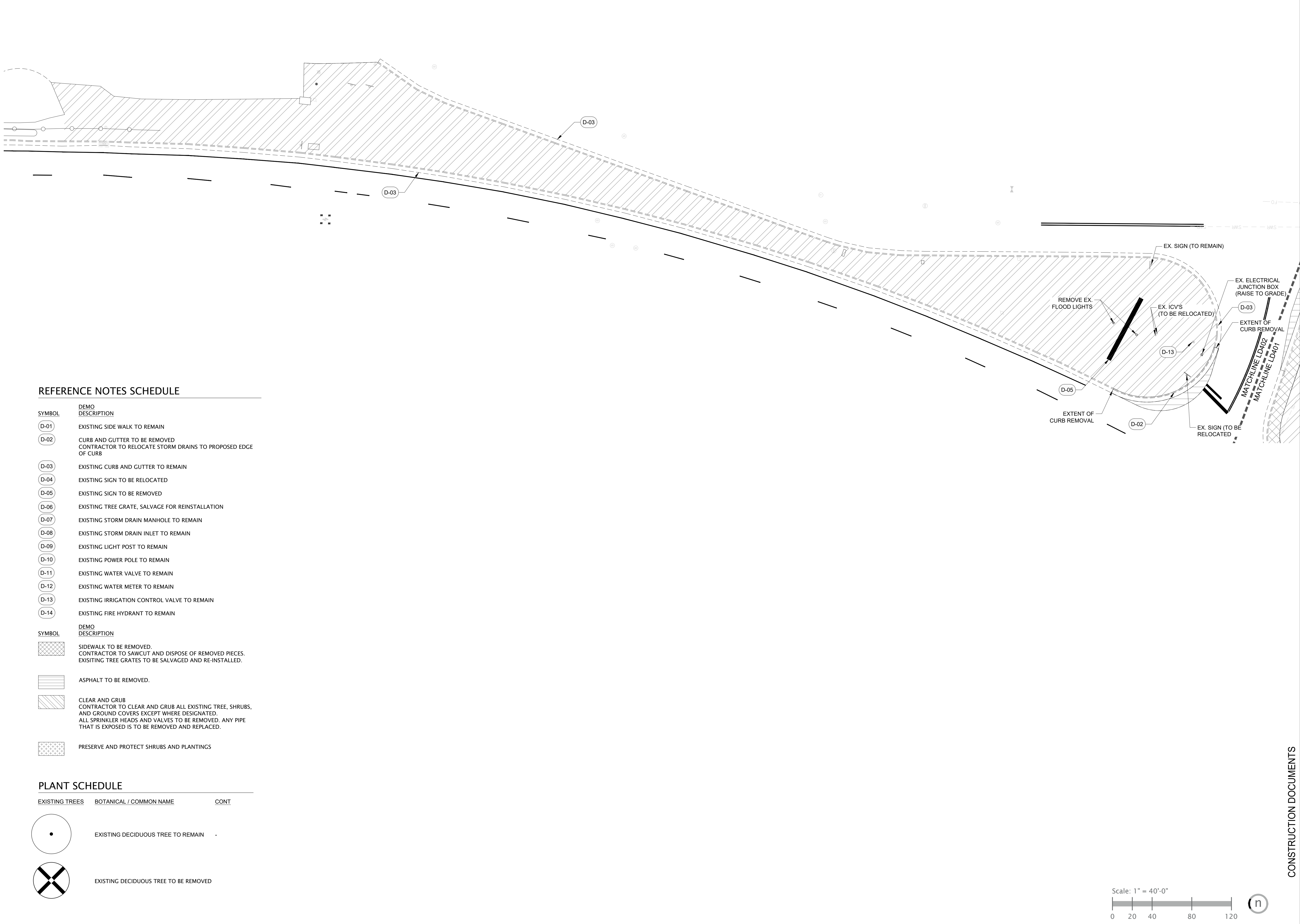
Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

DEMOLITION PLAN

Drawing number

LD401

CONSTRUCTION DOCUMENTS



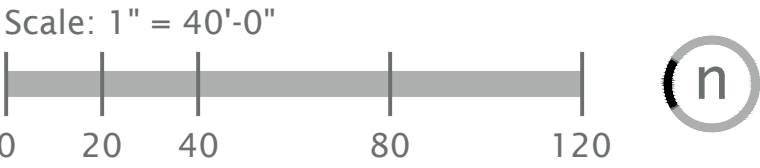
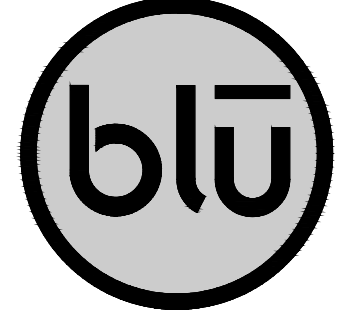
REFERENCE NOTES SCHEDULE

SYMBOL	DEMO DESCRIPTION
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D-02	CURB AND GUTTER TO BE REMOVED CONTRACTOR TO RELOCATE STORM DRAINS TO PROPOSED EDGE OF CURB
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D-12	EXISTING WATER METER TO REMAIN
D-13	EXISTING IRRIGATION CONTROL VALVE TO REMAIN
D-14	EXISTING FIRE HYDRANT TO REMAIN

SYMBOL	DEMO DESCRIPTION
[Hatched Box]	SIDEWALK TO BE REMOVED. CONTRACTOR TO SAWCUT AND DISPOSE OF REMOVED PIECES. EXISTING TREE GRATES TO BE SALVAGED AND RE-INSTALLED.
[Horizontal Lines Box]	ASPHALT TO BE REMOVED.
[Diagonal Lines Box]	CLEAR AND GRUB CONTRACTOR TO CLEAR AND GRUB ALL EXISTING TREE, SHRUBS, AND GROUND COVERS EXCEPT WHERE DESIGNATED. ALL SPRINKLER HEADS AND VALVES TO BE REMOVED. ANY PIPE THAT IS EXPOSED IS TO BE REMOVED AND REPLACED.
[Checkered Box]	PRESERVE AND PROTECT SHRUBS AND PLANTINGS

PLANT SCHEDULE

EXISTING TREES	BOTANICAL / COMMON NAME	CONT
[Circle with Dot]	EXISTING DECIDUOUS TREE TO REMAIN	-
[Circle with X]	EXISTING DECIDUOUS TREE TO BE REMOVED	



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Midvale City
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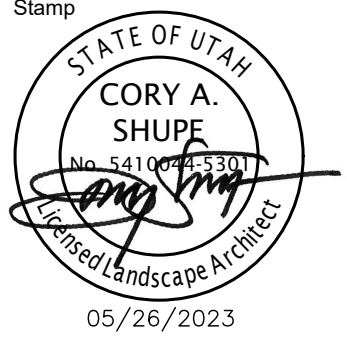
CONTACT:
Nate Rockwood
P: 801.667.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



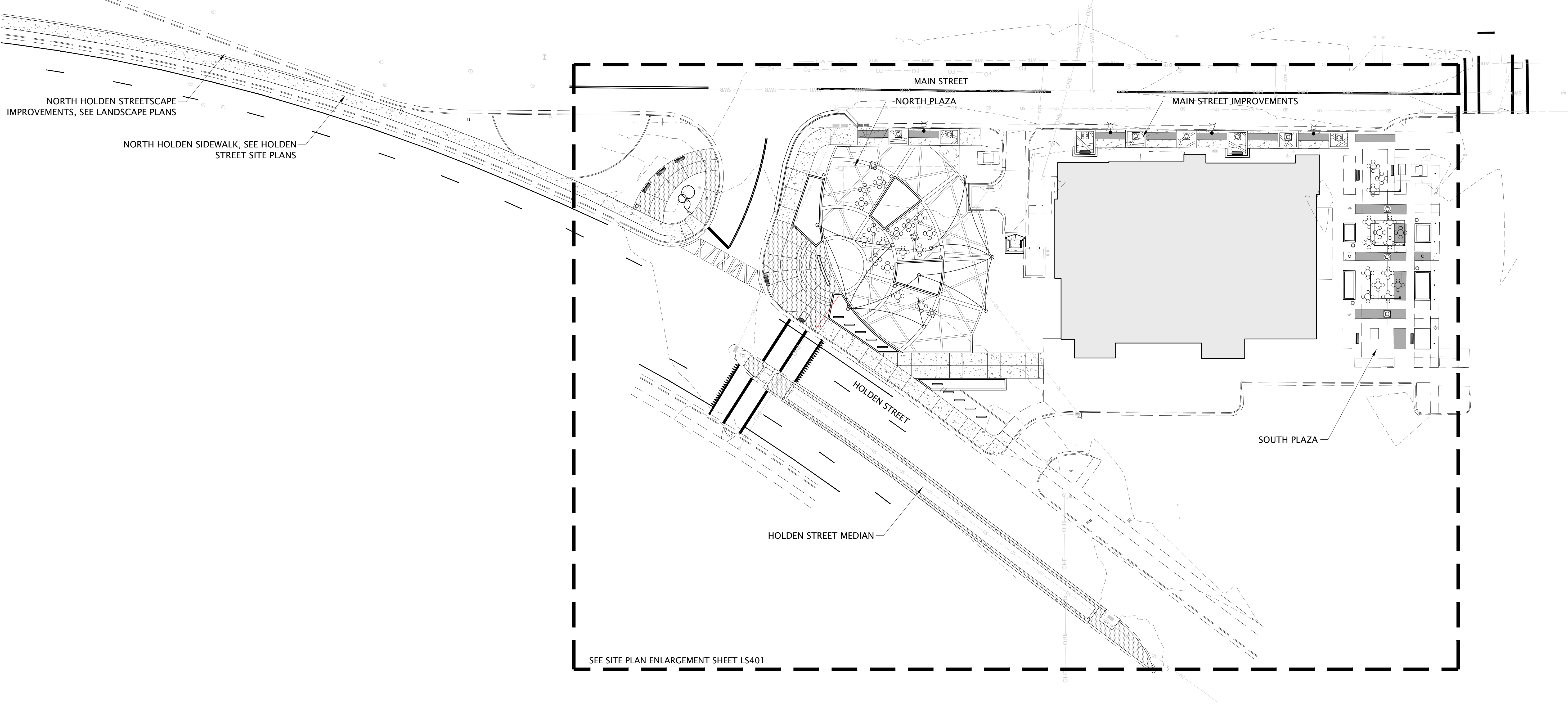
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Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
DEMOLITION
PLAN

Drawing number

LD402

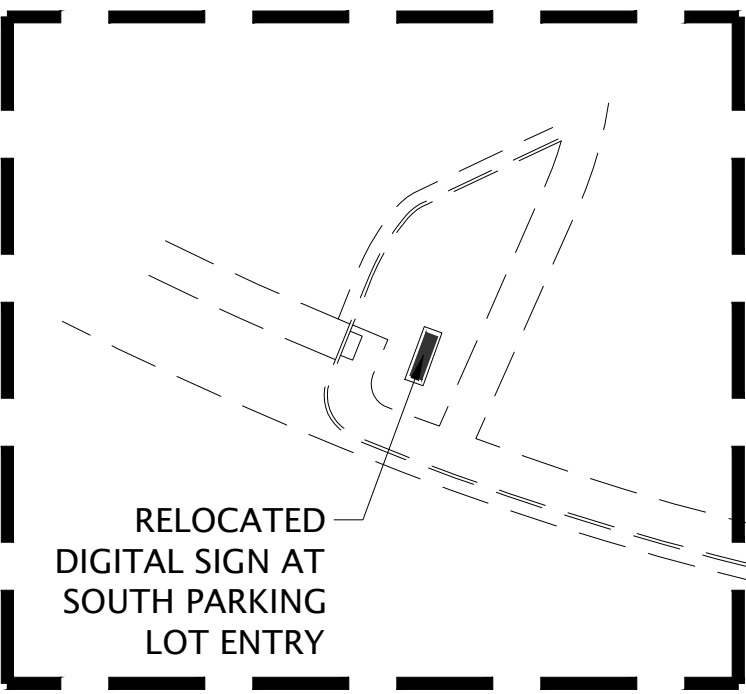
CONSTRUCTION DOCUMENTS



NORTH HOLDEN STREETSCAPE IMPROVEMENTS, SEE LANDSCAPE PLANS

NORTH HOLDEN SIDEWALK, SEE HOLDEN STREET SITE PLANS

SEE SITE PLAN ENLARGEMENT SHEET LS401



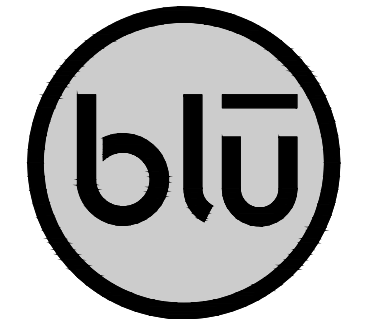
RELOCATED DIGITAL SIGN AT SOUTH PARKING LOT ENTRY

SEE ENLARGEMENT LS401

Scale: 1" = 30'-0"



CONSTRUCTION DOCUMENTS



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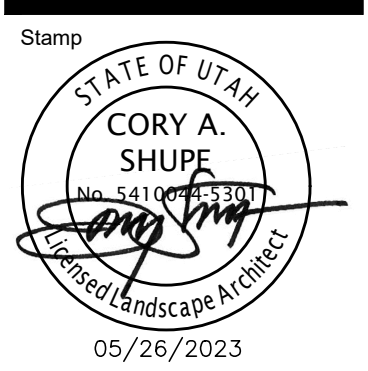
CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

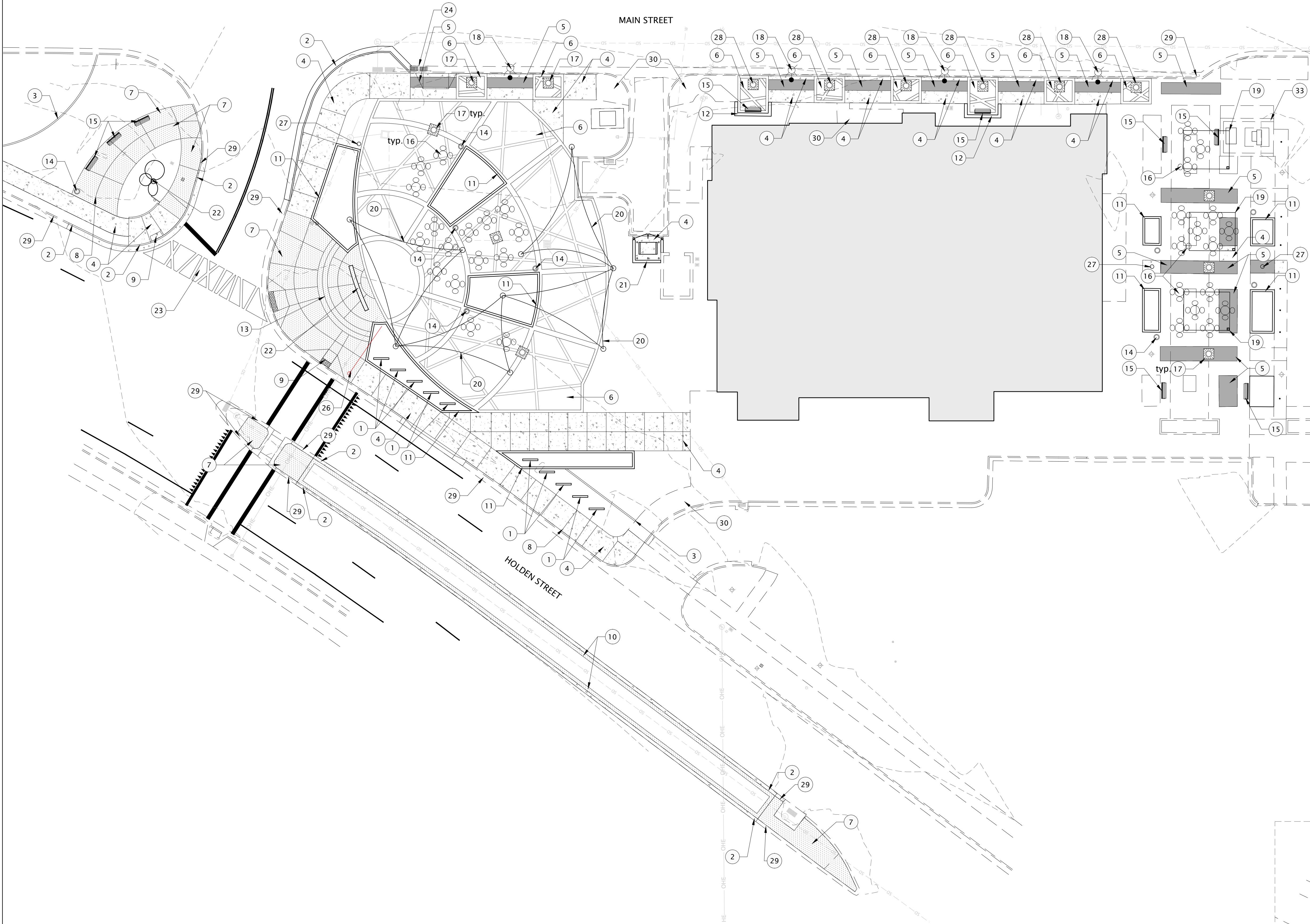


05/26/2023
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
OVERALL
SITE PLAN

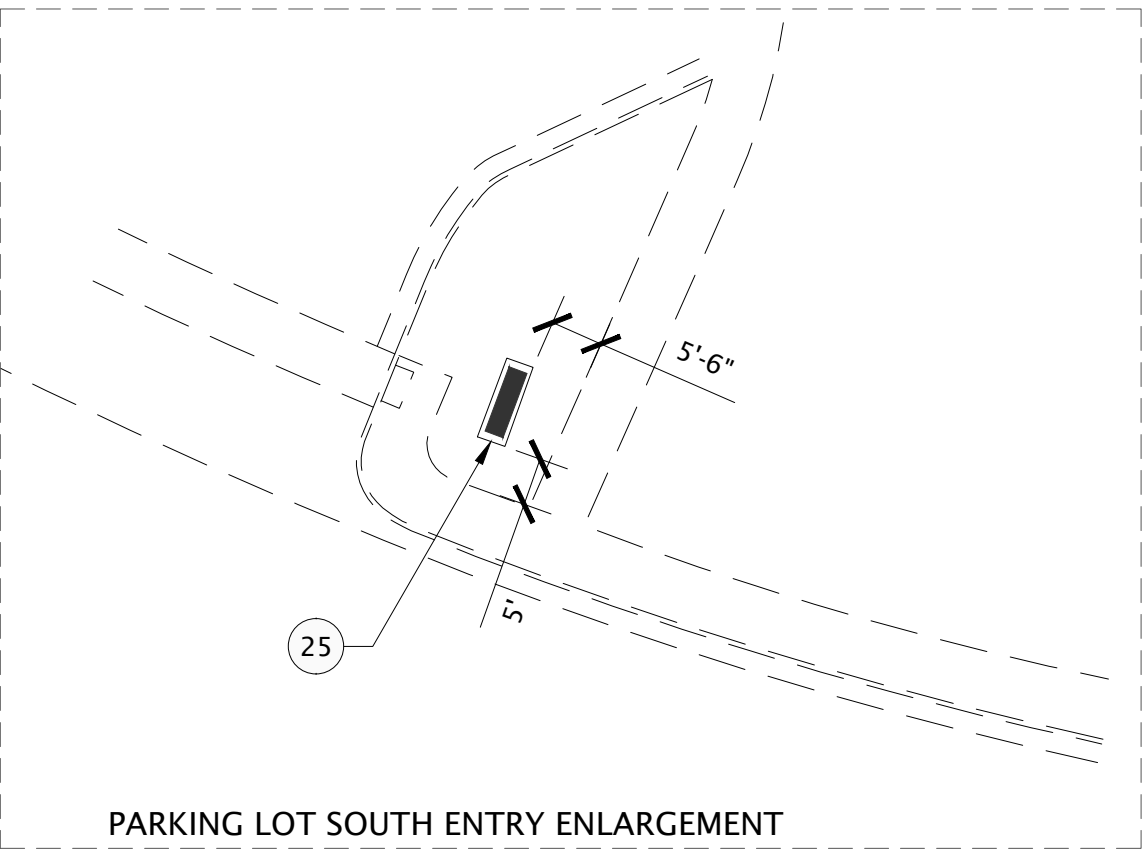
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REFERENCE NOTES SCHEDULE

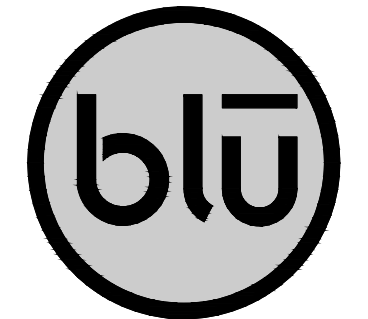
SYMBOL	DESCRIPTION	DETAIL
1	ART DISPLAY PANEL	1/LS502
2	CURB & GUTTER, SEE CIVIL	
3	6" CONCRETE EDGER	7/LS501
4	CONCRETE PAVEMENT	1/LS501
5	SPECIALTY PAVEMENT, TYPE 1	
6	SPECIALTY PAVEMENT, TYPE 2 (SEE DETAIL ENLARGMENT)	
7	SPECIALTY PAVEMENT, TYPE 3	
8	SCORE JOINT, TYP.	
8	SPECIALTY PAVEMENT PLAZA TYPE 1	
9	ADA RAMP, SEE CIVIL	
10	MEDIAN PLANTER APRON	8/LS501
11	CONCRETE PLANTER WALL	4/LS501
12	FREESTANDING WALL	5/LS501
13	TERRACED CONCRETE STEPS	6/LS501
14	TRASH RECEPTACLE, TYP. (N.I.C.)	2/LS502
15	BENCH, TYP. (N.I.C.)	1/LS502
16	CAFE TABLE, TYP. (N.I.C.)	3/LS502
17	TREE GRATE	2/LS501
18	LIGHT POLES, SEE ELEC.	
19	CANTILEVERED SHADE CANOPY	
20	TRIANGULAR SHADE CANOPY	
21	DUMPSTER ENCLOSURE TO MATCH EXISTING UTILITY ENCLOSURE (SEE DETAIL ENLARGMENT)	10/LS501
22	CUSTOM ART INSTALLATION, BY OTHERS N.I.C.	
23	CUSTOM CROSSING PAINTING	
24	NEW INLETS, SEE CIVIL	
25	RELOCATED MIDVALE ELECTRONIC SIGN	
26	RELOCATED POWER LINE SUPPORT POLE	
27	STRING LIGHT POLE, SEE ELECTRICAL	
28	EXISTING TREE GRATE, SALVAGE AND RE-INSTALL	
29	EXISTING CURB AND GUTTER TO REMAIN	
30	EXISTING CONCRETE TO REMAIN	
33	ENCLOSURE WALL HEIGHT ADJUSTMENT - BID ALTERNATE	3/LS502



Scale: 1" = 20'-0"



CONSTRUCTION DOCUMENTS



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CONTACT:
Nate Rockwood
p 801.567.7200



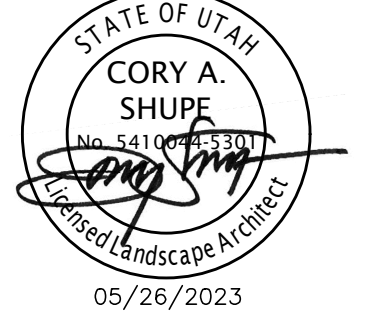
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

SITE PLAN
ENLARGEMENT

Drawing number

LS401



NOTES:
1. BENCH SHALL BE SMITH STEELWORKS MEMORIAL STYLE BENCH WITH CUSTOM LASER CUT PATTERN. PATTERN SHALL BE PROVIDED BY OWNER.
COLOR: AS SELECTED BY OWNER.
2. SURFACE MOUNT BENCH PER MANUFACTURER'S INSTRUCTIONS.
3. BENCH SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).



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NOTES:
1. TRASH RECEPTACLE SHALL BE VICTOR STANLEY STEELSITES COLLECTION 45 GAL. RECEPTACLE, MODEL: NSDC-45. COLOR AS SELECTED BY OWNER
2. SURFACE MOUNT PER MANUFACTURER'S INSTRUCTIONS.
3. RECEPTACLE TO BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).



NOTES:
1. TABLE SHALL BE LANDSCAPE FORMS 4 CHAIR TABLE (DINING HEIGHT) W/ HOOP SEATS, MODEL: CAROUSEL. COLOR AS SELECTED BY OWNER.
2. SURFACE MOUNT TABLE PER MANUFACTURER'S INSTRUCTIONS.
3. TABLE SHALL BE FURNISHED AND INSTALLED BY OWNER (N.I.C.).

1 PARK BENCH (N.I.C.)

NTS

2 TRASH RECEPTACLE (N.I.C.)

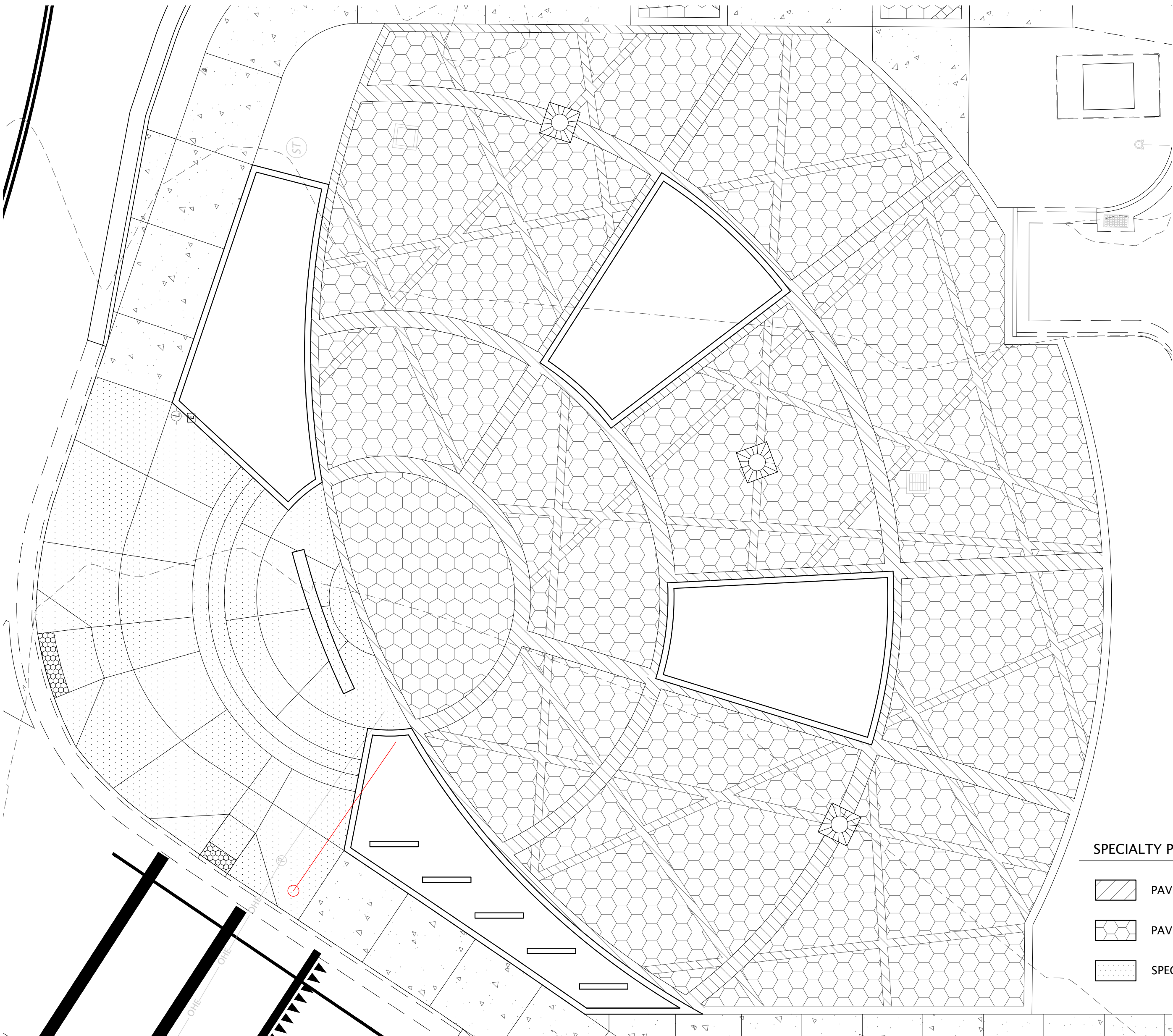
NTS

P-22-160-36

3 CAFE TABLE (N.I.C.)

NTS

P-22-160-77

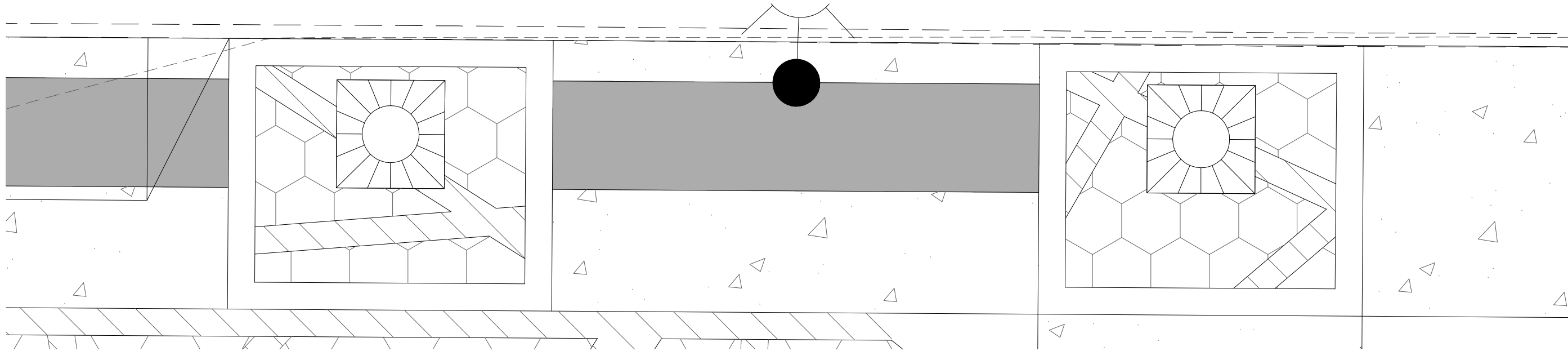


4 PAVING ENLARGEMENT

SCALE: 1"=10'-0"

SPECIALTY PAVEMENT LEGEND

- PAVEMENT A
- PAVEMENT B
- SPECIALTY PAVEMENT TYPE 3



SPECIALTY PAVEMENT LEGEND

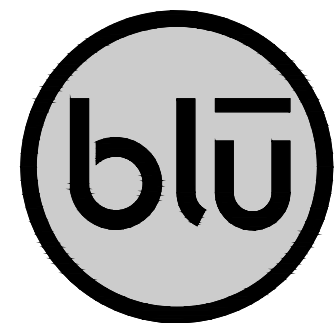
- PAVEMENT A
- PAVEMENT A
- SPECIALTY PAVEMENT TYPE 1
- CONCRETE

5 STREET TREE PAVING ENLARGEMENT

SCALE: 1"=4'-0"

SPECIALTY PAVEMENT NOTES:

- SPECIALTY PAVEMENT "TYPE 1" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA, COLOR: CHARCOAL OR APPROVED EQUAL (TO MATCH), FINISH: LIGHT BROOM FINISH IN SOUTH PLAZA. SANDSCAPE FINISH ALONG MAIN STREET.
- SPECIALTY PAVEMENT "A" TO BE INTEGRALLY COLORED CONCRETE, COLOR: SAN DIEGO BUFF OR APPROVED EQUAL, FINISH: SANDSCAPE, EXPOSING FINE AGGREGATE.
- SPECIALTY PAVEMENT "B" TO BE INTEGRALLY COLORED LITHOCRETE CONCRETE, COLOR: EUROBLUE OR APPROVED EQUAL, EMBEDMENT: 40% GLASS, FINISH: REVEALED FINISH EXPOSING EMBEDDED GLASS.
- SPECIALTY PAVEMENT "TYPE 3" TO BE INTEGRALLY COLORED CONCRETE TO MATCH EXISTING SOUTH PLAZA., COLOR: SUNSET ROSE OR APPROVED EQUAL (TO MATCH), FINISH: SANDSCAPE.
- CONTRACTOR SHALL PREPARE IN-FIELD MOCK UPS OF ALL FINISHES, AND UP TO THREE DIFFERENT COLORS FOR EACH TYPE OF SPECIALTY PAVEMENT FOR OWNER REVIEW AND SELECTION. MIN. 3' X 3' IN SIZE.
- CONTRACTOR SHALL PROVIDE WELDED WIRE FABRIC IN ALL PAVEMENT "A" AND PAVEMENT "B" CONCRETE TO TIE THOSE FIELDS TOGETHER. SEE CIVIL DETAILS.



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P. 801.667.7200



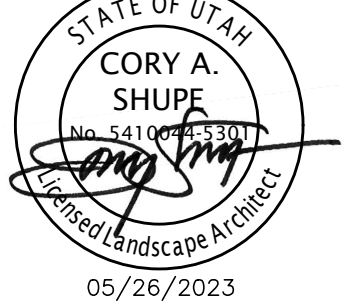
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO. DATE DESCRIPTION

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

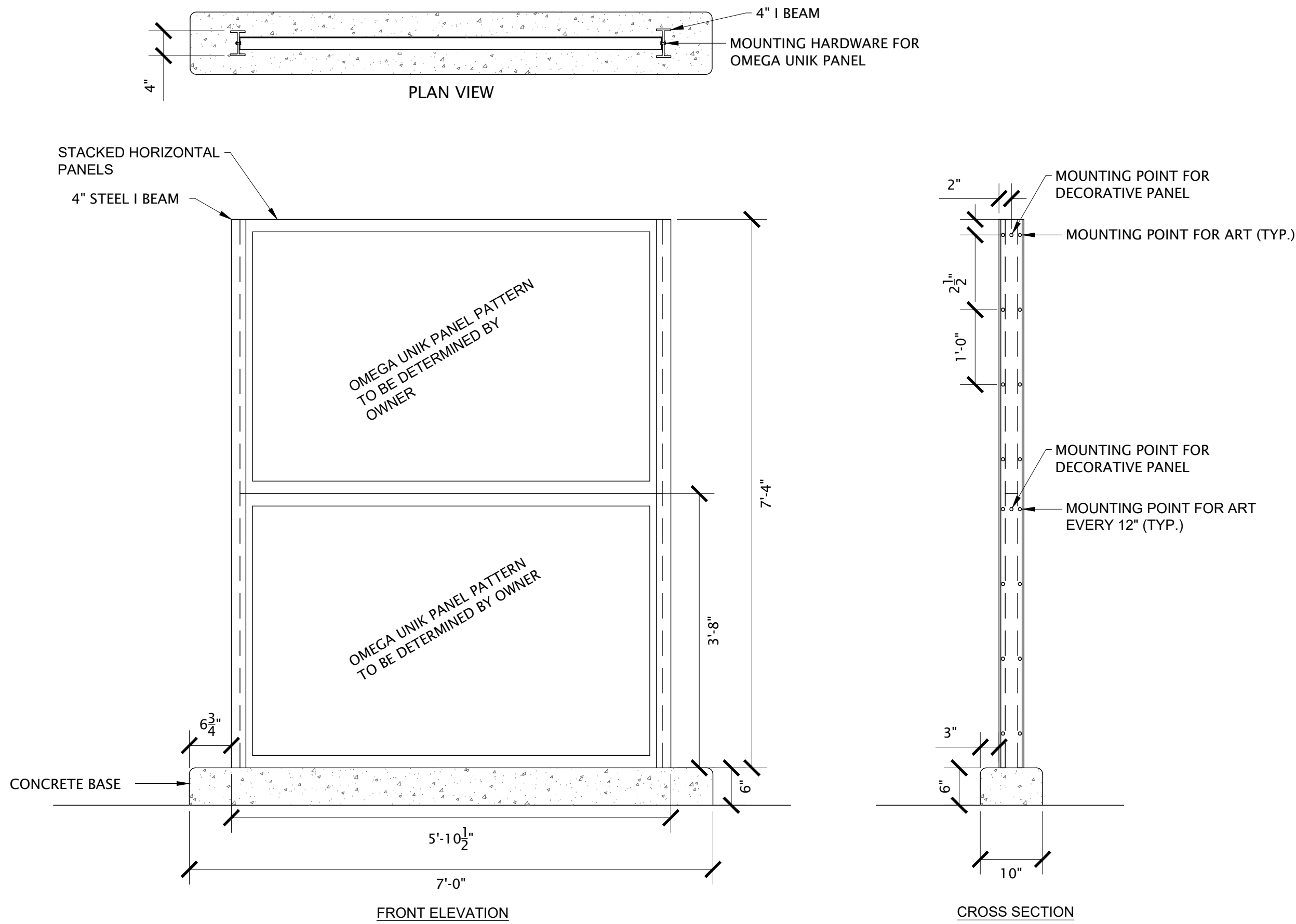
Drawing Title

SITE PLAN
DETAILS

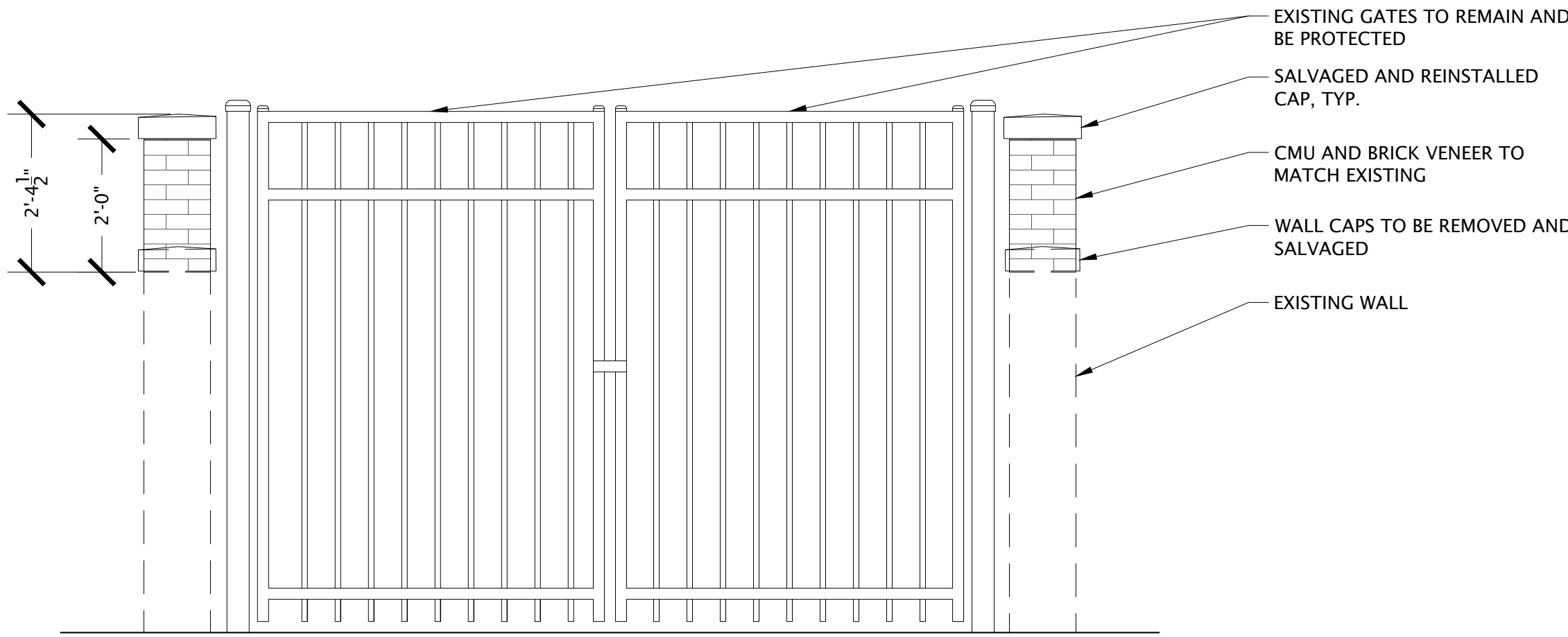
Drawing number

LS502

CONSTRUCTION DOCUMENTS



- NOTES:
1. OMEGA UNIK PANEL TO BE CHOSEN BY OWNER.
 2. SHOP DRAWINGS TO BE SUBMITTED BEFORE INSTALLATION.
 3. DRILL HOLES INTO 4" I BEAM IN THE LOCATION SPECIFIED FOR THE OMEGA UNIK PANEL MOUNTING AND ART MOUNTING LOCATIONS.



- NOTES:
1. CONTRACTOR SHALL PROVIDE BRICK SAMPLE FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE MATCH WITH EXISTING SITE WALLS.
 2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

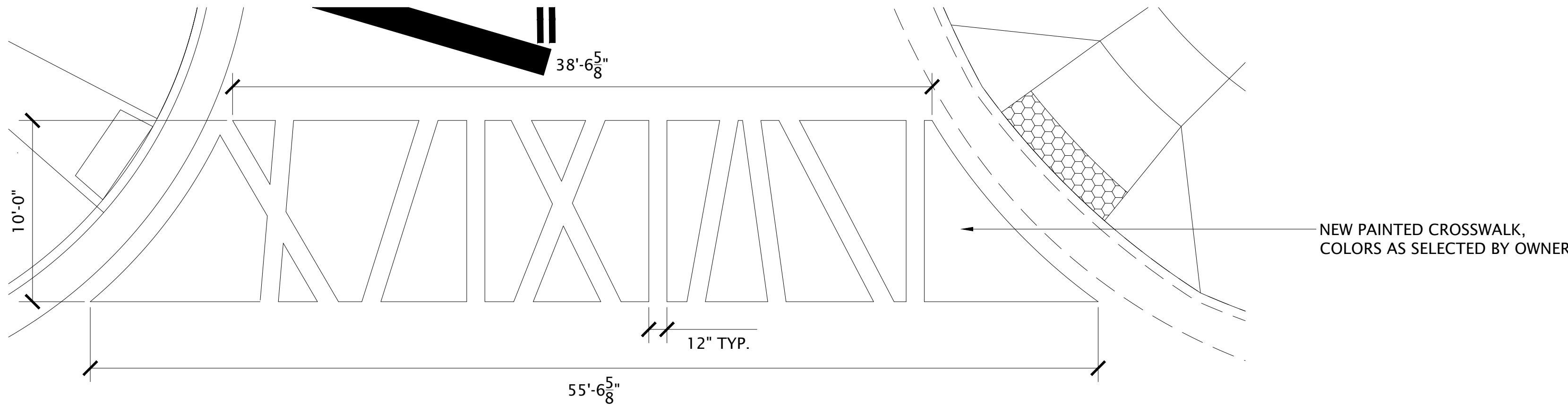
1 DECORATIVE PANEL

3/4" = 1'-0"

2 ENCLOSURE WALL HEIGHT ADJUSTMENT (BID ALTERNATE)

1/2" = 1'-0"

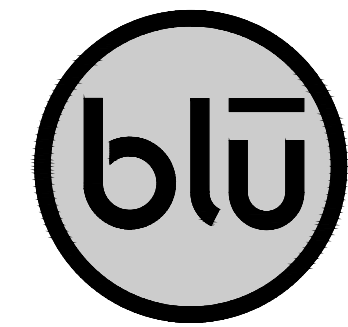
P-22-160-80



- NOTES:
1. CROSSWALK SHALL BE THERMOPLASTIC PAINTED CROSSING THAT MEETS CITY SPECIFICATIONS.
 2. FINAL COLORS OF CROSSWALK TO BE SELECTED BY CITY. CONTRACTOR TO ASSUME UP TO THREE DIFFERENT COLORS BEING USED.

3 CUSTOM CROSSWALK ENLARGEMENT

SCALE: 1"=5'-0"



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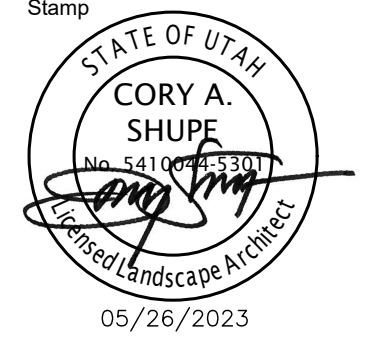
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Nate Rockwood
P: 801.667.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

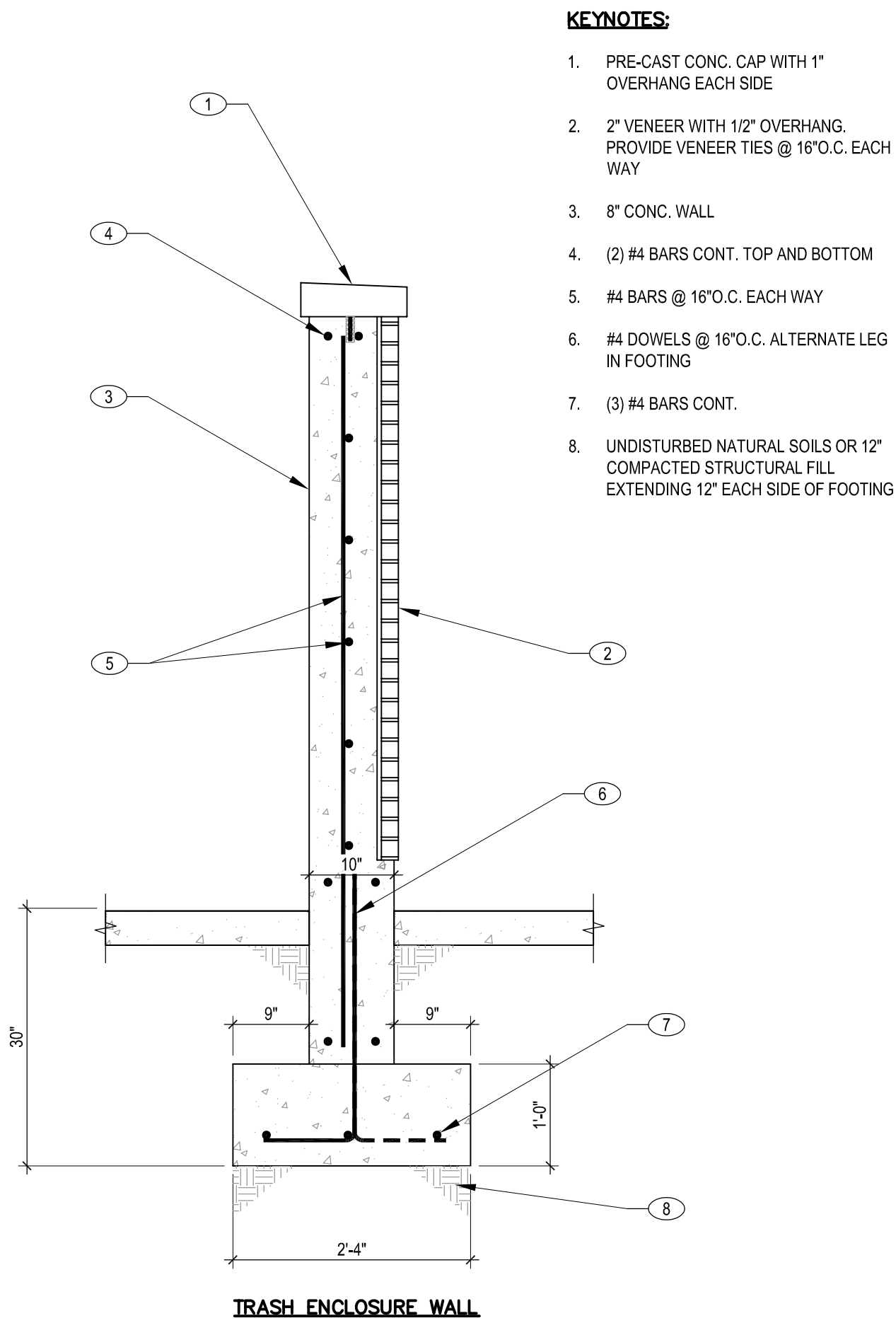
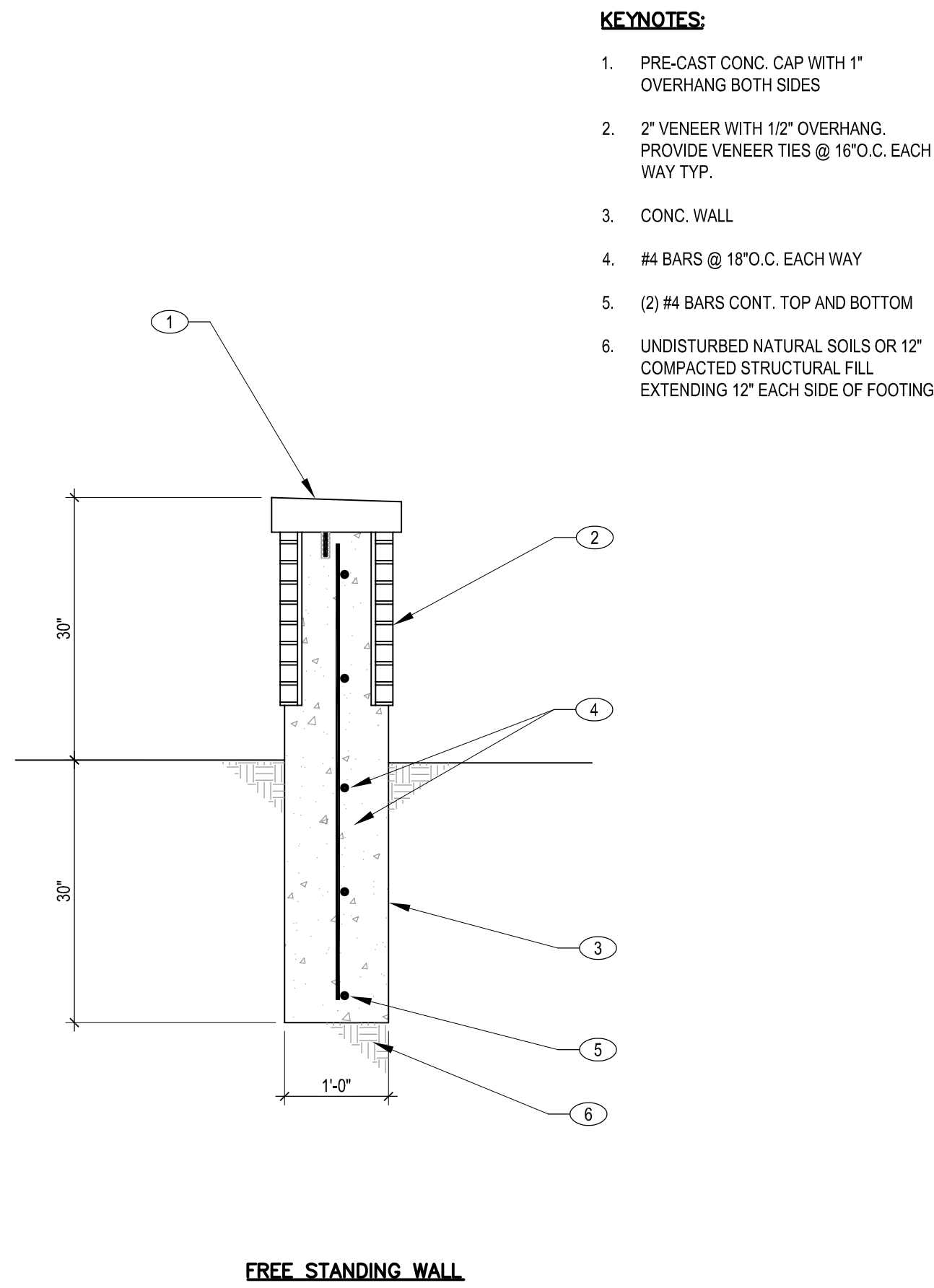
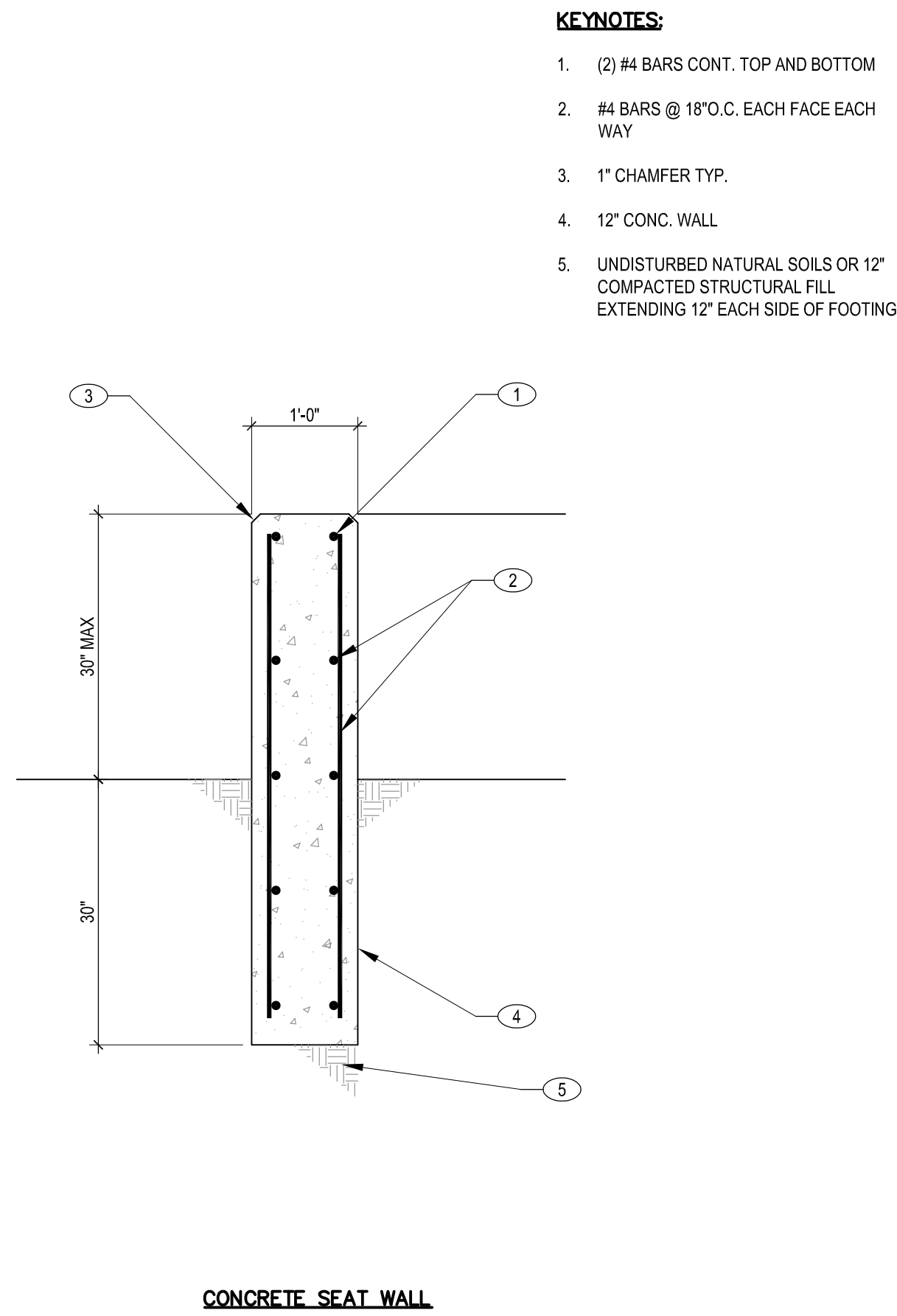
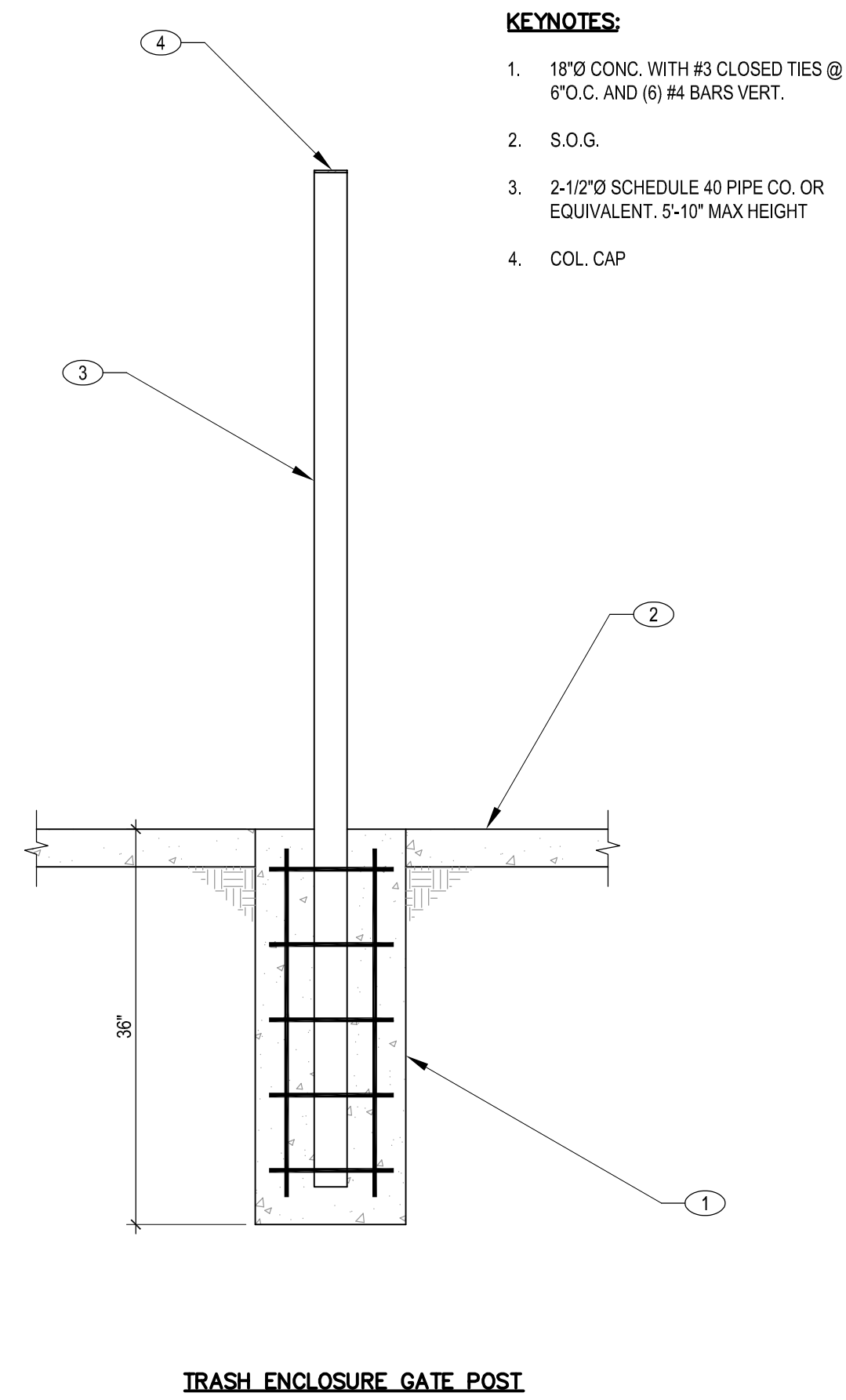


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Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
SITE PLAN
DETAILS

Drawing number
LS503

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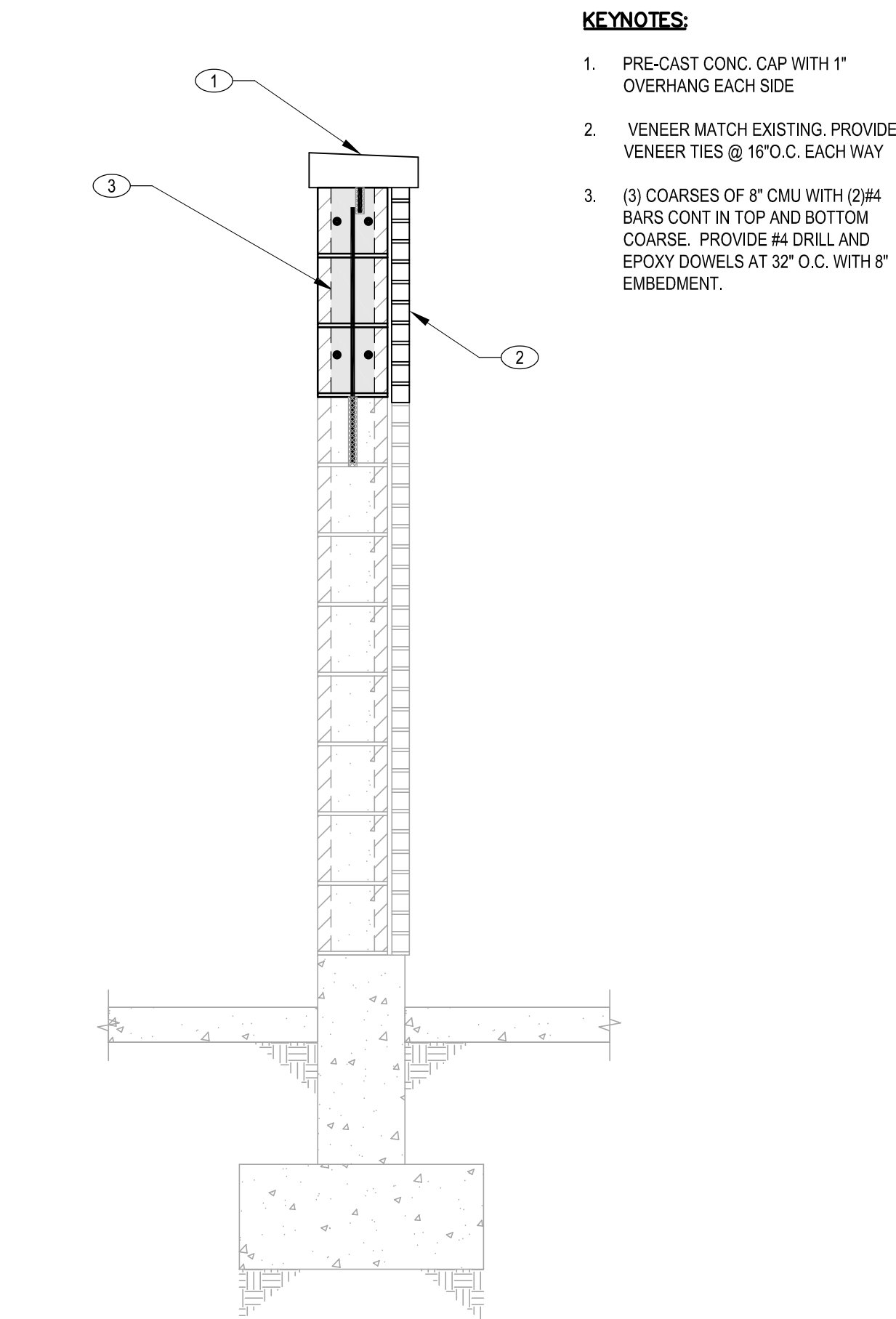
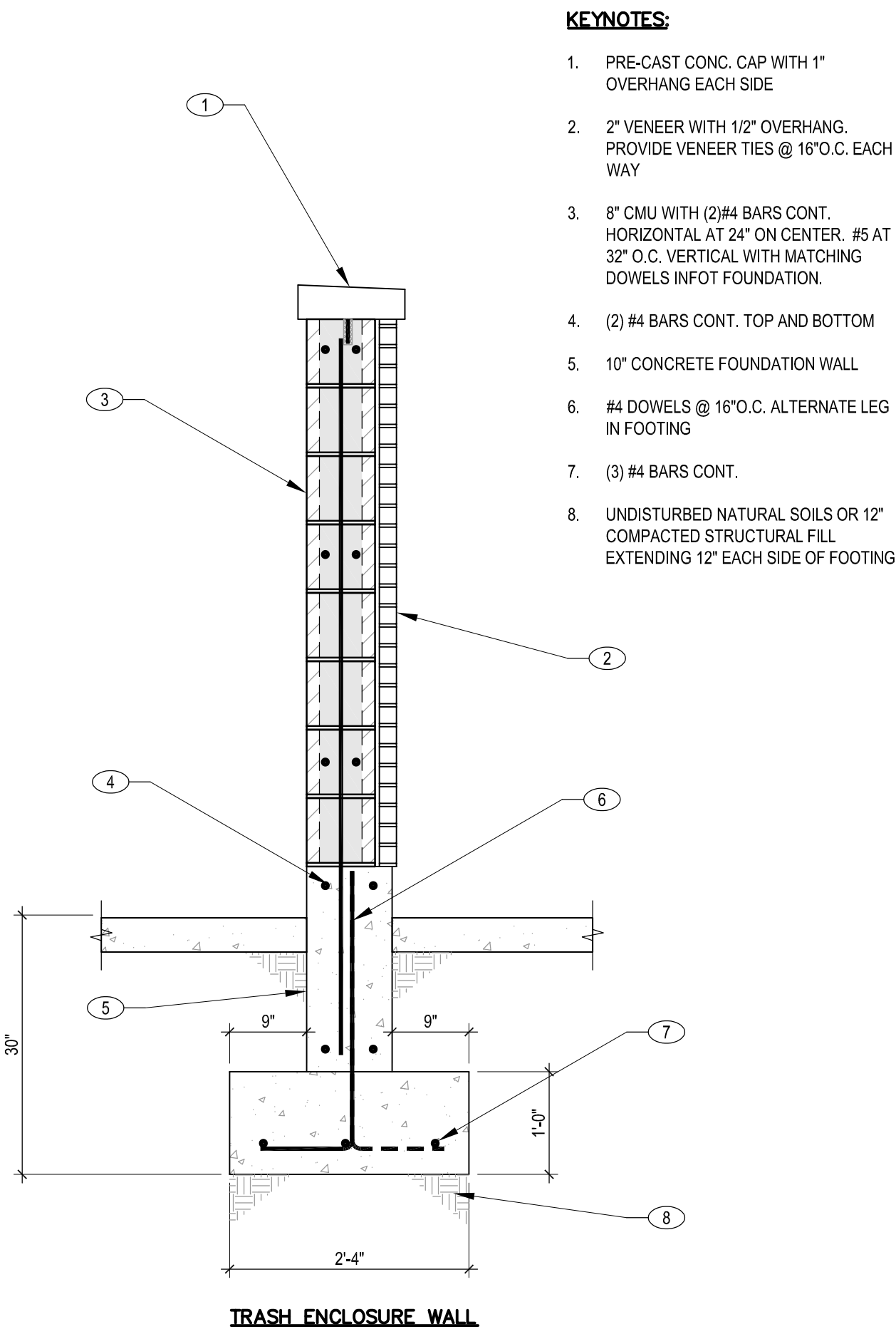


1
S1.0
DETAIL (SEE DETAIL 6 FOR OPTION)
NO SCALE

2
S1.0
DETAIL
NO SCALE

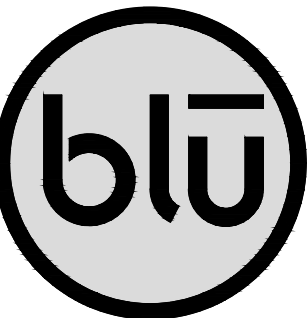
3
S1.0
DETAIL
NO SCALE

4
S1.0
DETAIL
NO SCALE



6
S1.0
DETAIL
NO SCALE

WCA
Structural
Engineering inc.
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Bountiful, Utah 84010
e-mail: wca@wcaeng.com
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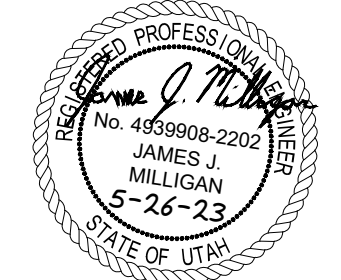
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JIM
Project No: 22-160

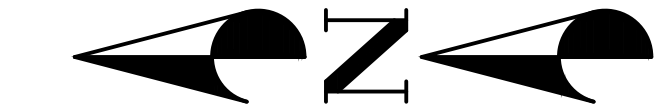
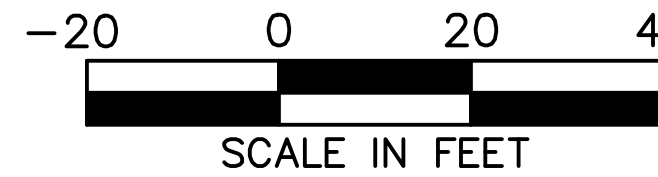
Drawing Title

CIVIL SITE PLAN

Drawing Number

C100

CONSTRUCTION DOCUMENTS



LEGEND

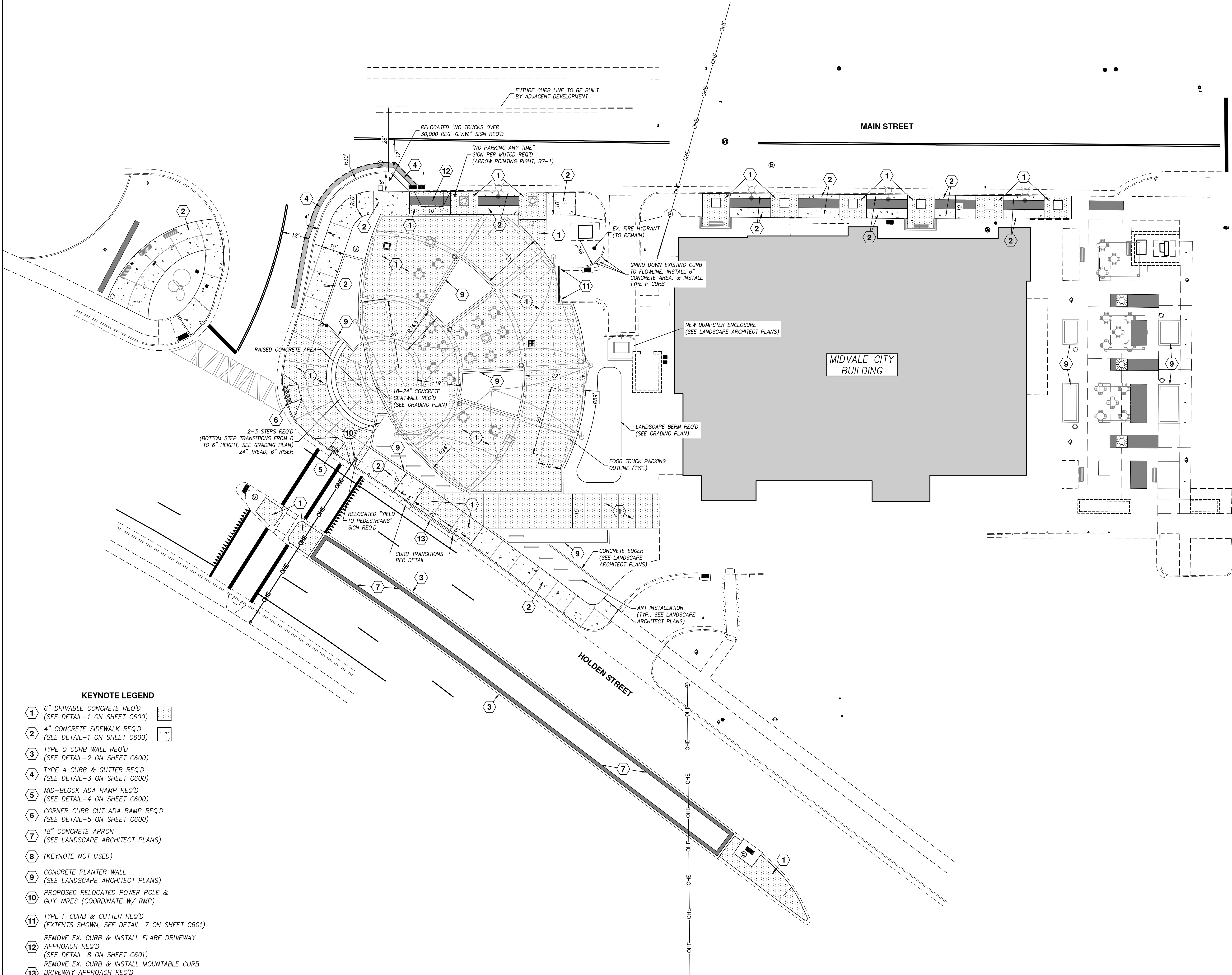
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	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING EDGE OF ASPHALT
	EXISTING OVERHEAD ELECTRIC
	EXISTING BUILDING PAD
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED FENCE
	PROPOSED EDGE OF ASPHALT
	PROPOSED SPILL CURB & GUTTER
	PROPOSED BUILDING PAD
	PROJECT BOUNDARY

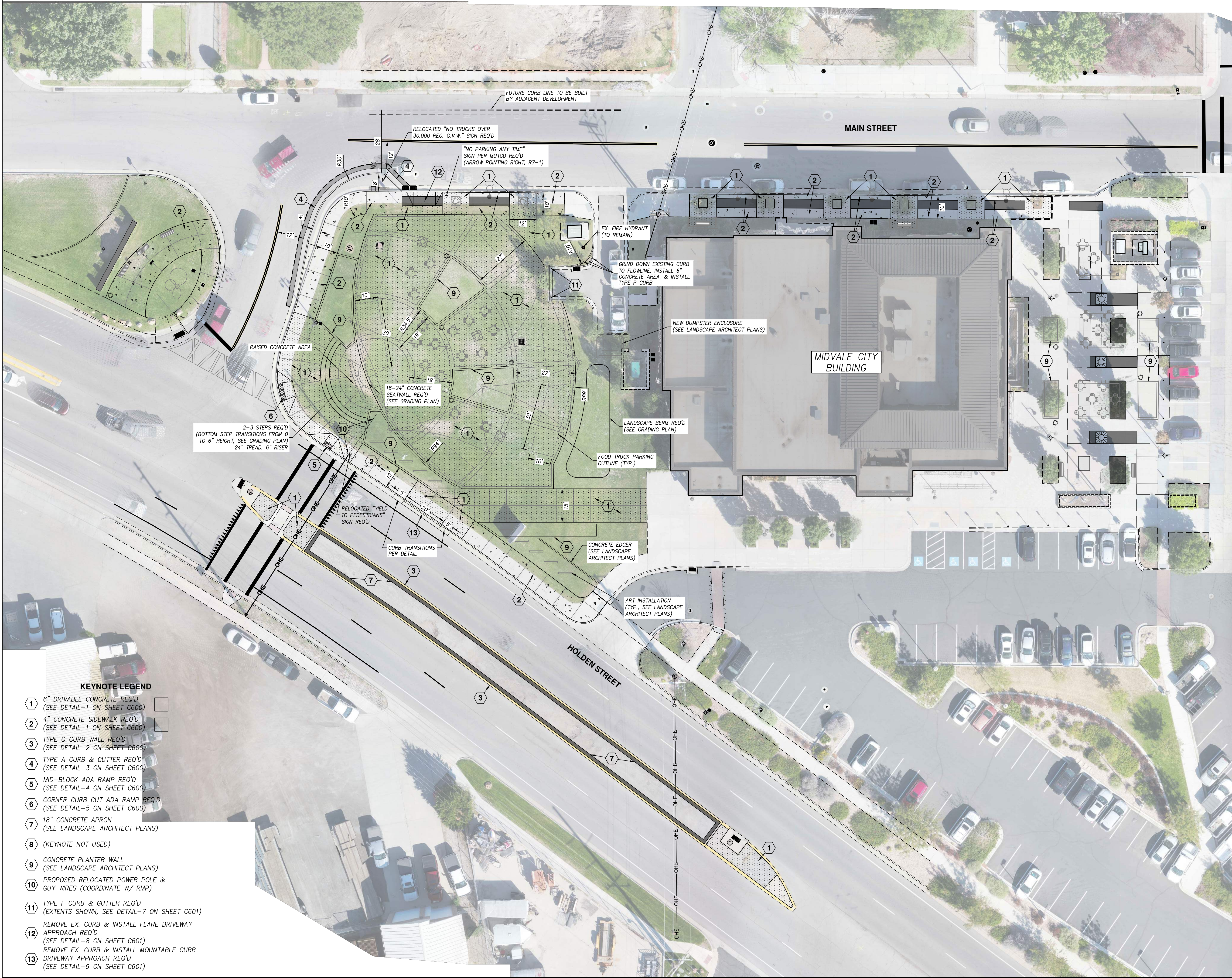
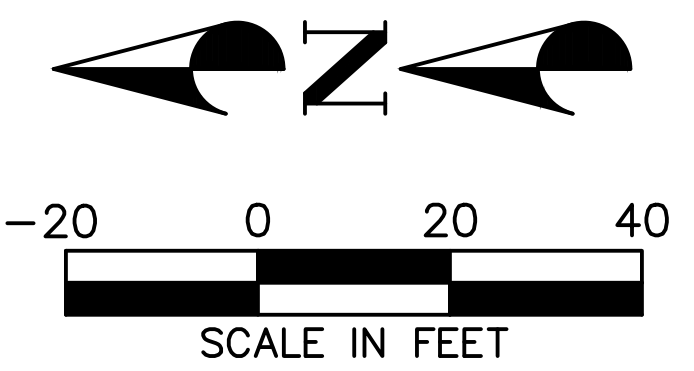
SITE NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
- ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.
- SEE LANDSCAPE ARCHITECT PLANS FOR ALL ITEMS SHOWN WITHOUT LABEL, AND FOR CONCRETE FINISHING REQUIREMENTS.

KEYNOTE LEGEND

- 6" DRIVABLE CONCRETE REQ'D (SEE DETAIL-1 ON SHEET C600)
- 4" CONCRETE SIDEWALK REQ'D (SEE DETAIL-1 ON SHEET C600)
- TYPE O CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
- TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
- MID-BLOCK ADA RAMP REQ'D (SEE DETAIL-4 ON SHEET C600)
- CORNER CURB CUT ADA RAMP REQ'D (SEE DETAIL-5 ON SHEET C600)
- 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
- (KEYNOTE NOT USED)
- CONCRETE PLANTER WALL (SEE LANDSCAPE ARCHITECT PLANS)
- PROPOSED RELOCATED POWER POLE & GUY WIRES (COORDINATE W/ RMP)
- TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
- REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
- REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)





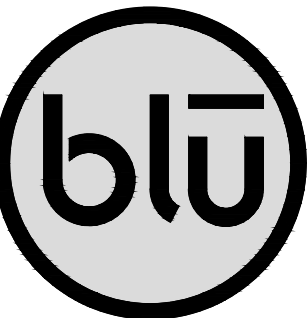
- LEGEND**
- EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING FENCE
 - EXISTING EDGE OF ASPHALT
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING BUILDING PAD
 - PROPOSED CURB & GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED FENCE
 - PROPOSED EDGE OF ASPHALT
 - PROPOSED SPILL CURB & GUTTER
 - PROPOSED BUILDING PAD
 - PROJECT BOUNDARY

- SITE NOTES**
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- KEYNOTE LEGEND**
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 - TYPE O CURB WALL REQ'D (SEE DETAIL-2 ON SHEET C600)
 - TYPE A CURB & GUTTER REQ'D (SEE DETAIL-3 ON SHEET C600)
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 - 18" CONCRETE APRON (SEE LANDSCAPE ARCHITECT PLANS)
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 - TYPE F CURB & GUTTER REQ'D (EXTENTS SHOWN, SEE DETAIL-7 ON SHEET C601)
 - REMOVE EX. CURB & INSTALL FLARE DRIVEWAY APPROACH REQ'D (SEE DETAIL-8 ON SHEET C601)
 - REMOVE EX. CURB & INSTALL MOUNTABLE CURB DRIVEWAY APPROACH REQ'D (SEE DETAIL-9 ON SHEET C601)



CONSTRUCTION DOCUMENTS



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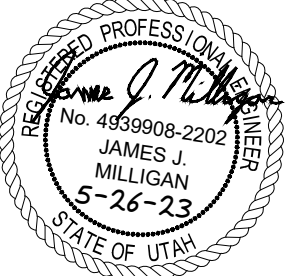
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MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JJM
Project No: 22-160

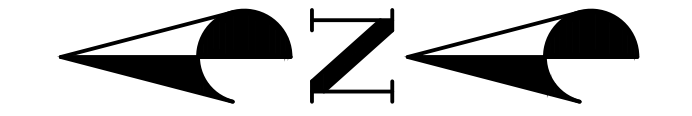
Drawing Title

UTILITY &
DRAINAGE PLAN

Drawing Number

C200

CONSTRUCTION DOCUMENTS



SCALE IN FEET
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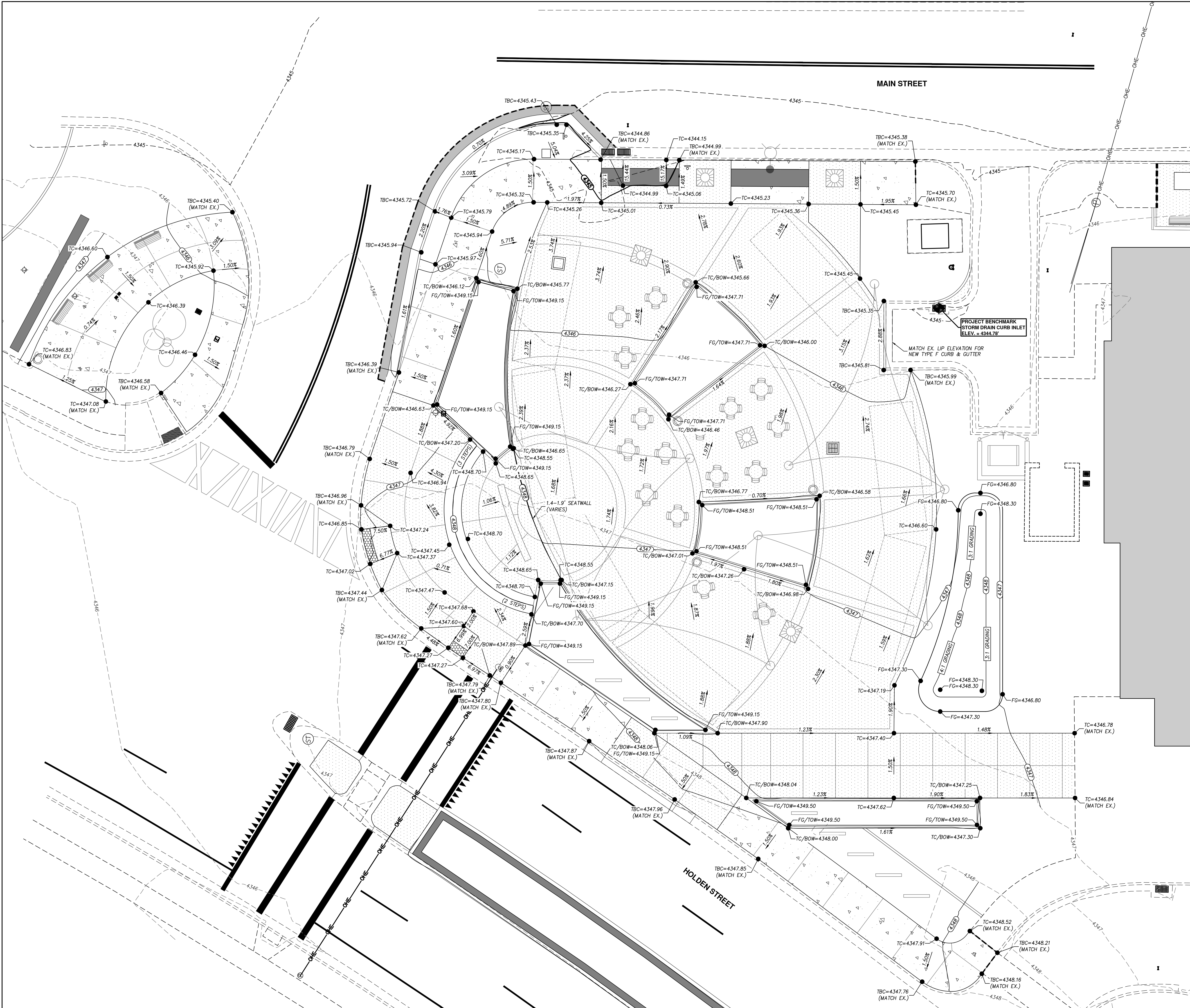
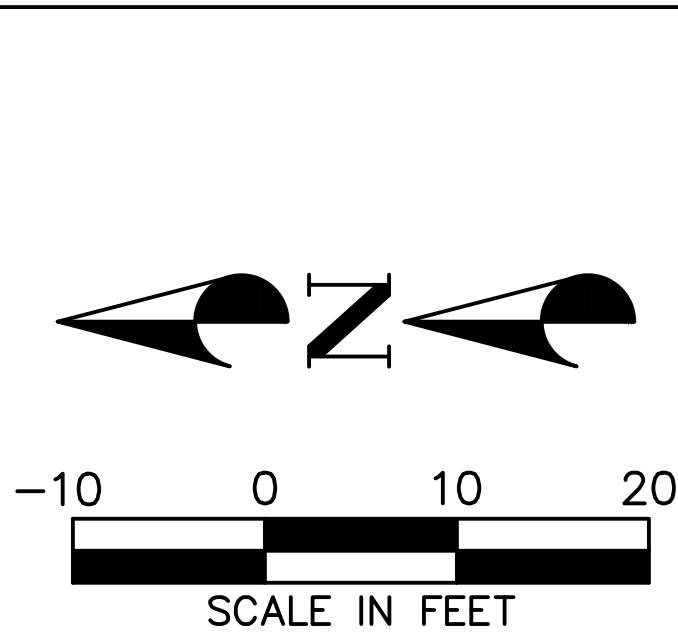
LEGEND

	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING FENCE
	EXISTING EDGE OF ASPHALT
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING FIBER OPTIC LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING BUILDING PAD
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED FENCE
	PROPOSED EDGE OF ASPHALT
	PROPOSED WATER LINE
	PROPOSED SPILL CURB & GUTTER
	PROPOSED BUILDING PAD
	PROJECT BOUNDARY

UTILITY & DRAINAGE NOTES

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- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

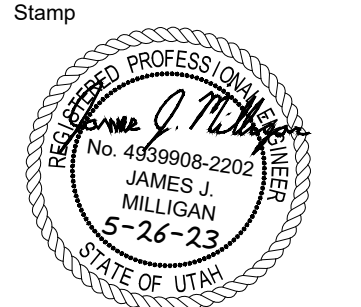




- LEGEND**
- 4300 --- EXISTING 5' CONTOUR
 - 4301 --- EXISTING 1' CONTOUR
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING BUILDING PAD
 - EXISTING WALL
 - 4300 --- PROPOSED 5' CONTOUR
 - 4301 --- PROPOSED 1' CONTOUR
 - EXISTING CURB & GUTTER
 - EXISTING SIDEWALK
 - PROPOSED FENCE

- GRADING NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
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 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
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 - THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
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 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
 - CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

REVISIONS	
NO.	DESCRIPTION



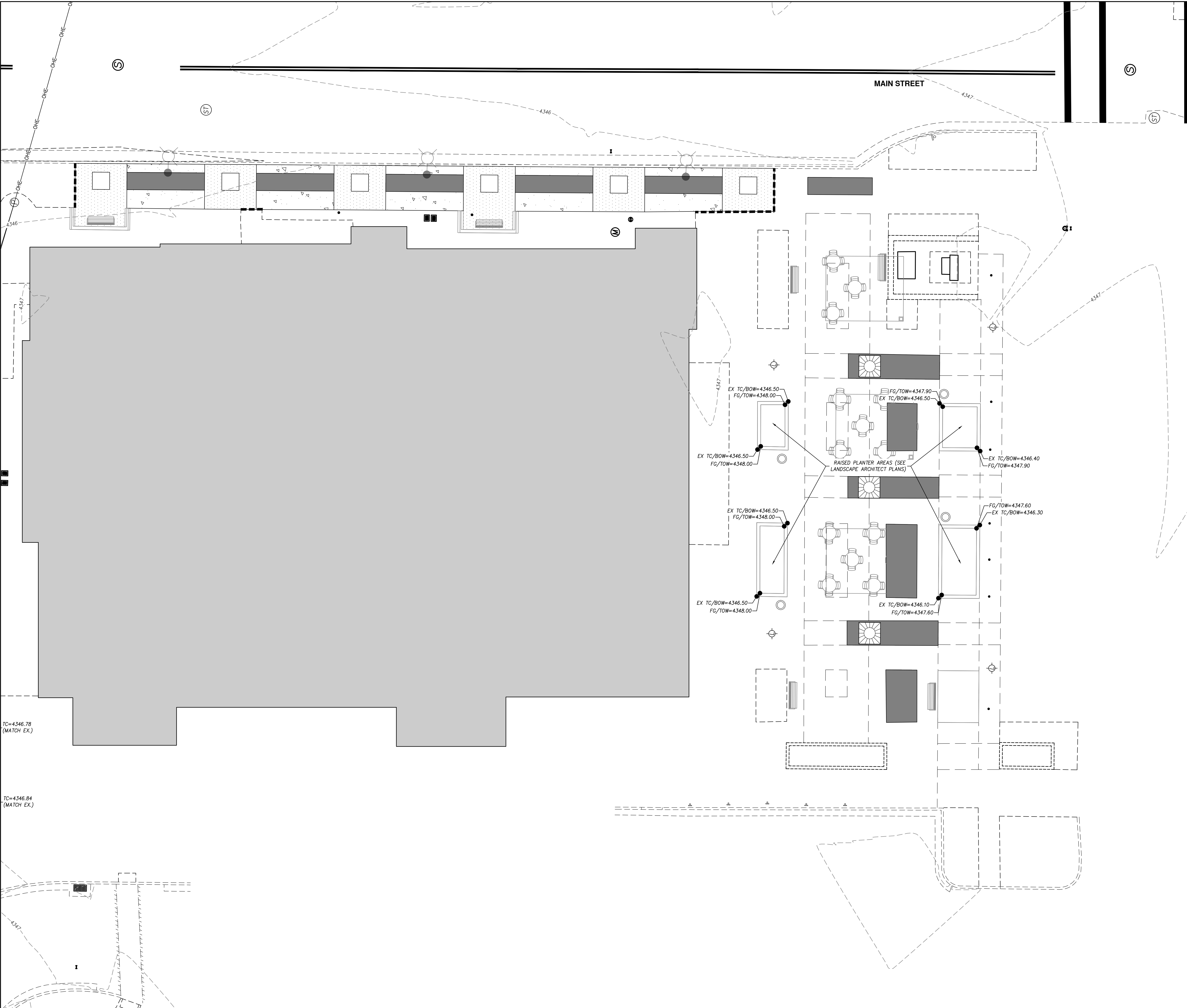
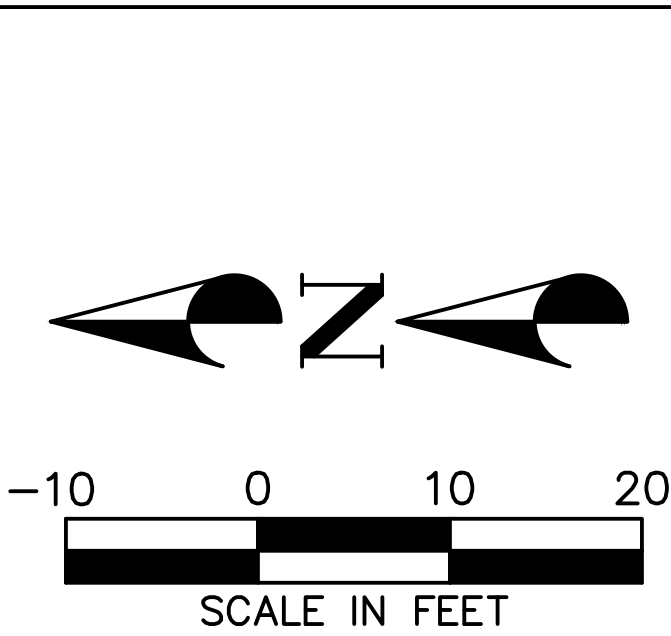
Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JIM
Project No: 22-160

Drawing Title
GRADING PLAN

Drawing Number
C300

CONSTRUCTION DOCUMENTS

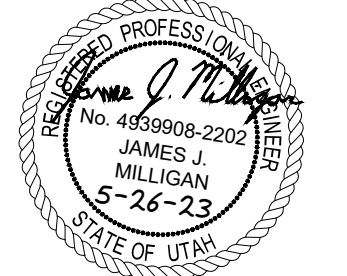




- LEGEND**
- | | |
|-----|----------------------------|
| --- | EXISTING 5' CONTOUR |
| --- | EXISTING 1' CONTOUR |
| --- | EXISTING CURB & GUTTER |
| --- | EXISTING SIDEWALK |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING BUILDING PAD |
| --- | EXISTING WALL |
| --- | PROPOSED 5' CONTOUR |
| --- | PROPOSED 1' CONTOUR |
| --- | PROPOSED CURB & GUTTER |
| --- | PROPOSED SIDEWALK |
| --- | PROPOSED FENCE |

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REVISIONS	
NO.	DESCRIPTION



Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title
GRADING PLAN

Drawing Number
C301

CONSTRUCTION DOCUMENTS



CIVIL



CMT TECHNICAL SERVICES
270 SOUTH 300 WEST, SUITE A-2
SANDY, UTAH 84070
P: (801) 562-2521

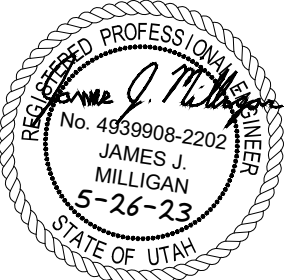
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

MO	yy/mm/dd	DESCRIPTION

Stam



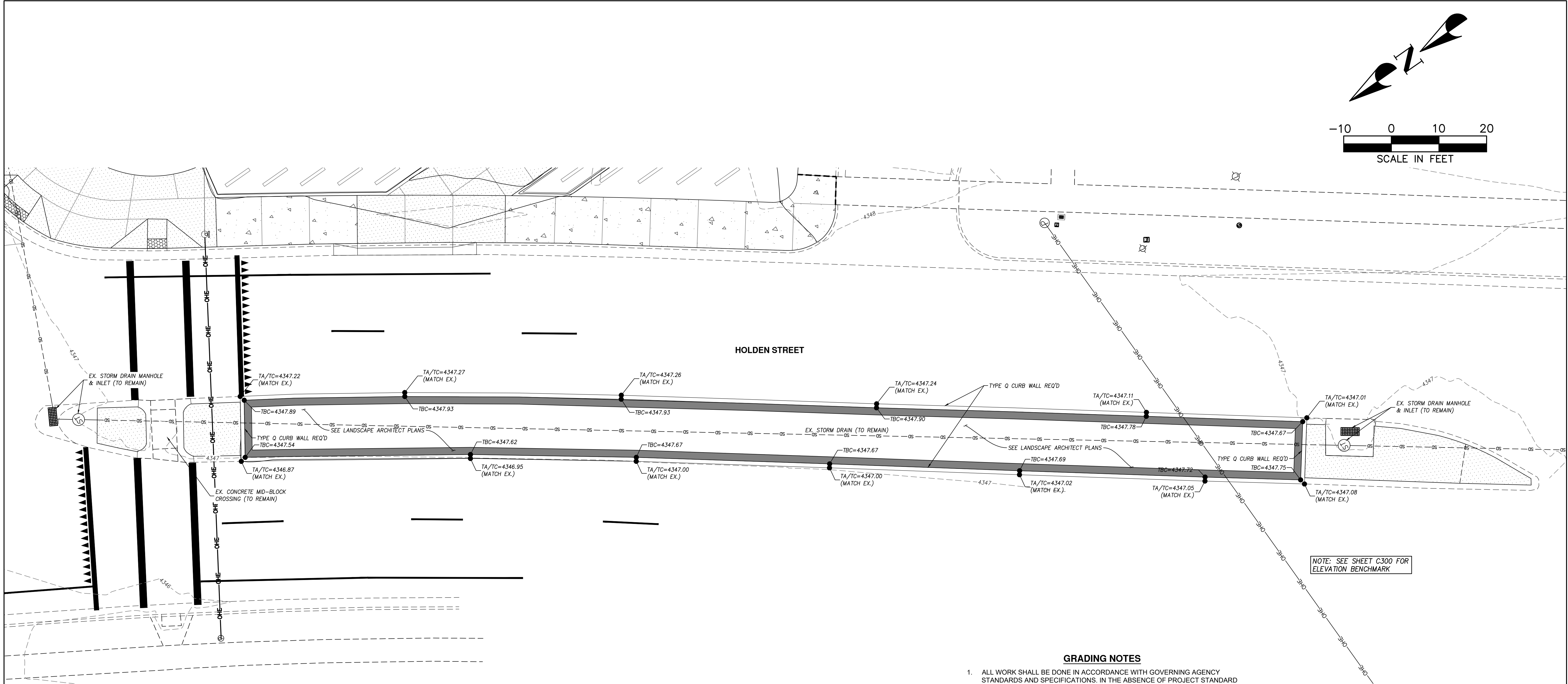
Designed By:	RPB/MJP
Drawn By:	RPB/MJP
Date:	5/26/2023
Checked By:	JJM
Project No:	22-160

Drawing Title

MEDIAN PLAN

Drawing Number

C400



GRADING NOTES

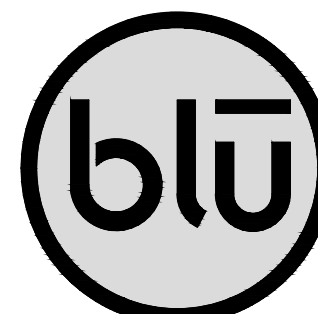
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LEGEND

— 4300 —	EXISTING 5' CONTOUR
— 4301 —	EXISTING 1' CONTOUR
=====	EXISTING CURB & GUTTER
=====	EXISTING SIDEWALK
— X — X — X —	EXISTING FENCE
	EXISTING EDGE OF ASPHALT
— SWR — SWR —	EXISTING SEWER LINE
— SD — SD —	EXISTING STORM DRAIN LINE
— WTR —	EXISTING WATER LINE
— T — T — T —	EXISTING TELECOMM LINE
— G — G — G —	EXISTING GAS LINE
— E — E — E —	EXISTING UNDERGROUND ELECTRICAL
— FO — FO —	EXISTING FIBER OPTIC LINE
— OHE — OHE —	EXISTING OVERHEAD ELECTRIC
—	EXISTING BUILDING PAD
— (4300) —	PROPOSED 5' CONTOUR
— (4301) —	PROPOSED 1' CONTOUR
=====	PROPOSED CURB & GUTTER
=====	PROPOSED SIDEWALK
— X — X — X —	PROPOSED FENCE
	PROPOSED EDGE OF ASPHALT
=====	PROPOSED SPILL CURB & GUTTER
=====	PROPOSED BUILDING PAD
— — — — —	PROJECT BOUNDARY

CONSTRUCTION DOCUMENTS





blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p.801.679.3157

CLIENT

MIDVALE CITY
7505 SOUTH HOLDEN STREET
MIDVALE, UTAH 84047
P: (801) 567-7200

CIVIL

CMT
TECHNICAL
SERVICES

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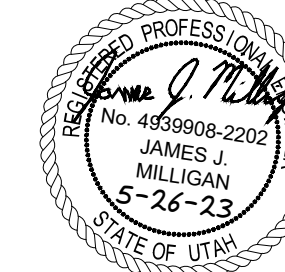
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS

NO.	DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JUM
Project No: 22-160

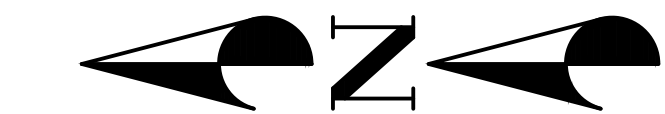
Drawing Title

EROSION
CONTROL PLAN
& DETAILS

Drawing Number

C500

CONSTRUCTION DOCUMENTS



-30 0 30 60

SCALE IN FEET

LEGEND

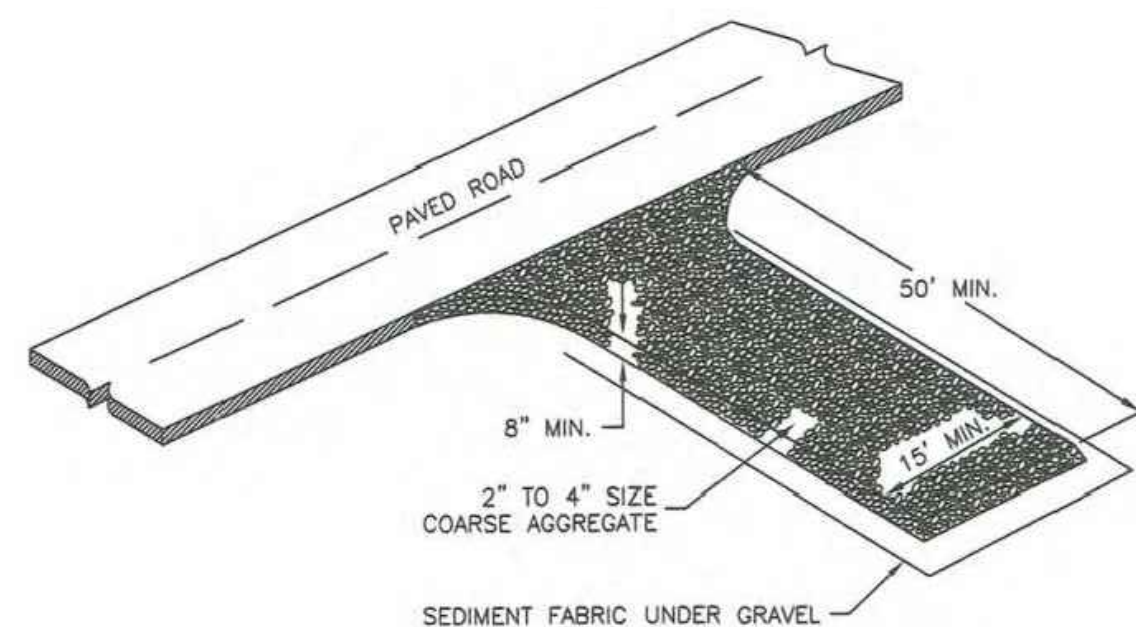
---	EXISTING CURB & GUTTER
---	EXISTING SIDEWALK
-x-x-	EXISTING FENCE
- - -	EXISTING EDGE OF ASPHALT
-SWR-SWR-	EXISTING SEWER LINE
-SD-SD-	EXISTING STORM DRAIN LINE
-WIR-WIR-	EXISTING WATER LINE
-T-T-T-	EXISTING TELECOMM LINE
-G-G-G-	EXISTING GAS LINE
-E-E-E-	EXISTING UNDERGROUND ELECTRICAL
-FO-FO-	EXISTING FIBER OPTIC LINE
-OHE-OHE-	EXISTING OVERHEAD ELECTRIC
=====	EXISTING BUILDING PAD
=====	PROPOSED CURB & GUTTER
=====	PROPOSED SIDEWALK
-x-x-	PROPOSED FENCE
- - -	PROPOSED EDGE OF ASPHALT
=====	PROPOSED SPILL CURB & GUTTER
=====	PROPOSED BUILDING PAD
- - -	PROJECT BOUNDARY

EROSION NOTES

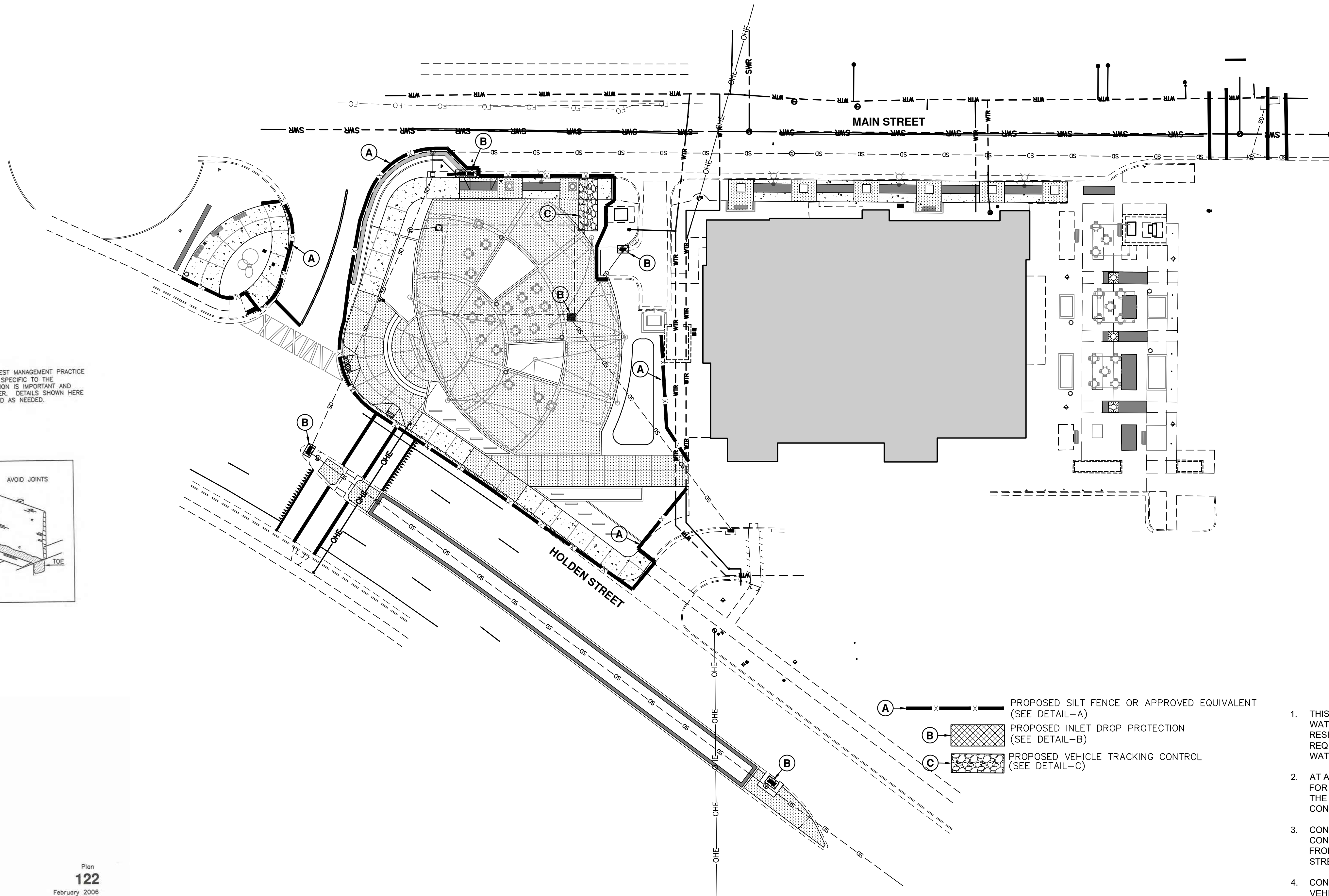
- THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL U.P.D.E.S. PERMIT REQUIREMENTS AND TO ADJUST PLAN AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES.
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC. IN ADDITION TO REGULAR CONTRACTOR INSPECTIONS, STREETS SHALL BE SWEEPED UPON CITY AND OWNER REQUEST.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED AT COMPLETION OF PROJECT.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE OF ALL SWPPP SYSTEMS. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
- CONTRACTOR MAY REMOVE TEMPORARY INLET PROTECTION DEVICES AND SILT FENCING AFTER PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION (70% MIN.). EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, AND LANDSCAPE DRAINING ON TO PAVEMENT IS COMPLETE.
- THE SWPPP BOOK AND UPDES PERMIT WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO WORK.

Stabilized roadway entrance

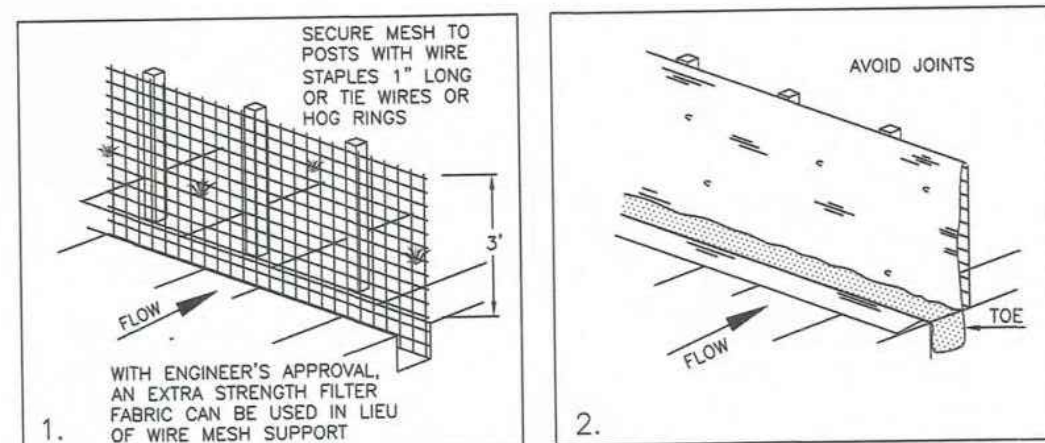
- GENERAL**
 - Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - Application. At any site where vehicles and equipment enter the public right of way.
- PRODUCT** (Not used)
- EXECUTION**
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - Maintenance.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.



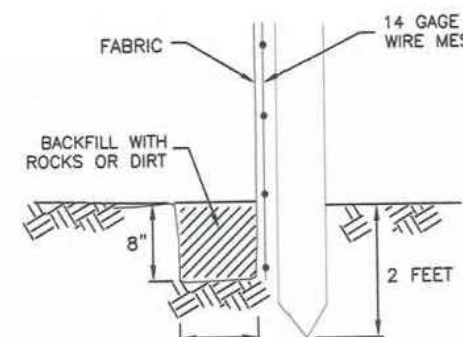
DETAIL-C
STABILIZED ROADWAY ENTRANCE
(SEE APWA STANDARD DRAWING 126)



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



INSTALLATION SEQUENCE



TOE DETAIL



Silt fence

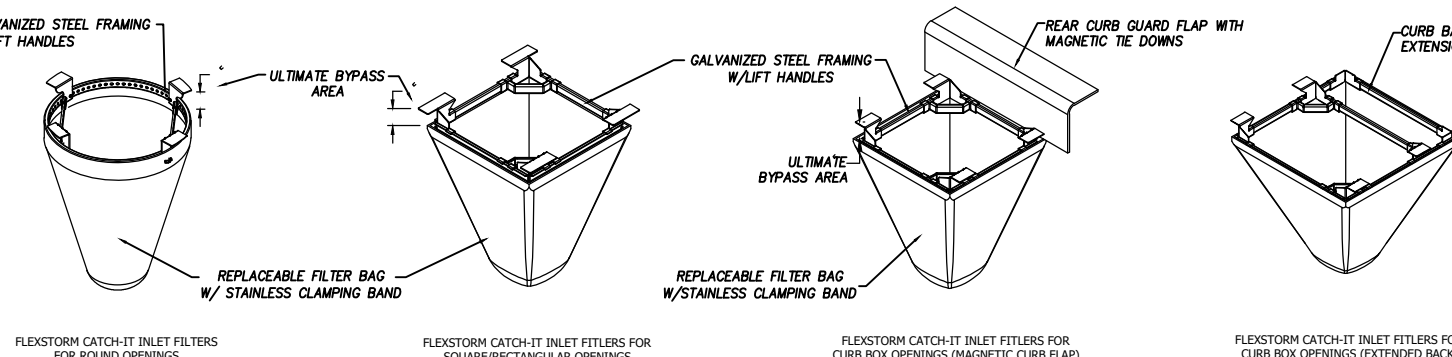
Plan 122

February 2006

DETAIL-A SILT FENCE

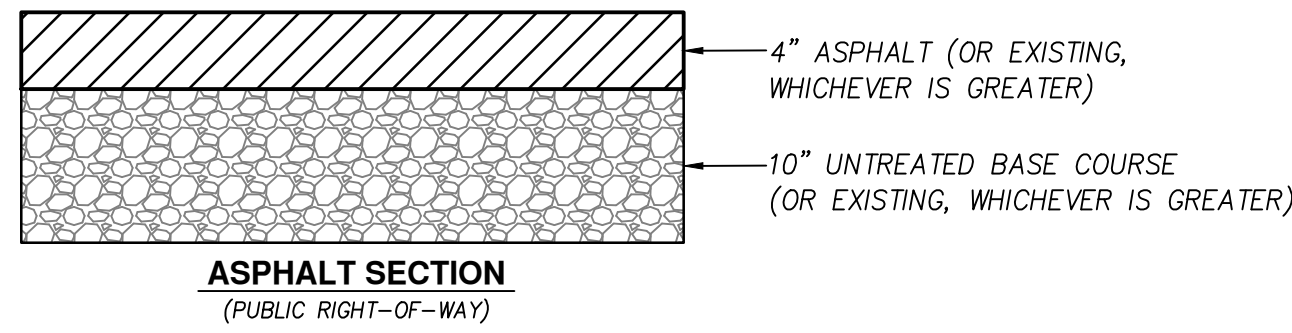
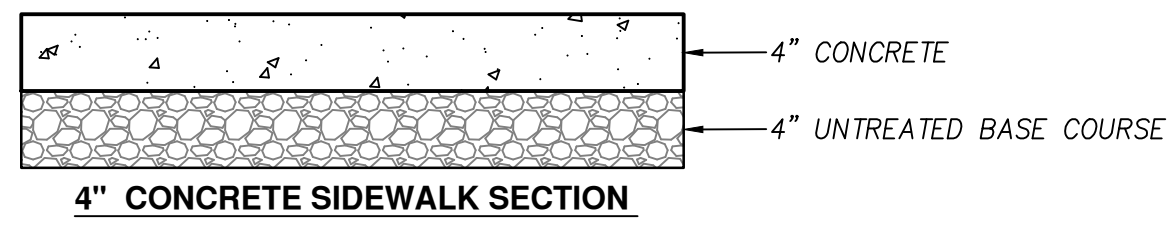
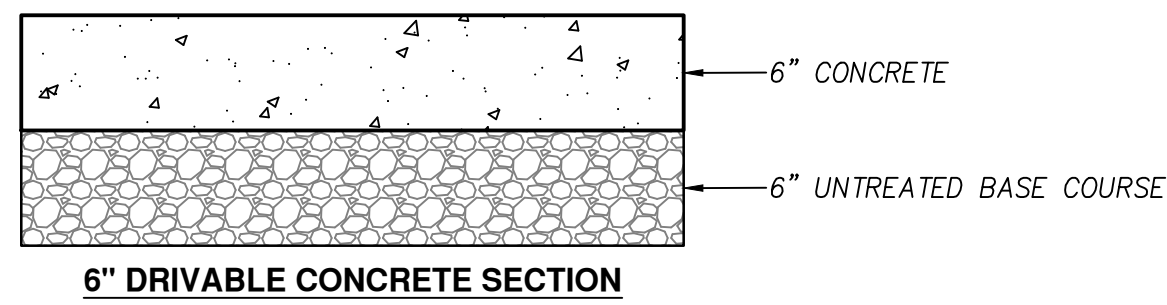
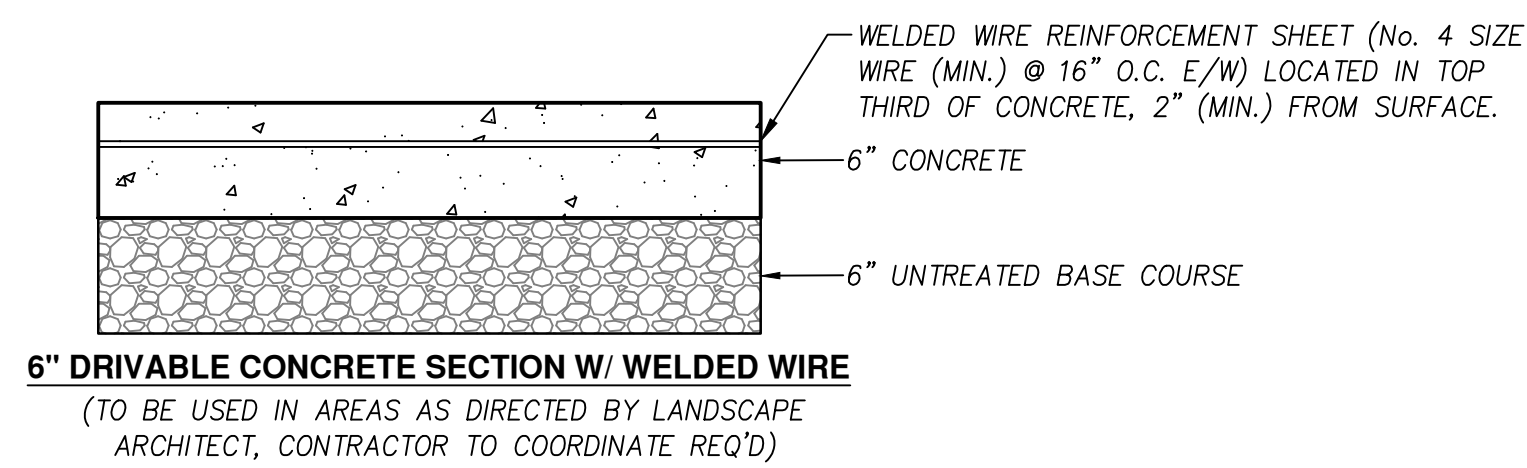
(SEE APWA STANDARD DRAWING 122)

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING

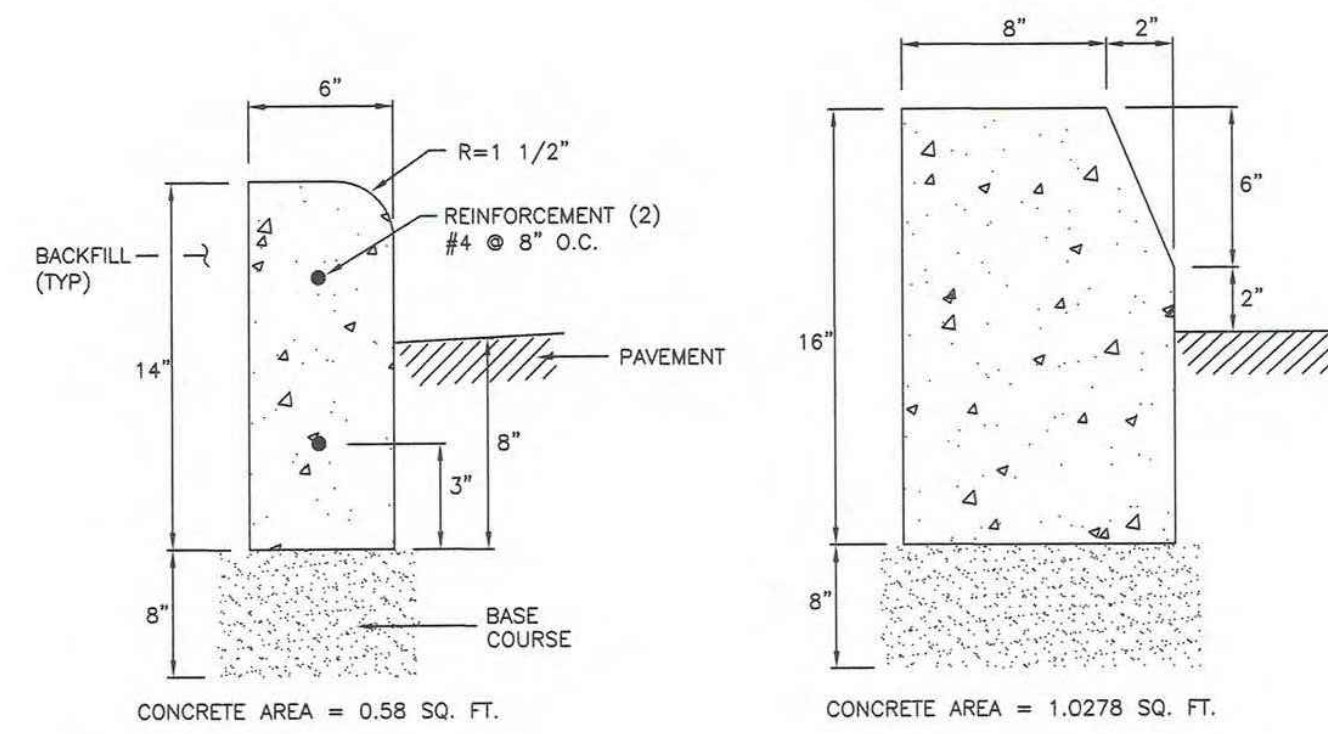
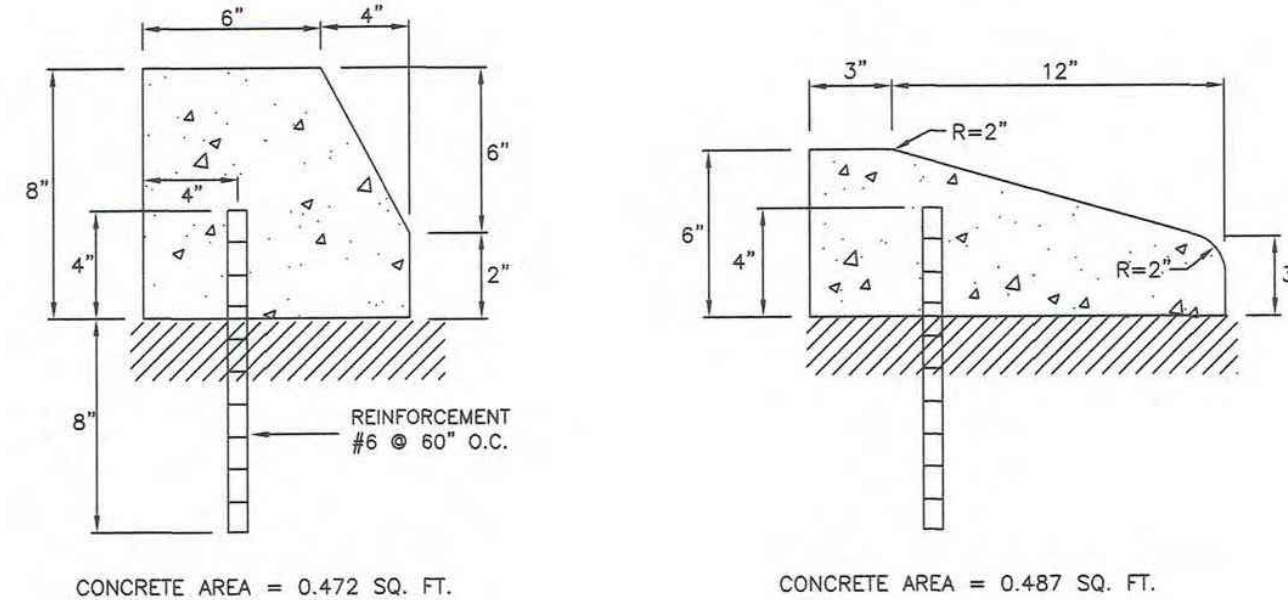


Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)						
Standard	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft³)	Flow Ratings (CFS)	
					FX	Bypass
12" x 12" precast catch basin	Concrete Box (+HD)	15 x 15	12 x 12	0.9	1.0	2.6
18" x 18" precast catch basin	Concrete Box (+HD)	21 x 18	18 x 18	2.1	1.5	3.9
24" x 24" precast catch basin	Concrete Box (+HD)	27 x 24	24 x 24	3.4	1.9	5.0
35.5x18 Curb Box	Curb Inlet (CB)	35.5x18	33x15.5	3.4	2.0	4.6
36" x 24" precast catch basin	Concrete Box (+HD)	40 x 24	36 x 24	5.6	2.5	6.5
36" x 24" Combination Inlet	Concrete Box (+HD)	40 x 24	36 x 32	4.5	2.3	5.9
48 x 18 drop inlet	Frame and Grate (SQ)	48x18	44x18	4.7	2.6	5.5
36" X 36" precast catch basin	Concrete Box (+HD)	40 x 36	36 x 36	7.6	4.4	10.0
48" X 48" precast catch basin	Concrete Box (+HD)	52 x 48	48 x 48	13.8	5.4	12.0

DETAIL-B
INLET DROP PROTECTION
FLEXSTORM CATCH-IT INLET FILTER REQ'D
(OR APPROVED EQUAL)



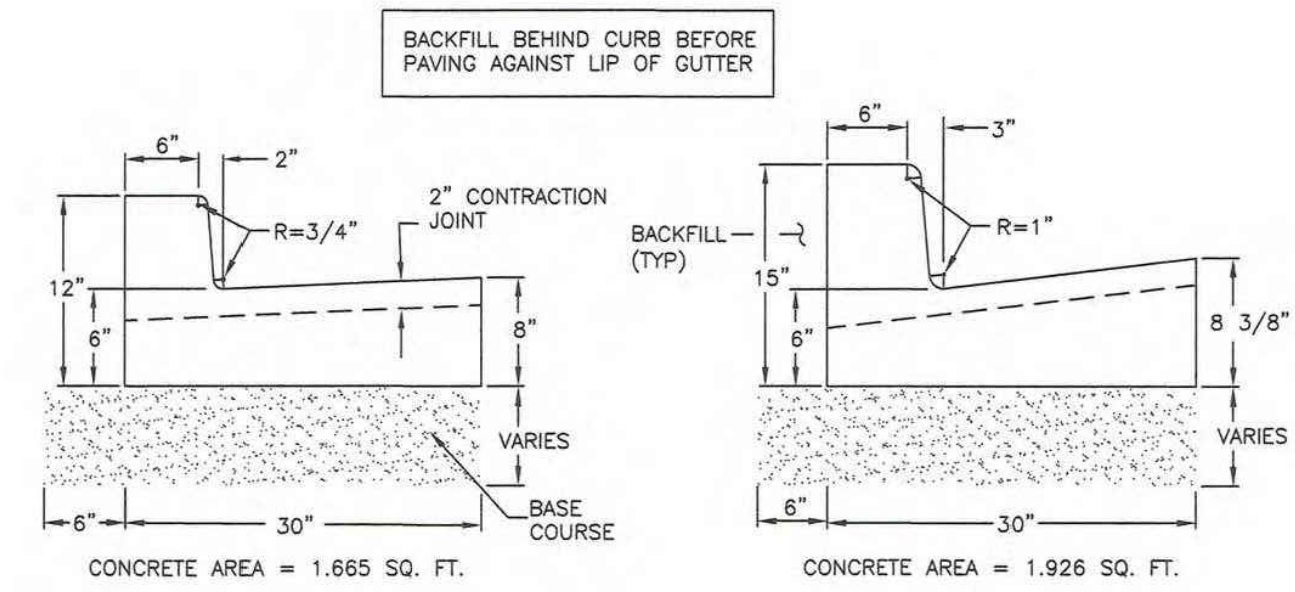
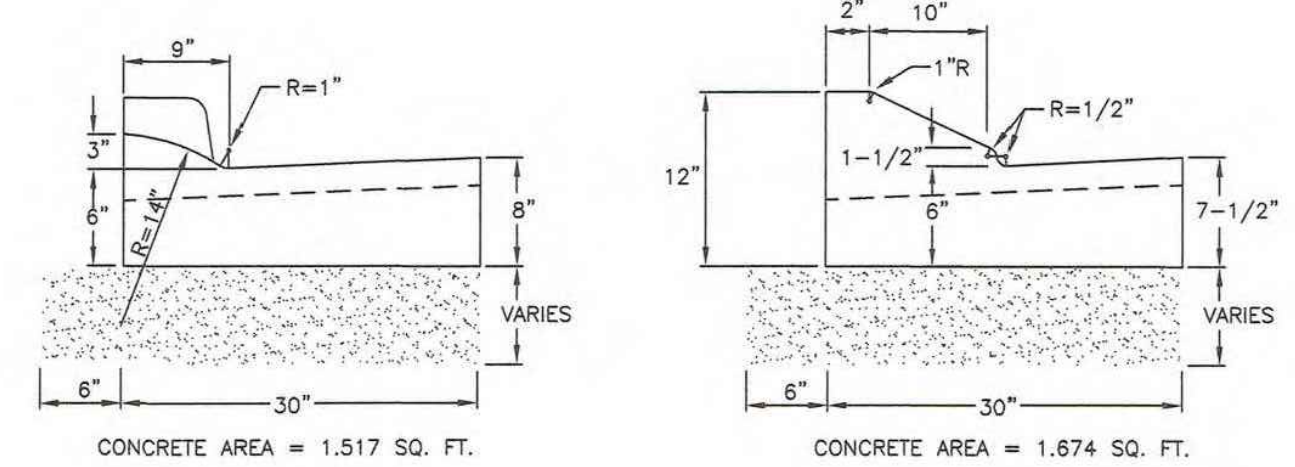
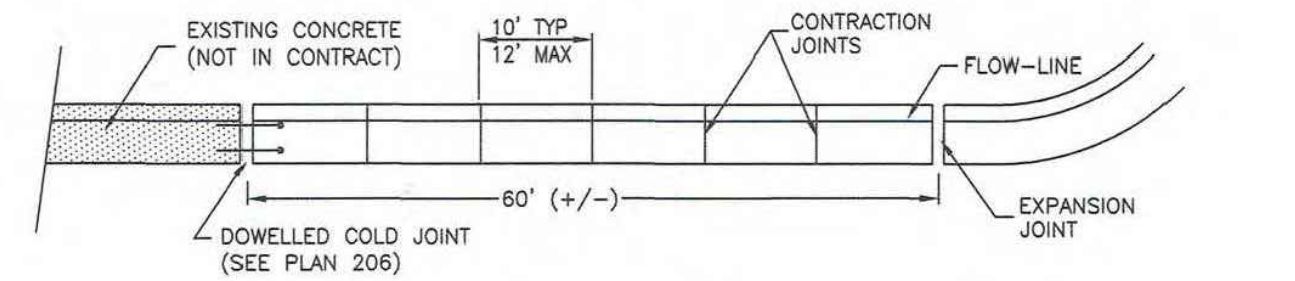
**DETAIL-1
PAVEMENT SECTIONS**
(NOT TO SCALE)



JOINT SPACING DETAIL

Curbs

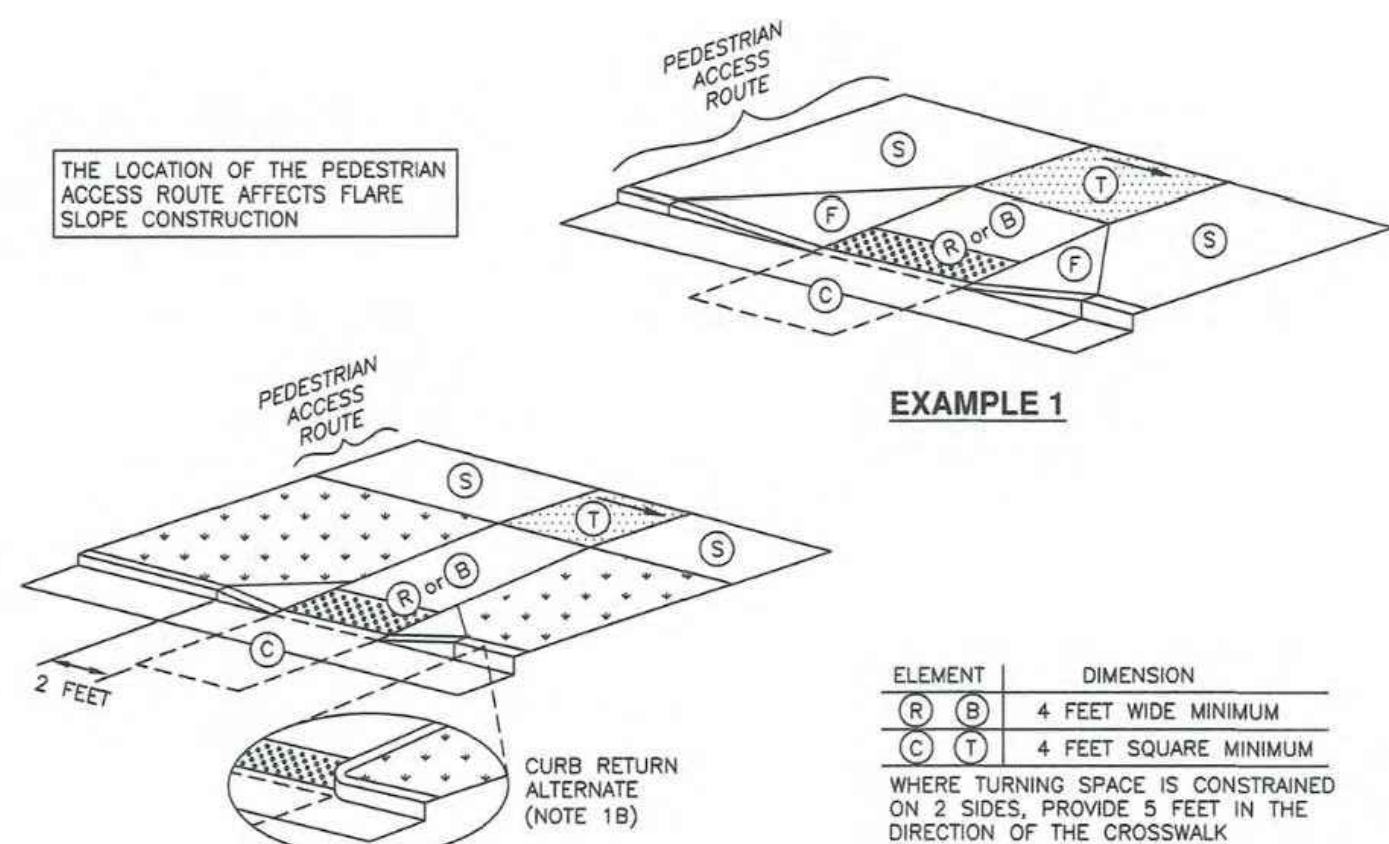
**DETAIL-2
TYPE Q CURB**
(SEE APWA PLAN #209)



Curb and gutter

**DETAIL-3
TYPE A CURB & GUTTER**
(SEE APWA PLAN #205.1)

TURNING SPACE AT SIDEWALK LEVEL



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	2	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--

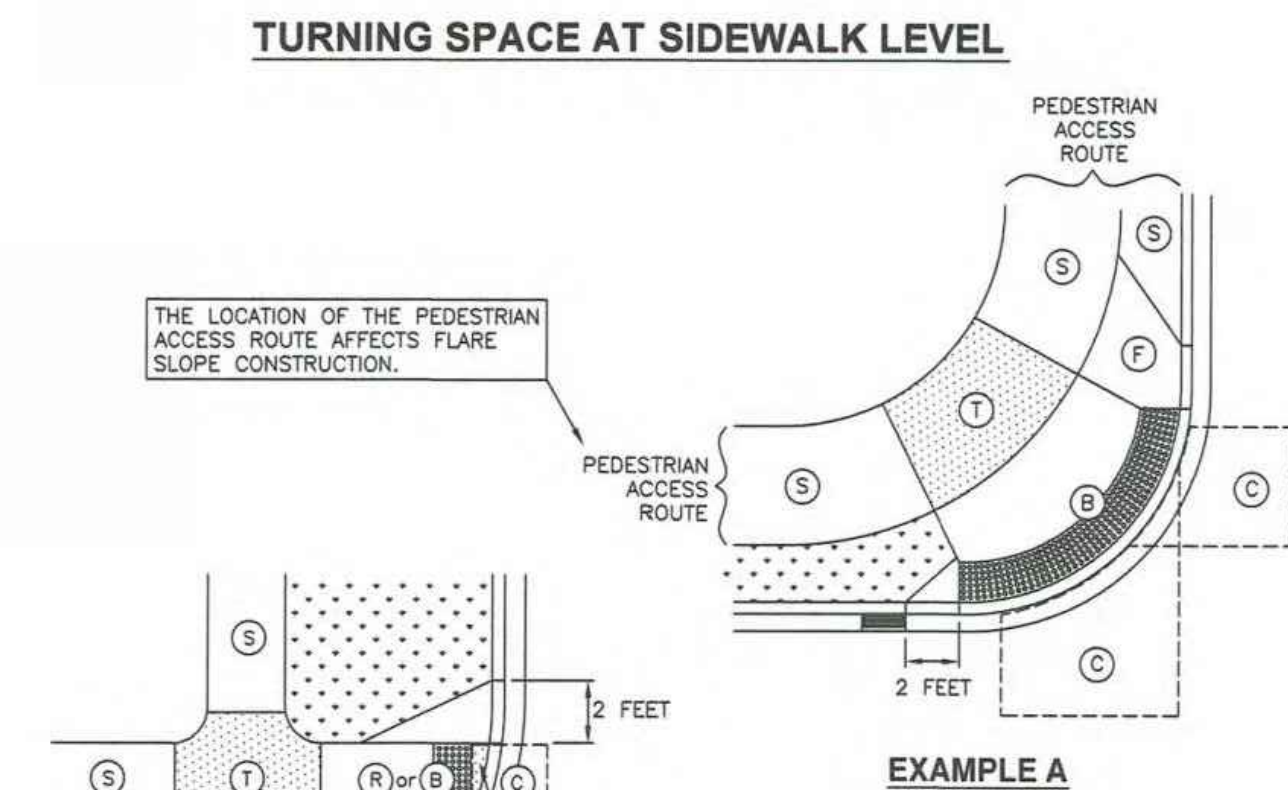
- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE



Mid-block curb cut assembly

**DETAIL-4
MID-BLOCK ADA RAMP**
(SEE APWA PLAN #236.1)



ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

	RUNNING SLOPE (%)	CROSS SLOPE (%)
TURNING SPACE (T)	2	2
CURB RAMP (R)	8.33	2 (c)
BLENDED TRANSITION (B)	5	2 (c)
CLEAR SPACE (C)	5	2 (c)
SIDEWALK (S)	STREET GRADE	2
FLARE (F)	10	--

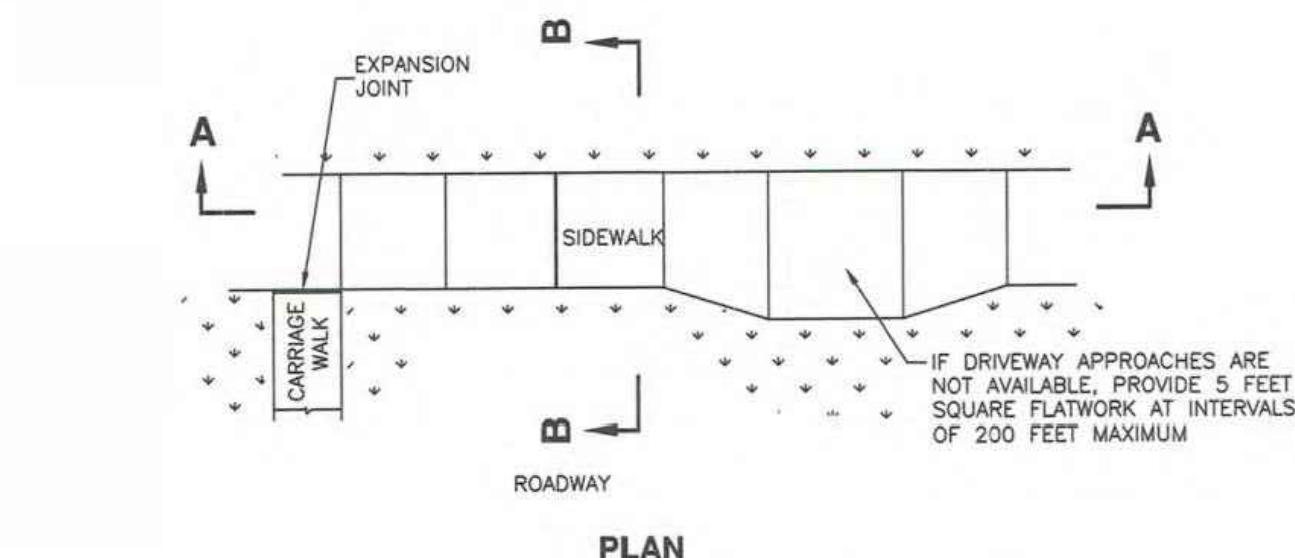
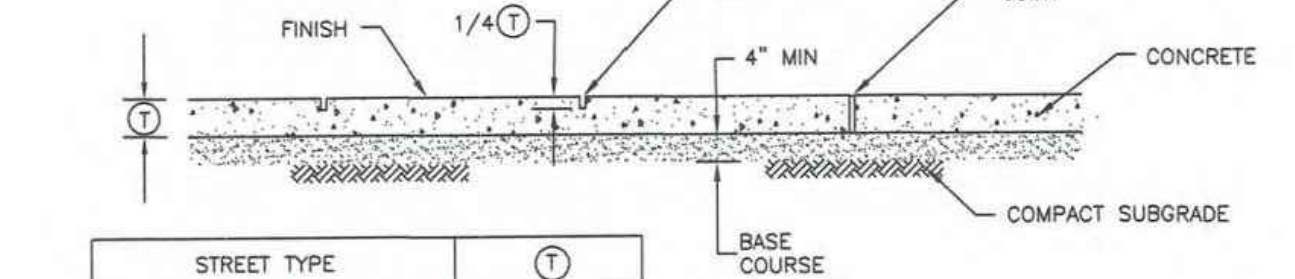
- (a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
- (c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE



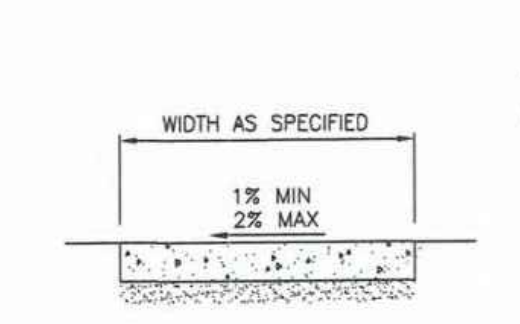
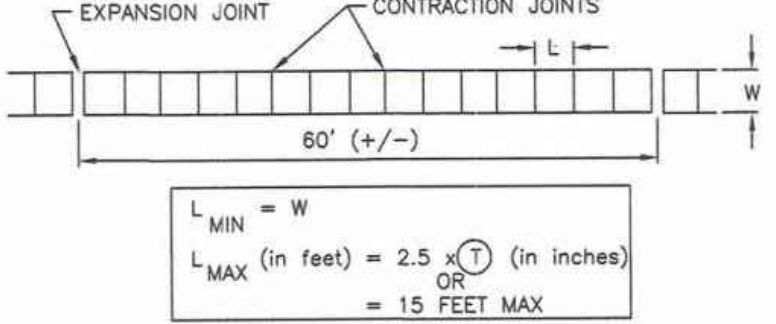
Corner curb cut assembly

**DETAIL-5
CORNER CURB CUT ADA RAMP**
(SEE APWA PLAN #235.1)



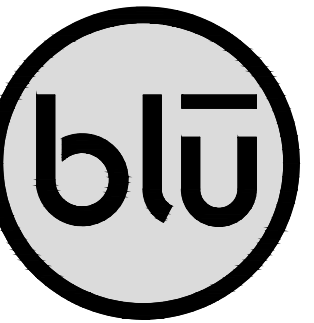
STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



Sidewalk

**DETAIL-6
CONCRETE SIDEWALK**
(SEE APWA PLAN #231)



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CIVIL

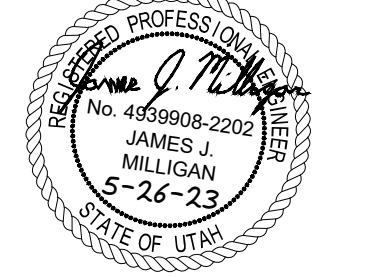
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TECHNICAL
SERVICES**

CMT TECHNICAL SERVICES
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MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS
NO. DESCRIPTION

Stamp



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JIM
Project No: 22-160

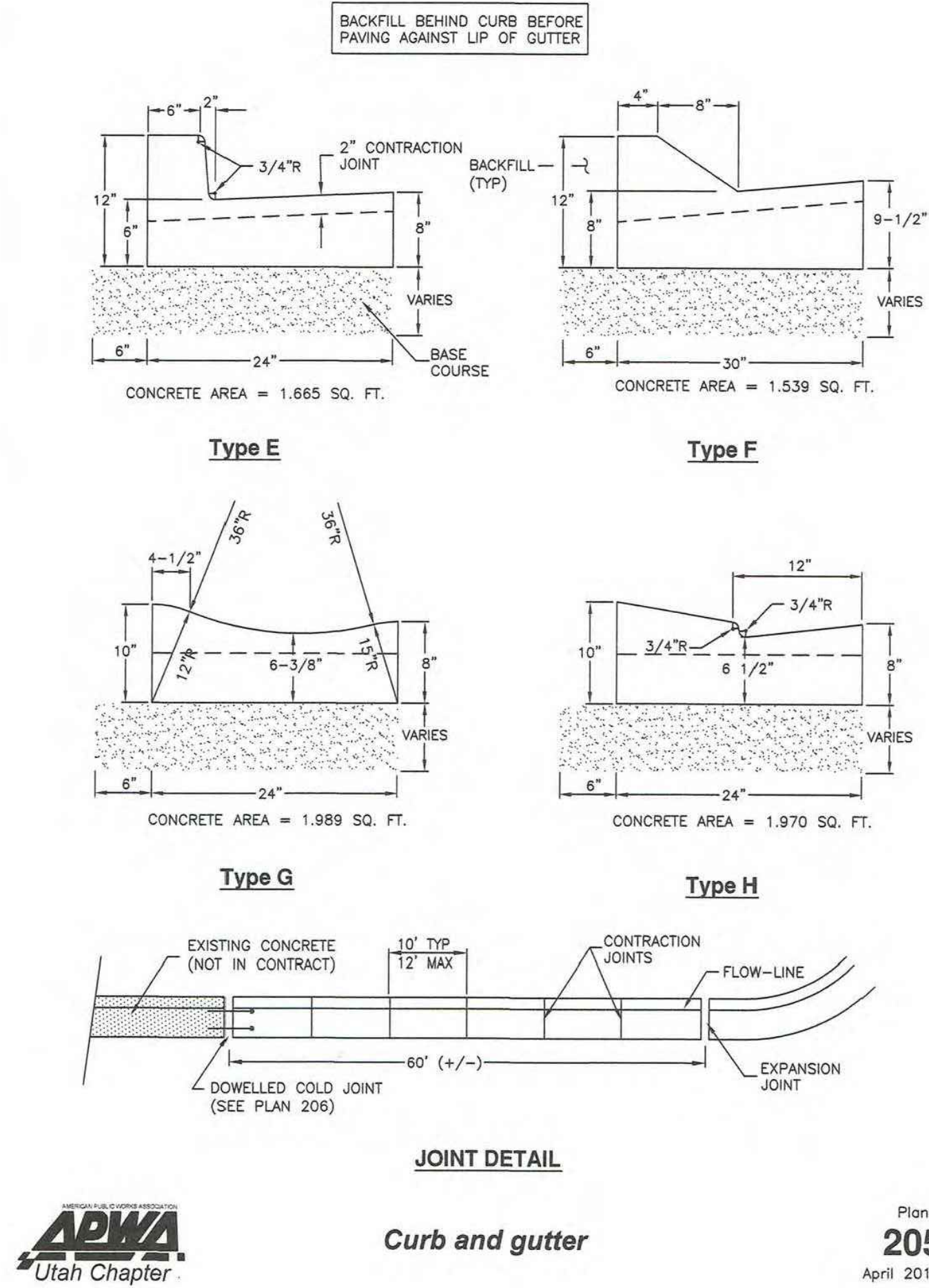
Drawing Title

TYPICAL
SECTIONS &
DETAILS

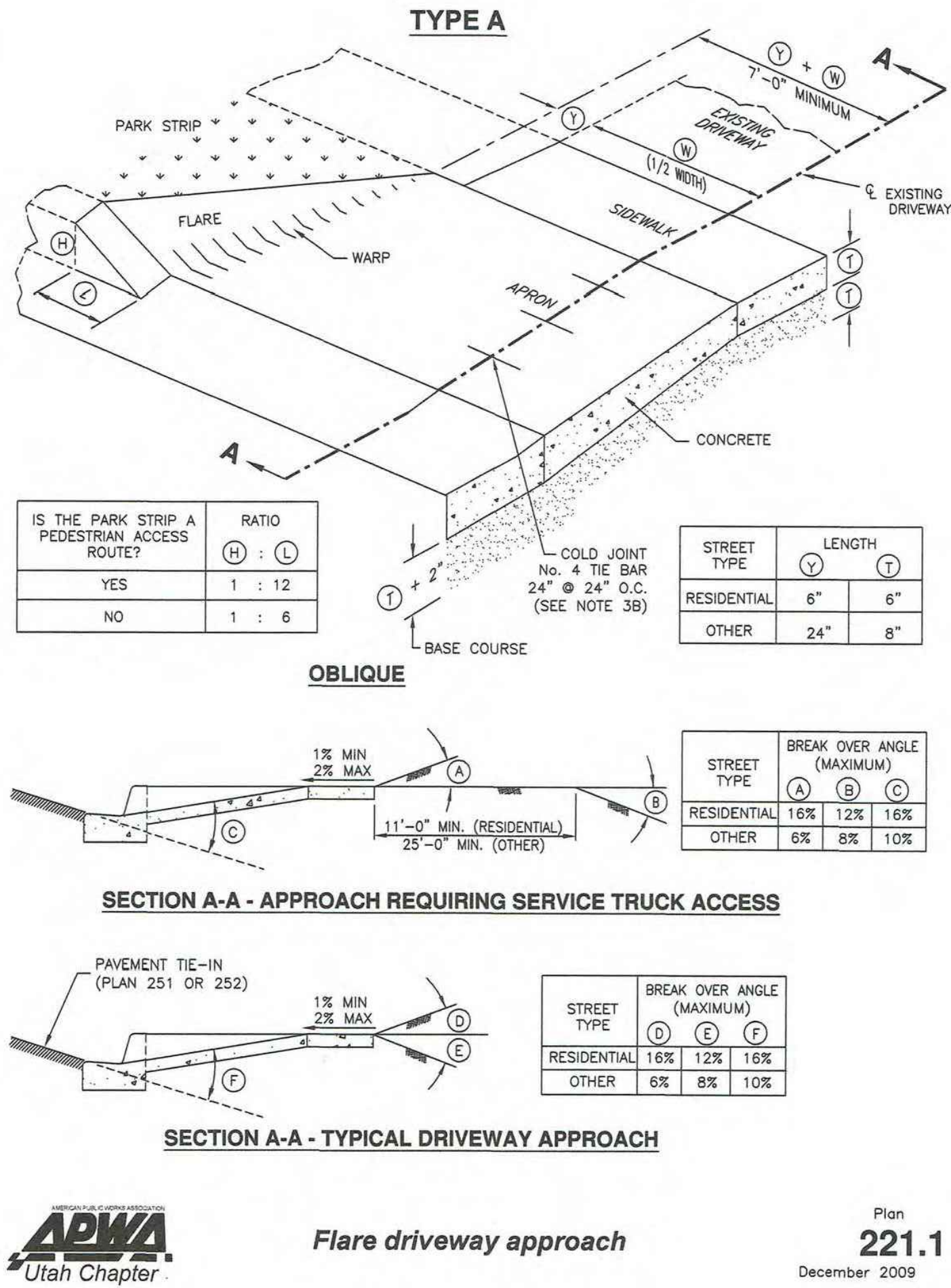
Drawing Number

C600

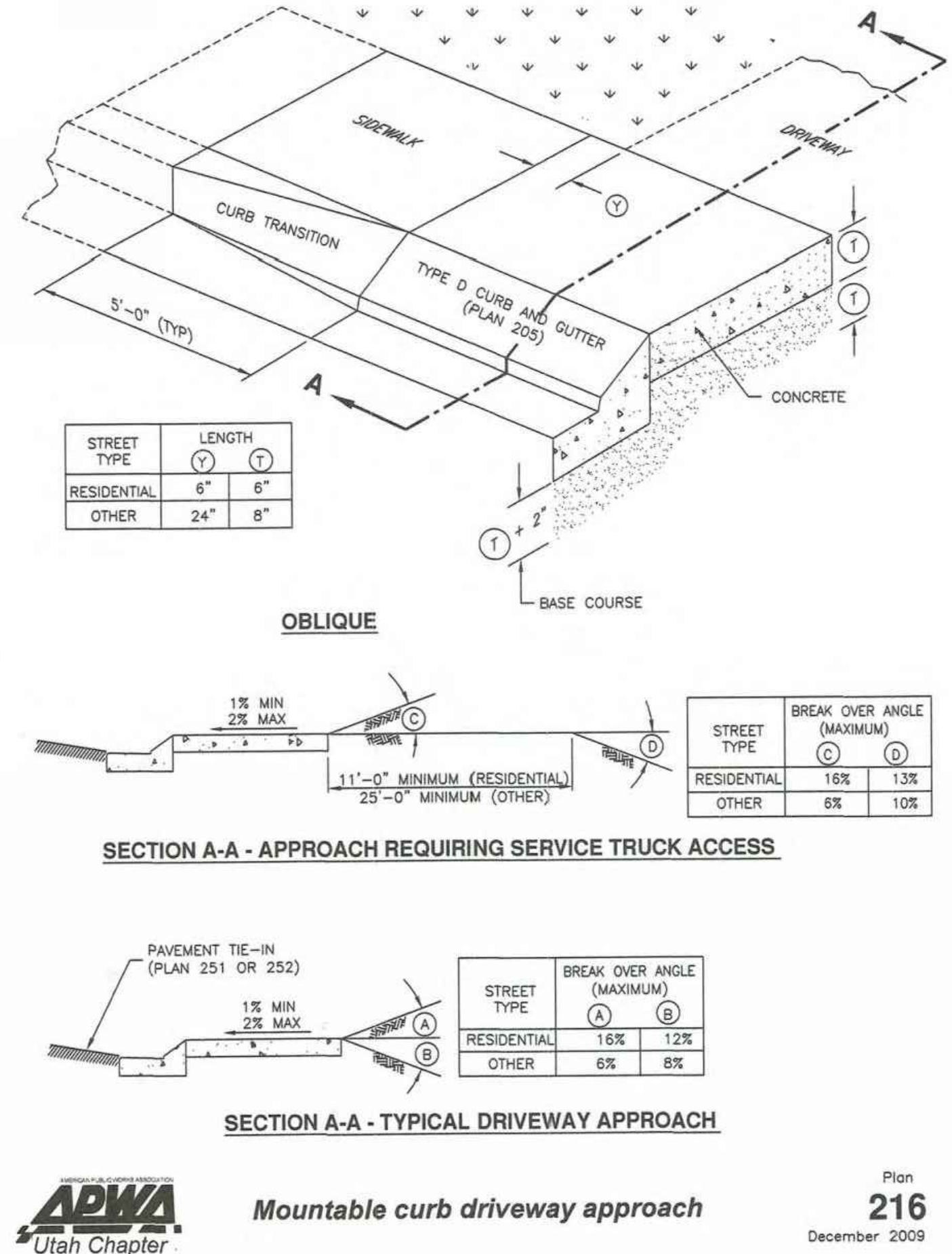
CONSTRUCTION DOCUMENTS



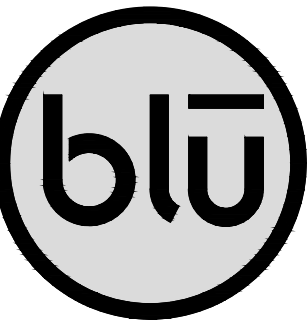
DETAIL-7
TYPE F CURB & GUTTER
(SEE APWA PLAN #205.2)



DETAIL-8
APWA FLARE DRIVEWAY APPROACH
(SEE APWA PLAN #221.1)



DETAIL-9
APWA MOUNTABLE CURB DRIVEWAY APPROACH
(SEE APWA PLAN #216)



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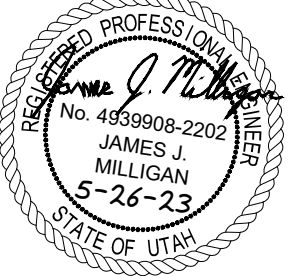
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MIDVALE PLAZA AND STREETSCAPE
7505 HOLDEN STREET
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



Designed By: RPB/MJP
Drawn By: RPB/MJP
Date: 5/26/2023
Checked By: JJM
Project No: 22-160

Drawing Title

TYPICAL
SECTIONS &
DETAILS

Drawing Number

C601

CONSTRUCTION DOCUMENTS

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
	KEYNOTE INDICATOR.
	REVISION INDICATOR.
	EQUIPMENT INDICATOR.
	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
	ELECTRICAL EQUIPMENT INDICATOR. "XXX" INDICATES TYPE OF EQUIPMENT OR EQUIPMENT ID. "EF-X" IDENTIFIES MECHANICAL EQUIPMENT BEING SERVED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "1LA-3" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
WIRING METHODS	
	WIRING.
	WIRING TURNED UP OR TOWARDS OBSERVER.
	WIRING TURNED DOWN OR AWAY FROM OBSERVER.
	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
	CONDUCTOR & CONDUIT ("CC") SCHEDULE INDICATOR. REFER TO ONE-LINE DIAGRAM.
	JUNCTION BOX.
	PULL BOX.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL, "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE. PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY POLE.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
	UTILITY, PRIMARY ELECTRICAL HAND HOLE.
	UTILITY SERVICES, MANHOLE.
	UTILITY, COMMUNICATIONS MANHOLE.
	UTILITY, ELECTRICAL MANHOLE.
	UTILITY, TELEPHONE MANHOLE.
	PRECAST CONCRETE, COMMUNICATION VAULT.
	PRECAST CONCRETE, ELECTRICAL VAULT.
	PRECAST CONCRETE, TELEPHONE VAULT.
	PRECAST CONCRETE, MANHOLE, TRANSFORMER VAULT.
	PRECAST CONCRETE, TRANSFORMER PAD.
	HAND HOLE.
	SUBSTATION.
	TRANSFORMER.

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
	PANELBOARD WITH MAIN LUGS ONLY AND SURGE PROTECTION WITH CIRCUIT BREAKER (ONE-LINE DIAGRAM).
	PANELBOARD WITH SUB FEED LUGS (ONE-LINE DIAGRAM).
	PANELBOARD WITH CIRCUIT BREAKER AND SUB FEED LUGS (ONE-LINE DIAGRAM).
	DIGITAL MULTIMETER (ONE-LINE DIAGRAM).
	METER.
	PANELBOARD CABINET, FLUSH MOUNTED.
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
	PANELBOARD CABINET, SURFACE MOUNTED, 2 SECTION.
	DISTRIBUTION PANEL OR SWITCHBOARD.
	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
	SWITCH, TOGGLE MOTOR STARTER WITH OVERLOAD PROTECTION.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
LIGHTING	
	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.

ABBREVIATIONS			
NOTE: ALL ABBREVIATIONS MAY NOT BE USED.			
1P	SINGLE POLE	KVA	KILOVOLT AMPERE
1PH	SINGLE-PHASE	KVAR	KILOVOLT AMPERE REACTIVE
1WAY	ONE-WAY	KW	KILOWATT
2/C	TWO-CONDUCTOR	KWH	KILOWATT HOUR
2WAY	TWO-WAY	LED	LIGHT EMITTING DIODE
3/C	THREE-CONDUCTOR	LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
3WAY	THREE-WAY		
4OUT	QUAD RECEPTACLE OUTLET	LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
4PDT	FOUR-POLE DOUBLE THROW	LPS	LOW PRESSURE SODIUM
4PST	FOUR-POLE SINGLE THROW	LRA	LOCKED ROTOR AMPS
4W	FOUR-WIRE	LTG	LIGHTING
4WAY	FOUR-WAY	LV	LOW VOLTAGE
A	ABOVE COUNTER	MATV	MASTER ANTENNA TELEVISION SYSTEM
AC	ARMORED CABLE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MC	METAL CLAD
ADJ	ADJACENT	MCA	MINIMUM CIRCUIT AMPS
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AFG	ABOVE FINISHED GRADE	MCC	MOTOR CONTROL CENTER
AIC	AMPERE INTERRUPTING CAPACITY	MCP	MOTOR CIRCUIT PROTECTION
ALUM	ALUMINUM	MDP	MAIN DISTRIBUTION PANEL
AMP	AMPERE	MG	MOTOR GENERATOR
ANN	ANNUNCIATOR	MH	MANHOLE
AP	ACCESS POINT (WIRELESS DATA)	MIN	MINIMUM
AR	AS REQUIRED	MLO	MAIN LUGS ONLY
ASC	AMPS SHORT CIRCUIT	MOCP	MAXIMUM OVERCURRENT PROTECTION
ATS	AUTOMATIC TRANSFER SWITCH	MTS	MANUAL TRANSFER SWITCH
AV	AUDIO VISUAL	NA	NOT APPLICABLE
AWG	AMERICAN WIRE GAGE	NC	NORMALLY CLOSED
BB	BUCK-BOOST TRANSFORMER	NEC	NATIONAL ELECTRICAL CODE
BFMR	BELOW FINISHED FLOOR	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BFF	BELOW FINISHED FLOOR	NFC	NATIONAL FIRE CODE
BFG	BELOW FINISHED GRADE	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CEILING MOUNTED	NIC	NOT IN CONTRACT
CAT	CATEGORY	NL	NIGHT LIGHT
CATV	COMMUNITY ANTENNA TELEVISION	NO	NORMALLY OPEN
CB	CIRCUIT BREAKER	NTS	NOT TO SCALE
CBCA	CUSTOM COLOR AS SELECTED BY ARCHITECT	OC	ON CENTER
CCTV	CLOSED CIRCUIT TELEVISION	OCP	OVER CURRENT PROTECTION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	OE	OWNER ELECTRONICS
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT	OF/OI	OWNER FURNISHED/ OWNER INSTALLED
CKT	CIRCUIT	OPF	OBTAIN FROM PLANS
CM	CONSTRUCTION MANAGER	OH DR	OVERHEAD (COILING) DOOR
CND	CONDUIT	OL	OVERLOAD
CO	CONVENIENCE OUTLET	PB	PUSHBUTTON
COR	CONTRACTING OFFICER'S REPRESENTATIVE	PF	POWER FACTOR
CP	CONTROL PANEL	PH	PHASE
CT	CURRENT TRANSFORMER	PNL	PANEL
CTV	CABLE TELEVISION	PNM	PLENUM
CU	COPPER	PR	PAIR
dBA	UNIT OF SOUND LEVEL	PS	POWER SUPPLY
DPDT	DOUBLE POLE, DOUBLE THROW	PT	POTENTIAL TRANSFORMER
DS	DISCONNECT SWITCH	PTZ	PAN/TILT/ZOOM
E	ENHANCED	QTY	QUANTITY
EA	EACH	R	REMOVE
EM	EMERGENCY	RCP	REFLECTED CEILING PLAN
EMT	ELECTRICAL METALLIC TUBING	RMC	RIGID METAL CONDUIT
ENT	ELECTRIC NONMETALLIC TUBING	RNC	RIGID NONMETAL CONDUIT
EPO	EMERGENCY POWER OFF	RPM	REVOLUTIONS PER MINUTE
EQUIP	EQUIPMENT	RPP	RISER PATCH PANEL
ER	EQUIPMENT ROOM	RR	REMOVE AND RELOCATE
EX	EXISTING	S/S	START/STOP
F	FURNITURE MOUNTED	SCA	SHORT CIRCUIT AMPS
FA	FIRE ALARM	SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
FCP	FIRE ALARM CONTROL PANEL	SF	SQUARE FOOT (FEET)
FLA	FULL LOAD AMPS	SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
FMC	FLEXIBLE METAL CONDUIT	SPD	SURGE PROTECTIVE DEVICE
FOB	FREIGHT ON BOARD	SPDT	SINGLE POLE, DOUBLE THROW
FPP	FIBER PATCH PANEL	SPEC	SPECIFICATION
FVNR	FULL VOLTAGE NON-REVERSING	SPP	STATION PATCH PANEL
FVR	FULL VOLTAGE REVERSING	SPST	SINGLE POLE, SINGLE THROW
GEN	GENERATOR	ST	SINGLE THROW
GFCI	GROUND FAULT INTERRUPTER	SWBD	SWITCHBOARD
GFP	GROUND FAULT PROTECTION	SWGR	SWITCHGEAR
GIG	GIGA HERTZ	TL	TWIST LOCK
GND	GROUND	TP	TELEPHONE POLE
HD	HEAVY DUTY	TP	TWISTED PAIR
HID	HIGH INTENSITY DISCHARGE	TR	TELECOMMUNICATIONS ROOM
HOA	HAND-OFF-AUTOMATIC	TTB	TELEPHONE TERMINAL BOARD
HP	HORSE POWER	TV	TELEVISION
HPF	HIGH POWER FACTOR	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
HPS	HIGH PRESSURE SODIUM	TYP	TYPICAL
HV	HIGH VOLTAGE	UF	UNDERFLOOR
HWM	HORIZONTAL WIRE MANAGEMENT	UGND	UNDERGROUND
HZ	HERTZ	UPS	UNINTERRUPTIBLE POWER SUPPLY
IO	INPUT/ OUTPUT	V	VOLTS
IG	ISOLATED GROUND	VA	VOLT AMPERE
IMC	INTERMEDIATE METAL CONDUIT	VFC/VF	VARIABLE FREQUENCY MOTOR CONTROLLER
INIS	INSULATED/ ISOLATED	VWM	VERTICAL WIRE MANAGEMENT
IR	INFRARED	W	WITH
J-BOX	JUNCTION BOX	WO	WITHOUT
KV	KILOVOLT	WP	WEATHERPROOF
		WPP	WIRELESS PATCH PANEL
		XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES	
1.	CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC. SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.
2.	OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM. <div><div>A.</div><div>THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.</div></div> <div><div>B.</div><div>THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.</div></div> <div><div>C.</div><div>THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE. THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.</div></div>
3.	EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.
4.	SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.
5.	REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.
6.	ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

DEFINITIONS	
NOTE: ALL DEFINITIONS MAY NOT BE USED.	
INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.	
DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", "AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.	
APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.	
FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."	
INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."	
PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."	
INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.	
TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...	

ELECTRICAL SHEET INDEX	
EE001	ELECTRICAL COVER SHEET
EE004	ELECTRICAL SPECIFICATIONS
EE703	TYPICAL LABELING DETAILS
ES100	ELECTRICAL OVERALL SITE PLAN
ES101	ENLARGED NORTH ELECTRICAL SITE PLAN
ES102	ENLARGED ELECTRICAL SITE PLANS
ES501	SITE ELECTRICAL DETAILS
ES502	SITE ELECTRICAL DETAILS
ES503	SITE LIGHTING DETAILS AND SCHEDULES
EP601	ONE-LINE DIAGRAM AND SCHEDULES

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OWNER:
Midvale City
1500 W. 1500 St.
Midvale, UT 84047

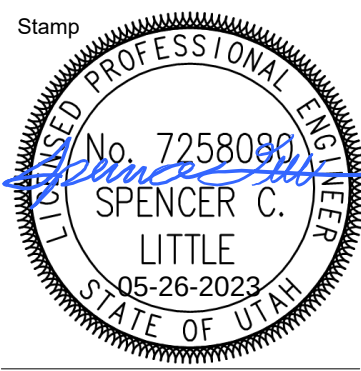
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MIDVALE PLAZA AND
STREETSCAPE
7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ELECTRICAL
COVER SHEET

Drawing number

EE001

CONSTRUCTION DOCUMENTS

GENERAL REQUIREMENTS:

CODE ANALYSIS
ENERGY CODE: IECC

Comply with the requirements of all required building codes, including, but not limited to the National Electrical Code, International Building Code, International Energy Conservation Code, Local Codes, and International Building Codes.
Provide and pay for all required permits. Bidders shall view the site and shall include all costs incurred by existing conditions in the bid proposal.

Materials other than those specified may be accepted providing a written request is submitted to the engineer at this least 10 working days prior to bid opening. Approved products will be listed in the addendum.
All equipment shall be new and contain the manufacturer's name, model number and electrical characteristics.
All equipment shall be UL listed for it's intended use and/or approved by the authority having jurisdiction.
Provide Original electronic PDF format, bound, bookmarked (each section and product), and highlighted.
Job name and subcontractor shall be on the front cover. Prepare an index of equipment submitted in each tab.
Electronic submittals shall be submitted to the Architect within 21 days of award on the contract, unless otherwise directed by Architect.

SUBMITTALS:

Submittals shall include all electrical material provided as it related to this project and shall specifically include but is not limited to: wiring devices, raceways, Surface Raceways, floorboxes, lighting fixtures, lighting controls, panels and breakers, disconnects, telephone/data structured cabling systems, fire alarm systems, access controls system, intrusion detection system, and lightning protection systems.

Provide as-built drawings to Architect before application for final payment. Request a clean set of drawings from Architect and prepare these drawings in a quality equal to that of the original drawings.

INSTALLATION REQUIREMENTS:

Electrical plans are diagrammatic. Verify exact equipment locations for all equipment. Coordinate with architectural and mechanical drawings and existing conditions to avoid conflicts. All work shall be installed in a neat, inconspicuous, workmanlike manner. Conduit runs shall be parallel and perpendicular to structural lines where exposed.
Outlet boxes, fixtures and equipment shall be securely mounted and supported.
The site shall be left clean and free of dirt and debris. Panels, fixtures, outlets and equipment shall be left clean and free of foreign materials and dirt.
Panels, switches, and all controls shall be clearly and permanently labeled with laminated engraved labels. Where changes are made in existing panels, distribution centers, etc., the labeling and schedules shall be accurately corrected to reflect the changes. New typed panel schedules shall be provided for all existing panelboards that have changes.
Receptacles and light switch cover plates shall be labeled with a permanent adhesive typed label indicating the panel and circuit number.
Phone & data outlet covers shall be labeled with a permanent adhesive typed label indicating the unique telecom ID.
The structured cabling shall be labeled at both ends with the unique ID. The patch panel shall be labeled with the unique ID. A computer generator color coded map shall be provided by the Contractor to the Owner showing all jack ID's along with their location on a building floorplan.
All wiring shall be installed in raceways except where otherwise specifically shown on the Drawings.

SAFETY:

The Engineer has not been retained or compensated to provide construction review related to the Contractor's safety precautions or to means, methods, sequences, or procedures required for the contractor to complete the work.

SEISMIC BRACING AND SUPPORTS:

Contractor shall be responsible to seismically brace all equipment, feeders, lights, cabletray, and other electrical items in accordance with prevailing codes. Deferred submittals of seismic bracing shall be required upon request and shall comply with ASCE 7-02 for support and bracing of non-structural systems. This shall include seismic design deferred submittals of the site lighting pole base details.

GUARANTEE:

Guarantee the electrical installation against all defects in materials, equipment and workmanship, for one year after the date of acceptance of the work. Defects shall be promptly remedied to the satisfaction of the Architect at no cost to the Owner. All equipment and products shall carry a minimum 1 year warranty from the date of final acceptance by the Owner.

MATERIALS AND METHODS:

Electrical metallic tubing may be used in dry locations not subject to mechanical injury. Provide EMT in 3/4" minimum size. All conduit exposed in occupied spaces shall be EMT, unless specifically noted otherwise.
Surface metal raceway is not permitted unless approved in writing by architect or specifically allowed in the drawings.
Flexible metal conduit is permitted where flexibility is necessary and when connecting to equipment subject to vibration such as motors or transformers.
MC cable is allowed where concealed in walls or above dropped ceilings (such as acoustical lay-in tile ceiling) for lengths no longer than 6 feet.
EMT connectors to be steel, zinc or cadmium coated, factory pre-insulated. Conduit bushings to be heavy duty, insulated.

Wire shall be copper THHN/THWN-2 for copper sizes #2 and smaller. Aluminum XHHW-2 wire may be used for aluminum sizes 1/0 and larger. Unless otherwise shown on the Drawings, copper #12 is the minimum size for lighting and power use. Size wire as indicated on the drawings, or appropriate to carry the entire load per the NEC.
Provided dedicated neutral wiring for all branch circuits, common (shared) neutral wiring is not permitted. For branch circuiting longer than 100 feet, increase wire size by one size to control voltage drop. All wiring shall be color coded with solid coloring or for sizes above #6 may have colored tape bands at all accessible locations and ends, color coding shall be as follows:
Phase A - Black; Neutral A - White with/Black stripe
Phase B - Red; Neutral B - White with/Red stripe
Phase C - Blue; Neutral C - White with/Blue stripe
Ground - Green

Boxes to be 4 inch octagonal for lighting outlets and 4 inch square backboxes (minimum 1-1/2 inches depth) with appropriate device covers for device outlets in concealed work. Provide single gang mud rings for single gang outlets. Do not install outlet boxes back to back in the same stud space. Outlet boxes shall be installed not more than 1/8 inch back in sheetrock and plumb.

MC cabling may be used in concealed locations for branch circuiting. Home runs shall be in conduit and the remaining circuiting may be in MC cabling.

WIRING DEVICES:

Install wiring devices to the following heights (heights to center of device unless noted otherwise) unless noted otherwise on the drawings, see typical mounting height details:
Switch - 45"
Standard Receptacle OR Phone/Data Outlet - 18"
Receptacle OR Phone/Data Outlet (above counter) - 3" above backsplash
Panelboard, FACP - 72" to top
Fire Alarm Notification Device - 96"
Phone/Data - 18"
Consult architectural elevations and millwork shop drawings to determine exact mounting height of all outlets above counter. Coordinate with millwork installer to provide grommets where outlets are located below counter.
Wall switches for general use to be 20 ampere, 120 volt AC rated, quiet acting, equal to Hubbell 1221 series.
Duplex receptacles to be 20 ampere specification grade, equal to Hubbell No. 5362.
Wall Switch Sensor Switches shall be WattStopper LMDW-101.
Dimmer switches shall be 0-10 Volt WattStopper LMDM-101.
Multi-Button Dimmer Switches shall be 0-10 Volt WattStopper LMSW-10X.
Selection of color and plate material shall be by architect. Plate material may be either stainless steel, or Nylon, include worst case (most expensive) in bid. Stainless steel plates shall be required in kitchen and restroom areas.

FLOOR BOXES:

Provide flush floor box, concrete tight, of cast metal or steel construction, with carpet rings and plates, as provided by Hubbell or Wiremold. Equip with minimum two simplex power receptacles rated at 20 amps. Equip with two category 6 phone/data modular outlets where shown (to be wired by separate contract).

OCCUPANCY SENSORS:

Provide occupancy sensors of Sensor Switch, Mytech, or Hubbell. Sensors shall be dual technology infrared/ultrasonic in all areas, but ultrasonic only in restrooms. Provide ceiling sensors of low profile, non-adjustable style, oriented to cover the room. Mount sensors a minimum of 3 feet away from air diffusers. Provide all power packs required. Provide dual technology wall mount/switch sensors with manual override in small areas oriented towards the center of the room, where wall mount occupancy sensors are indicated.
Adjust sensors to operate effectively when someone enters the room, and remain on while they are in the room.
Test each room independently. Visit the site 3 months after occupancy and readjust as required.
Low voltage wiring installed in inaccessible ceiling area must be run in EMT conduit. The conduit may stop short of the sensor or power pack (within 6 inches).

ELECTRICAL PANELBOARDS, SWITCHBOARDS & BREAKERS:

Provide spec grade, door in door, specification grade panelboards of Square D NQOD, or equal of Cutler Hammer, Siemens, or Eaton. Provide bolt on breakers. Provide aluminum bussing, 100% rated neutral bus, and bonded ground bus. Provide isolated ground bus where indicated. Provide typed panel schedule. Provide permanent engraved panel ID label on the outside of each panelboard and switchboard.
Panel and breakers shall be fully rated for the fault current values indicated in the drawings, series rating is not permitted. Provide NEMA-3R enclosures for any panelboard or switchboard installed outside.

EQUIPMENT CONNECTIONS:

Connect each item of mechanical or other types of equipment shown on the Drawings, providing all power requirements. Verify equipment electrical requirements prior to roughing-in and ordering equipment.
Furnish all code required disconnects under this work, whether specifically shown or not.
Control devices and control wiring will be furnished and installed under other work unless specifically called for on the electrical drawings.

LIGHTING FIXTURES:

All lighting shall be LED.
Fixtures shall be adequately supported with a safety factor of four. Fixtures shall be stabilized or locked into place to resist seismic forces. Support all recessed fixtures independently of the ceiling system, using wire tied from two corners of the fixture to the structure above. For suspended fixtures on dropped ceiling, locate boxes at the dropped ceiling level and support independent of the ceiling. Fixtures shall all be clean and in proper operation at the time of acceptance of the work.

Provide emergency illumination of 1 foot candle in the path of egress for minimum of 90 minutes. Provide emergency battery packs in fixtures specified capable of operating lamps for minimum of 90 minutes or provide a lighting inverter sized to power all emergency fixtures for 90 minutes.
Do not install power raceways or telecommunications raceways within 5 inches of any fluorescent or HID fixture.

LIGHTING CONTROL RELAY PANEL:

Provide lighting control relay panel complete with all functions, features, and accessories as indicated in the drawings for a fully functioning and programmed system meeting the Owner requirements.

LIGHTING COMMISSIONING:

The contractor shall perform or shall engage a party to perform the following tests and inspections with the assistance of a factory-authorized service representative.
Ensure that the lighting controls for automatic lighting systems comply with 2015 IECC section C408.3.
Ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's installation instructions.
Where required by the code official, an approved party independent form the design or construction of the project shall be responsible for the functional testing and shall provide documentation to the code official certifying that the installed lighting controls meet the provisions of 2015 IECC section C405.
Provide the following procedures for each; occupant sensor, time switch, programmable schedule control, photosensor, and daylighting control.
Confirm that the placement, sensitivity, and time-out adjustments for the occupant sensor s yield acceptable performances.
Confirm that the time switches and programmable schedule controls are programmed to turn the lights off.
Confirm that the placement and sensitivity adjustments for the photosensor controls reduce electric light based on the amount of usable daylight in the space as specified.



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REVISIONS	
NO.	DESCRIPTION

Stamp



Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

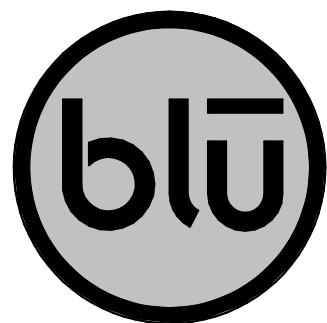
Drawing Title

ELECTRICAL
SPECIFICATIONS

Drawing number

EE004

CONTRUCTION DOCUMENTS



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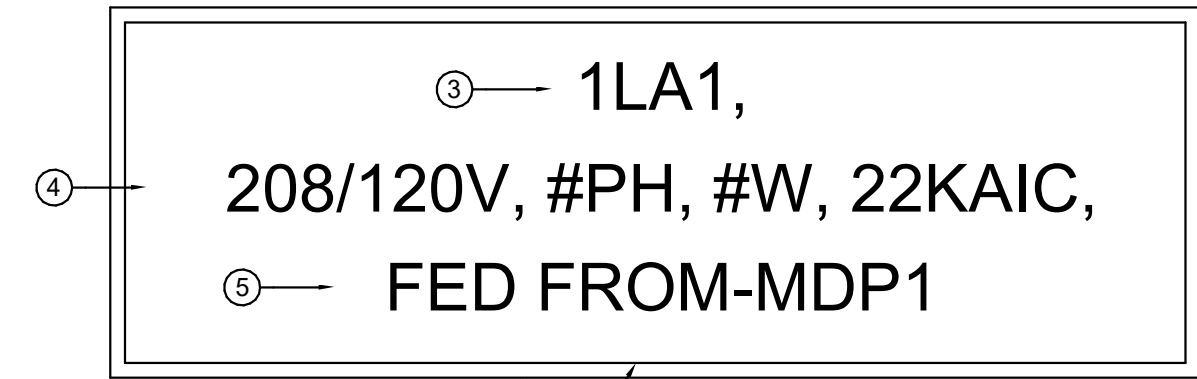
Designed By: JLN
Drawn By: JLN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
TYPICAL
LABELING
DETAILS

Drawing number

EE703

- 1 LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
- 4 SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
- 5 THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.

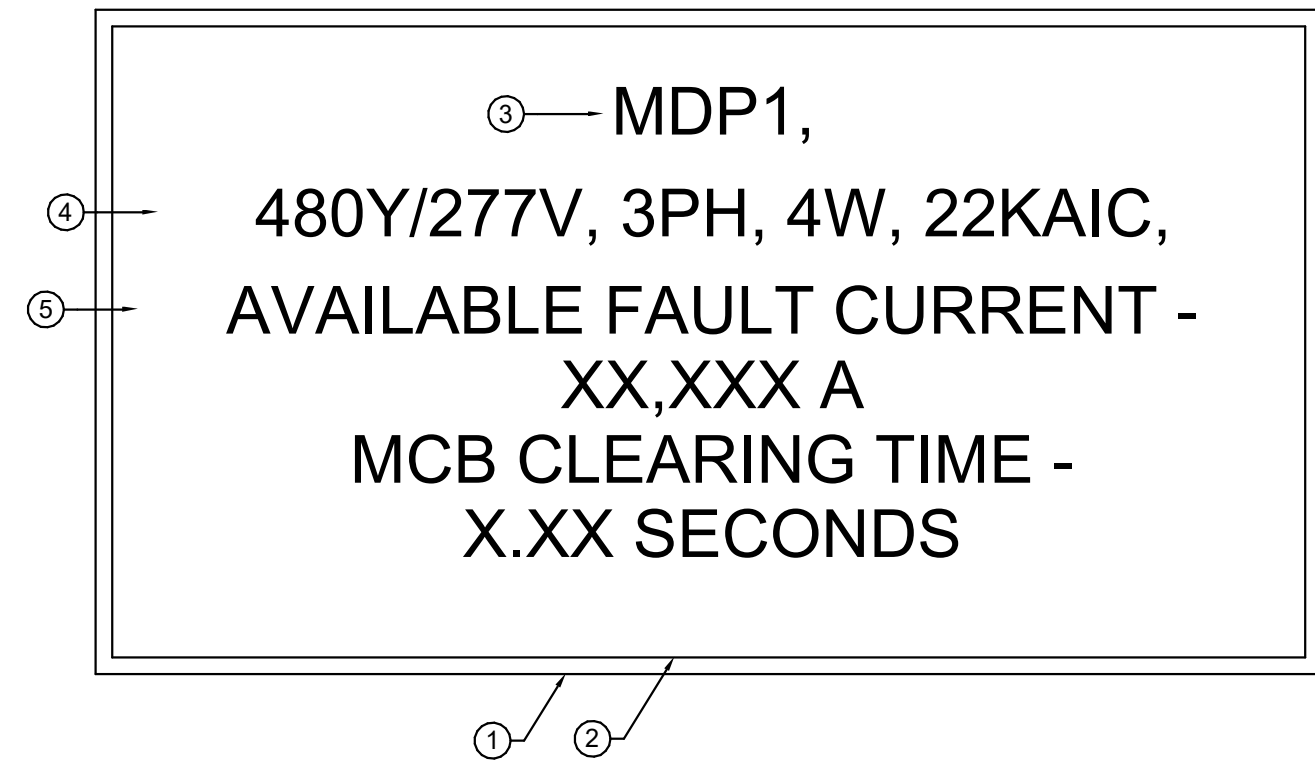


NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V). LAST 'W' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

D4 TYPICAL PANELBOARD/SWITCHBOARD LABEL

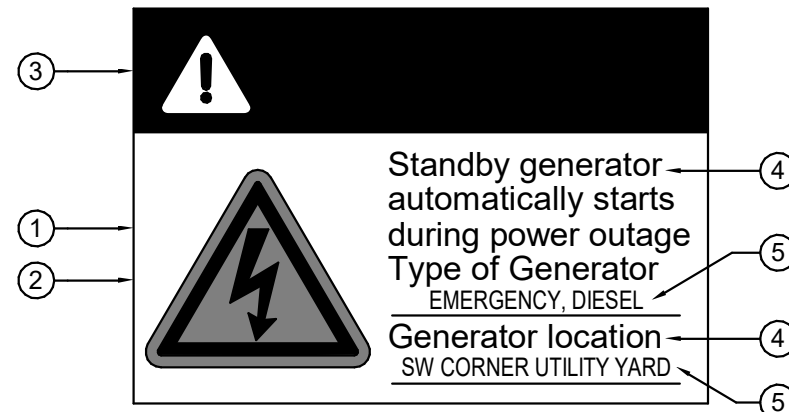
SCALE: NTS

- 1 LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
- 4 SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
- 5 THIRD & FOURTH LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.



C4 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL

SCALE: NTS



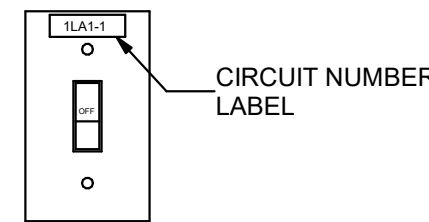
- 1 LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH. LABEL SHALL BE INSTALLED AT THE SERVICE ENTRANCE EQUIPMENT.
- 2 LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
- 3 FIRST LINE: LETTERING IS TO BE 1/2" HIGH, CENTERED.
- 4 SECOND SET OF LINES: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN.
- 5 THIRD SET OF LINES: LETTERING TO BE 3/16" HIGH, CENTERED, AND FORMATTED AS SHOWN. UPDATE TYPE OF GENERATOR AND GENERATOR LOCATIONS FOR ACTUAL PROJECT VALUES.

C2 SERVICE ENTRANCE EQUIPMENT GENERATOR SIGNAGE LABEL

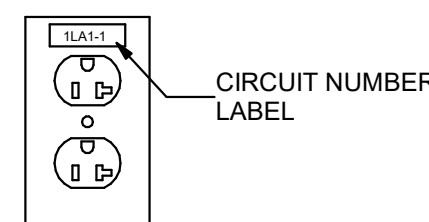
SCALE: NTS

*LABEL TO BE CENTERED IN EQUIPMENT, PREFERABLE ON FACE OF EQUIPMENT AND TOWARDS THE TOP.
**REFER TO TYPICAL SWITCH/RECEPTACLE LABELING DETAIL FOR LABEL REQUIREMENTS.
***REPLACE OF AN EXISTING PANELBOARD NAME PLATES WHEN INSTALLING NEW NAME PLATES.

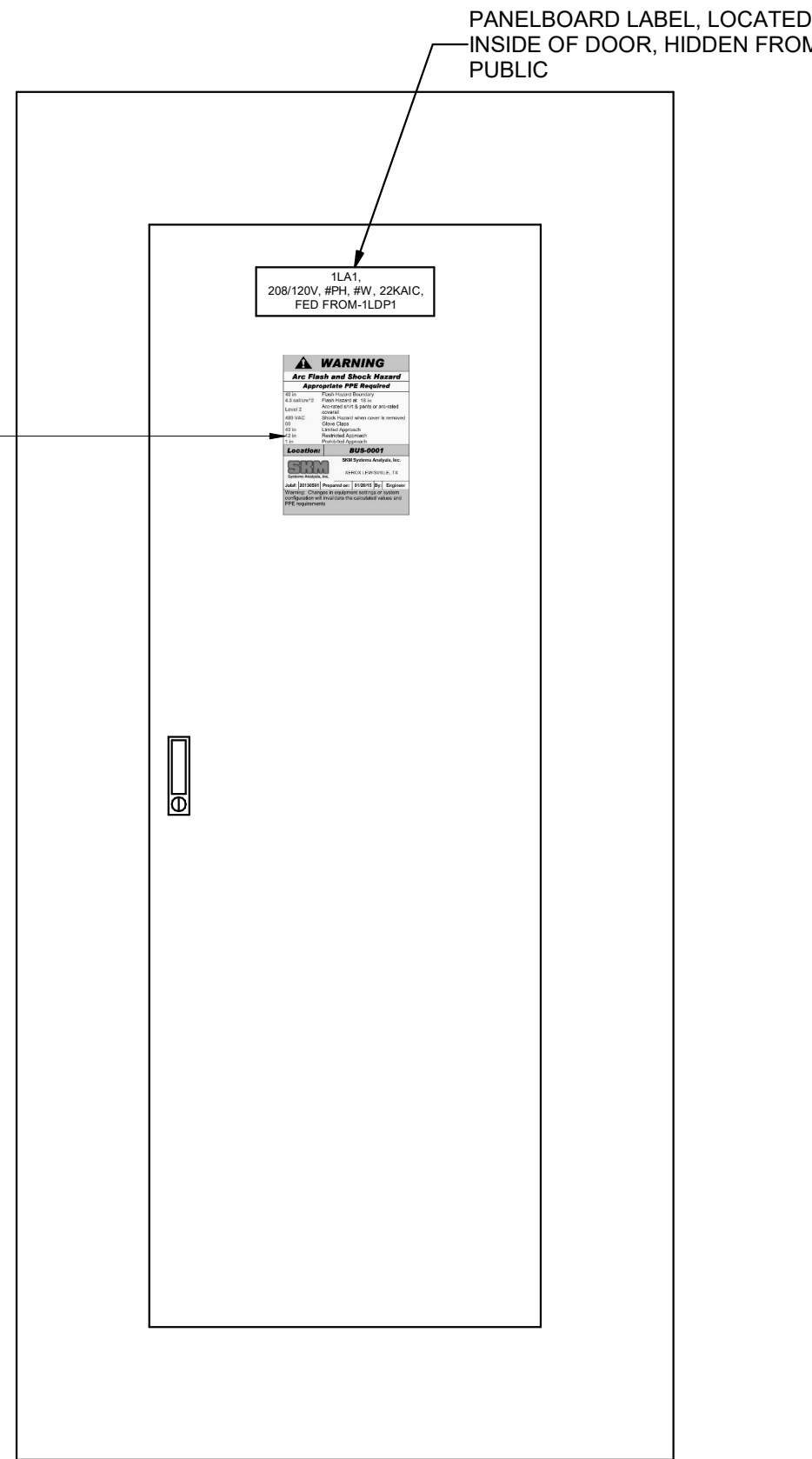
ARC FLASH LABEL LOCATED HERE



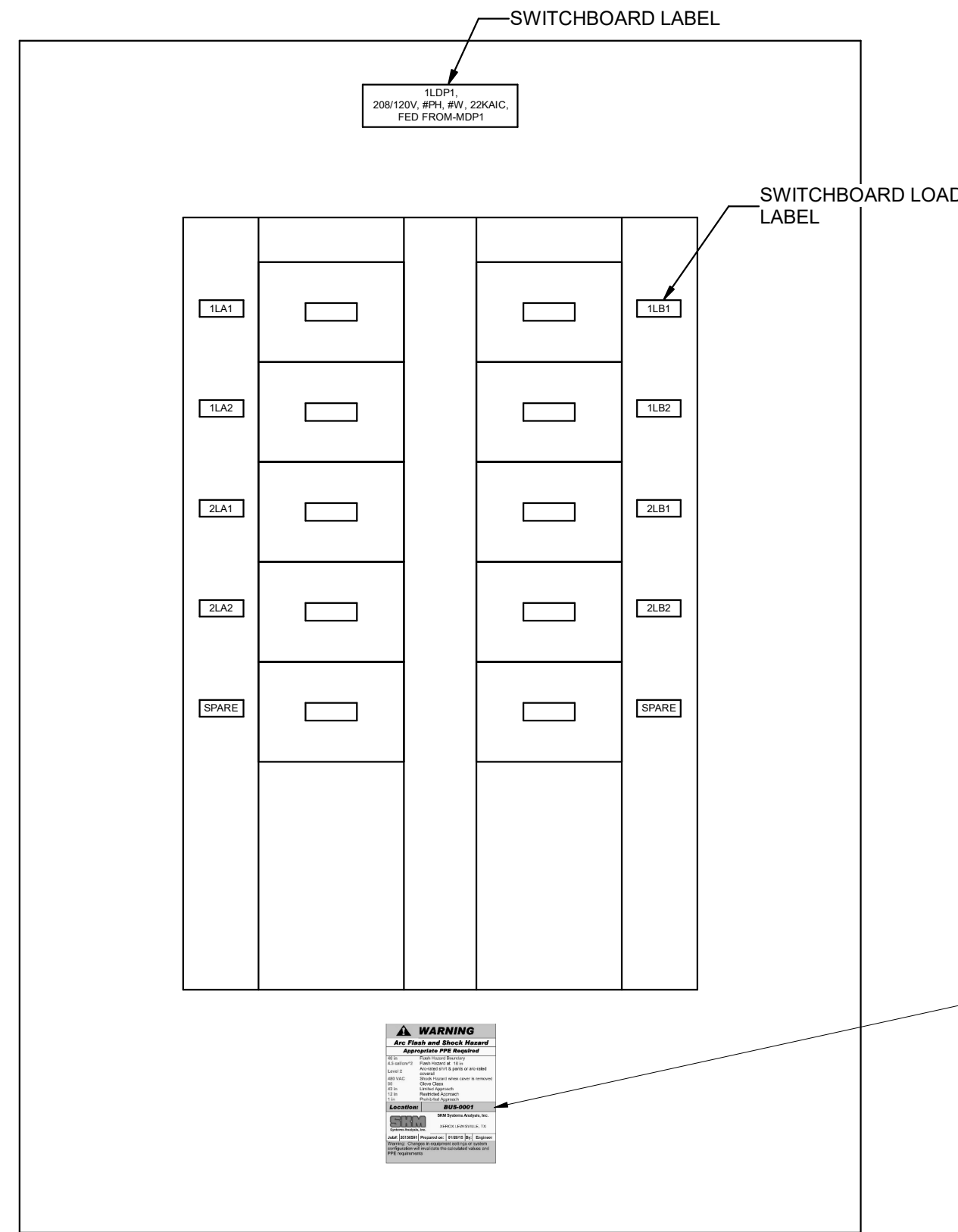
TYPICAL SWITCH LABEL LOCATION



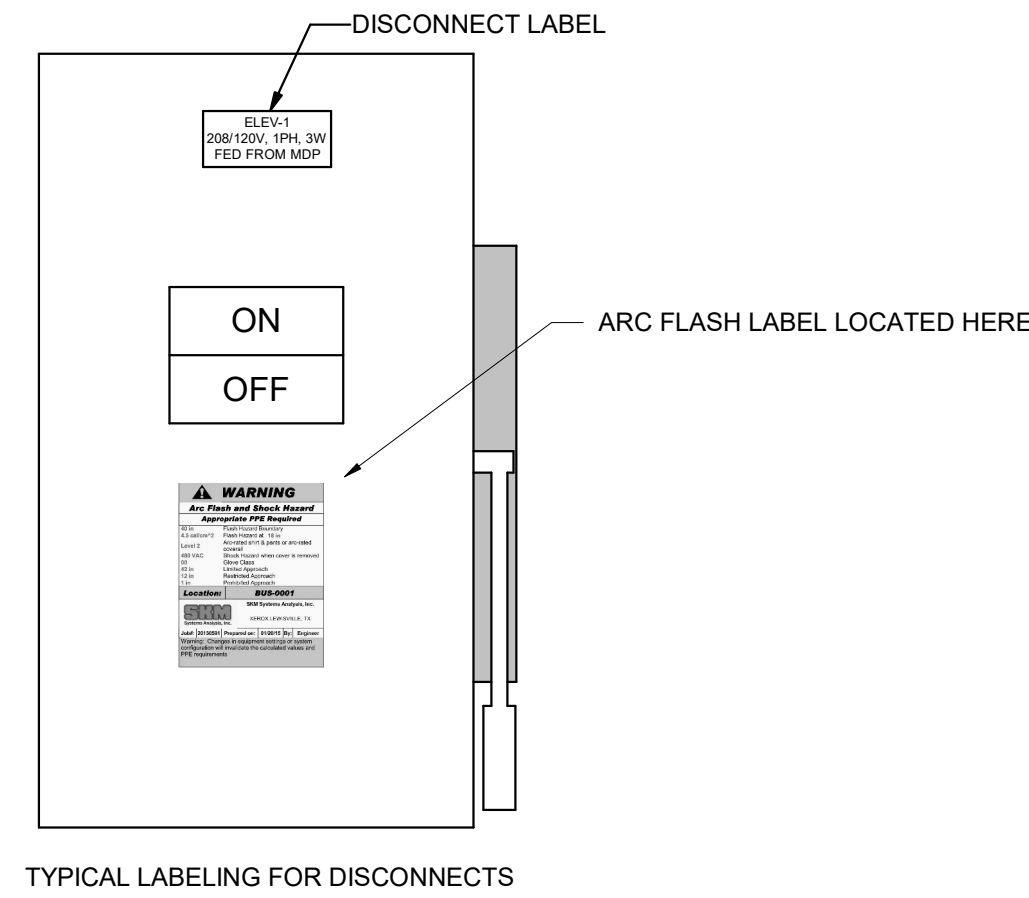
TYPICAL RECEPTACLE LABEL LOCATION



TYPICAL LABELING FOR PANELBOARDS IN NON-PUBLIC LOCATIONS



TYPICAL LABELING FOR SWITCHBOARDS

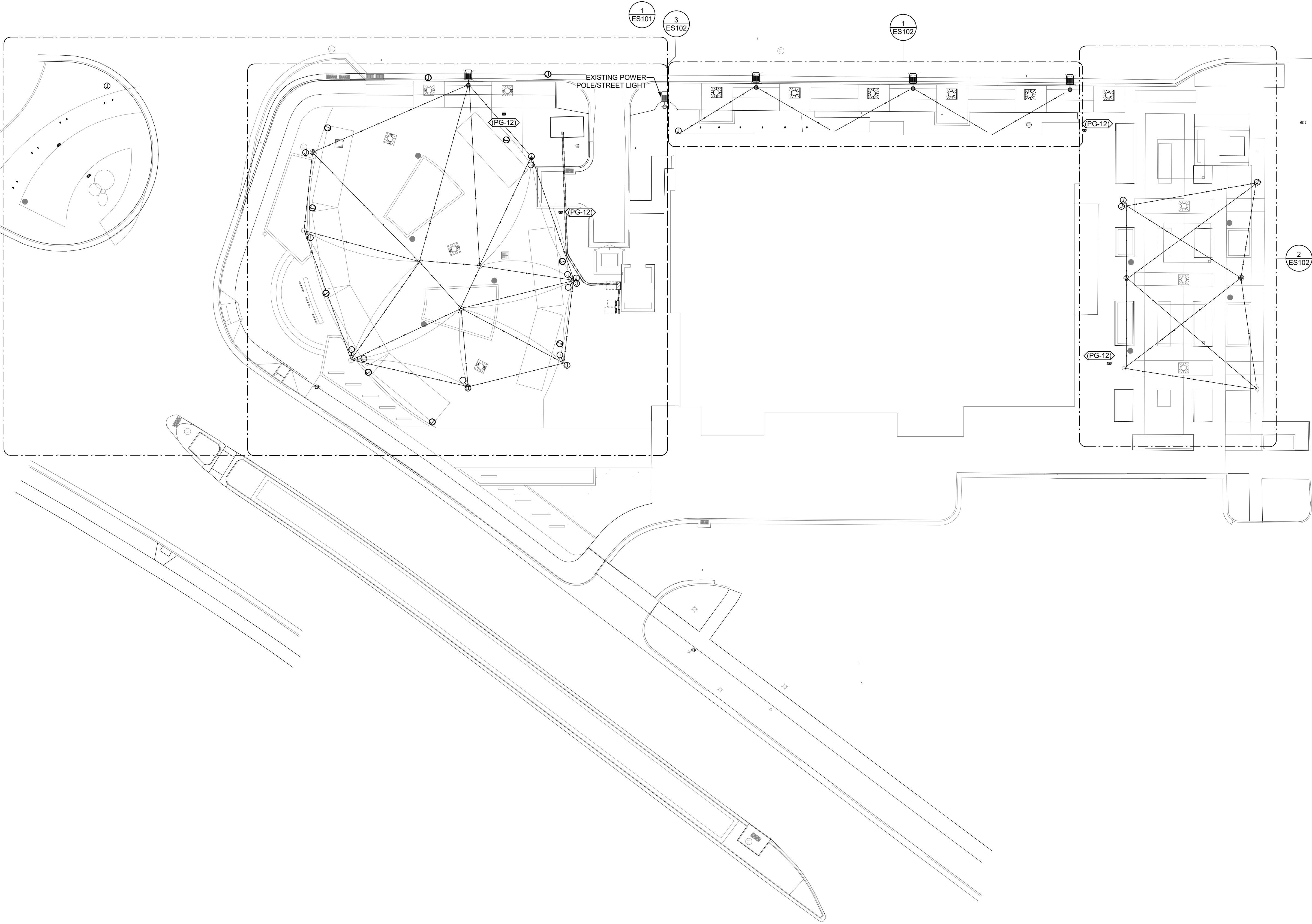


TYPICAL LABELING FOR DISCONNECTS

A3 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL

SCALE: NTS

CONTRUCTION DOCUMENTS



GENERAL SHEET NOTES

- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- 7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- 8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24, (B)

SHEET KEYNOTES

- 1 RELOCATED EXISTING INFORMATIONAL SIGNAGE TO SOUTHERN PARKING LOT ENTRANCE. CONNECT CIRCUIT TO NEW POWER PANEL "P". EXTEND CONNECTIONS AND CONDUITS AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.



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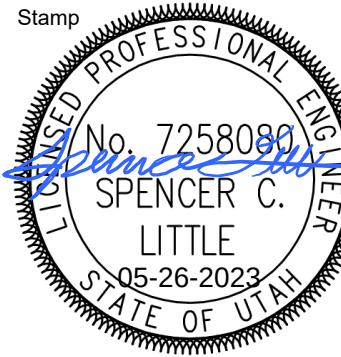
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REVISIONS	
NO.	DESCRIPTION



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Drawn By: JUN
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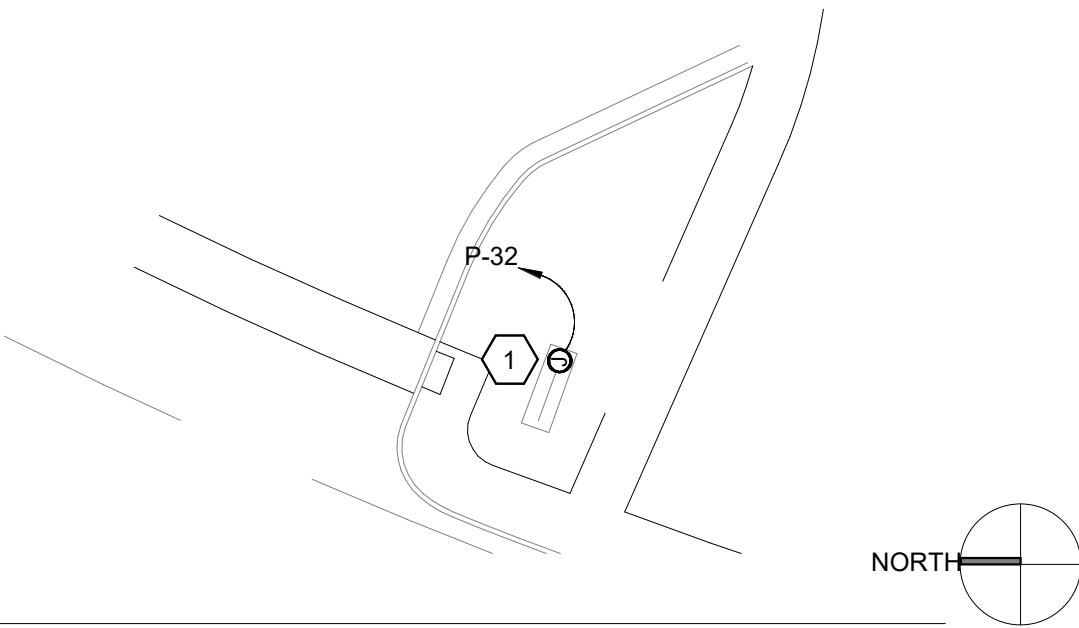
Drawing Title
ELECTRICAL
OVERALL SITE
PLAN

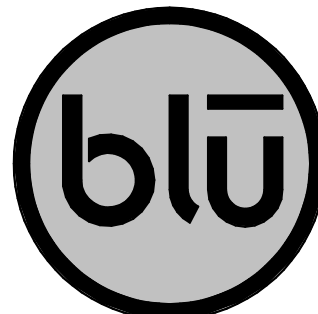
Drawing number

ES100

CONTRUCTION DOCUMENTS

1 OVERALL ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"





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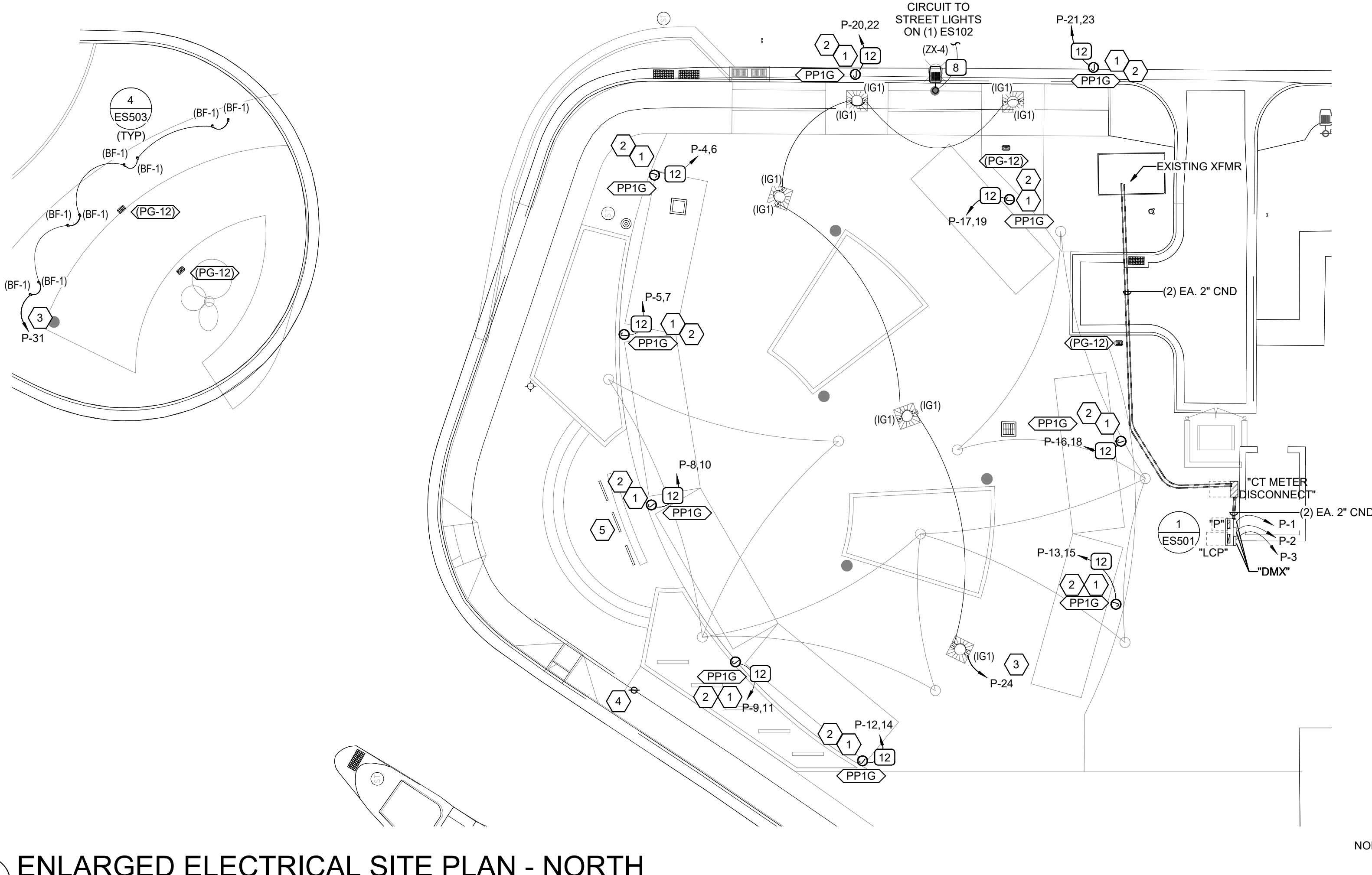
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- 10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24, (B)

SHEET KEYNOTES

- 1 CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF PEDESTAL WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN.
- 2 PROVIDE FOOD TRUCK PEDESTAL WITH 50A FEEDER.
- 3 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".
- 4 APPROXIMATE LOCATION OF RELOCATED EXISTING UTILITY POWER POLE.
- 5 FUTURE LOCATION OF IN-GROUND LIGHTING TO ILLUMINATE FUTURE SIGN. CONTRACTOR TO PROVIDE CONDUIT TO APPROXIMATE LOCATION SO FIXTURES CAN BE INSTALLED AT A LATER DATE. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.



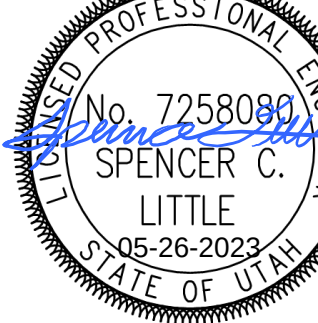
1 ENLARGED ELECTRICAL SITE PLAN - NORTH

SCALE: 1/16\" = 1'-0\"

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STREETSCAPE
7505 HOLDEN ST
MIDVALE, UT 84047

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NO.	DESCRIPTION

Stamp



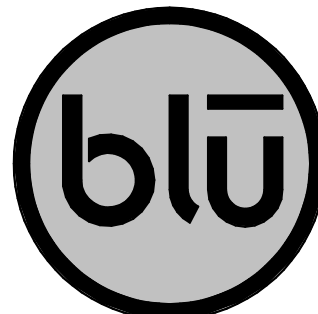
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Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ENLARGED
NORTH
ELECTRICAL
SITE PLAN

Drawing number

ES101

CONTRUCTION DOCUMENTS



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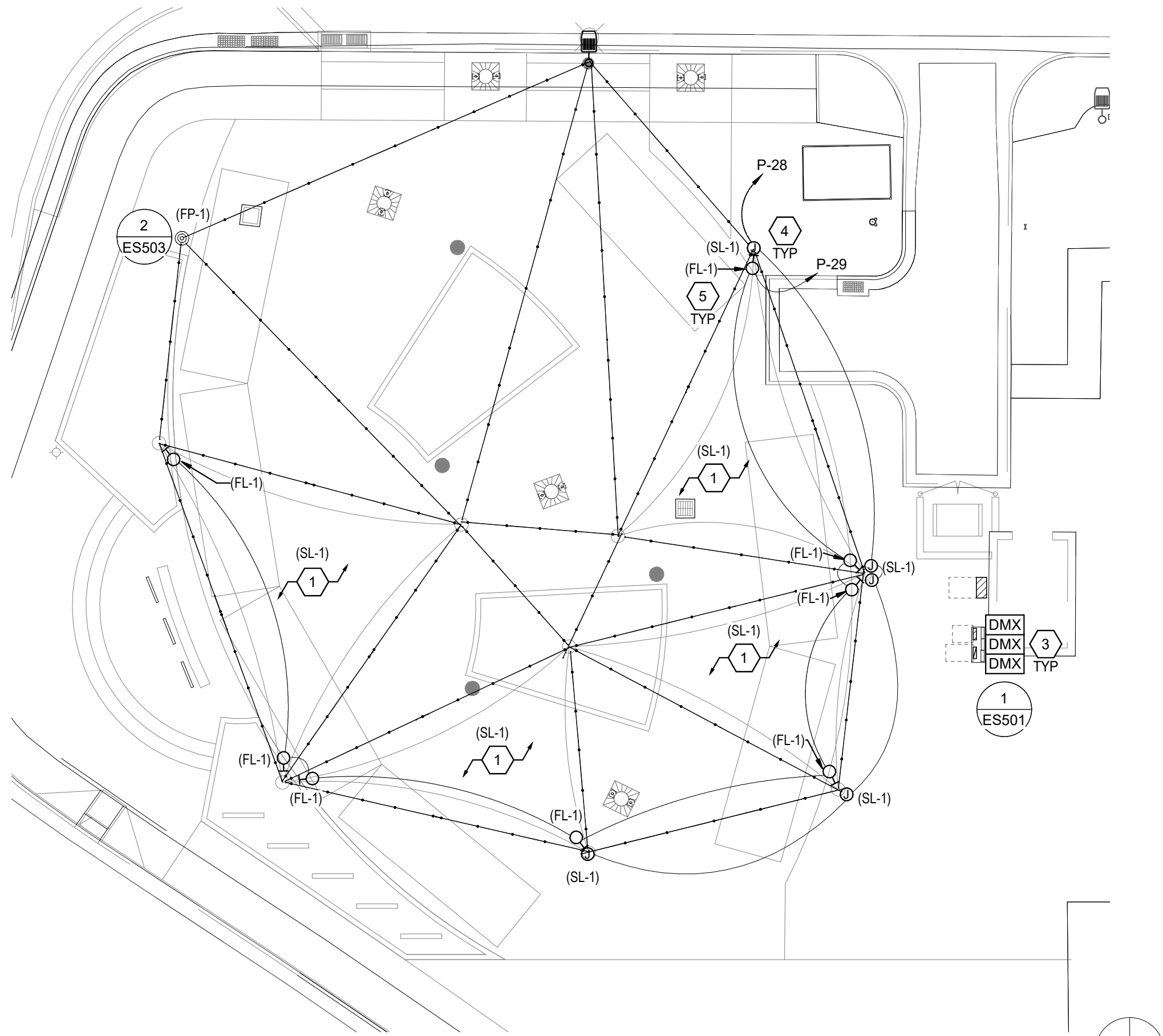
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GENERAL SHEET NOTES

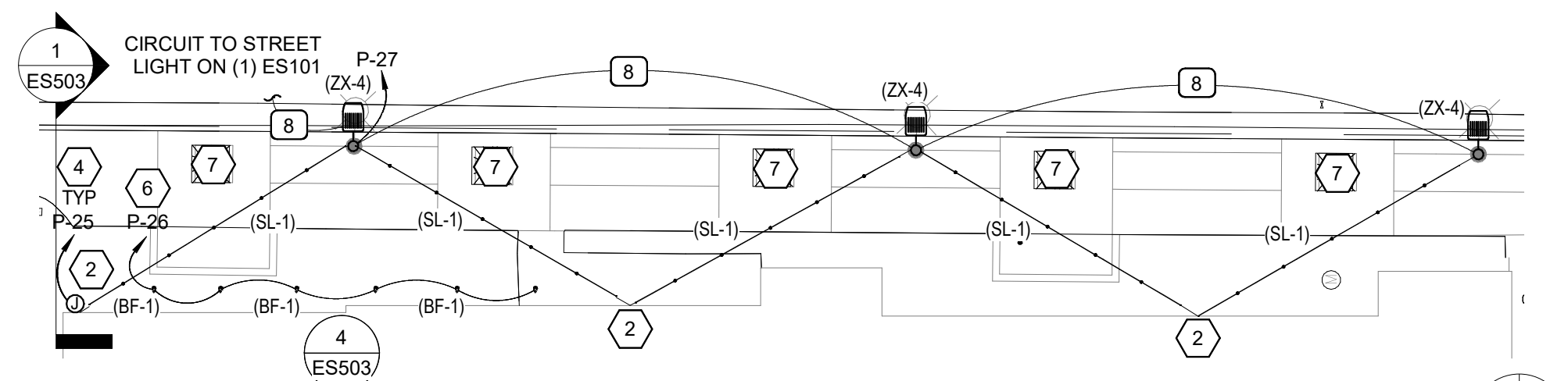
- 1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WEATHER SHOWN ON THE DRAWINGS OR NOT.
- 2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
- 4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
- 5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
- 6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
- 7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
- 8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
- 9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
- 10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
- 11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
- 12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24, (B)

SHEET KEYNOTES

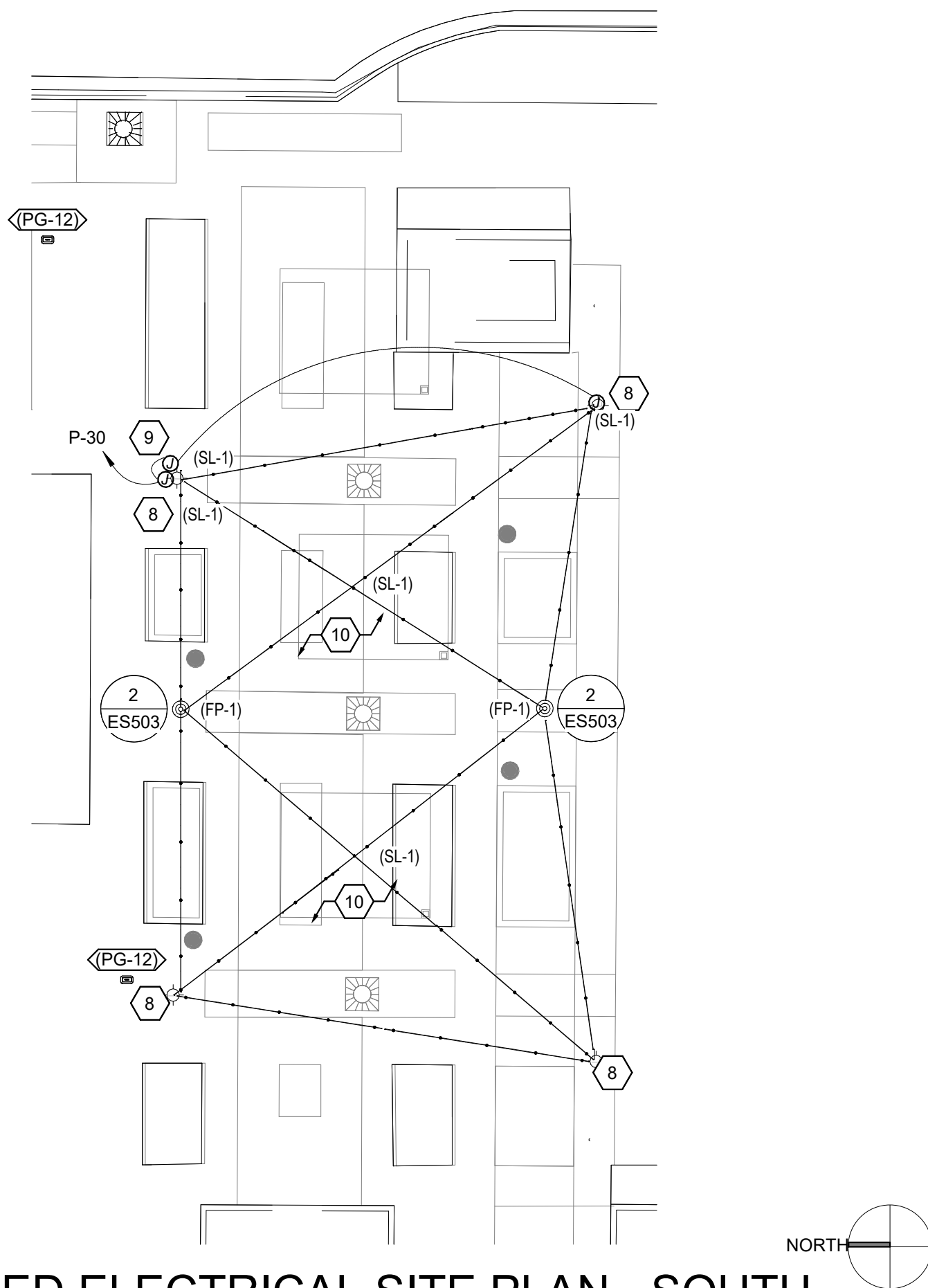
- 1 FESTOON LIGHTING IN THIS AREA TO RUN ALONG EDGE OF INSTALLED "SHADE CANOPY" IF POSSIBLE POWER TO RUN INSIDE SHADE CANOPY POLE SO NO CONDUIT IS EXPOSED. COORDINATE WITH ARCHITECT OR OWNER EXACT MOUNTING HEIGHT AND LOCATION PRIOR TO ROUGH-IN.
- 2 ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- 3 LOCATION OF IP65 RATED DMX CONTROLLERS. DMX CONTROLLERS INTENDED TO MANAGE COLOR CONTROLLED FESTOON LIGHTING AND SHADE CANOPY FLOOD LIGHTS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT, OWNER, AND LIGHTING INSTALLER PRIOR TO ROUGH-IN.
- 4 FESTOON LIGHTING TO BE POLE MOUNTED AND CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION.
- 5 SHADE CANOPY FLOOD LIGHT IS TO BE MOUNTED ON POLE WITH CONDUIT RUNNING THROUGH POLE WHERE APPLICABLE SO THAT THERE IS NO EXPOSED CONDUIT. REFER TO DETAIL (3) ON SHEET ES503 FOR MORE INFORMATION.
- 6 CIRCUIT THROUGH LIGHTING CONTROL RELAY PANEL "LCP".
- 7 EXISTING POWER IN TREE GRATES TO REMAIN.
- 8 FESTOON LIGHTING TO BE MOUNTED TO EXISTING LIGHT POLE. CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- 9 FESTOON LIGHTING TO BE CONTROLLED THROUGH DMX LIGHTING CONTROLS. REFER TO DETAIL (1) ON SHEET ES503 FOR MORE INFORMATION ON FESTOON LIGHTING.
- 10 FESTOON LIGHTING IN THIS AREA IS TO DIP BELOW SHADE COVERS IN EXACT AREA. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.



3 ENLARGED STRING LIGHTING PLAN - NORTH
SCALE: 1/16" = 1'-0"



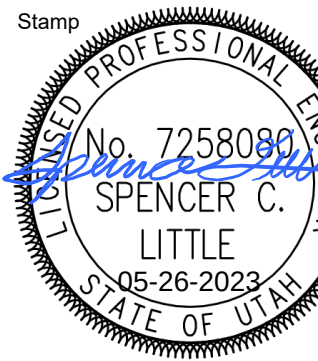
1 ENLARGED ELECTRICAL SITE PLAN - EAST
SCALE: 1/16" = 1'-0"



2 ENLARGED ELECTRICAL SITE PLAN - SOUTH
SCALE: 1/16" = 1'-0"

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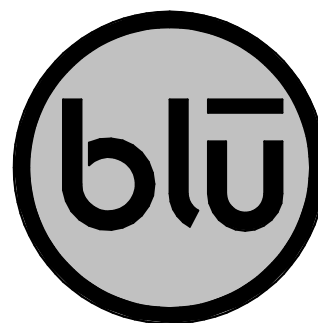
Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
Checked By: SCL
Project No: 220625

Drawing Title
ENLARGED
ELECTRICAL
SITE PLANS

Drawing number

ES102

CONTRUCTION DOCUMENTS



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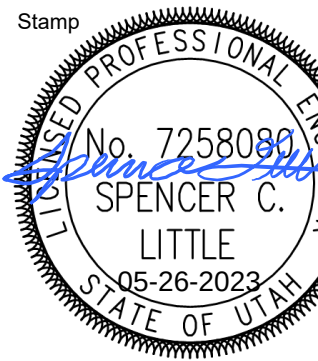
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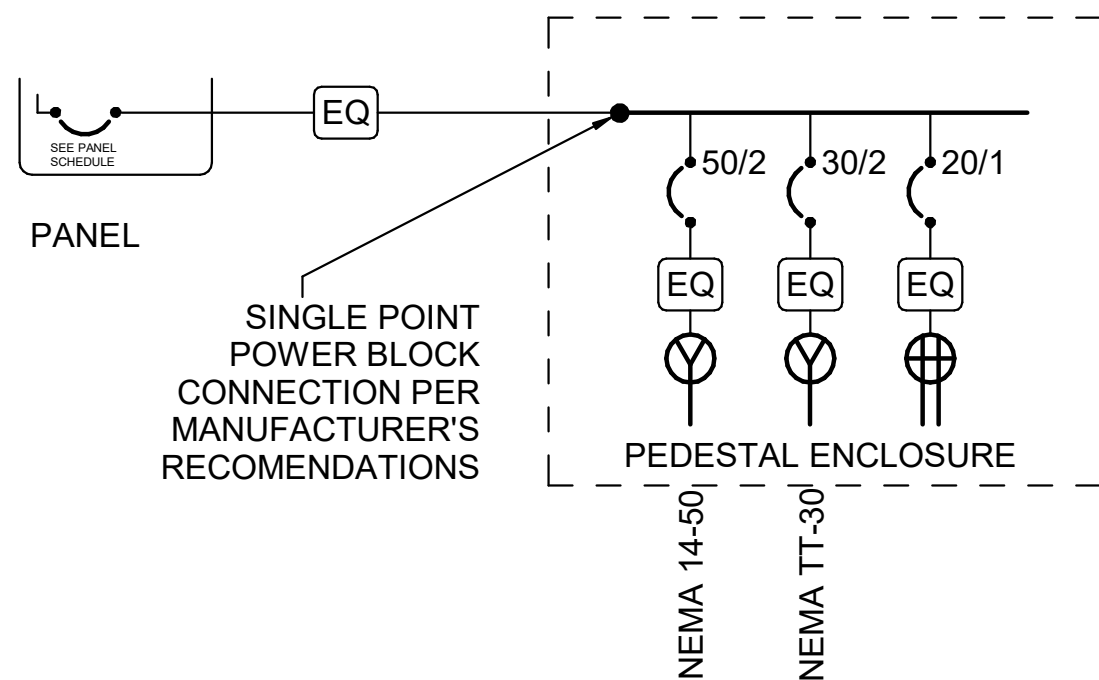
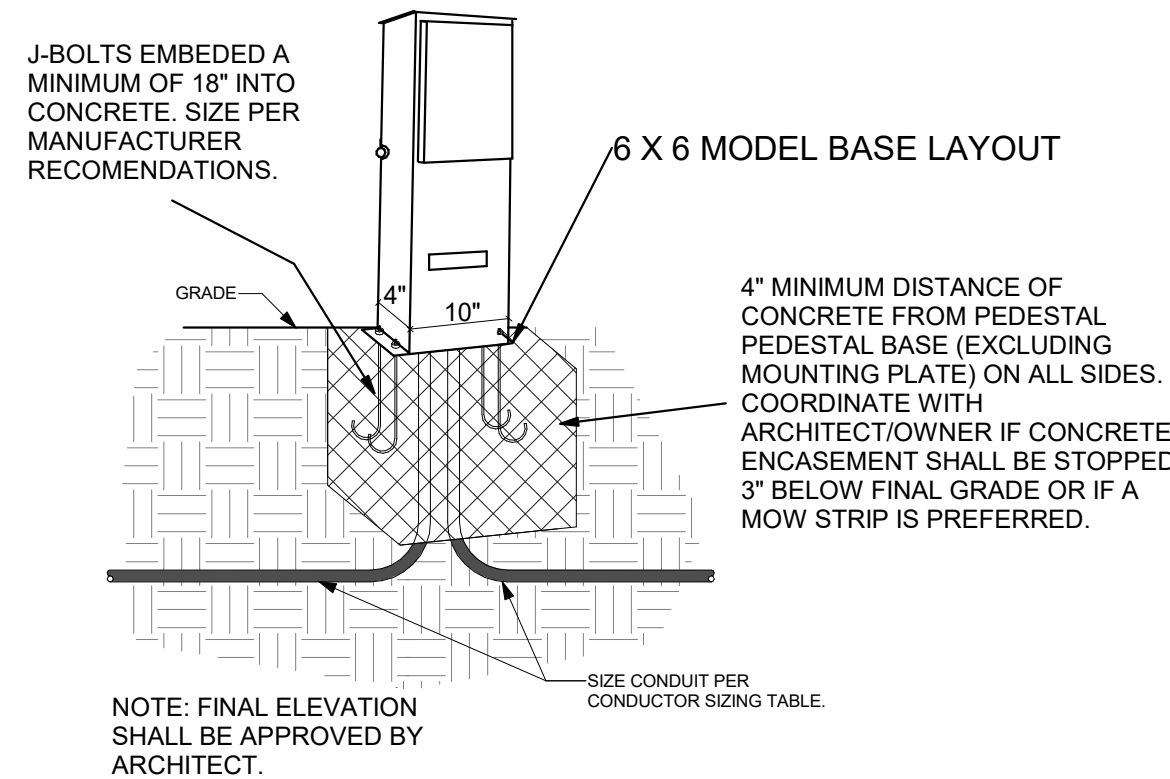
Drawing Title
**SITE
ELECTRICAL
DETAILS**

Drawing number

ES501

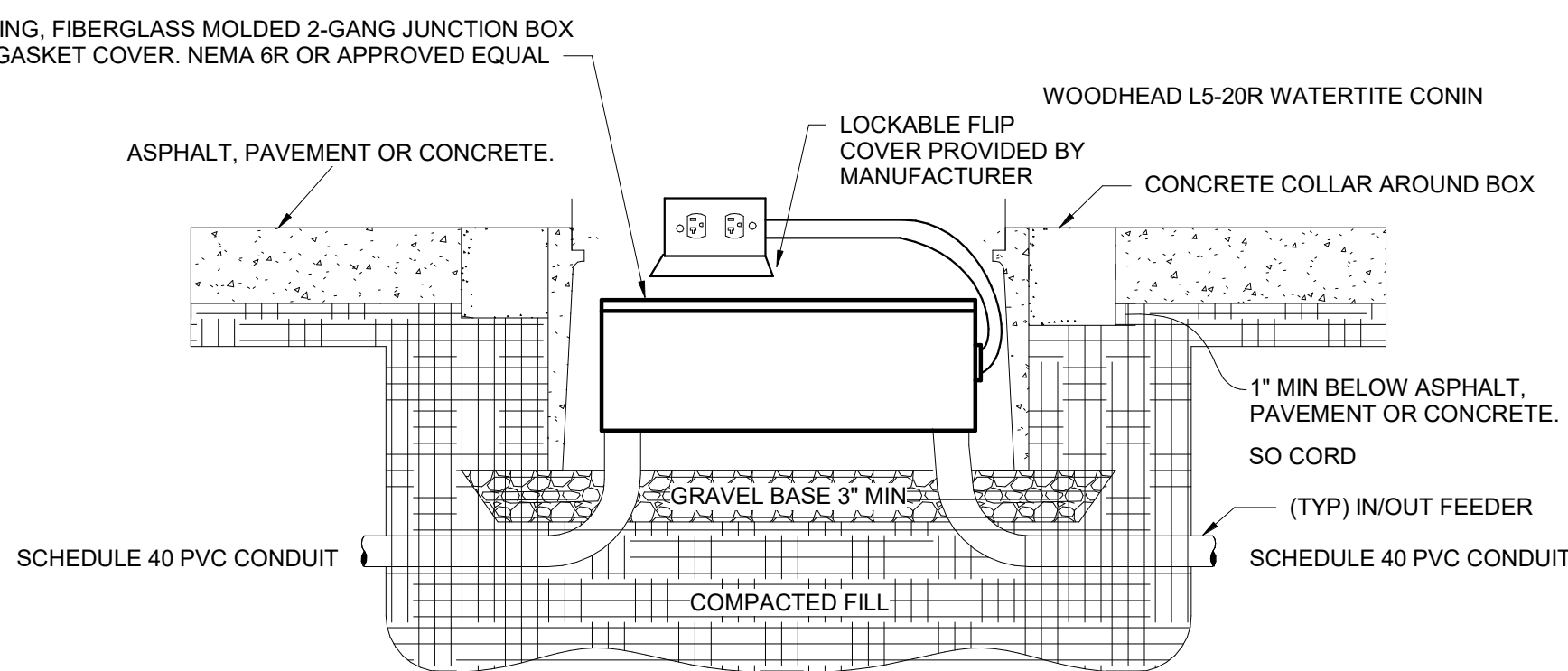
CONTRUCTION DOCUMENTS

HEAVY DUTY POWER PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PP1G	EATON	CHU1N7N4NP
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PEDESTAL DESIGN FROM MANUFACTURER TO ENGINEER FOR REVIEW PRIOR TO ORDERING.		ORDER CONTACT:



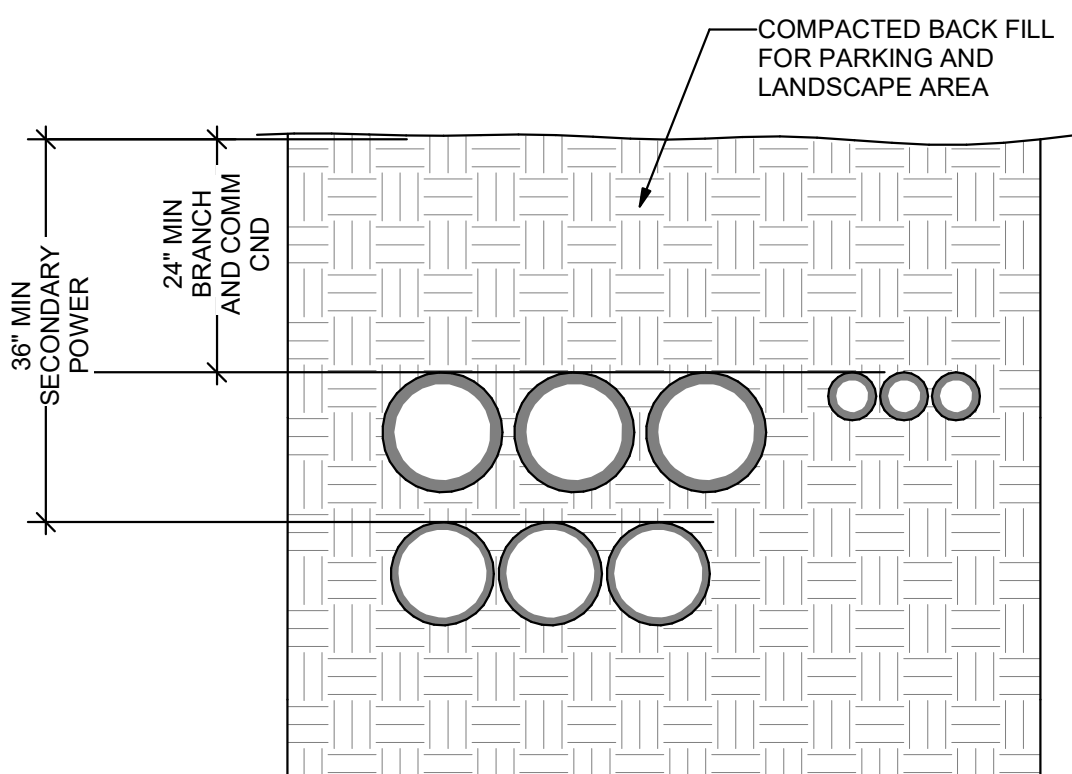
6 POWER PEDESTAL DETAIL AND SCHEDULE

SCALE: NTS



5 TYPICAL AT-GRADE PULLBOX ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

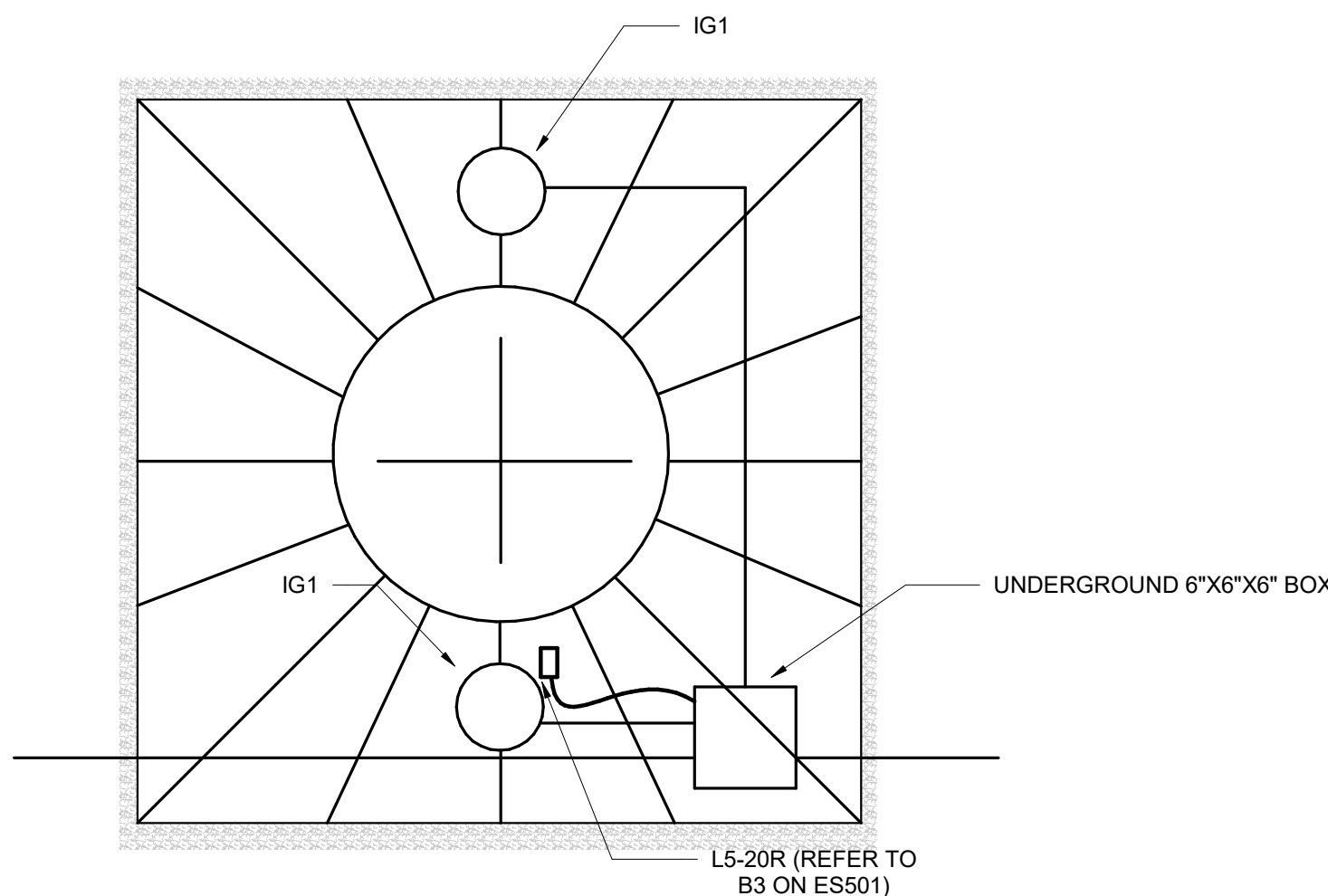


NOTES:

- ALL BENDS SHALL BE LARGE RADIUS.
- ALL CONDUIT ABOVE GROUND, ALL BENDS AND FIRST 10' BELOW GROUND SHALL BE PVC WRAPPED RMC. CONDUIT BELOW GROUND MAY BE PVC.
- PROVIDE POLYPROPYLENE PULL ROPE IN EMPTY CONDUITS.

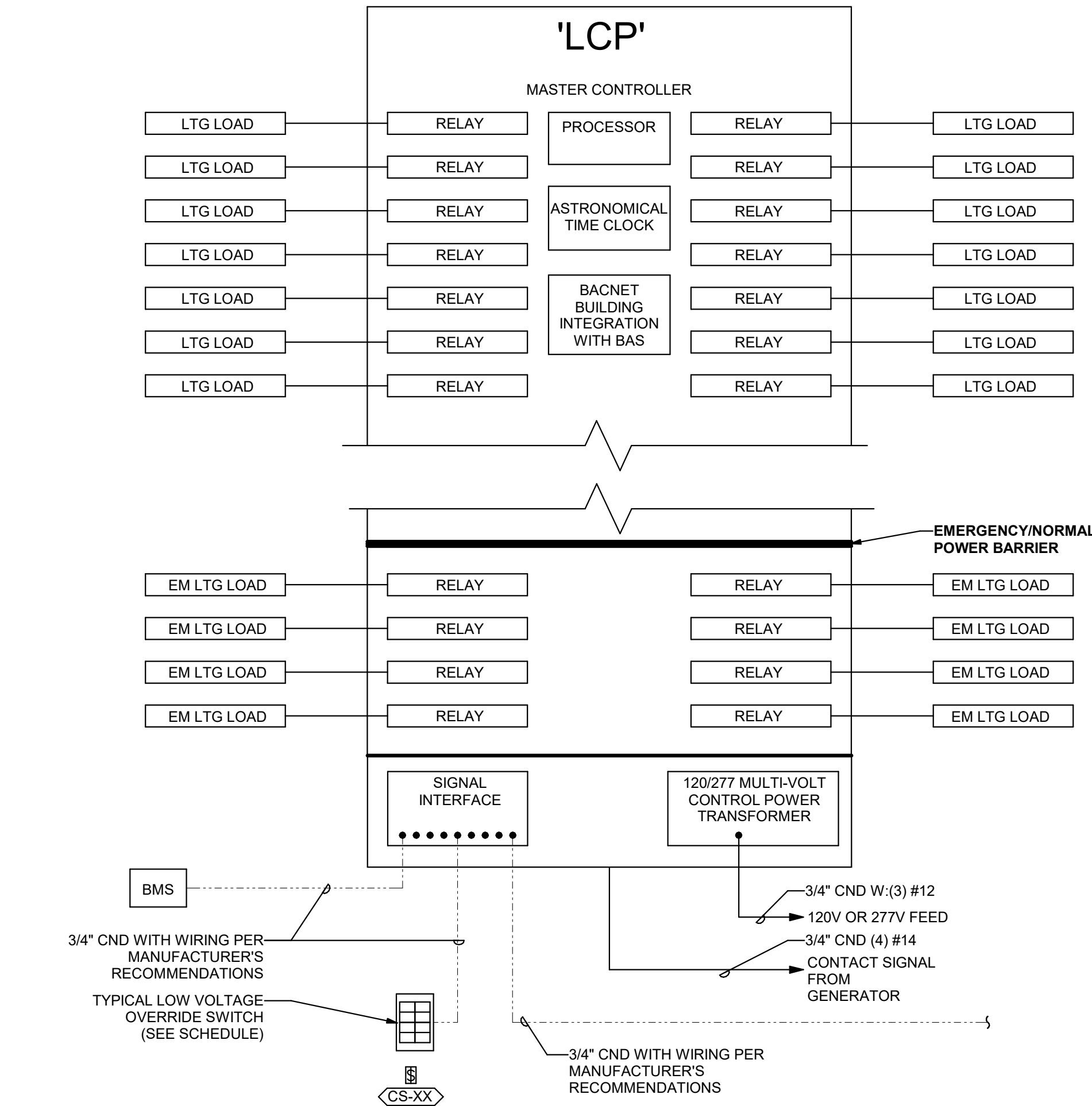
2 TYPICAL CONDUIT DIRECT BURY DETAIL

SCALE: 1/8" = 1'-0"



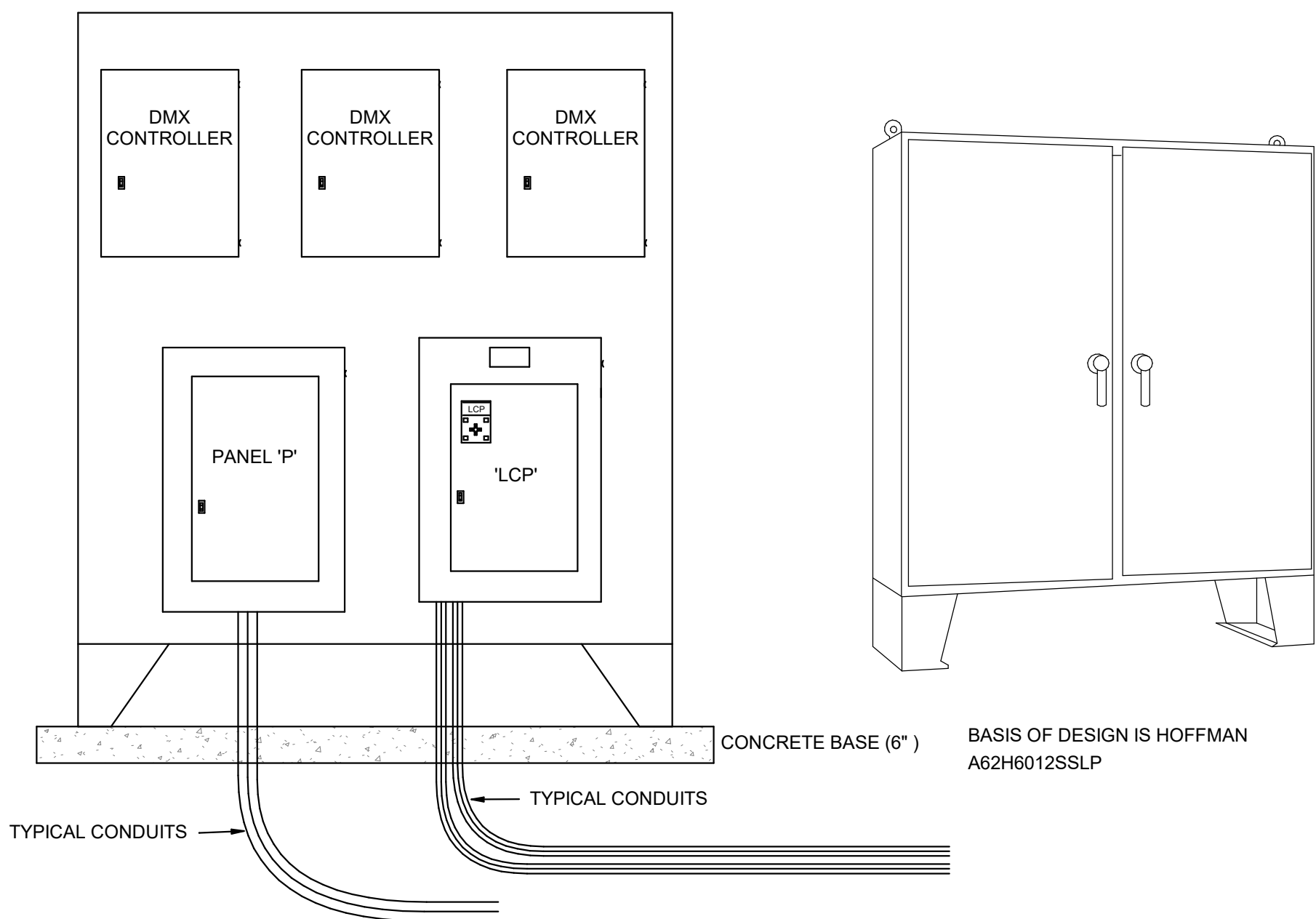
3 TYPICAL TREE GRATE ELECTRICAL DETAIL

SCALE: 1/2" = 1'-0"



4 TYPICAL LIGHTING RELAY PANEL

SCALE: 1/8" = 1'-0"



GENERAL NOTES:

- PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
- ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

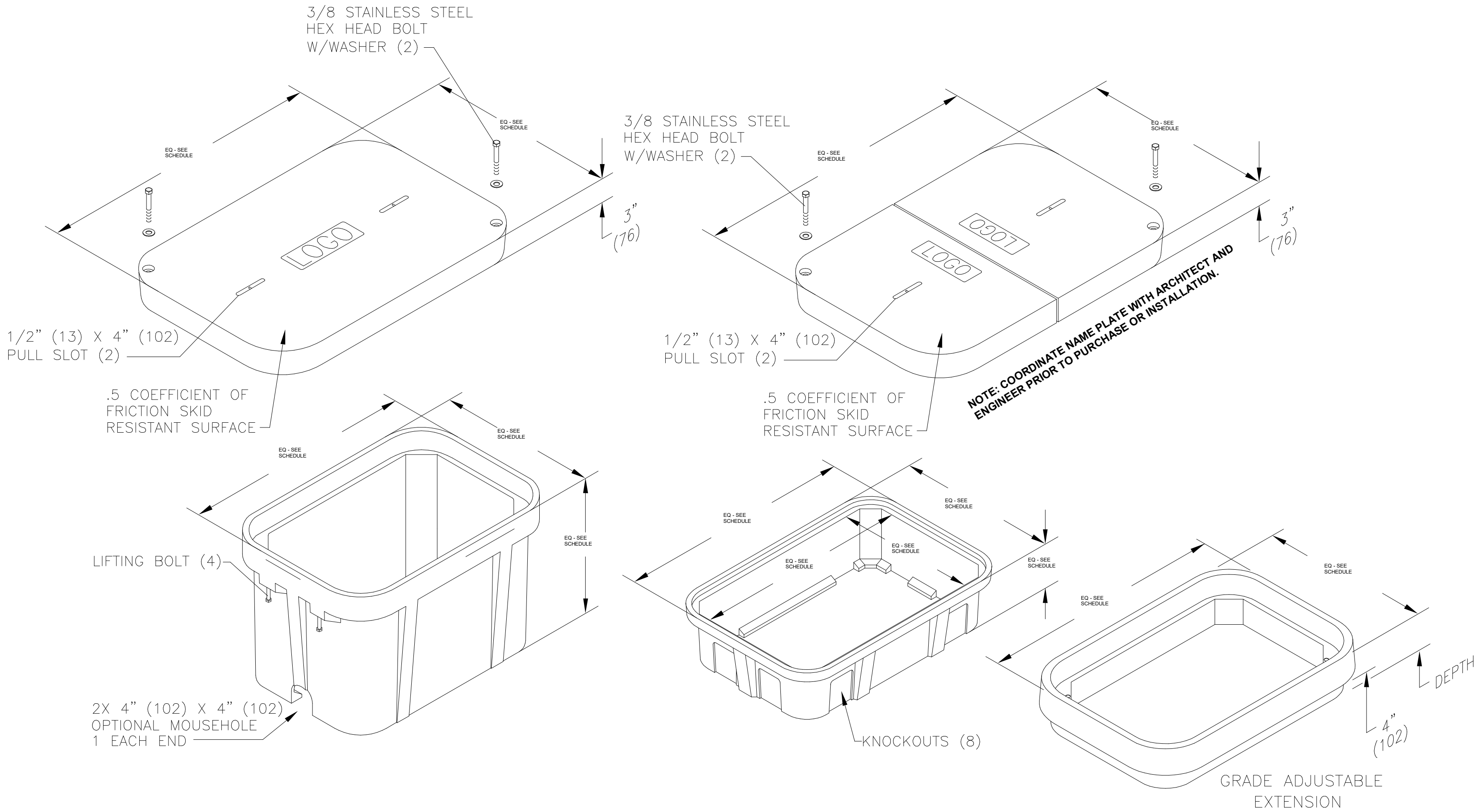
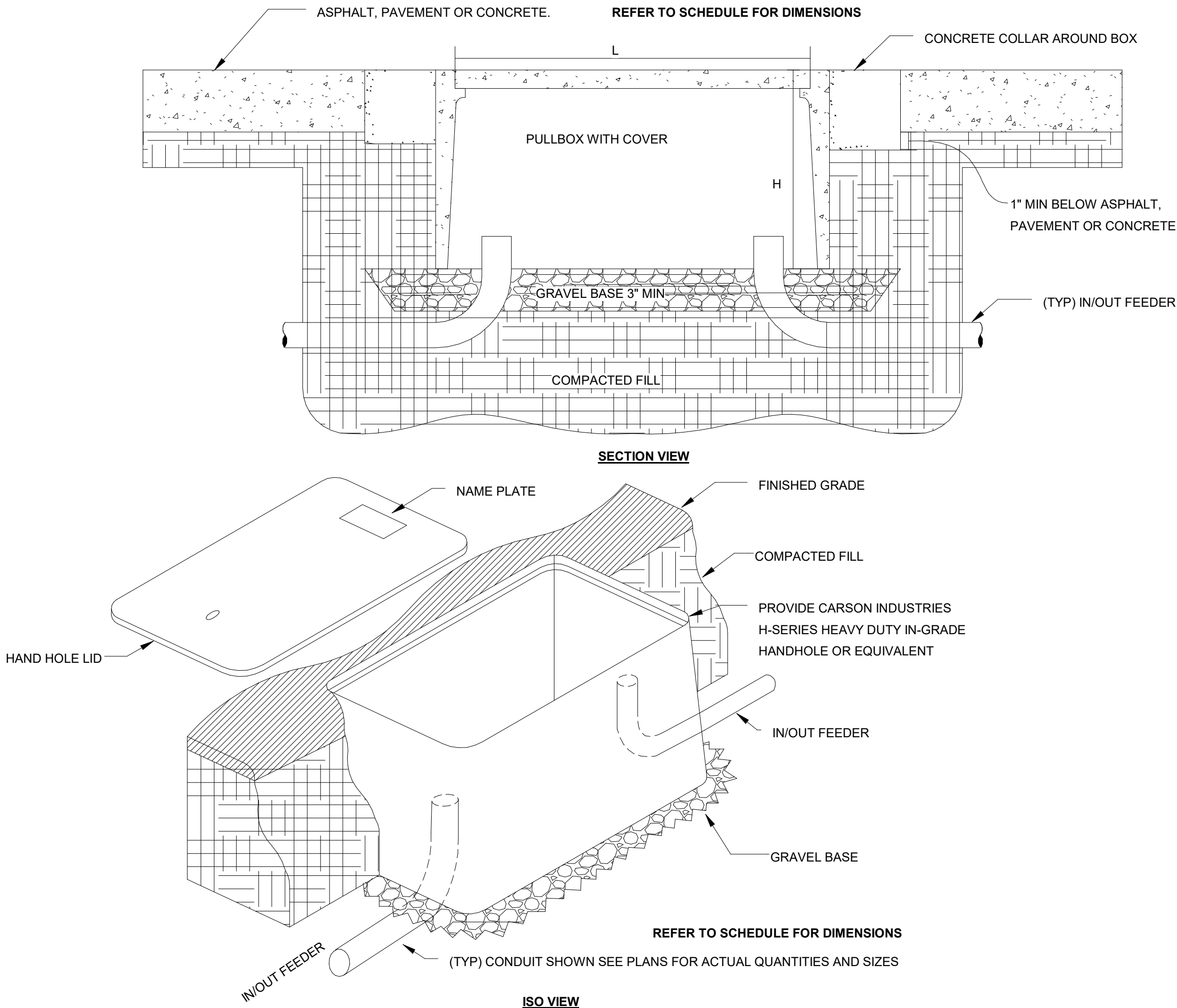
1 FREESTANDING STRONG BOX WITH PANEL AND GEAR DETAIL

SCALE: 1/8" = 1'-0"

APPLICATION TIERS	TYPE	DESCRIPTION	BOX OPTIONS	DESCRIPTION	COVER OPTIONS	DESCRIPTION	SYMBOLS LEGEND	FIXTURE STYLES
LIGHT DUTY	VERTICAL	PEDESTRIAN TRAFFIC ONLY.	BA	BOX WITH OPEN BOTTOM	CA	BOLT DOWN COVER	PG-34	STYLE NAME
			BB	BOX WITH MOUSE HOLES	WA	STANDARD WITH NO BOLTS	PG-22	DESCRIPTION
							PG-23	IMAGES
TIER 5	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.	BC	DIVIDED BOX	LR	CAST IRON 6 4-1/2" X 7-1/2" LID	PG-12	PG
	LATERAL		BG	GASKETED BOX WITH OPEN BOTTOM	LP	CAST IRON 6"X12" LID		PC
TIER 8	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.	DA	BOX WITH SOLID BOTTOM	LQ	CAST IRON 9"X12" LID		PX
	LATERAL		DG	GASKETED BOX WITH SOLID BOTTOM	LK	POLYMER CONCRETE 6"X9" DROP-IN LID		PT
TIER 15	VERTICAL	DRIEVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC.	JA	FOOTED BOX	LL	POLYMER CONCRETE 7" X 13" DROP-IN LID		PD
	LATERAL		EA	EXTENSION	LS	THROUGH SLOT (NO METER LID)		
TIER 22	VERTICAL	DRIVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO NON-DELIBERATE HEAVY VEHICULAR TRAFFIC.	RA	SOLID BASE EXTENSION	O2	OPENS UNDER 90°		
	LATERAL				OQ	USED WITH DROP-IN LID		

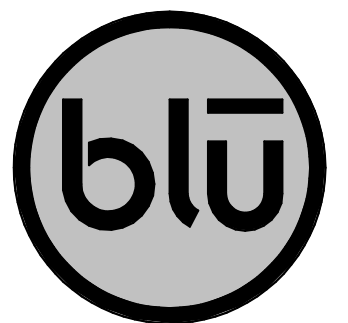
UNDER GROUND ENCLOSURE SCHEDULE

ID	IMAGE	BOX DESCRIPTION	LENGTH	WIDTH	DEPTH	ABOVE GRADE HEIGHT	BASIS OF DESIGN MANUFACTURE PART NO.	BOX OPTIONS	COVER LOGO	COVER OPTIONS	STYLE	TRAFFIC TIER NO.
(PG-12)		UNDERGROUND ENCLOSURE; PRECAST POLYMER CONCRETE WITH REINFORCED WITH FIBER GLASS. PROVIDE WITH BOLT ON COVER.	0' - 11"	1' - 6"	1' - 6"	INSTALL FLUSH WITH GRADE	QUAZITE (PG1324-18)	BA - BOX WITH OPEN BOTTOM	"ELECTRICAL"	WITH TWO BOLTS AND A SINGLE LOGO	PG	TIER 15



1 TYPICAL UNDERGROUND JUNCTION BOX DETAIL

SCALE: 3/4" = 1'-0"



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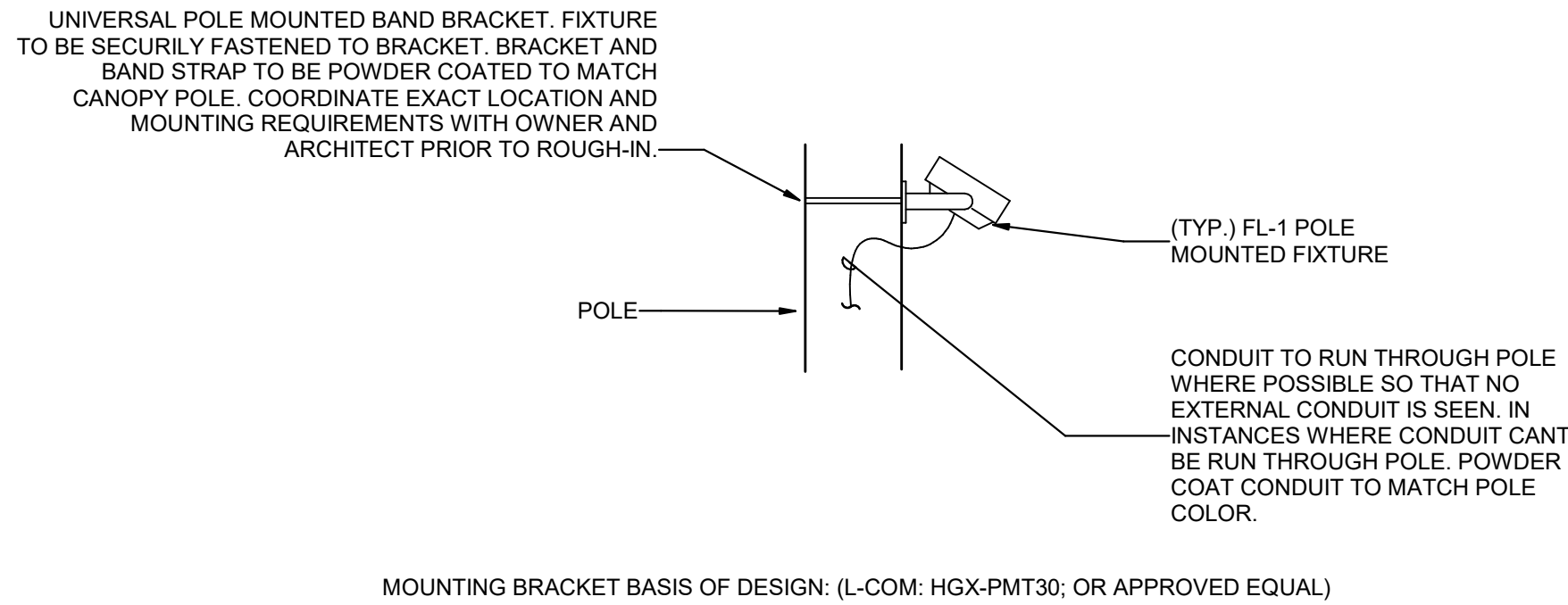


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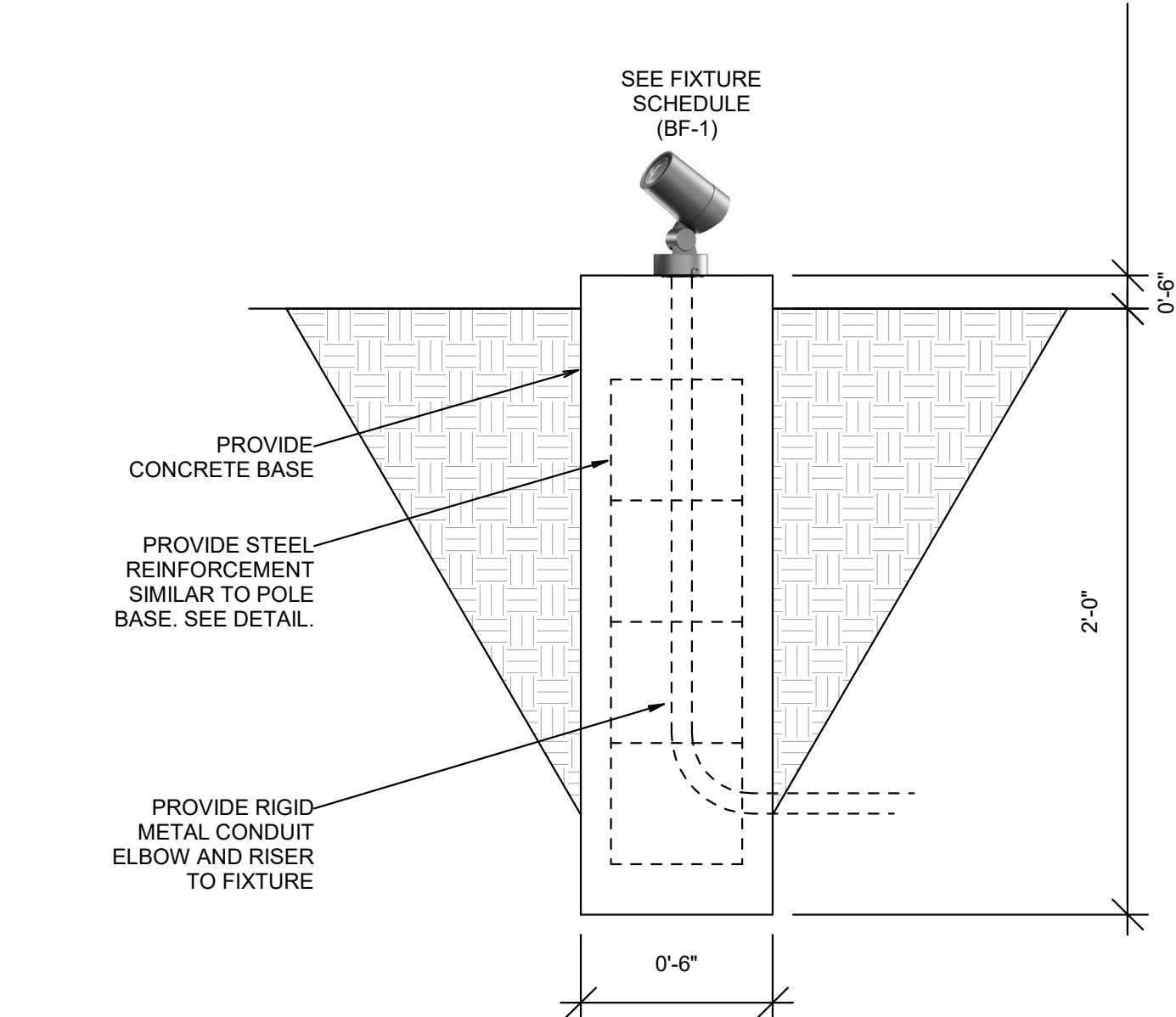
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NO.	DESCRIPTION
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Designed By:	JUN
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Date:	05/26/2023
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Project No:	220925
Drawing Title	
SITE ELECTRICAL DETAILS	
Drawing number	

ES502



TYPICAL SHADE CANOPY FLOOD LIGHT (FL-1) MOUNTING DETAIL

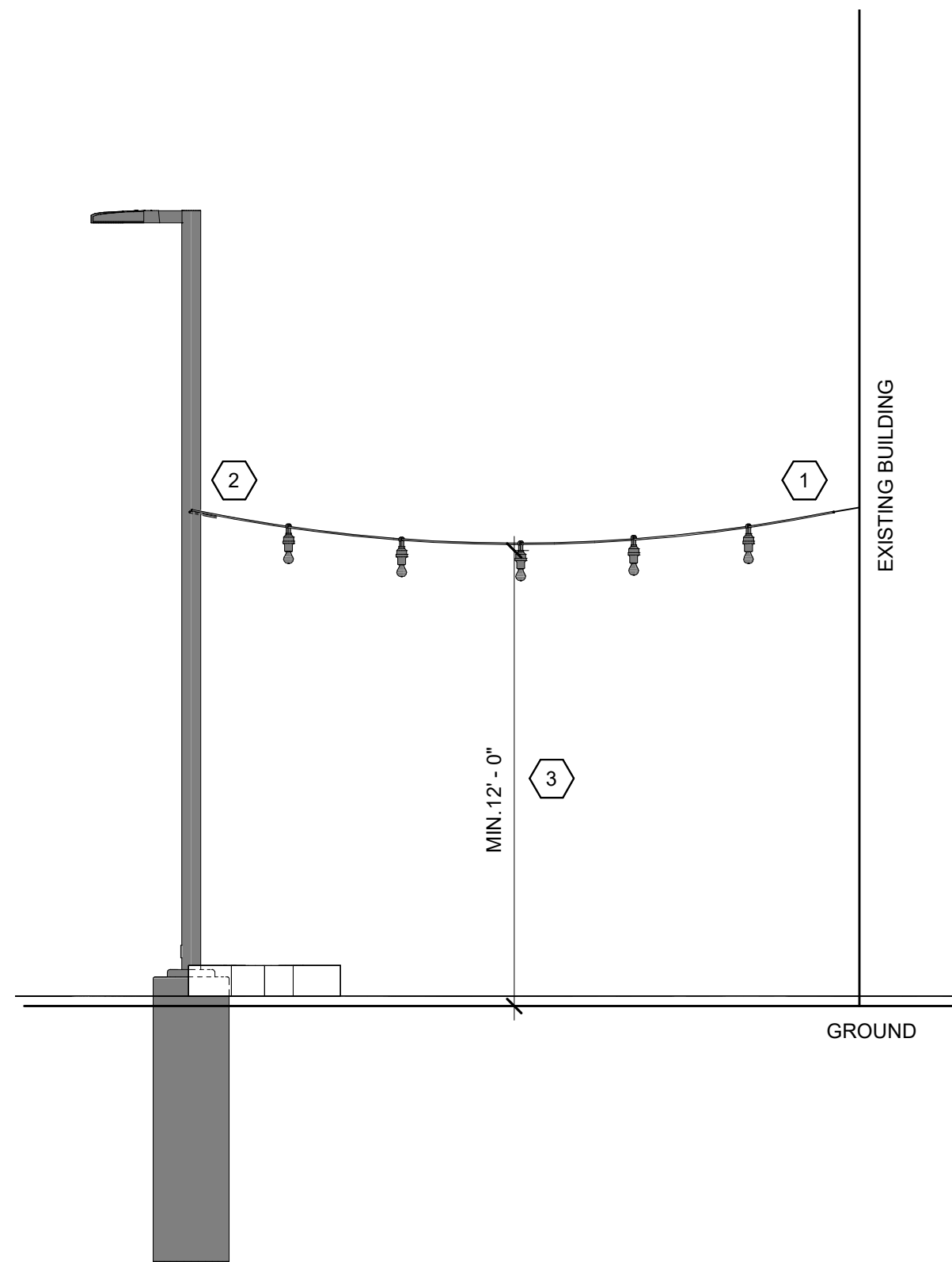
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LANDSCAPE LIGHTING DETAIL

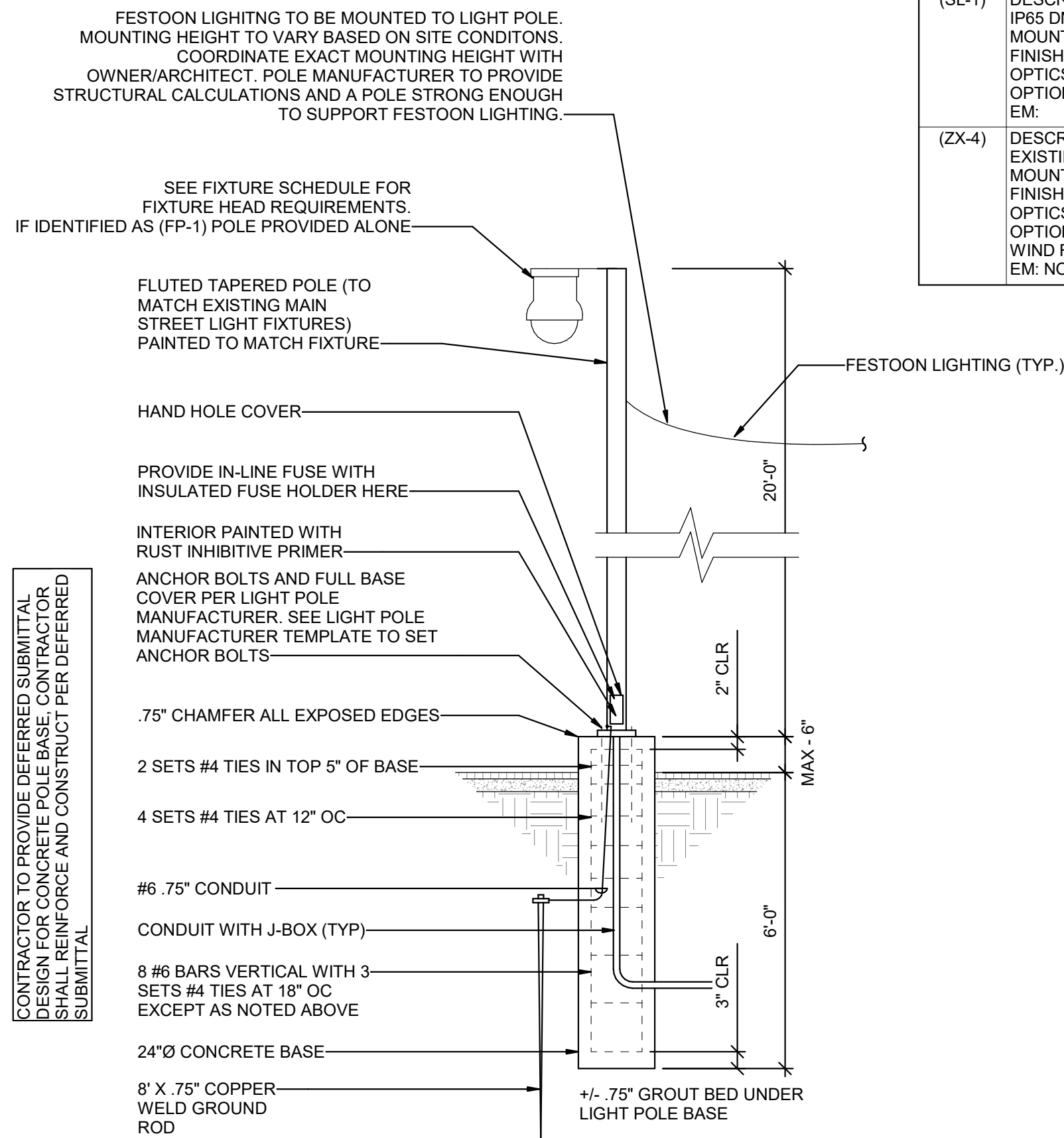
SCALE: NTS

EXTERIOR LIGHTING FIXTURE SCHEDULE												
GENERAL NOTES												
		<ol style="list-style-type: none">SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING. THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.										
ID	DESCRIPTION	SIZE (NOMINAL)	LUMINAIRE			LUMENS	COLOR TEMP	CRI	DRIVER			MANUFACTURER
			BUG RATING	BACK	UP				GLARE	TYPE	VOLTAGE	
(BF-1)	DESCRIPTION: LED OUTDOOR BULLET STYLE FLOOD LIGHT; WET LISTED MOUNTING: IN GROUND FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: 0' 5" WIDTH: 0' 5" DEPTH: 0' 2" DIAMETER:				800	4100K	80	LED DRIVER (0-10V DIMMING)	120/277	10	HOLM (DCST-13-UV-L10-K40-FL-SCBA) TERON LIGHTING (CHL L10.0 120-277V *** BZ 40K SMF) COOPER (TCRS8XX)
(FL-1)	DESCRIPTION: 10" DMX CONTROLLED RGB FLOOD LIGHT MOUNTING: POLE MOUNTED WITH BRACKET FINISH: SCBA OPTICS: OPTIONS: EM: NONE	HEIGHT: 11.6" DIAMETER: 10" APERTURE: -				3,200	3500K	80	DMX RGB	120/277V	72	SUPERIOR (SC12367-DMX-FL-72W) WESTGATE (DMX-FL-72W-RGBW-BT-BK) OR APPROVED EQUAL
(FP-1)	DESCRIPTION: LIGHT POLE FOR SUSPENDED FESTOON LIGHTING MOUNTING: FINISH: SCBA OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: POLE HEIGHT: 20'-0" (VERIFY WITH OWNER/ ARCHITECT)				0	-	-	-	-	0	HOLOPHANE (SMA POLE) OR APPROVED EQUAL
(IG1)	DESCRIPTION: FLUSH MOUNTED IN GROUND UPLIGHT MOUNTING: MOUNTED IN GRATE FINISH: SCBA OPTICS: OPTIONS: EM: NONE	LENGTH: - WIDTH: - HEIGHT: 9" DIAMETER: 8.5"				1,791	4000K	80	LED	120V	20	BEGA (84301) WE-EF (185-2577) OR APPROVED EQUAL
(SL-1)	DESCRIPTION: FESTOON LIGHTING; LED; WET LISTED IP65 DMX CONTROLLER (VALUES PER BULB) MOUNTING: CATENARY MOUNTED FINISH: BLACK WIRE, CLEAR GLOBE OPTICS: OPTIONS: EM:	LENGTH: WIDTH: DEPTH: DIAMETER:				45	3500K		DMX RGB	120/277	2	TMB (IMS / IMSMK2IPUD) MAXILED (ULSLG) OR APPROVED EQUALS
(ZX-4)	DESCRIPTION: TEAR DROP LED PENDANT TO MATCH EXISTING MAIN STREET LIGHTING MOUNTING: FINISH: SCBA OPTICS: TYPE III DISTRIBUTION OPTIONS: - WIND RATING: - EM: NONE	LENGTH: 32" WIDTH: 18" DEPTH: 7" POLE HEIGHT: 20' - 0"				13,042	4000K		LED	120/277V	120	HOLOPHANE (ESL3 OR ESPL2) TO MATCH EXISTING HOLOPHANE (SMA POLE) TO MATCH EXISTING



TYPICAL FESTOON LIGHT (SL-1) MOUNTING DETAIL

SCALE: NTS

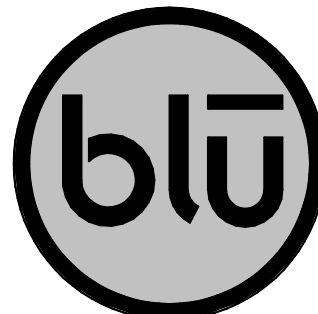


TYPICAL LIGHT POLE BASE DETAIL

SCALE: NTS

SHEET KEYNOTES

- ATTACH LIGHTING TO EXISTING BUILDING. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- FESTOON LIGHTING TO BE MOUNTED TO POLE (EX: LIGHT POLE, SHADE CANOPY POLE, ETC.) CONDUIT IS TO RUN THROUGH POLE WHERE APPLICABLE SO THERE IS NO VISIBLE CONDUIT. COORDINATE WITH CONTRACTOR, OWNER AND ARCHITECT FOR EXACT HEIGHTS, LOCATIONS, AND ATTACHMENT METHOD.
- EXACT HEIGHT OF FESTOON LIGHTING FROM THE GROUND WILL VARY ON SITE CONDITIONS. COORDINATE EXACT HEIGHT OF FESTOON LIGHTING WITH ARCHITECT, OWNER, AND LIGHT INSTALLER PRIOR TO ROUGH-IN.



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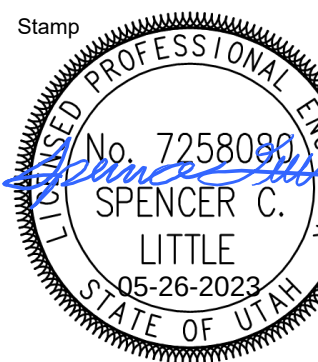
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REVISIONS	
NO.	DESCRIPTION



Designed By: JUN
Drawn By: JUN
Date: 05/26/2023
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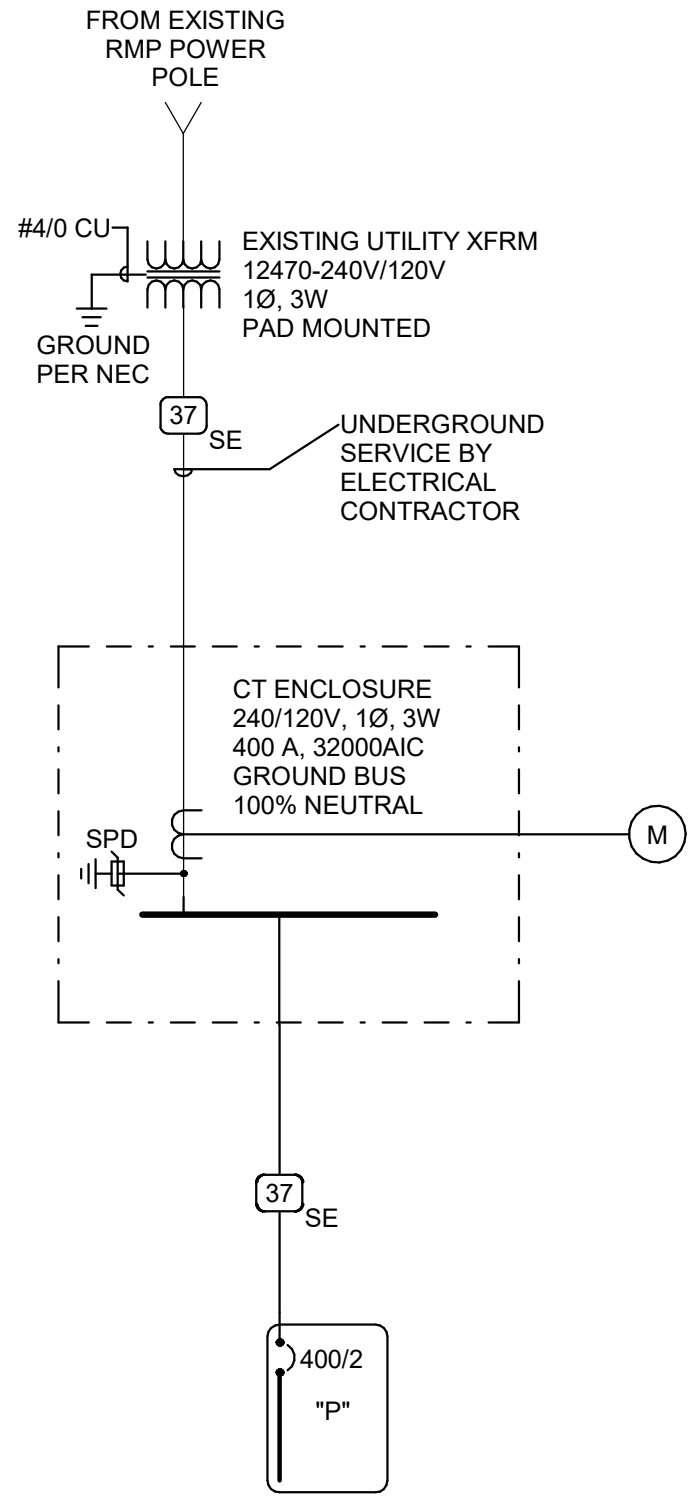
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SITE LIGHTING
DETAILS AND
SCHEDULES

Drawing number

ES503

CONTRUCTION DOCUMENTS

A1 ONE-LINE DIAGRAM - NORMAL
SCALE: NTS

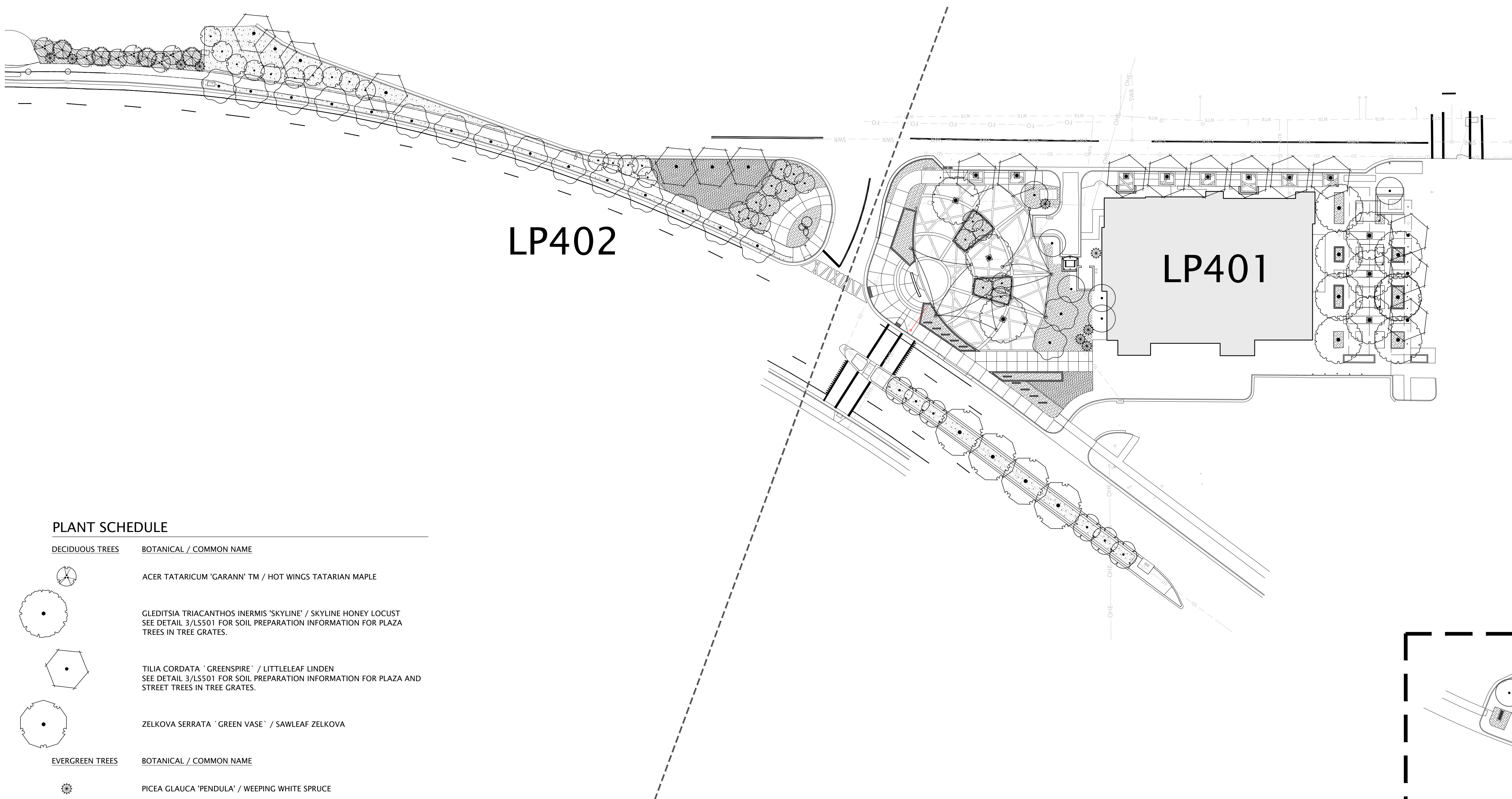
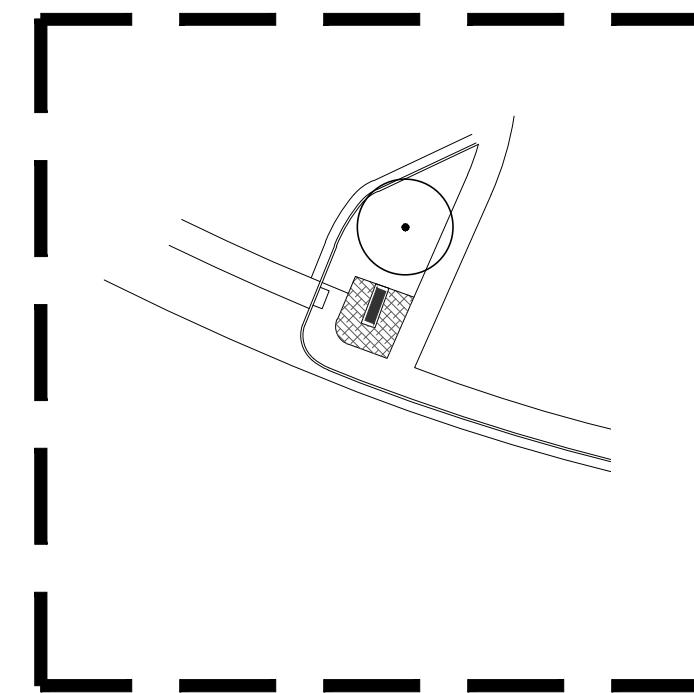


PANEL: "P"																								
VOLTS/PHASE/WIRE:				PANEL SIZE & TYPE:				MAIN SIZE AND TYPE:				FED FROM:		CABINET:		LOCATION:		NOTES:						
120/240 V, 1 PH 3 WIRE				22" W x 6" D, BOLT-ON				400 AMPERE MAIN CB						SURFACE										
ACCESSORIES:				PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR												AIC RATING: 0								
CKT NO	OCP		LOAD (KVA)				PHASE LOAD				DESCRIPTION				LOAD (KVA)				OCP		CKT			
	AMP	POLE	BKR	LTG	PWR	CO	A	B	DESCRIPTION		CO	PWR	LTG	BKR	POLE	AMP	NO							
1	20	1		0.0	0.0	0.0		0.3	0.3		DMX CONTROLLER	0.0	0.0	0.0		1	20	2						
3	20	1		0.0	0.0	0.0		0.3	4.0		DMX CONTROLLER	0.0	8.0	0.0		2	80	4						
5	80	2		0.0	8.0	0.0		4.0	4.0		PWR: FOOD TRUCK PEDESTAL	--	--	--	--	--	6							
7	--	--	--	--	--	--		4.0	4.0		--	--	--	--	--	--	8							
9	80	2		0.0	8.0	0.0		4.0	4.0		PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	8						
11	--	--	--	--	--	--		4.0	4.0		--	--	--	--	--	--	10							
13	80	2		0.0	8.0	0.0		4.0	4.0		PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	12						
15	--	--	--	--	--	--		4.0	4.0		--	--	--	--	--	--	14							
17	80	2		0.0	8.0	0.0		4.0	4.0		PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	16						
19	--	--	--	--	--	--		4.0	4.0		--	--	--	--	--	--	18							
21	80	2		0.0	8.0	0.0		4.0	4.0		PWR: FOOD TRUCK PEDESTAL	0.0	8.0	0.0		2	80	20						
23	--	--	--	--	--	--		4.0	0.2		--	--	--	--	--	--	22							
25	20	1		0.1	0.0	0.0		0.1	0.1		LTG: TREE UPLIGHTS	0.0	0.0	0.2		1	20	24						
27	20	1		0.5	0.0	0.0			0.5	0.6	LTG: EAST SIDE BLDG UPLIGHTS	0.0	0.0	0.1		1	20	26						
29	20	1		0.6	0.0	0.0		0.6	0.4		LTG: NORTHERN FESTOON LIGHTS	0.0	0.0	0.6		1	20	28						
31	20	1		0.1	0.0	0.0			0.1	0.2	LTG: SOUTH SIDE FESTOON LIGHTS	0.0	0.0	0.4		1	20	30						
33	20	1	--	--	--	--		0.0	0.0		PWR: SIGNAGE	0.0	0.2	0.0		1	20	32						
35	20	1	--	--	--	--		0.0	0.0		SPARE	--	--	--	--	1	20	34						
37	20	1	--	--	--	--		0.0	0.0		SPARE	--	--	--	--	1	20	36						
39	20	1	--	--	--	--		0.0	0.0		SPARE	--	--	--	--	1	20	38						
41	20	1	--	--	--	--		0.0	0.0		SPARE	--	--	--	--	1	20	40						
TOTALS:							CONNECTED KVA PER PHASE		42	42	CONNECTED TOTAL KVA =							83						
							CONNECTED AMPS PER PHASE		348	349	AVERAGE CONNECTED AMPS PER PHASE =							344						
NEC DIVERSIFIED LOAD CALCULATIONS																								
LIGHTING & CONTINUOUS LOADS: 2.5 kVA @ 125% = 3.1 kVA										100% CONNECTED LOAD PLUS 25%										DIVERSIFIED TOTAL KVA = 83				
RECEPTACLES:										FIRST 10kVA @ 100%, REMAINDER @ 50%										AVERAGE AMPS PER PHASE = 347				
ALL OTHER LOADS @ 100%: 80.2 kVA										MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC														
BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI																								

FAULT CURRENT TABLE			
BUS	FAULT CURRENT	CALCULATED	CABLE LENGTH
CT METER DISCONNECT	32000	28198	110' - 0"
P	32000	26508	9' - 0"
PROVIDE FULLY RATED CIRCUIT BREAKERS IN PANELBOARDS FOR THE FAULT CURRENT SHOWN. SERIES RATINGS WITH NEXT LEVEL UPSTREAM OVERCURRENT PROTECTIVE DEVICES ARE PERMITTED SUBJECT TO FACTORY UL DOCUMENTATION OF SERIES RATING SUBMITTED TO ENGINEER. THE CONTRACTOR SHALL PROVIDE THE AIC RATINGS REQUIRED BASED ON ACTUAL CONDITIONS, CABLE LENGTHS, TRANSFORMER IMPEDANCE, AND CONTRACTOR PROVIDED FAULT CURRENT CALCULATIONS. IF DEVICE OR EQUIPMENT FAULT CURRENT RATING IS NOT SHOWN, ASSUME 100,000 AIC.			

PANEL LOAD SUMMARY					
PANEL (BY LEVEL)	Mains	LOAD			
		CONNECTED		DIVERSIFIED	
		KVA	AMPS	KVA	AMPS
LEVEL 1					
P	400	82.7	344	83.3	347

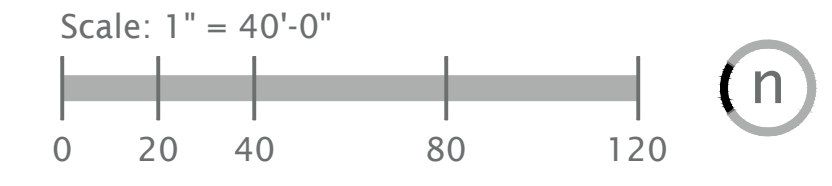
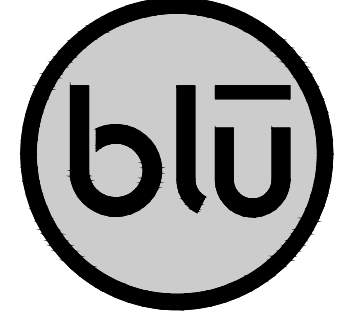
COPPER CONDUCTOR AND CONDUIT SCHEDULE											
SCHEDULE NUMBER						(E.G. 5) IG					
SUBSCRIPT (NOTE 5)											
SYM	AMP	HH AMPS	CONDUIT SIZE	CONDUCTOR (NOTE 1)	QTY	SIZE	G	IG/HH	SE	NOTES	
(1)	20	-	.75	2	12	12	12	12	8	2	
(2)	20	-	.75	3	12	12	12	12	8	2,3	
(3)	20	24	.75	4	12	12	12	12	8	2,3	
(4)	30	-	.75	2	10	10	10	10	8	2	
(5)	30	-	.75	3	10	10	10	10	8	2	
(6)	30	32	.75	4	10	10	10	10	8	2	
(7)	40	-	1	2	8	10	8	6	2		
(8)	40	-	1	3	8	10	8	6	2		
(9)	40	44	1	4	8	10	8	6	2		
(10)	55	-	1	2	6	10	8	4	2		
(11)	55	-	1	3	6	10	8	4	2		
(12)	55	60	1.25	4	6	10	8	4	2		
(13)	70	-	1	2	4	8	4	2	2		
(14)	70	-	1.25	3	4	8	4	2	2		
(15)	70	76	1.25	4	4	8	4	2	2		
(16)	85	-	1.25	2	3	8	3	2	2		
(17)	85	-	1.25	3	3	8	3	2	2		
(18)	85	92	1.25	4	3	8	3	2	2		
(19)	95	-	1.25	3	2	8	2	2	2		
(20)	95	104	1.50	4	2	8	2	2	2		
(21)	130	-	1.50	3	1	6	2	2	2		
(22)	130	116	1.50	4	1	6	2	2	2		
(23)	150	-	2	3	1/0	6	2	1/0	2		
(24)	150	136	2	4	1/0	6	2	1/0	2		
(25)	175	-	2	3	2/0	6	2	2/0	2		
(26)	175	156	2	4	2/0	6	2	2/0	2		
(27)	200	-	2	3	3/0	6	2	2/0	2		
(28)	200	180	2.50	4	3/0	6	2	2/0	2		
(29)	230	-	2.50	3	4/0	4	2	2/0	2		
(30)	230	208	2.50	4	4/0	4	2	2/0	2		
(31)	255	-	2.50	3	250	4	1	2/0	2		
(32)	255	232	2.50	4	250	4	1	2/0	2		
(33)	310	-	3	3	350	3	1/0	3/0	2		
(34)	310	280	3	4	350	3	1/0	3/0	2		
(35)	380	-	3.50	3	500	3	3/0	3/0	2		
(36)	380	344	4	4	500	3	3/0	3/0	2		
(37)	400	-	2 EA 2	3	3/0	3	3/0	3/0	2		
(38)	400	360	2 EA 2.50	4	3/0	3	3/0	3/0	2		
(39)	510	-	2 EA 2.50	3	250	1	4/0	3/0	2		
(40)	510	464	2 EA 3	4	250	1	4/0	3/0	2		
(41)	620	-	2 EA 3	3	350	1/0	4/0	3/0	2,4		
(42)	620	560	2 EA 3	4	350	1/0	4/0	3/0	2,4		
(43)	760	-	2 EA 3.50	3	500	1/0	4/0	3/0	2,4		
(44)	760	688	2 EA 4	4	500	1/0	4/0	3/0	2,4		
(45)	855	-	3 EA 3	3	300	2/0	4/0	3/0	2,4		
(46)	855	768	3 EA 3	4	300	2/0	4/0	3/0	2,4		
(47)	1000	-	3 EA 3.50	3	400	2/0	4/0	3/0	4		
(48)	1000	912	3 EA 3.50	4	400	2/0	4/0	3/0	4		
(49)	1140	-	3 EA 4	3	500	3/0	4/0	3/0	4		
(50)	1140	1032	3 EA 4	4	500	3/0	4/0	3/0	4		
(51)	1240	-	4 EA 3	3	350	3/0	4/0	3/0	4		
(52)	1240	1120	4 EA 3	4	350	3/0	4/0	3/0	4		
(53)	1675	1520	5 EA 4	4	400	4/0	4/0	4/0	4		
(54)	2010	1824	6 EA 4	4	400	250	250	250	4		
(55)	2660	2408	7 EA 4	4	500	350	350	350	4		
(56)	3040	2752	8 EA 4	4	500	500	500	500	4		
(57)	4180	3784	11 EA 4	4	500	500	500	500	4		
(58)	-	-	5 EA 4	-	-	-	-	-	6		
(59)	-	-	5	-	-	-	-	-	6		
(60)	-	-	10 EA 4	-	-	-	-	-	6		
CONDUCTOR AND CONDUIT SCHEDULE NOTES											
1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.											
2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.											
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.											
4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.											
5. SYMBOL SUBSCRIPTS:											
*2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.											
*CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.											
*FG" FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.											
*HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS; CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.											
*IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE METAL OF EQUIPMENT GROUND CONDUCTOR.											
*MC": PROVIDE FEEDER IN METAL-CLAD CABLE; TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.											
*SE": SUBSTITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SUFFICIENT FOR THE GROUNDING OF THE SECONDARY OF THE SEPARATELY DERIVED SYSTEM.											
*SER": PROVIDE SERVICE-ENTRANCE CABLE; TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.											
6. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.											



SEE ENLARGEMENT LP401

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST SEE DETAIL 3/L5501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.
	TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN SEE DETAIL 3/L5501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.
	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE
EXISTING TREES	BOTANICAL / COMMON NAME
	EXISTING DECIDUOUS TREE TO REMAIN
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	SYRINGA RETICULATA / JAPANESE TREE LILAC
GROUND COVERS	BOTANICAL / COMMON NAME
	BIONATIVE BY BIOGRASS / BIONATIVE
	PLANTING BED / CONTRACTOR INSTALLED BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK
	POA PRATENSIS / KENTUCKY BLUEGRASS
	ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE INSTALL OVER DEWITT PROS WEED BARRIER.



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Sandy, UT 84070
p 801.679.3157

CLIENT
Midvale City
7505 Holden St
Midvale, UT 84047

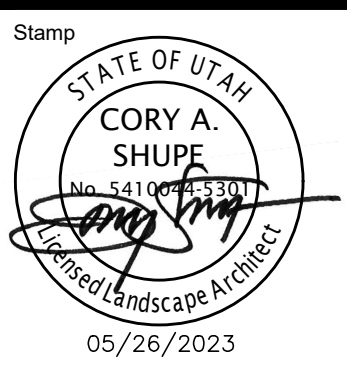
CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

Drawing Title
**OVERALL
LANDSCAPE
PLAN**

Drawing number

LP101

CONSTRUCTION DOCUMENTS

PLANT SCHEDULE

DECIDUOUS TREES

BOTANICAL / COMMON NAME

ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE

GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.

TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA

EVERGREEN TREES

BOTANICAL / COMMON NAME

PICEA GLAUCA 'PENDULA' / WEeping WHITE SPRUCE

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

EXISTING TREES

BOTANICAL / COMMON NAME

EXISTING DECIDUOUS TREE TO REMAIN

ORNAMENTAL TREES

BOTANICAL / COMMON NAME

MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE

MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE

SYRINGA RETICULATA / JAPANESE TREE LILAC

SHRUBS

BOTANICAL / COMMON NAME

BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY

BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY

BUDDLEJA X 'SMNDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH

CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB

DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE

MAHONIA REPENS / CREEPING MAHONIA

PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK

PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK

RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC

ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

ANNUALS/PERENNIALS

BOTANICAL / COMMON NAME

AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP

LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY



RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN

ORNAMENTAL GRASSES

BOTANICAL / COMMON NAME



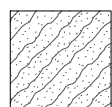
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS



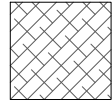
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS

GROUND COVERS

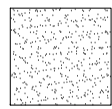
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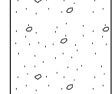
BIONATIVE BY BIOGRASS / BIONATIVE



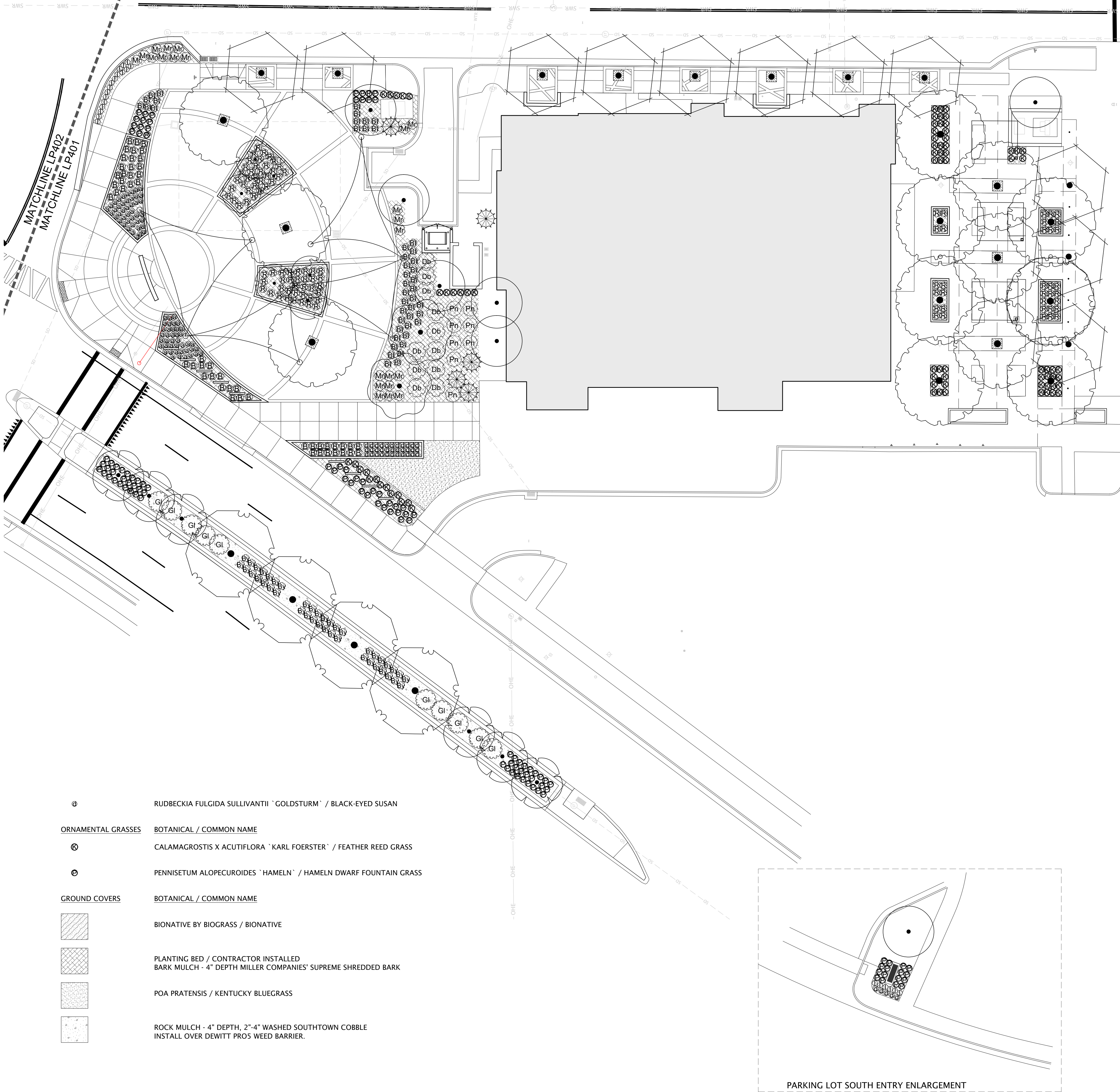
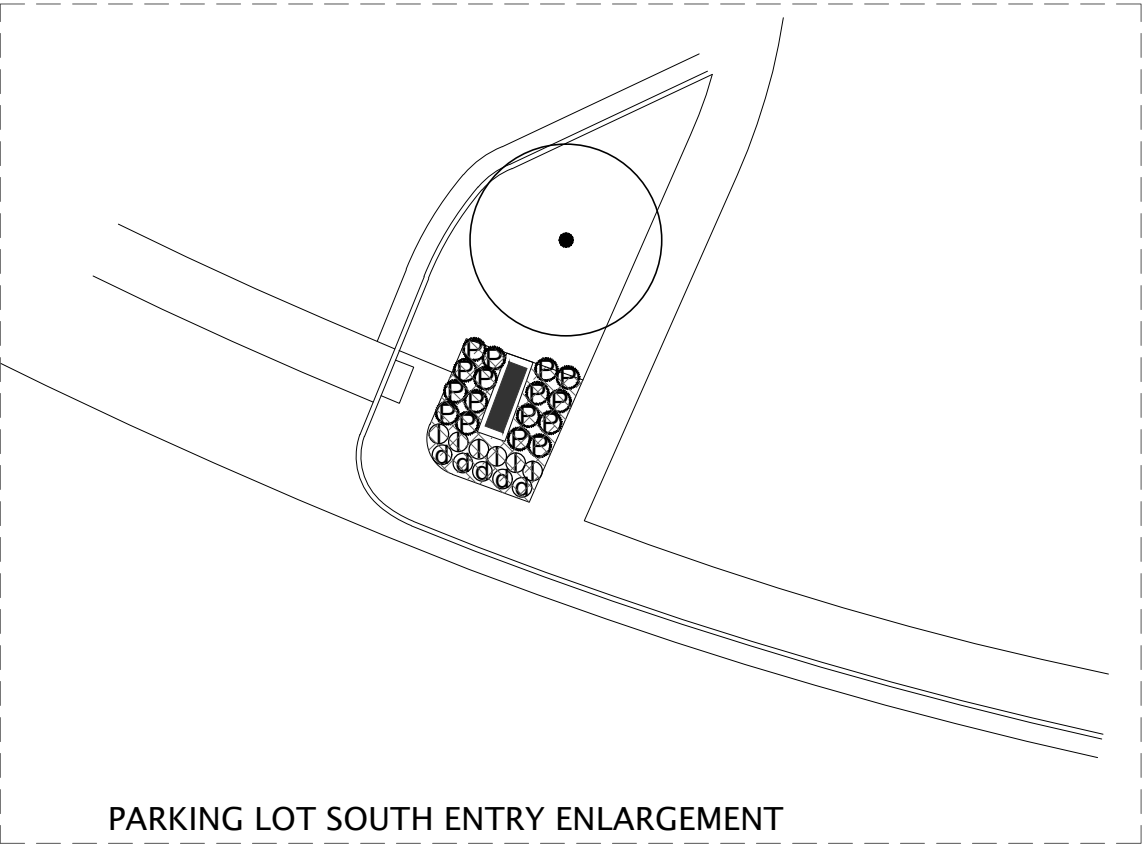
PLANTING BED / CONTRACTOR INSTALLED
BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK



POA PRATENSIS / KENTUCKY BLUEGRASS



ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PROS WEED BARRIER.

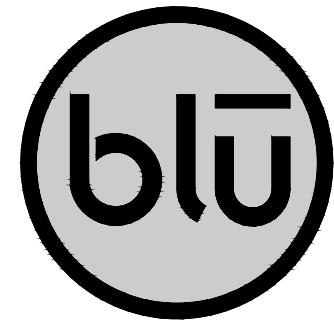


Scale: 1" = 20'-0"



1 PLAZA ENLARGEMENT

SCALE: 1"=20'-0"



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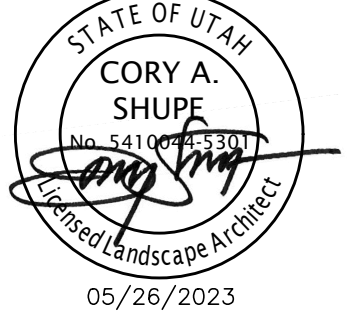
MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



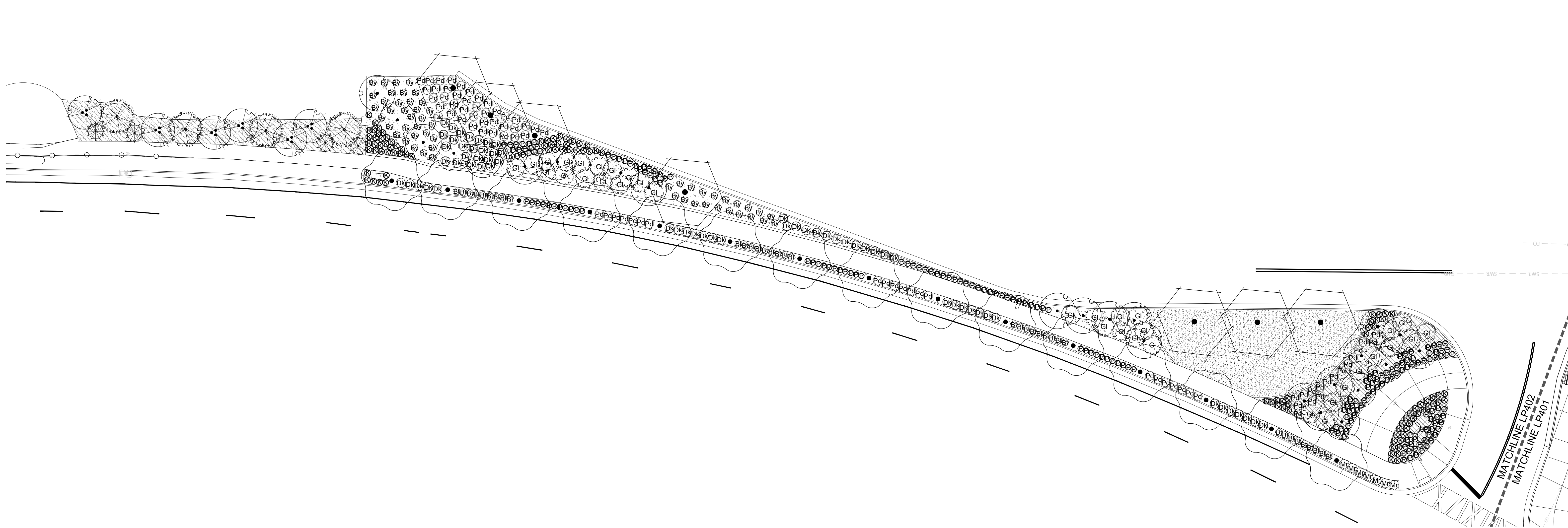
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title
LANDSCAPE
PLAN
ENLARGEMENT

Drawing number

LP401

CONSTRUCTION DOCUMENTS



1

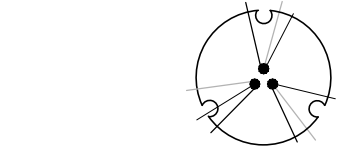
STREETSCAPE ENLARGEMENT

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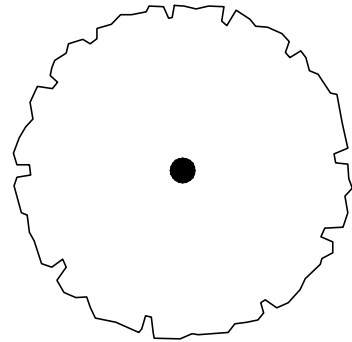
PLANT SCHEDULE

DECIDUOUS TREES

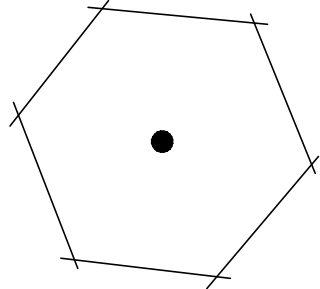
BOTANICAL / COMMON NAME



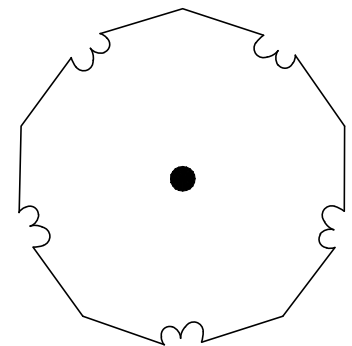
ACER TATARICUM 'GARANN' TM / HOT WINGS TATARIAN MAPLE



GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA TREES IN TREE GRATES.



TILIA CORDATA 'GREENSPIRE' / LITTLELEAF LINDEN
SEE DETAIL 3/LS501 FOR SOIL PREPARATION INFORMATION FOR PLAZA AND STREET TREES IN TREE GRATES.



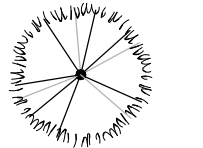
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA

EVERGREEN TREES

BOTANICAL / COMMON NAME



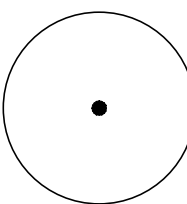
PICEA GLAUCA 'PENDULA' / WEEPING WHITE SPRUCE



PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

EXISTING TREES

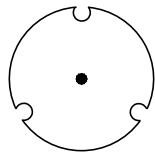
BOTANICAL / COMMON NAME



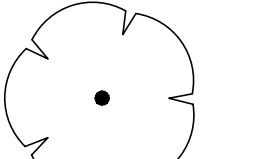
EXISTING DECIDUOUS TREE TO REMAIN

ORNAMENTAL TREES

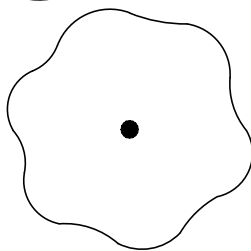
BOTANICAL / COMMON NAME



MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE



MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE



SYRINGA RETICULATA / JAPANESE TREE LILAC

SHRUBS

BOTANICAL / COMMON NAME



BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY



BERBERIS THUNBERGII 'ORANGE TORCH' / UPRIGHT ORANGE JAPANESE BARBERRY



BUDDLEJA X 'SMBDBT' / PUGSTER BLUE® DWARF BUTTERFLY BUSH



CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB



DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE



MAHONIA REPENS / CREEPING MAHONIA



PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK



PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK



RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC



ROSA X 'MEIGALPIO' / RED DRIFT® GROUNDCOVER ROSE

ANNUALS/PERENNIALS

BOTANICAL / COMMON NAME



AGASTACHE RUPESTRIS 'APACHE SUNSET' / APACHE SUNSET THREADLEAF HYSSOP



LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY



RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN

ORNAMENTAL GRASSES

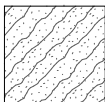


CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS

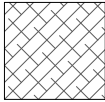


PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS

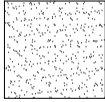
GROUND COVERS



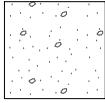
BIONATIVE BY BIOGRASS / BIONATIVE



PLANTING BED / CONTRACTOR INSTALLED
BARK MULCH - 4" DEPTH MILLER COMPANIES' SUPREME SHREDDED BARK

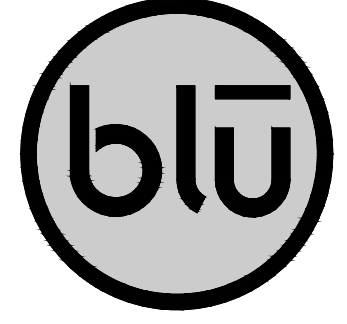


POA PRATENSIS / KENTUCKY BLUEGRASS



ROCK MULCH - 4" DEPTH, 2"-4" WASHED SOUTHTOWN COBBLE
INSTALL OVER DEWITT PRO'S WEED BARRIER.

Scale: 1" = 20'-0"



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CLIENT
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CONTACT:
Nate Rockwood
p 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

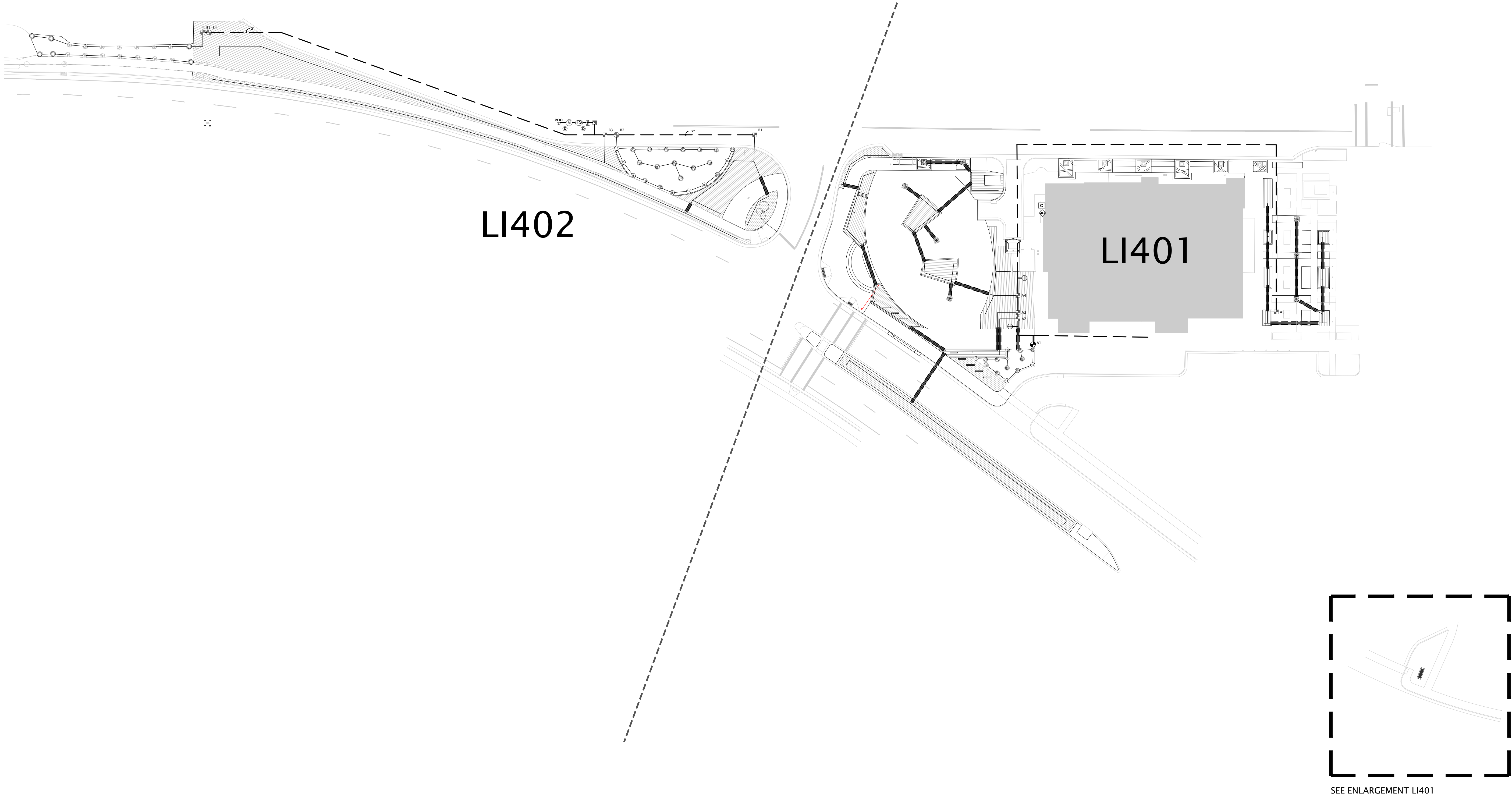
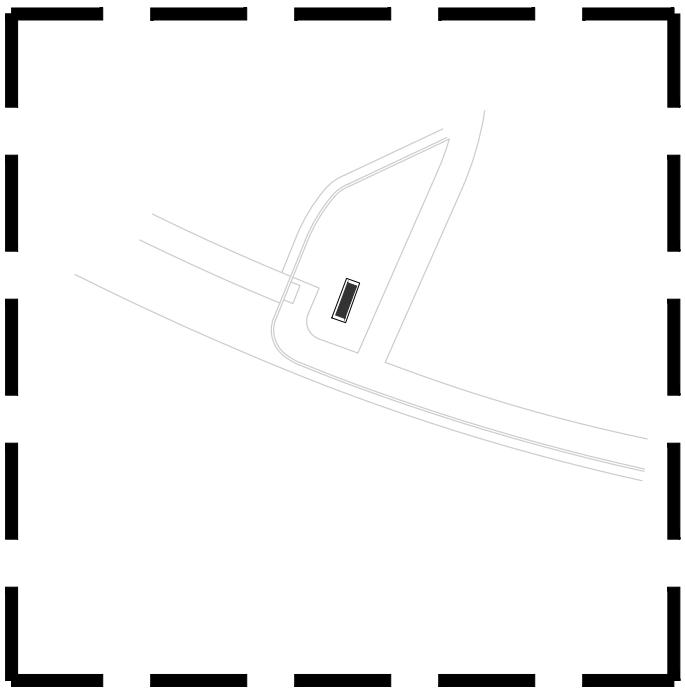
Drawing Title

LANDSCAPE
PLAN
ENLARGEMENT

Drawing number

LP402

CONSTRUCTION DOCUMENTS

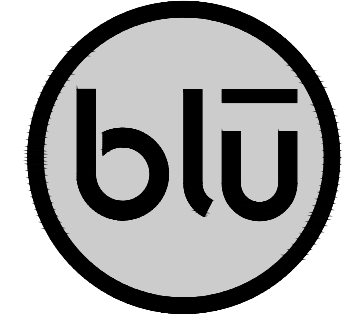


SEE ENLARGEMENT LI401

Scale: 1" = 40'-0"



CONSTRUCTION DOCUMENTS



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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS

NO.	DATE	DESCRIPTION

Stamp



05/26/2023

Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

OVERALL
IRRIGATION
PLAN

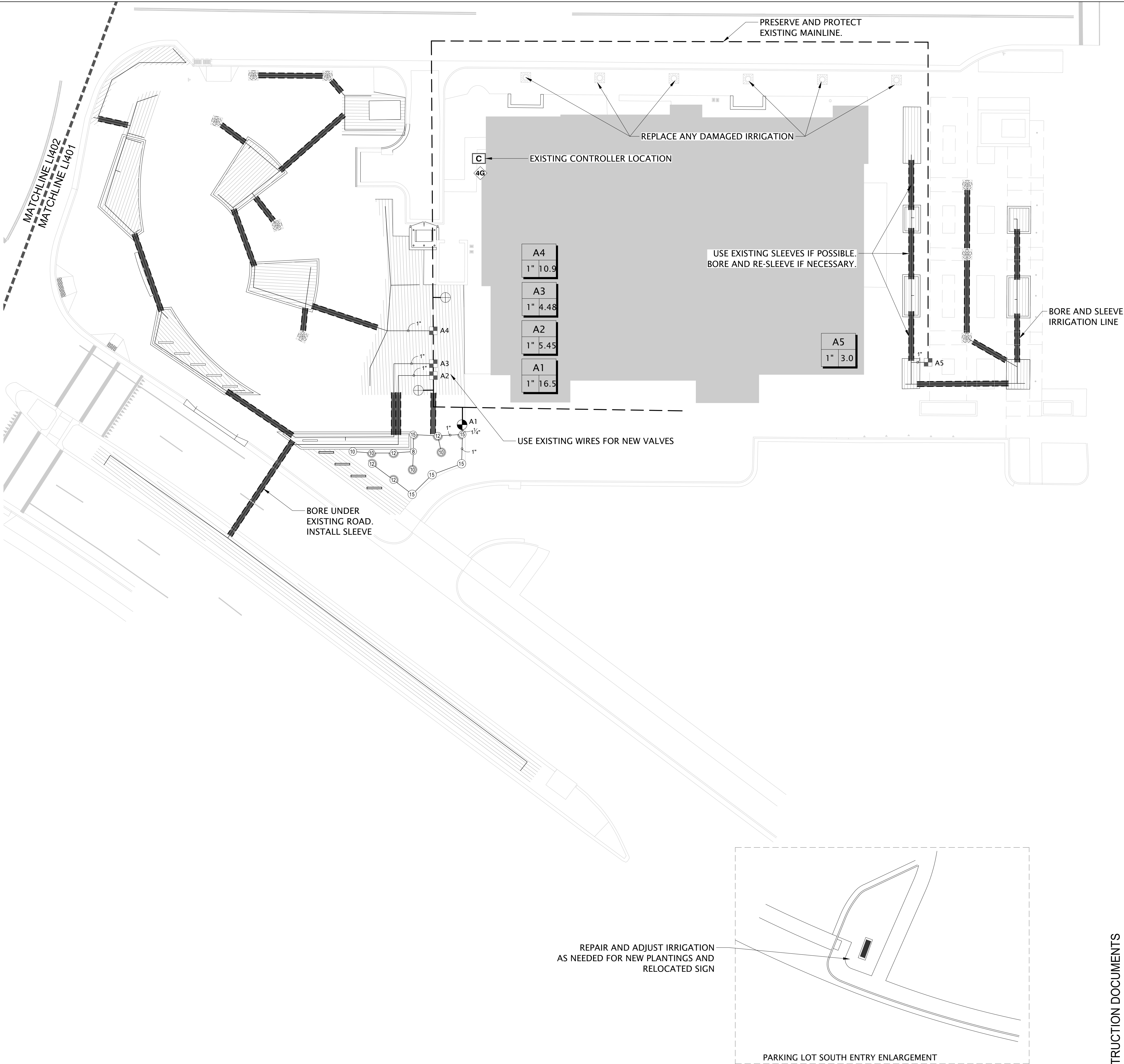
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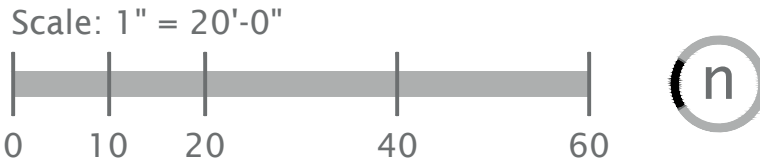
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>10</div><div>10</div><div>10</div><div>10</div></div> <div>Q T H F</div>	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>12</div><div>12</div><div>12</div><div>12</div><div>12</div><div>12</div></div> <div>Q T H TT TQ F</div>	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>15</div><div>15</div><div>15</div><div>15</div><div>15</div><div>15</div></div> <div>Q T H TT TQ F</div>	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>8</div><div>12</div></div> <div>10HE-VAN 12HE-VAN</div>	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
<div><div>14</div><div>ADJ</div><div>14</div><div>F</div></div>	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
<div><div>16</div><div>ADJ</div><div>16</div><div>F</div></div>	RAIN BIRD R-VAN16 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
<div><div>24</div><div>ADJ</div><div>24</div><div>F</div></div>	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1.2IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>■</div></div>	RAIN BIRD KCZ-100-PR8-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
<div><div>⊙</div></div>	TREE DRIP RINGS 2 RINGS (2" & 4" DIA) NETAFIM TLCV04-12
<div><div>▨</div></div>	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
<div><div>⊙</div></div>	RAIN BIRD EFB-CP
<div><div>▣</div></div>	QUICK COUPLER VALVE - RAIN BIRD 33 RC
<div><div>⊘</div></div>	ISOLATION VALVE - MATCO NORCA 200RTD
<div><div>⊙</div></div>	RAIN BIRD EFB-CP 2" 2IN. BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
<div><div>⊙</div></div>	BASELINE BL-1000P-R12 12-STATION CONVENTIONAL WIRE CONTROLLER IN 16-GAUGE STAINLESS STEEL PEDESTAL ENCLOSURE. BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
<div><div>4G</div></div>	BASELINE BL-CM4G-GW-AT INCLUDES 4G CELL MODEM GATEWAY AND 3DB IN.SALT SHAKERIN. ANTENNA
<div><div>FS</div></div>	FLOW SENSOR - FLOWMEC QS200
<div><div>⊕</div></div>	EXISTING VALVE TO BE PRESERVED AND PROTECTED
<div><div>D</div></div>	MANUAL DRAIN - FORD B11-333
<div><div>—</div></div>	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
<div><div>---</div></div>	IRRIGATION MAINLINE: PVC SCHEDULE 40
<div><div>▬</div></div>	PIPE SLEEVE: PVC SCHEDULE 40

Valve Callout	
<div><div>#</div><div>•</div></div>	Valve Number
<div><div>#</div><div>•</div><div>#</div><div>•</div></div>	Valve Flow
<div><div>#</div><div>•</div><div>#</div><div>•</div><div>#</div><div>•</div></div>	Valve Size



1 PLAZA ENLARGEMENT
SCALE: 1"=20'-0"



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STATE OF UTAH

CORY A. SHUPE

No. 541004330

Professional Landscape Architect

05/26/2023

Designed By: RD

Drawn By: TH

Date: 05/26/23

Checked By: RD

Project No: 22-160

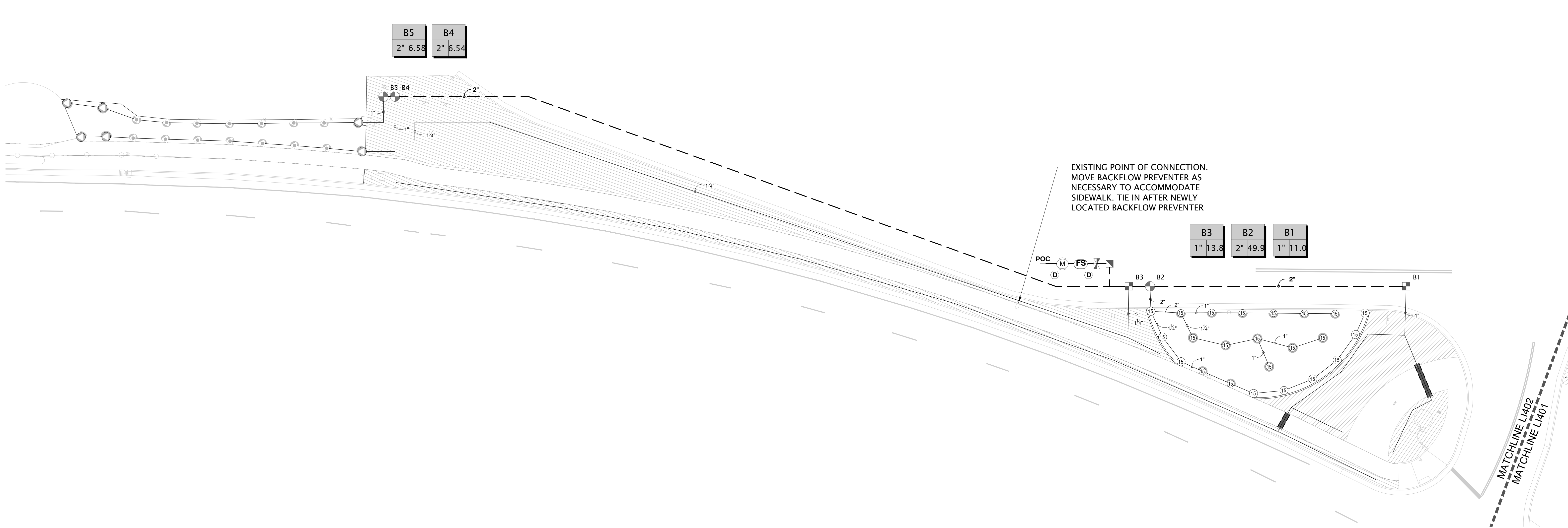
Drawing Title

IRRIGATION
PLAN
ENLARGEMENT

Drawing number

LI401

CONSTRUCTION DOCUMENTS



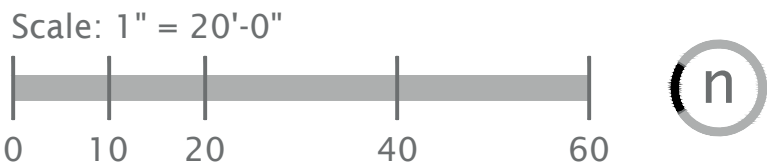
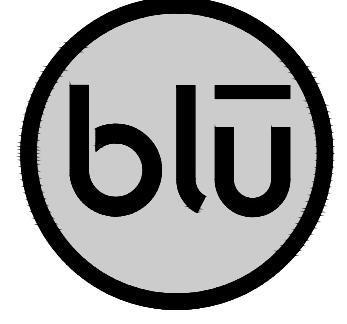
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STREETSCAPE ENLARGEMENT

SCALE: 1"=20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		RAIN BIRD EF8-CP 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
	RAIN BIRD 1804-U-SAM-PRS U12 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		BASELINE BL-1000P-R12 12-STATION CONVENTIONAL WIRE CONTROLLER IN 16-GAUGE STAINLESS STEEL PEDESTAL ENCLOSURE, BASE MODEL 50 STATIONS, EXPANDABLE TO 75 OR 100 STATIONS.
	RAIN BIRD 1804-U-SAM-PRS U15 SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		BASELINE BL-CM4G-GW-AT INCLUDES 4G CELL MODEM GATEWAY AND 3DB IN.SALT SHAKERIN. ANTENNA
	RAIN BIRD 1804-U-SAM-PRS HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.		FLOW SENSOR - FLOWMEC QS200
	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		EXISTING VALVE TO BE PRESERVED AND PROTECTED
	RAIN BIRD R-VAN18 1812-SAM-P45 SHRUB ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		MANUAL DRAIN - FORD B11-333
	RAIN BIRD R-VAN24 1812-SAM-P45 SHRUB ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 12IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.		IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	RAIN BIRD X CZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM		IRRIGATION MAINLINE: PVC SCHEDULE 40
	TREE DRIP RINGS 2 RINGS (2' & 4' DIA) NETAFIM TLCV04-12		PIPE SLEEVE: PVC SCHEDULE 40
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18' O.C. DRIPLINE LATERALS SPACED AT 18' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 1.7MM.		Valve Callout Valve Number Valve Flow Valve Size



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CONTACT:
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MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION

14	LATERAL
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Stamp



Designed By:	RD
Drawn By:	TH
Date:	05/26/23
Checked By:	RD
Project No:	22-160

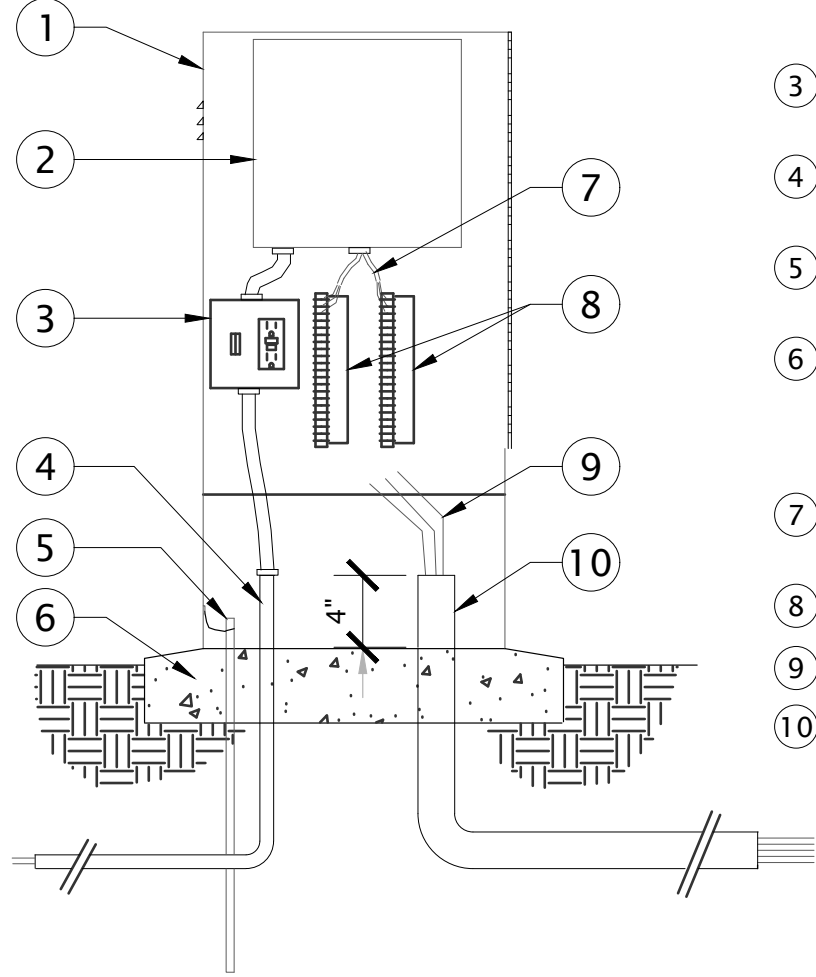
Drawing Title
IRRIGATION
PLAN
ENLARGEMENT

Drawing number
LI402

CONSTRUCTION DOCUMENTS

IRRIGATION NOTES

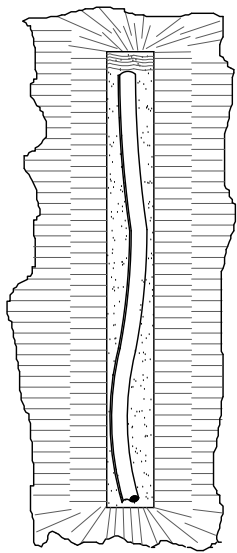
1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 75 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY), IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.
7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED BASIC GUIDELINES.
8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY), FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.
10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.
12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.
13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.
14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6" O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



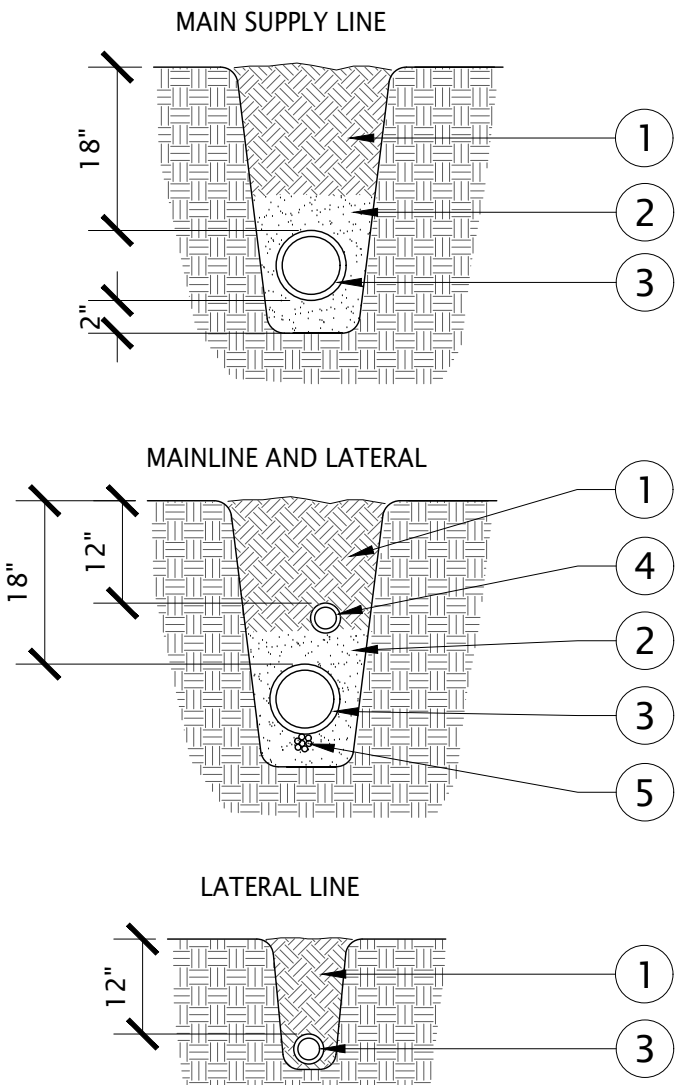
1 PEDESTAL MOUNT CONTROLLER
1" = 1'-0"

- ENCLOSURE AS SPECIFIED
- IRRIGATION CONTROLLER, SECURELY BOLT TO ENCLOSURE. INSTALL BACKUP BATTERIES AS PER MANUFACTURER'S SPECS.
- GFI RECEPTACLE AND CONTROLLER SWITCH
- 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
- 8 FT. COPPER GROUND AS PER LOCAL CODE.
- CONCRETE BASE- 6" MIN THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE.
- 18 GA. WIRE HARNESS TO CONTROLLER.
- TERMINAL STRIPS, SIZE AS REQ.
- 14 GA. WIRES FROM FIELD.
- 2" DIA. PVC CONDUIT WITH LONG SWEEP ELL.

PLAN VIEW



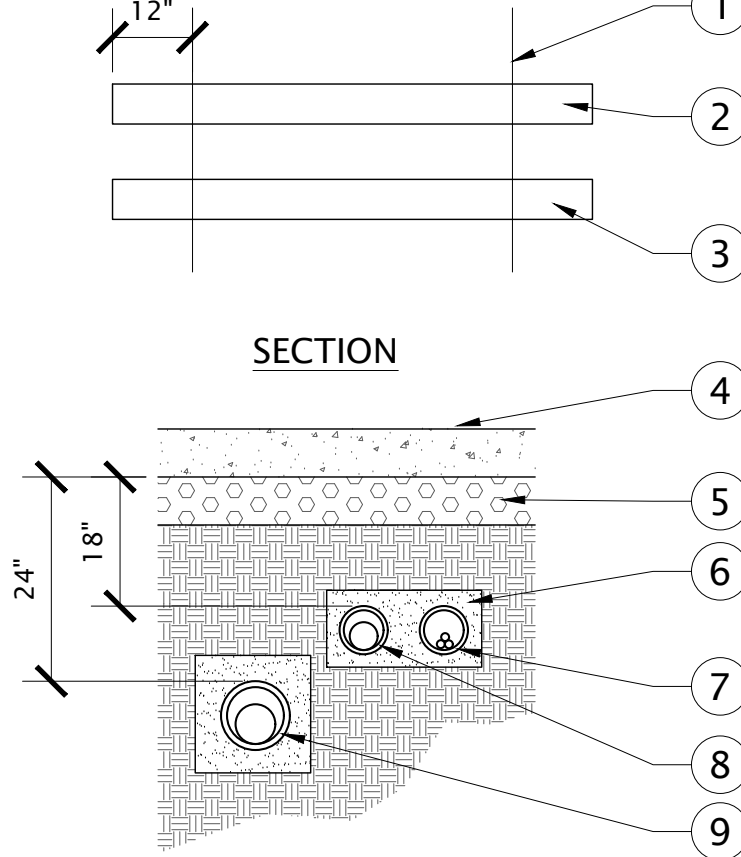
SECTIONS



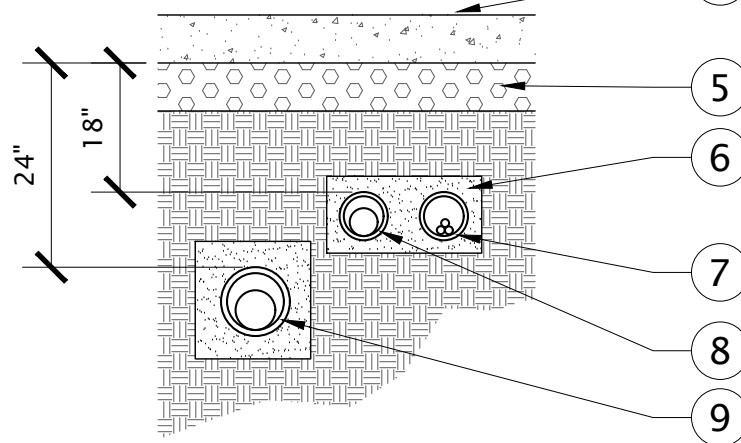
- DEBRIS FREE FILL
- DEBRIS FREE SAND, 2" ABOVE AND BELOW MAINLINE.
- MAINLINE
- LATERAL LINE
- TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

- NOTES:
- TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
 - ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 - ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
 - ALL TRENCH WIDTHS 8" MINIMUM

PLAN VIEW



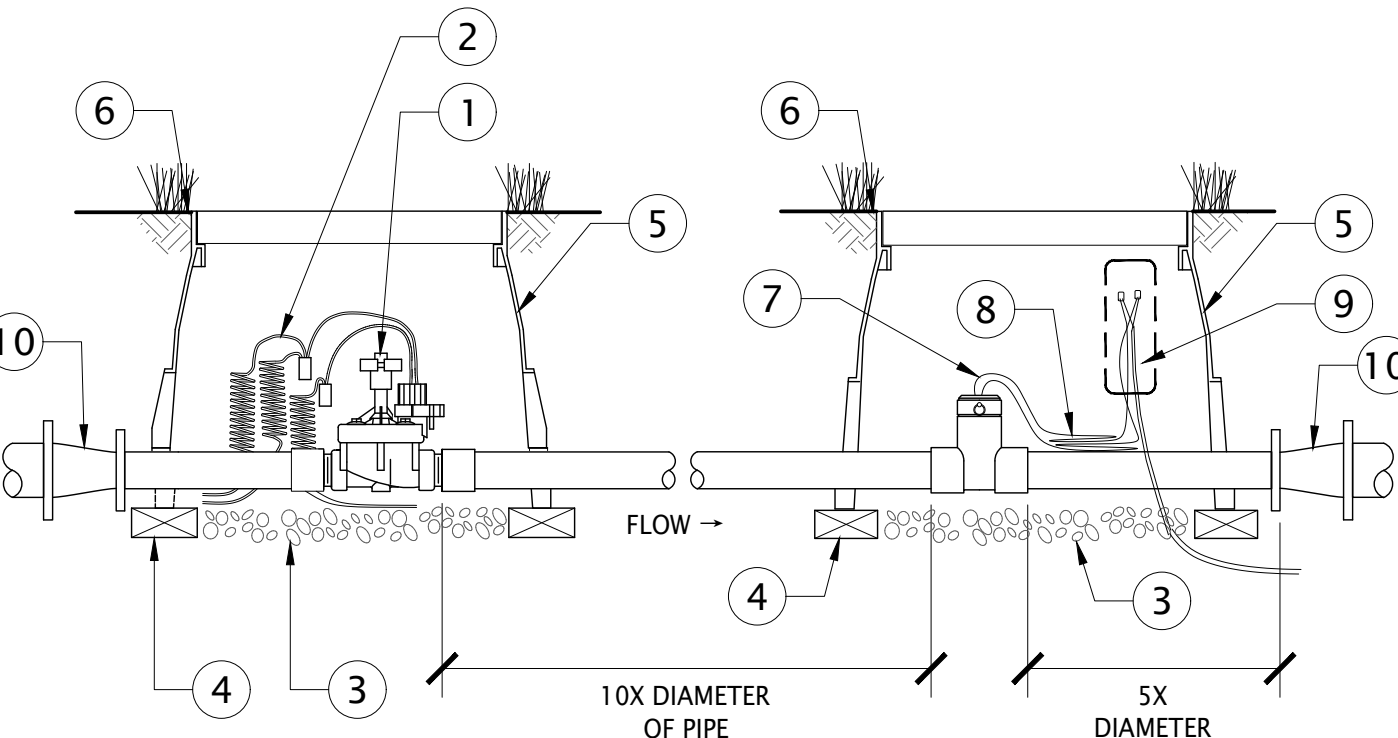
SECTION



- NOTES:
- SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
 - 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

3 PIPE SLEEVE
NOT TO SCALE

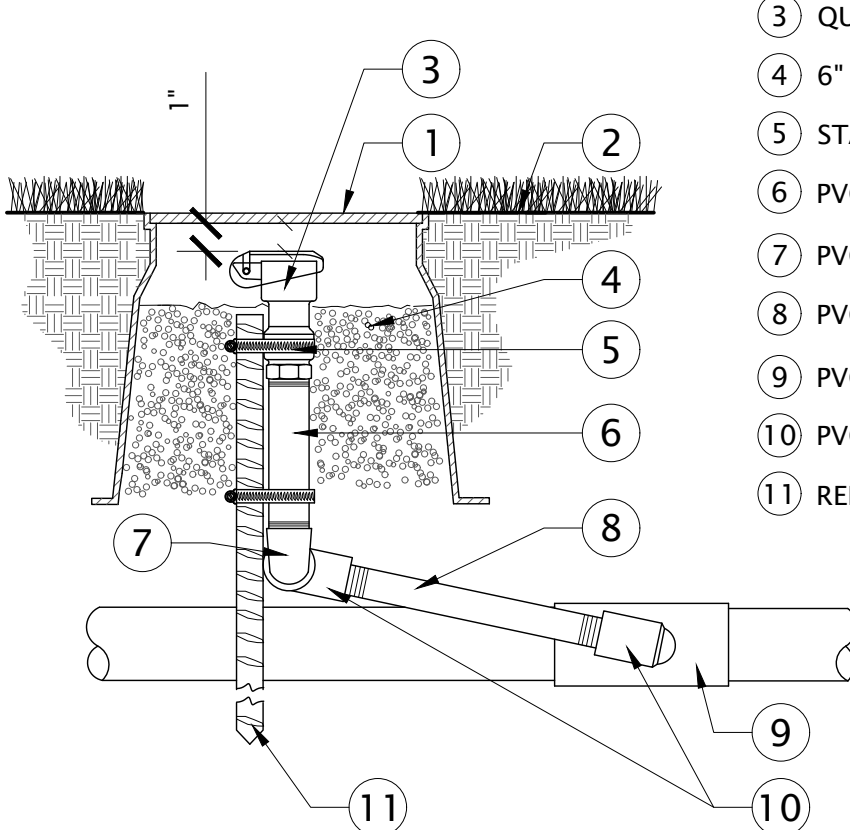
- PAVING SURFACE EDGE
- SLEEVE, TYP.
- EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
- PAVING SURFACE
- COMPACTED BASE
- SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
- IRRIGATION WIRES SLEEVE
- LATERAL SLEEVING
- MAIN LINE SLEEVE



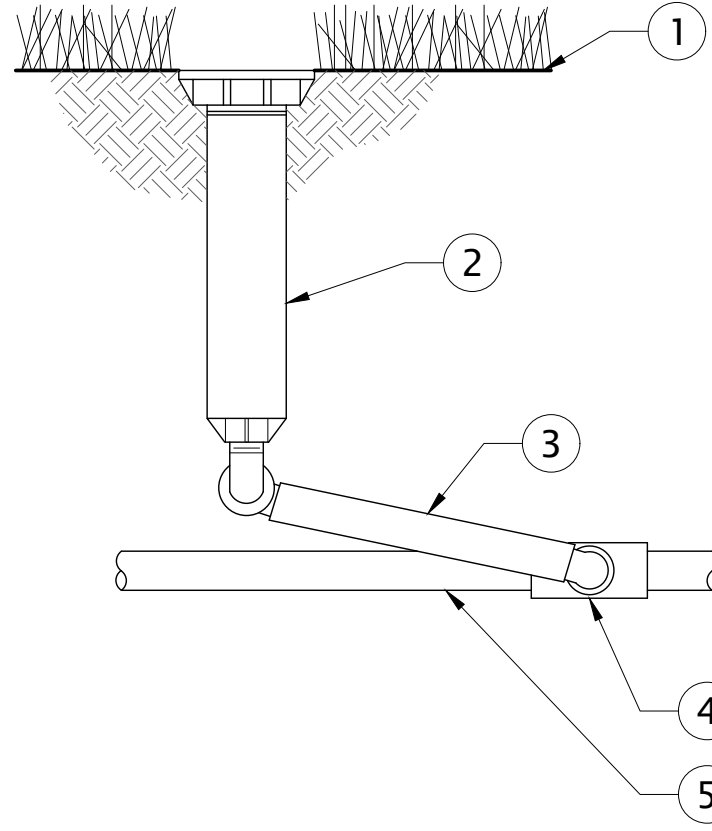
- NOTE:
- ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 - ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 MASTER VALVE/FLOW SENSOR
NOT TO SCALE

- MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
- 24" LENGTH OF COILED WIRE
- 3" MIN. DEPTH WASHED GRAVEL
- BRICK (4 PER BOX)
- STANDARD SIZE VALVE BOX
- FINISH GRADE
- FLOW SENSOR
- 24" LENGTH OF COILED COMMUNICATION CABLE
- COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
- CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)



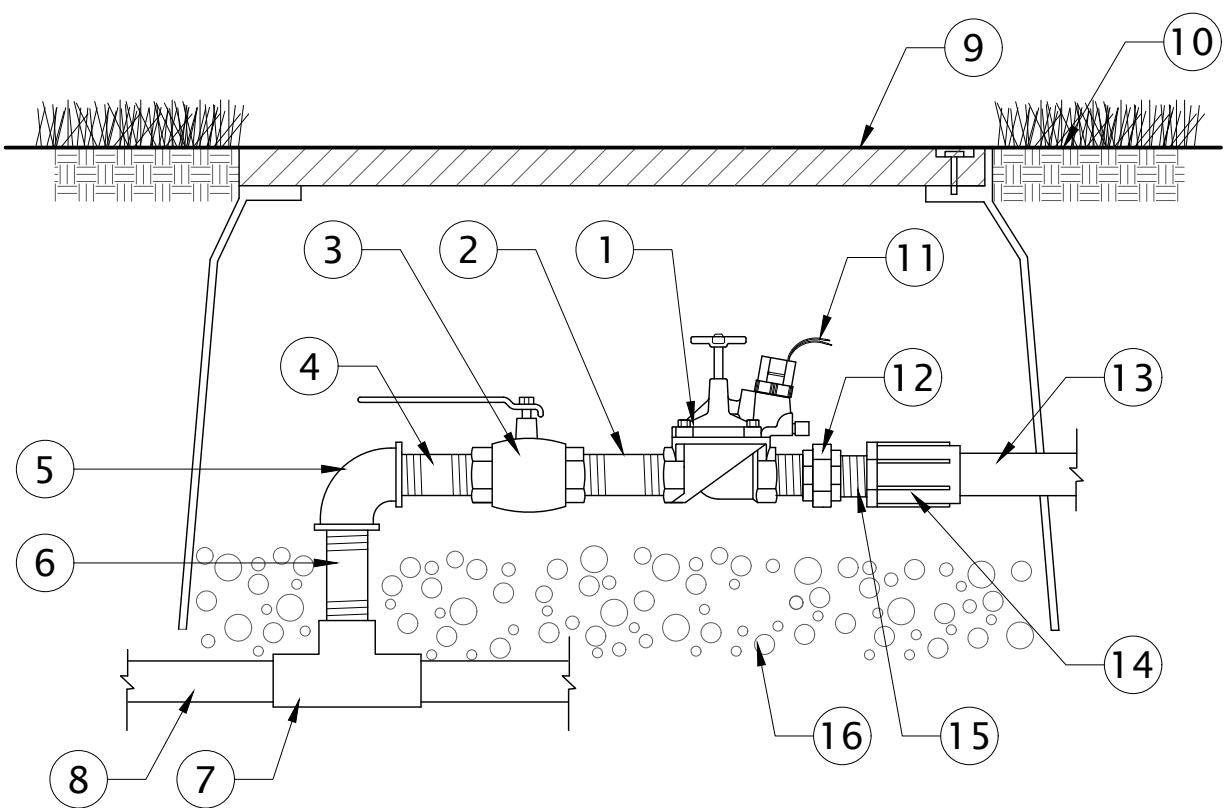
- ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
- FINISH GRADE
- QUICK COUPLING VALVE
- 6" DEEP PEA GRAVEL
- STAINLESS STEEL GEAR CLAMPS (1 OF 2)
- PVC. SCH. 80 NIPPLE (6" LENGTH)
- PVC. SCH. 80 STREET EL
- PVC. SCH. 80 NIPPLE (8" LENGTH)
- PVC. SCH. 80 TEE
- PVC. SCH. 80 ELL
- REBAR STAKE (24" LENGTH)



- NOTES:
- SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
 - USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

5 QUICK COUPLER
NOT TO SCALE

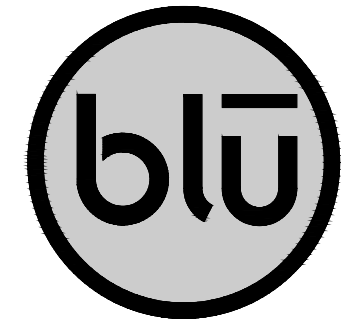
6 POP-UP SPRAY/ROTARY
NOT TO SCALE



- NOTES:
- ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
 - ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

7 IRRIGATION CONTROL VALVE W/ BALL VALVE
NOT TO SCALE

- AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
- SCH. 80 PVC THREADED NIPPLE
- BRONZE BALL VALVE (SIZE SAME AS LINE SIZE)
- SCH. 80 PVC THREADED NIPPLE
- SCH. 80 PVC THREADED ELL
- SCH. 80 PVC THREADED NIPPLE
- PVC MAINLINE TEE (SXSXT)
- MAINLINE (SIZE AS NOTED ON THE PLAN)
- VALVE BOX, SIZE AS REQUIRED
- FINISH GRADE
- SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
- SCHEDULE 80 PVC UNION
- LATERAL LINE TO HEADS
- PVC ADAPTOR TYP.
- SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
- GRAVEL LAYER (12" MIN. DEPTH)



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Sandy, UT 84070
p 801.679.3157

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Midvale City
7505 Holden St
Midvale, UT 84047

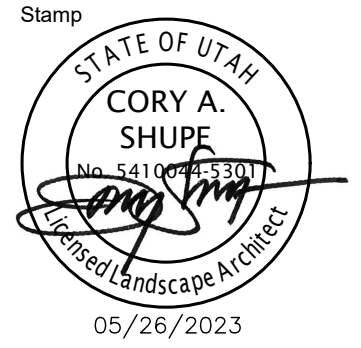
CONTACT:
Nate Rockwood
P 801.567.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



05/26/2023
Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

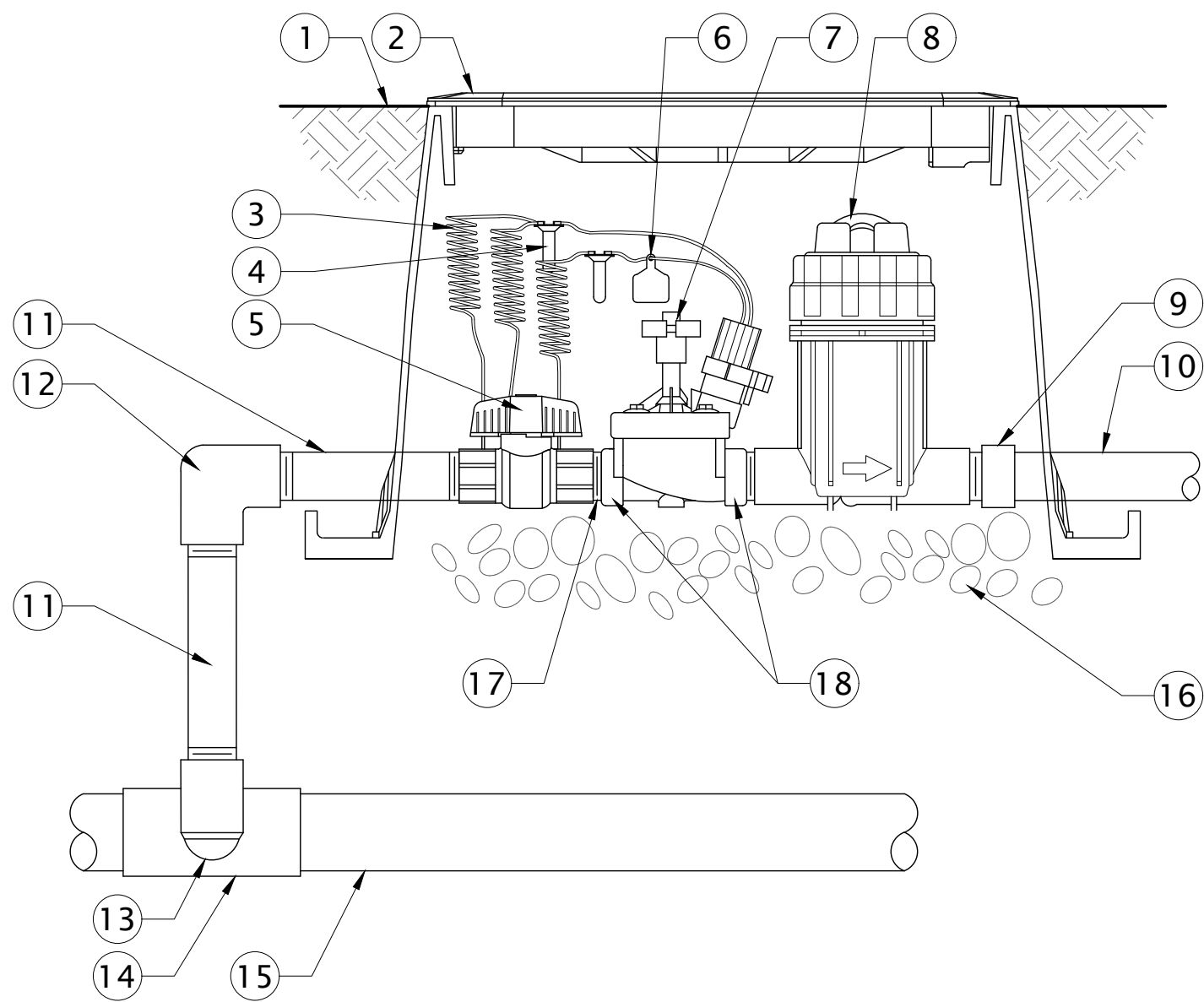
Drawing Title

IRRIGATION
NOTES &
DETAILS

Drawing number

LI501

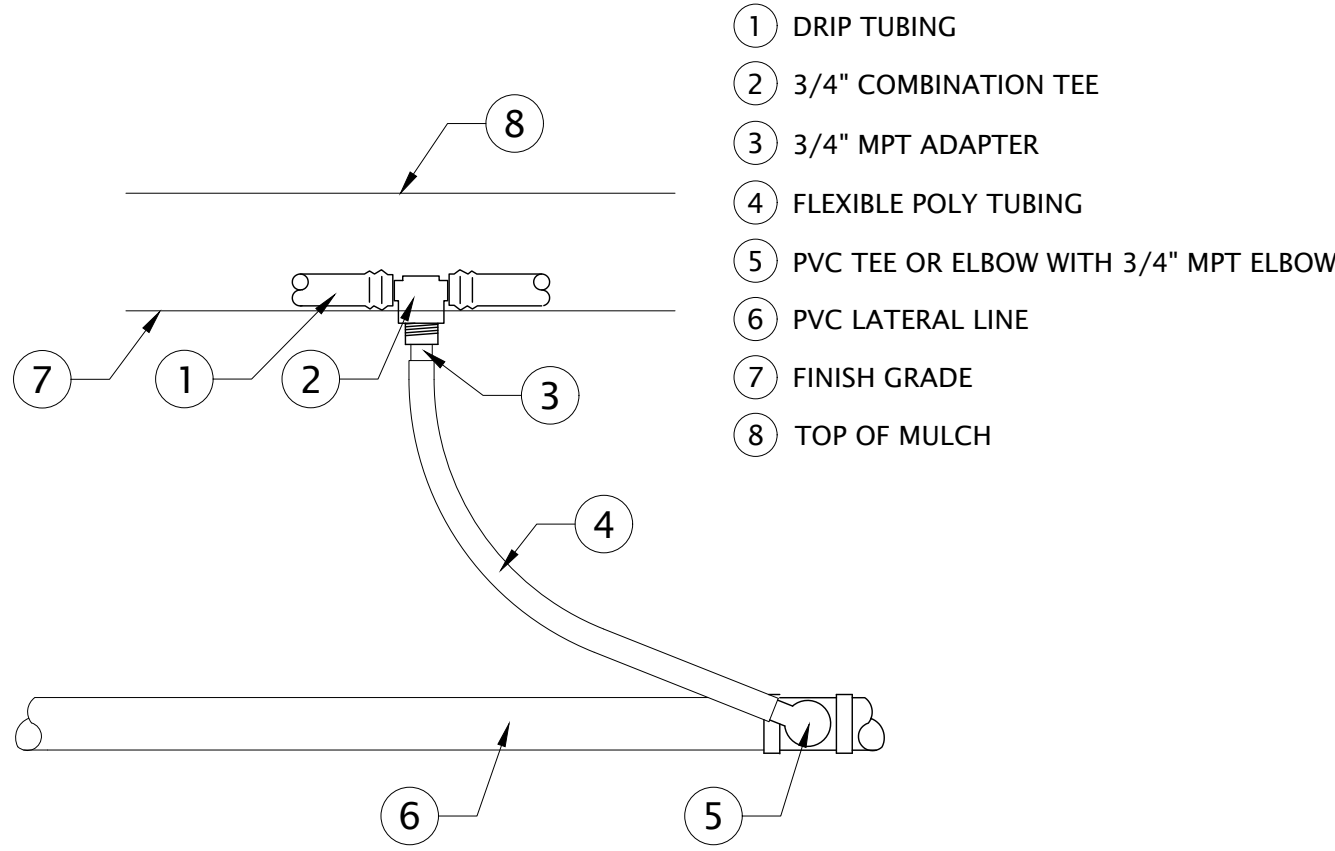
CONSTRUCTION DOCUMENTS



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1 INCH BALL VALVE (INCLUDED IN XCZ-PRB-100 KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-100-PRB-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ KIT)
- 18 ACTION MANIFOLD FITTINGS, (2 EA.) BUTTRESS NIPPLE 18011-X SPIGOT/SLIP ADAPTOR 18012-X

1 DRIP CONTROL ZONE KIT (RAINBIRD)

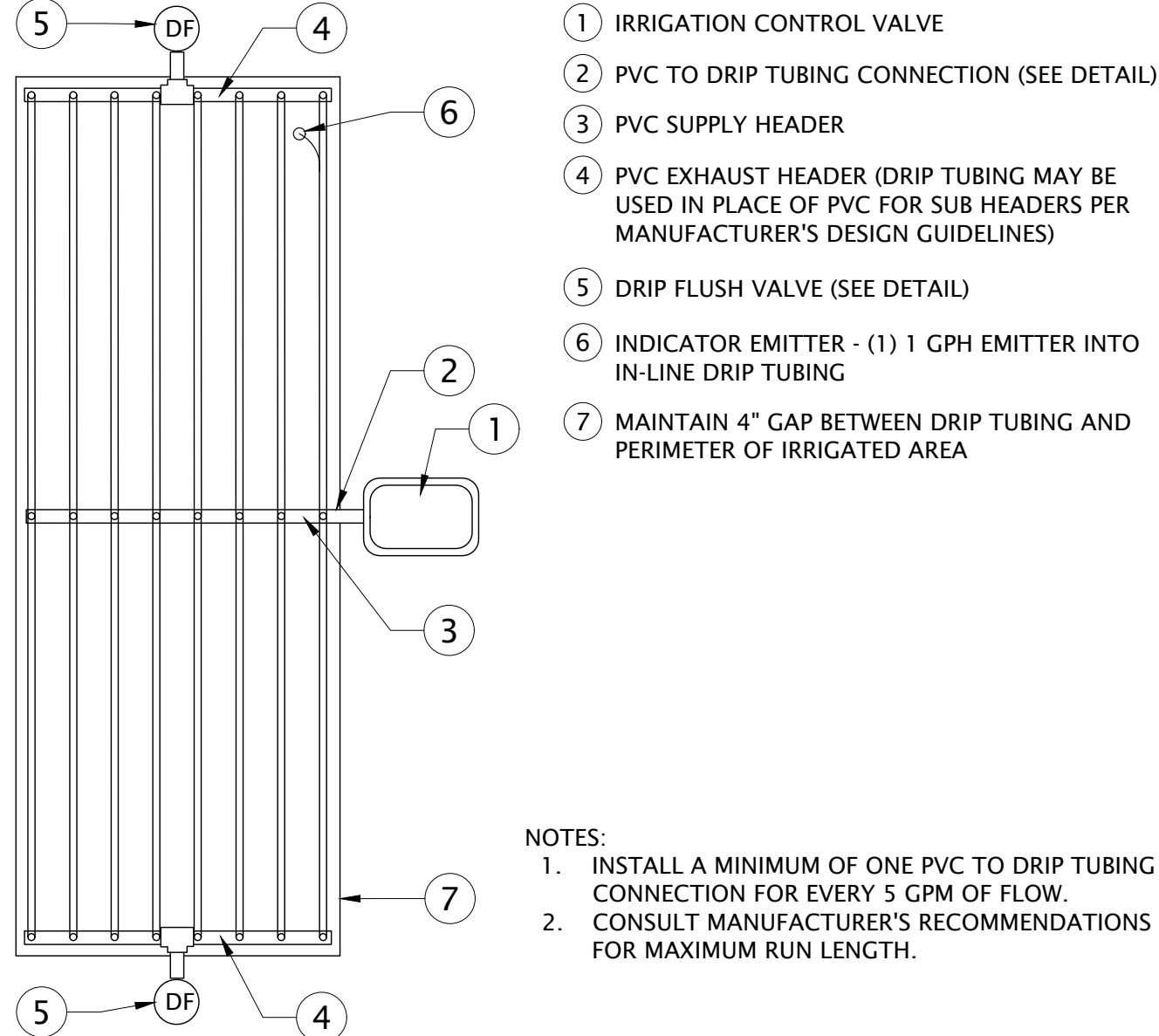
NOT TO SCALE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

2 PVC TO DRIP TUBING CONNECTION

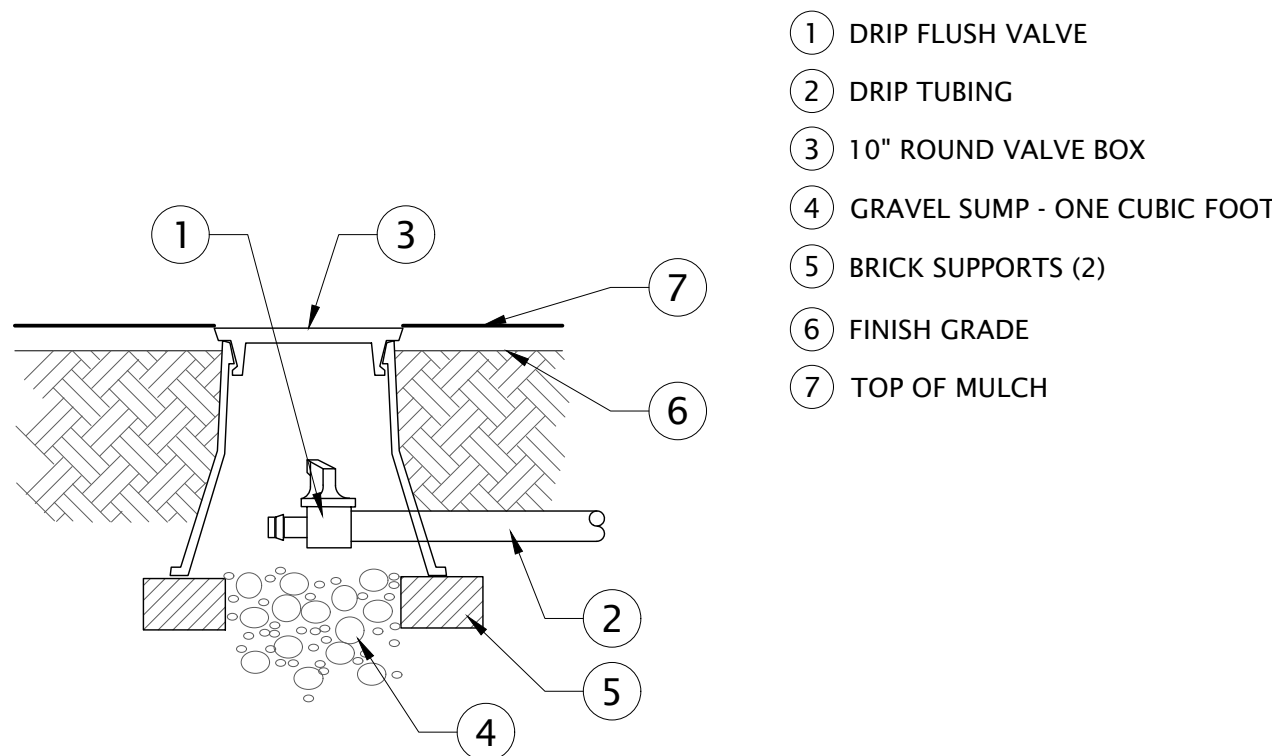
NOT TO SCALE



- NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
 2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

3 CENTER FEED IN LINE DRIP

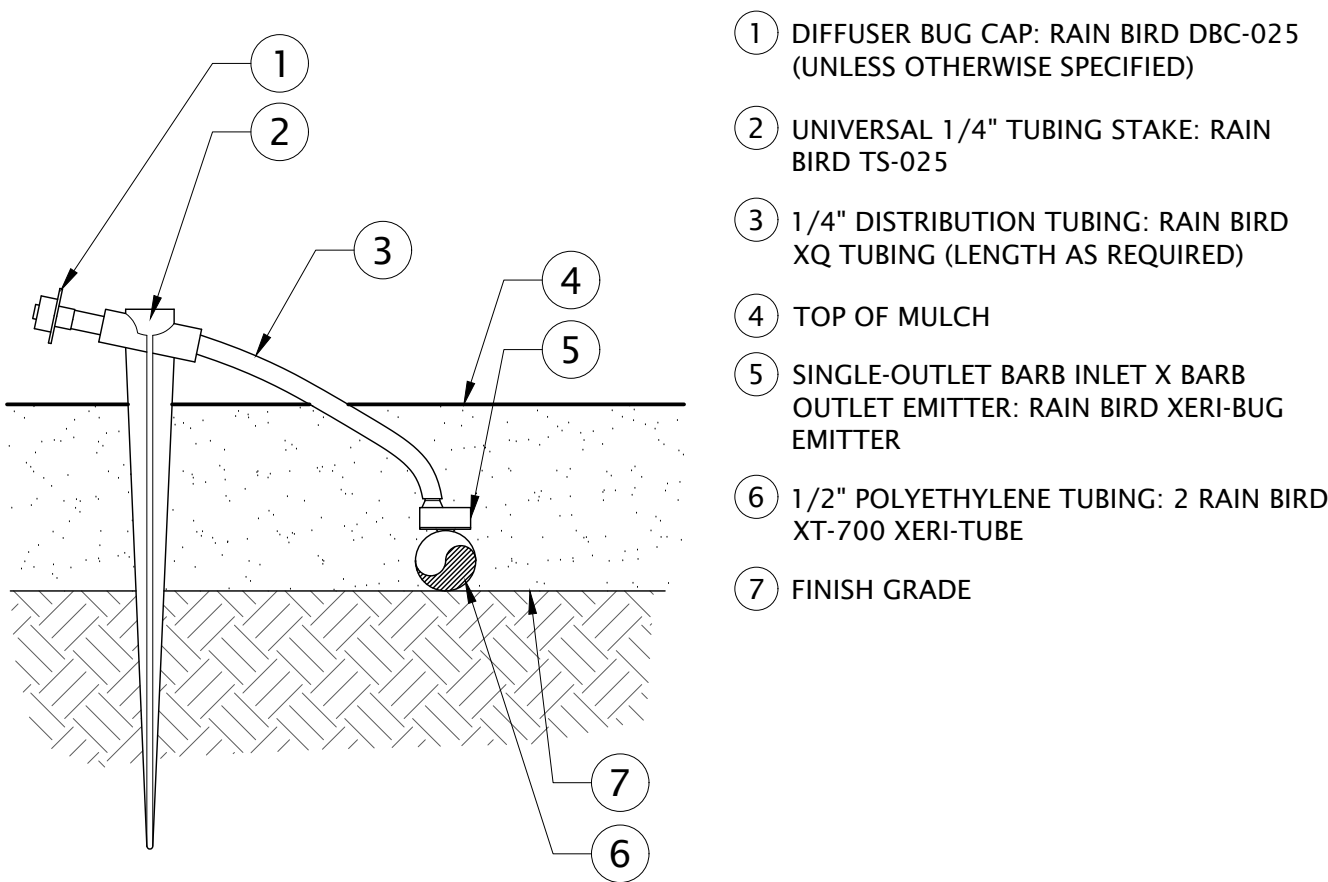
NOT TO SCALE



- NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
 2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

4 DRIP FLUSH VALVE

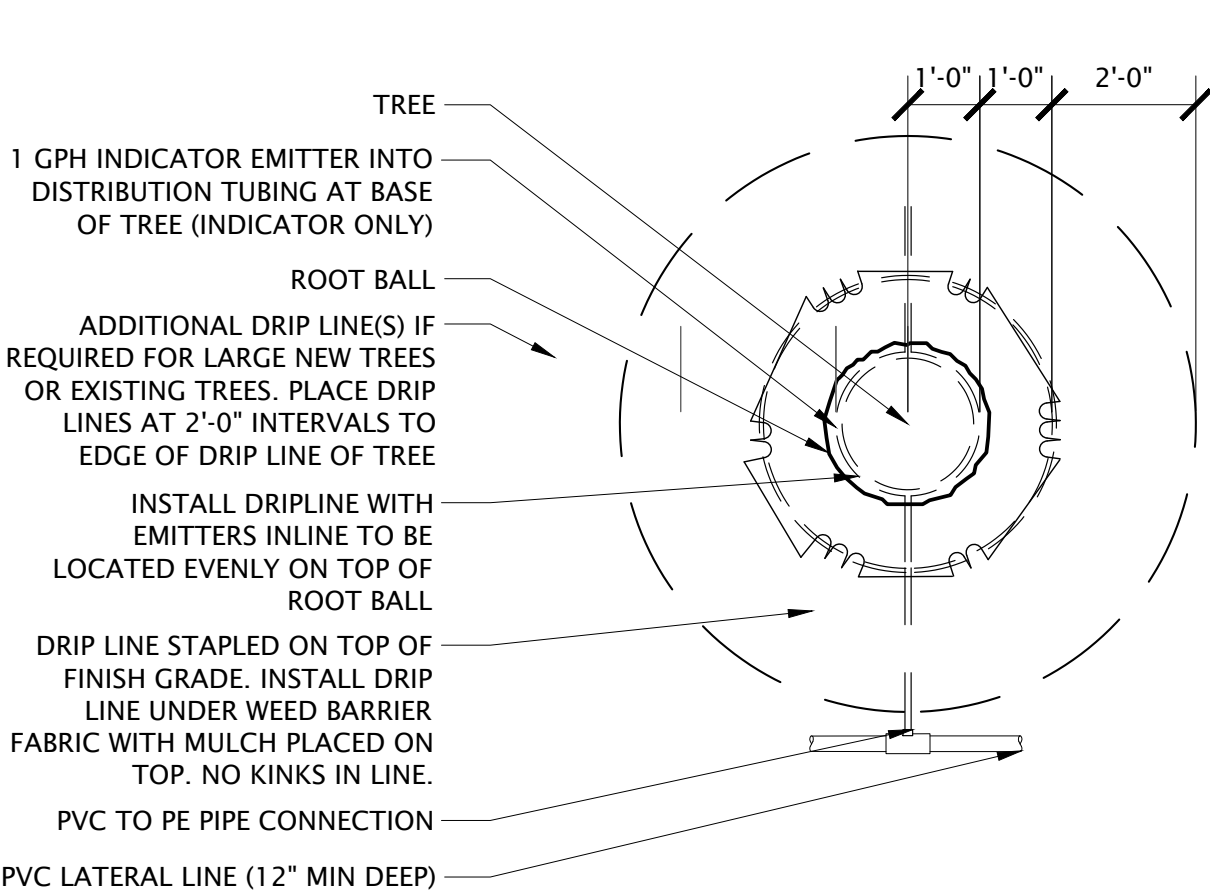
NOT TO SCALE



- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

5 DRIP EMITTER

NOT TO SCALE

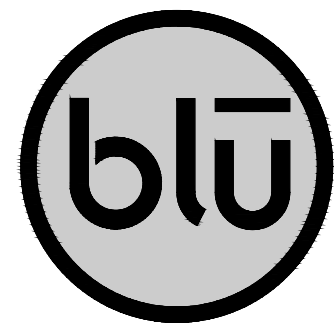


- NOTE:
1. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
 2. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS.

6 TREE DRIP - PLAN VIEW (PLANTER AREAS)

NOT TO SCALE

P-22-160-43



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Midvale, UT 84047

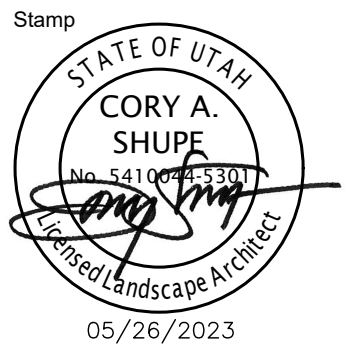
CONTACT:
Nate Rockwood
P 801.667.7200



MIDVALE PLAZA AND STREETSCAPE

7505 HOLDEN ST
MIDVALE, UT 84047

REVISIONS	
NO.	DESCRIPTION



Designed By: RD
Drawn By: TH
Date: 05/26/23
Checked By: RD
Project No: 22-160

Drawing Title

IRRIGATION
DETAILS

Drawing number

LI502

CONSTRUCTION DOCUMENTS

MIDVALE CITY - HOLDEN STREET

A PART OF THE SW 1/4 OF SECTION 28, T2S,
R1W, SLB&M, U.S. SURVEY, MIDVALE CITY,
SALT LAKE COUNTY, STATE OF UTAH

SITE CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

HOLDEN STREET
MIDVALE UT, 84047

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: DAVE PIERSON, PROJECT MANAGER
DOUG STAKER, PROJECT ENGINEER

SURVEYOR

GALLOWAY & COMPANY, INC.
515 S. 700 E.
SALT LAKE CITY, UT 84112
PHONE: 801.549.7563
CONTACT: JERRON ATKIN, SURVEY MANAGER

CITY AGENCIES

PLANNING

MIDVALE CITY PLANNING AND ZONING
7505 HOLDEN ST.
MIDVALE, UT 84047
CONTACT: LESLEY BURNS
PHONE: 801.567.7229

WATER & SANITARY

7505 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.567.7200

NATURAL GAS

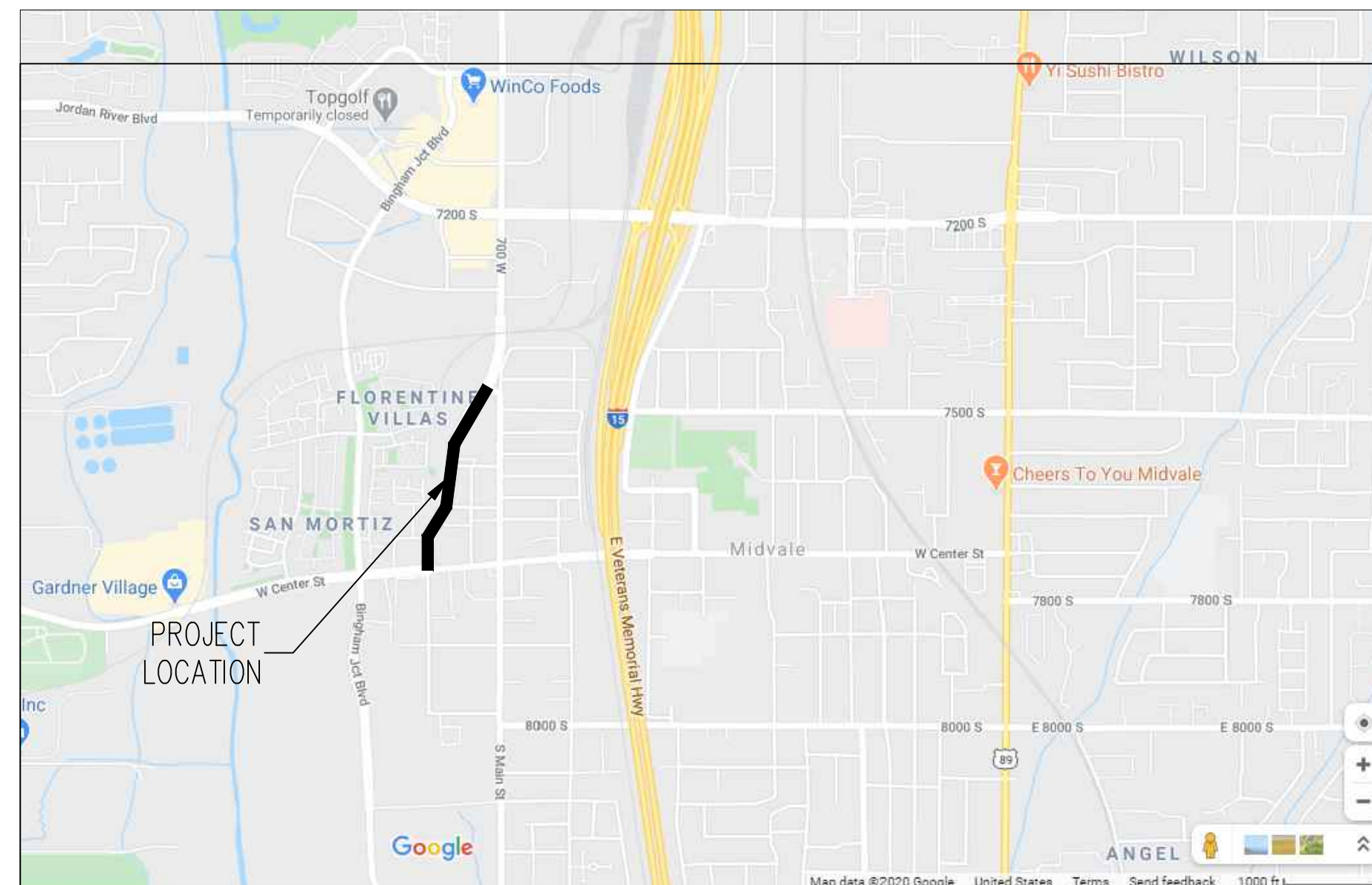
DOMINION ENERGY
1140 200 SOUTH
SALT LAKE CITY, UT 84104
PHONE: 800.323.5517

FIRE DEPARTMENT

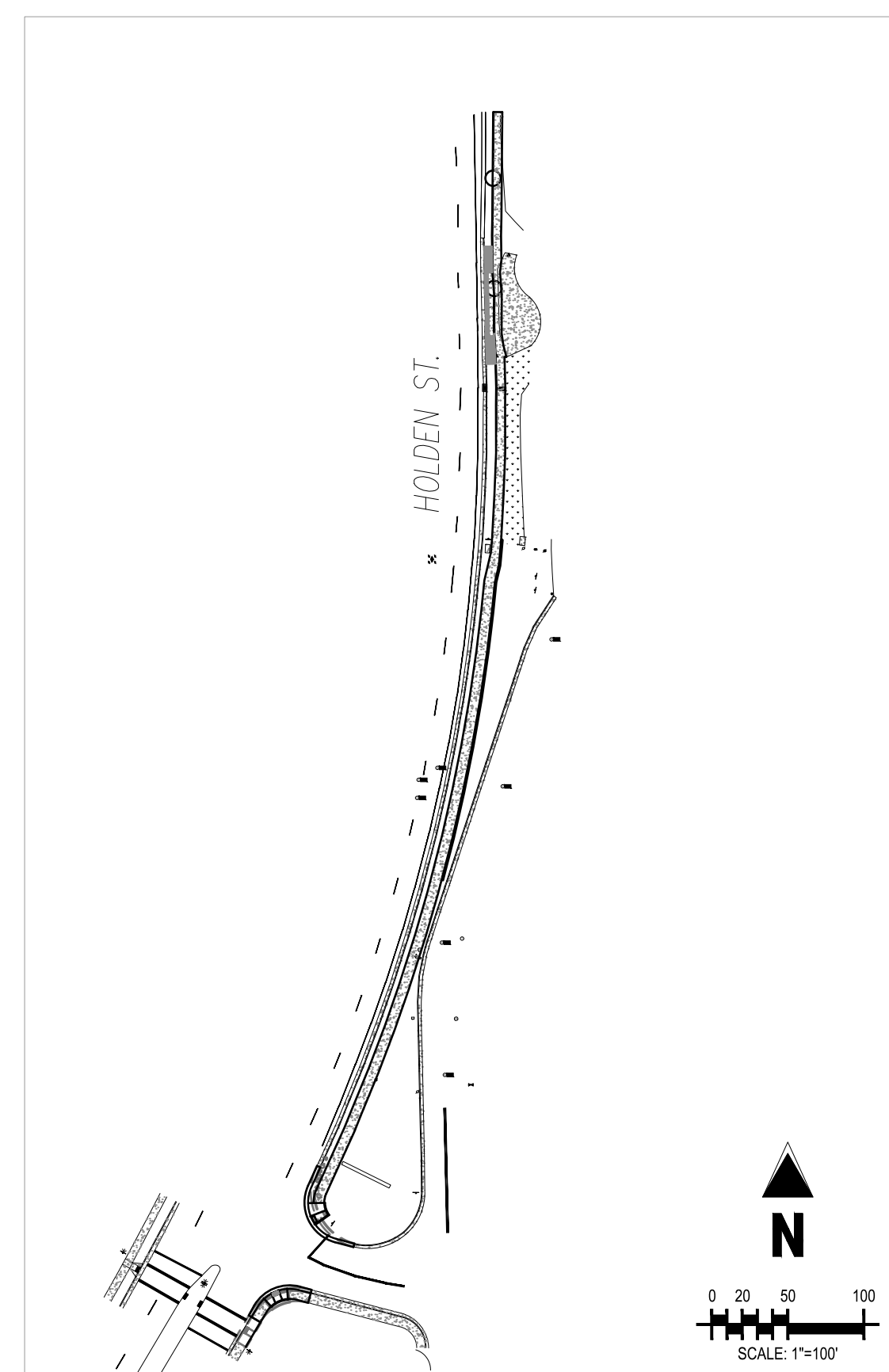
UNIFIED FIRE AUTHORITY STATION 125
4683 HOLDEN ST.
MIDVALE, UT 84047
PHONE: 801.743.7200

POWER

ROCKY MOUNTAIN POWER
1407 WEST NORTH TEMPLE
SALT LAKE CITY, UT 84116



VICINITY MAP
SCALE: 1"=2,000'



PROJECT MAP – SITE PLAN NORTH
SCALE: 1"=100'

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL CONSTRUCTION NOTES
C1.0	SITE PLAN NORTH
C1.5	SITE DETAILS
C1.6	SITE DETAILS
C2.0	GRADING PLAN
C2.1	SIDEWALK PROFILES
C3.0	ECP
C3.2	ECP DETAILS

BASIS OF BEARING

T&D

BENCHMARK

T60

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Now what's below.
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

[illegible]

Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

COVER SHEET

C0.0

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
GallowayUS.com

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

HOLDEN STREET
MIDVALE, UT 84047

1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO THE MIDVALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS AND DETAILS.

2 THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3 CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

4 ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.

5 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE NECESSARY MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6 UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING.

7 CONTRACTOR SHALL NOTIFY THE MIDVALE CITY ENGINEERING AND INSPECTIONS 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.

8 ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.

9 EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

10 IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GREY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING MINIMUM AWWA STANDARDS: C-105 PRESSURE CLASS 50; ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WRAP. ALL FITTINGS SHALL BE 250 PSI MINIMUM PRESSURE RATING.

11 MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C-478 AND/OR MIDVALE CITY OR OTHER OFFICIALLY ADOPTED SPECIFICATIONS. CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.

12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND WEST JORDAN CITY AND / OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.

13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.

15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5' OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR FOR ALL UTILITY BUILDING ENTRANCE LOCATIONS.

16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN A POLY-WRAPPED STEEL CASING. CROWN TO PROPOSED LINE SHALL BE 25 OR 36 INCHES WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.41

17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.

18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.

19 SEE NOTICE REQUIREMENT UNDER GENERAL PROJECT NOTES.

20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE, GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.

21 ALL UTILITIES SHALL BE PRE-TESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID UTILITIES WILL PASS DURING CITY WITNESS OF TESTING.

CONTOURS SHOWN ARE FOR FINISHED PAVING. SIDEWALK, SLAB, OR GROUND, ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS ADJUSTMENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING, MULCHING ETC. NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

3 IF DURING THE OVERLOP GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOILS SITUATION IS PRESENT, THE GEOTECHNICAL (SOILS) ENGINEER AND OWNER'S CIVIL ENGINEERING CONSULTANT OF RECORD SHALL BE CONTACTED FOR RECOMMENDATIONS. OWNER'S ENGINEER OF RECORD IS DAVE PIERSON, GALLOWAY, PHONE 801-545-7581, Email: davepierson@gallowayusa.com.

4 UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5 IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX, COVERED WITH PLASTIC SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6 ON-SITE MATERIALS SUITABLE FOR FILL, BENEFIT DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY COT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

7 SLOPE ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SLOPE ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SLOPE ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8 SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD .4000 TO THESE ELEVATIONS.

9 BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

11 ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.

12 THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 8 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERM AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.

13 GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

14 SLOPE ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

15 THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

17 WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR 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 SLOPES AND GRADES TO THE OWNERS ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER IMMEDIATELY IF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.

18 THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODES, WHICHEVER IS MORE STRINGENT, MAY BE USED AT CONTRACTOR'S OPTION.

21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

25 THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

26 CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

27 CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL MATERIAL AND PAVED AREAS.

29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE CITY PUBLIC WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEDERAL REGULATIONS (INCLUDING ADA GUIDELINES), WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE AGENCY HAVING JURISDICTION SPECIFICATIONS, OR ANY APPLICABLE STANDARD. THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC ROW, OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE CITY, COUNTY PUBLIC WORKS INSPECTOR AND/OR UTAH DOT. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY OWNER'S ENGINEER OF RECORD.

2. ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWMP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNER'S ENGINEER OF RECORD: DAVID PIERSON, GALLOWAY, PHONE 801-549-7563 email dapierson@galloway.com

3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN OR ARE CONFLICTING WITH ANOTHER, CONTACT THE OWNER'S ENGINEER OF RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE BID RECORD AND AS-BUILT DRAWINGS. NO ELECTRONIC (CAD) FILES WILL BE SHARING WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNER'S CIVIL ENGINEER OF RECORD'S FILE SHARING DISCLOSURE.

4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS OBTAINED FROM VARIOUS AGENCIES. GALLOWAY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH WE DO AFFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. GALLOWAY HAS NOT PHYSICALLY LOCATED THE UTILITIES. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

5. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

8. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER'S CIVIL ENGINEER OF RECORD IMMEDIATELY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OR COUNTY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED AND/OR MAINTAINED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OR COUNTY PUBLIC WORKS INSPECTOR, AND OWNER'S ENGINEER OF RECORD, AT ALL TIMES. CONTRACTOR TO PROVIDE TO OWNER'S CONSTRUCTION MANAGER AND OWNER'S ENGINEER OF RECORD AT JOB COMPLETION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. REFER TO EROSION CONTROL / SWMP PLANS.

13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

15. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE CITY, COUNTY AND/OR DOT ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W.'S TO THE CITY, COUNTY AND/OR DOT BEFORE BEGINNING ANY WORK ON THESE STREETS ROADS OR HIGHWAYS. CONTRACTOR SHALL BEGIN WORK ONLY AFTER THE APPROPRIATE AGENCY APPROVES THE PHASING PLAN, AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIES). THE OWNER'S ENGINEER OF RECORD, THE OWNER'S CONSTRUCTION MANAGER AND THE CONTRACTOR.

17. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

19. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ESSENTIAL EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY, COUNTY AND DOT.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES.

21. IN GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE CONSIDERED SITEWORK AS OCCURS.

22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES PROJECT NO.11951 DATED NOVEMBER 8, 2018.

1 ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, Phone: 801-549-7563, Email: davepierson@galloways.com

2 ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

3 FEATURES REMOVED DURING MASSDEMOLITION GRADING ARE NOT SHOWN.

4 ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION.

5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR -OR OTHERS ADOPTED BY CITY, COUNTY AND /OR STATE.

1. ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

2. ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.

(A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

(B) THE GRADES WITHIN HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICAP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

(C) ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH RAMPS AND HANDRAILS HAVING A MAXIMUM SLOPE OF 8.33 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMPS.

ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7 FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN.

ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTABLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.

THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF 1/4 INCH.

THE CONTRACTOR SHALL HAVE ALL CONCRETE FORMS THAT ARE PART OF ANY DESIGNATED ACCESSIBLE ROUTE, STORE FRONT, HANDICAP PARKING SPACE OR RAMP SURVEYED BY A LICENSED SURVEYOR AND SUBMITTED TO THE OWNER'S CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD) TO VERIFY GRADES AND CROSS SLOPES PRIOR TO PLACEMENT OF ANY CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS AND DAMAGES FOR IMPROVEMENTS INSTALLED OR OTHERWISE IMPACTED BY WORK NOT APPROVED BY THE OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD).



Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

C0.1

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

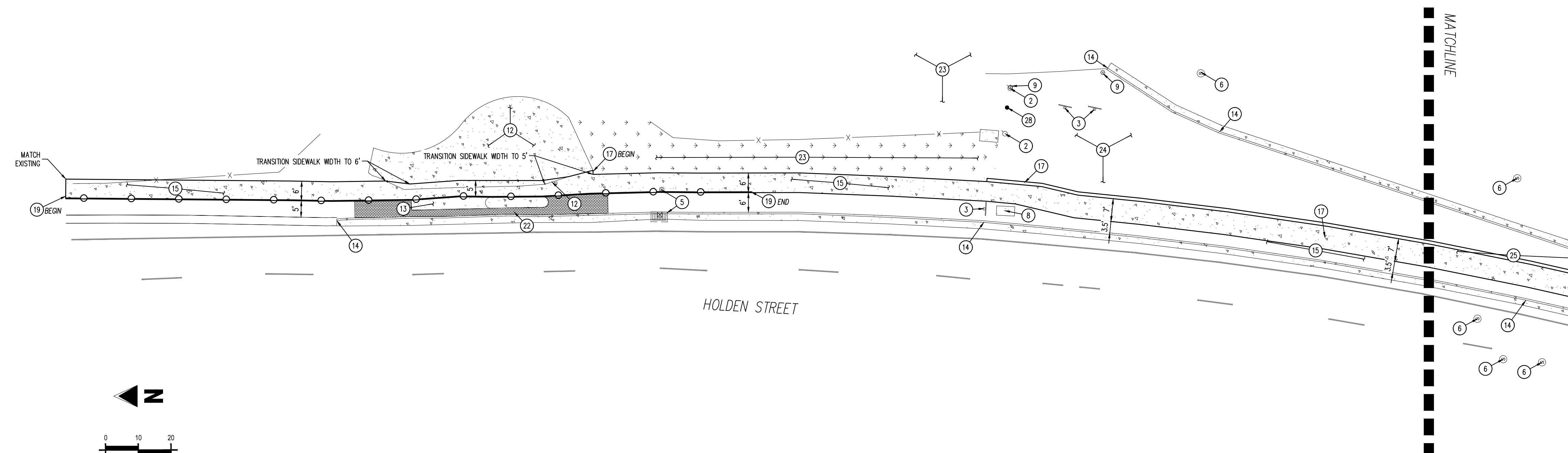
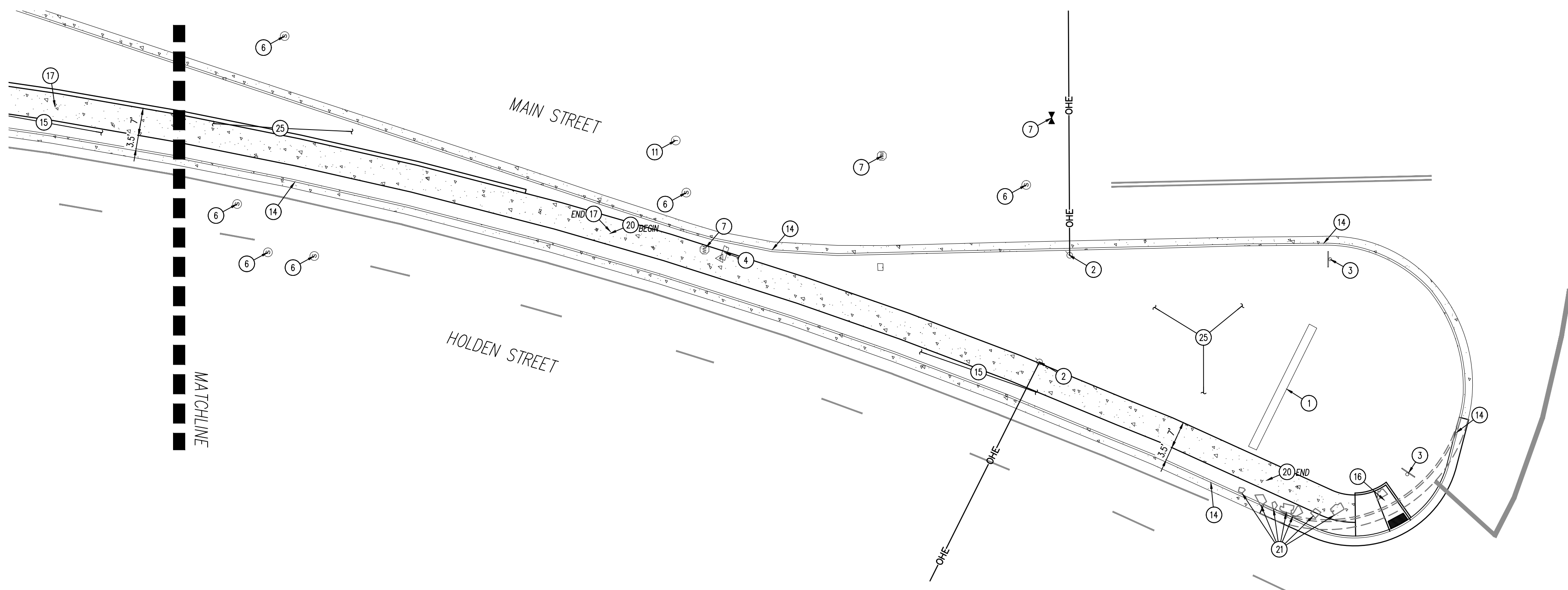
HOLDEN STREET
MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

SITE PLAN NORTH

C1.0



	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING TRAFFIC POLE
	EXISTING FIRE HYDRANT
	POWER POLE
	SIGN

- (1) EXISTING MIDVALE CITY MONUMENT SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (2) EXISTING POWER POLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (3) EXISTING STREET SIGN TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (4) EXISTING BACK FLOW PREVENTER TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (5) EXISTING STORM DRAIN STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (6) EXISTING SANITARY SEWER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (7) EXISTING WATER STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (8) EXISTING ELECTRIC BOX TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (9) EXISTING STREET LIGHT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- (10) EXISTING CONCRETE RAMP TO REMAIN.
- (11) EXISTING SIDEWALK TO REMAIN.
- (12) EXISTING CONCRETE ABUTMENT TO REMAIN. ADJUST SIDEWALK WIDTH TO MATCH EXISTING.
- (13) EXISTING CONCRETE PILLAR TO REMAIN IN PLACE.
- (14) EXISTING CURB & GUTTER TO REMAIN.
- (15) CONSTRUCT 6" CONCRETE SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (16) CONSTRUCT ADA TRUNCATED DOMES AND SIDEWALK RAMP. SEE SHEET C1.5.
- (17) CONSTRUCT REDD ROCK RETAINING WALL OR ENGINEERED APPROVED EQUAL. SEE SHEET C1.6 DETAIL B.
- (18) CONSTRUCT CURB & GUTTER. SEE SHEET C1.6 DETAIL 7.
- (19) FURNISH AND INSTALL ORNAMENTAL FENCE. SEE SHEET C1.5 DETAIL 6.
- (20) FURNISH AND INSTALL 6" CURB MONOLITHIC WITH SIDEWALK. SEE SHEET C1.5 DETAIL 1.
- (21) RELOCATE EXISTING ROCKS BEHIND SIDEWALK. COORDINATE WITH CITY FOR LOCATION.
- (22) COORDINATE WITH CONTRACTOR FOR STAMPED CONCRETE.
- (23) REPLACE EXISTING LANDSCAPING WITH NATIVE SEED MIX. MATCH EXISTING.
- (24) REPLACE EXISTING LANDSCAPING WITH SOD. MATCH EXISTING.
- (25) RESTORE LANDSCAPING AND IRRIGATION TO EXISTING CONDITION OR BETTER.
- (26) REMOVE EXISTING SIDEWALK TO NEAREST JOINT AND REPLACE WITH ADA TRUNCATED DOMES AND SIDEWALK RAMP.
- (27) CONTRACTOR TO INSTALL PAINTED PEDESTRIAN CROSSING WITH BLUNKER PEDESTRIAN CROSSWALK SYSTEM WITH SIGNS FACING TRAFFIC AT EACH END. CROSSING STRIPES 12" WIDE WHITE; STOP BAR 18" WIDE WHITE. PAINT TO BE REELECTRIFIED.
- (28) EXISTING BOLLARD TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

TED

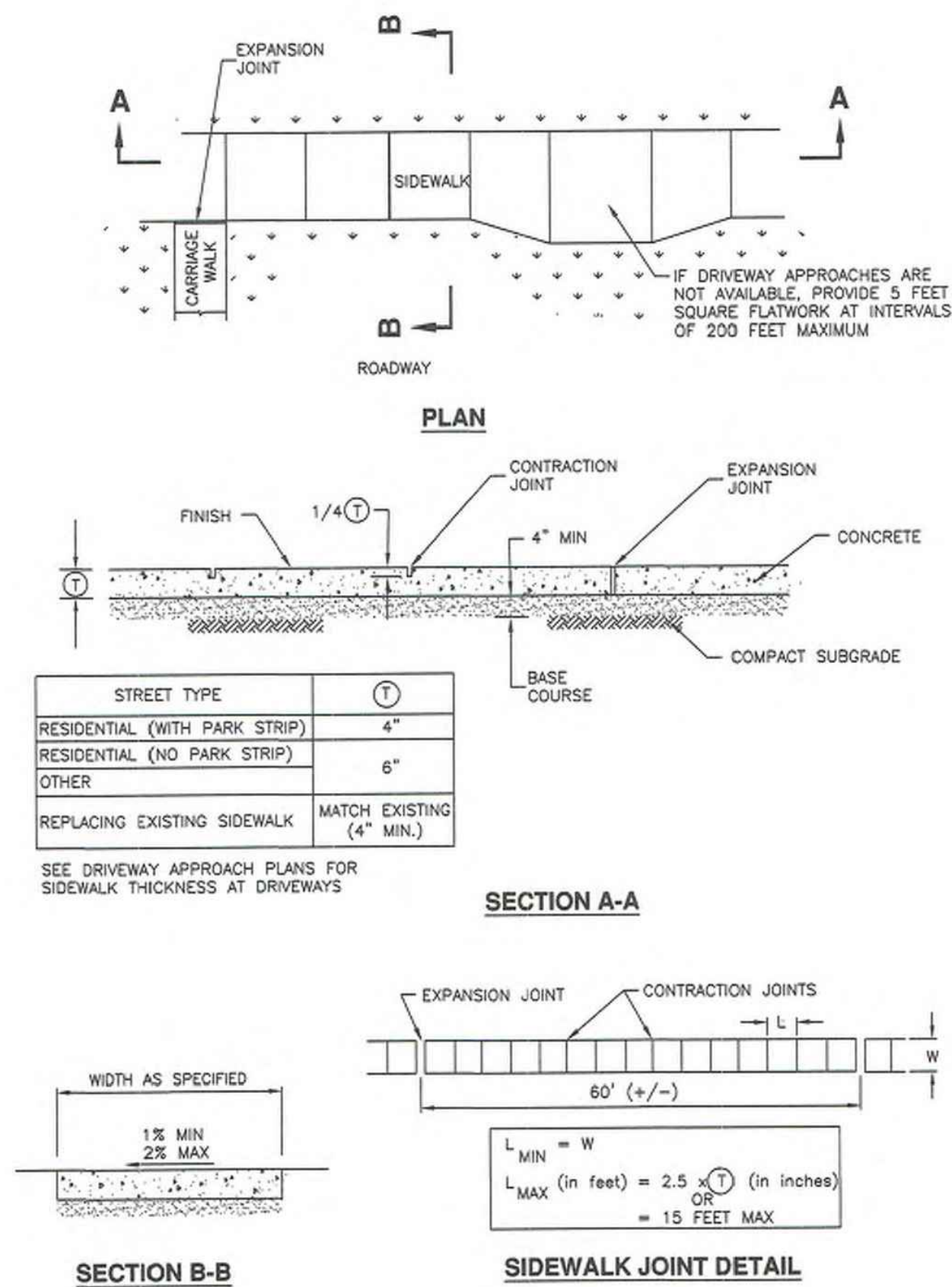
TBD

7. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE K₁ ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

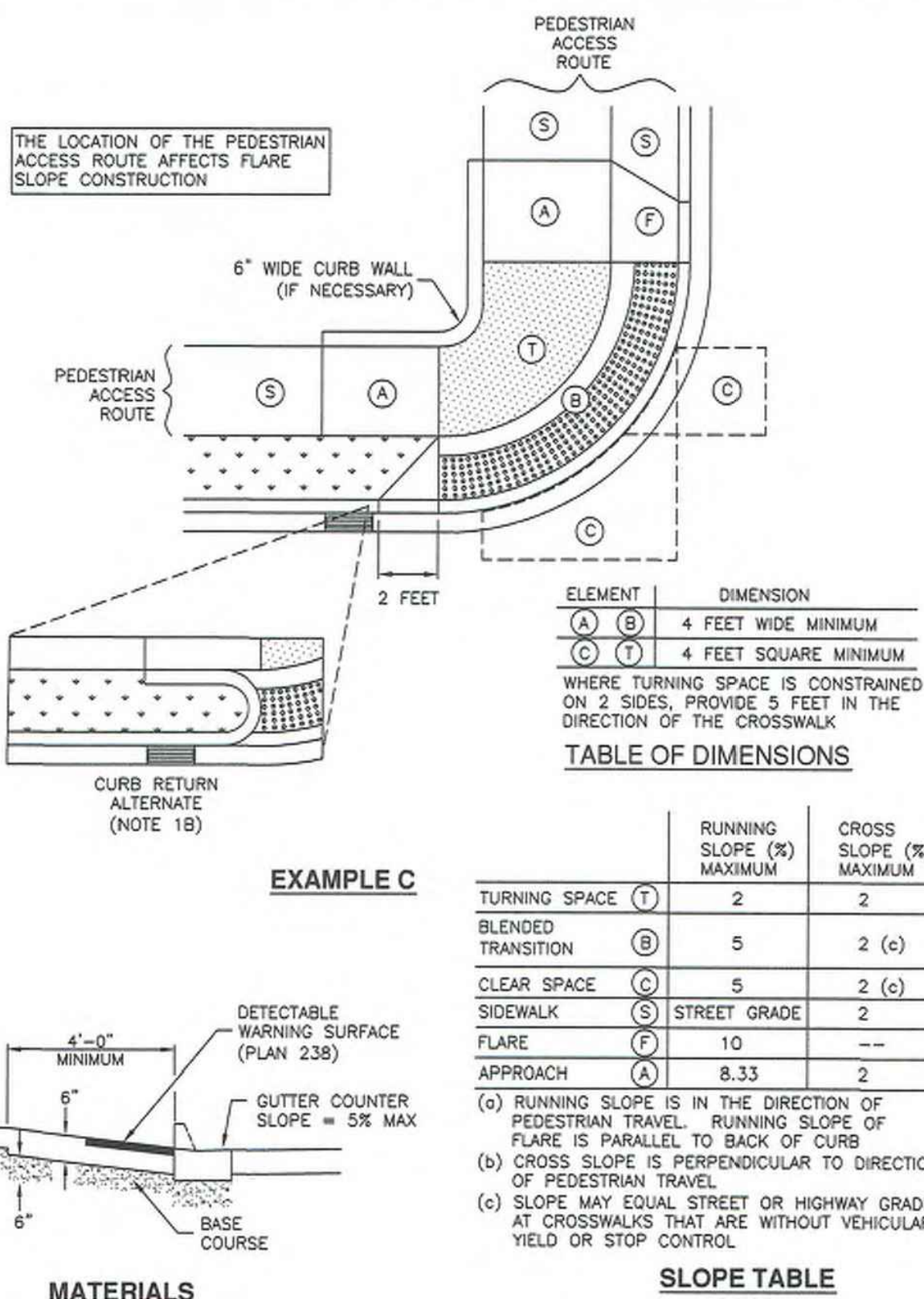
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Plan
231
March 2009

1 APWA SIDEWALK

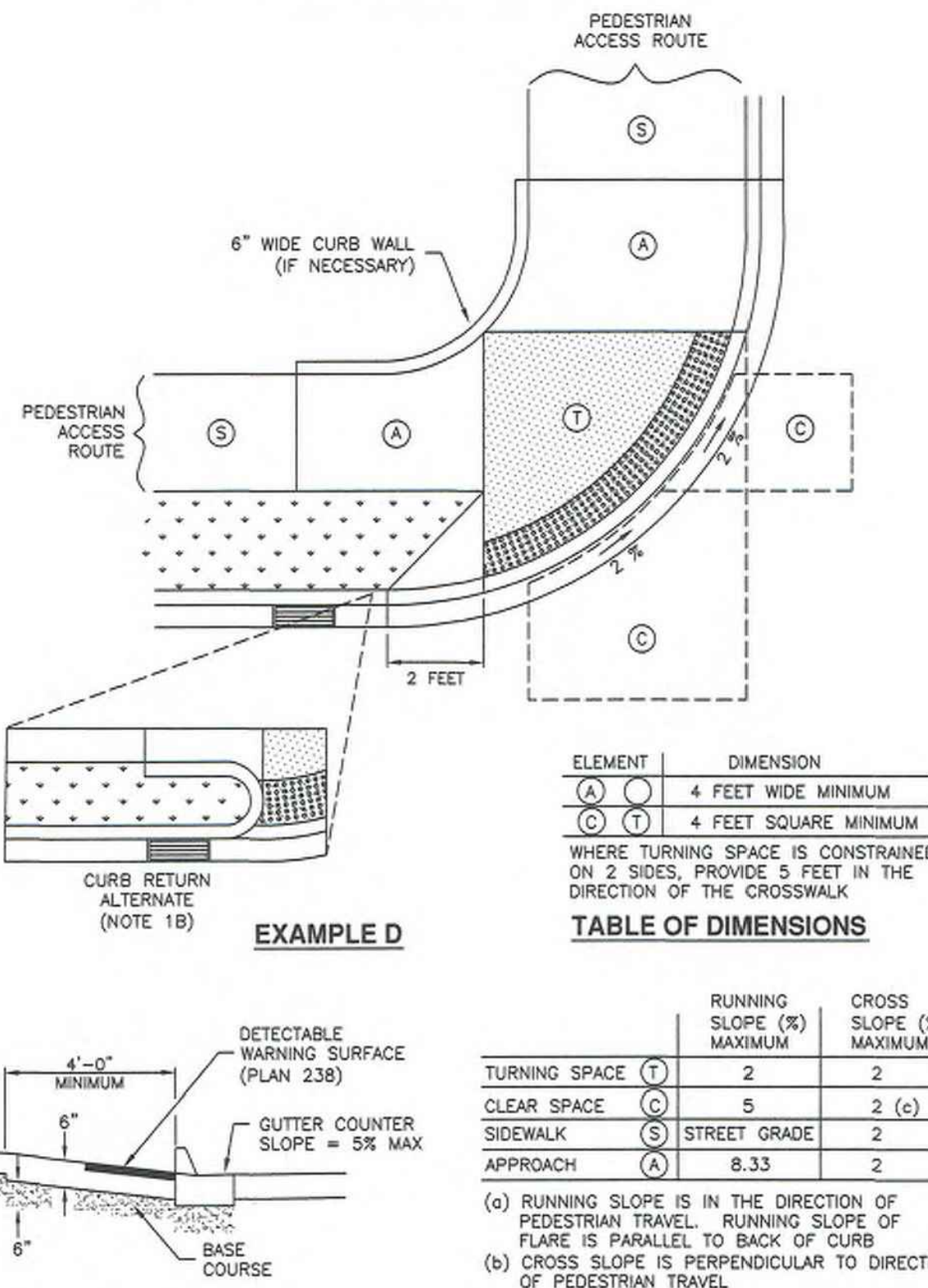
TURNING SPACE BETWEEN SIDEWALK AND STREET LEVELS



Plan
235.2
September 2011

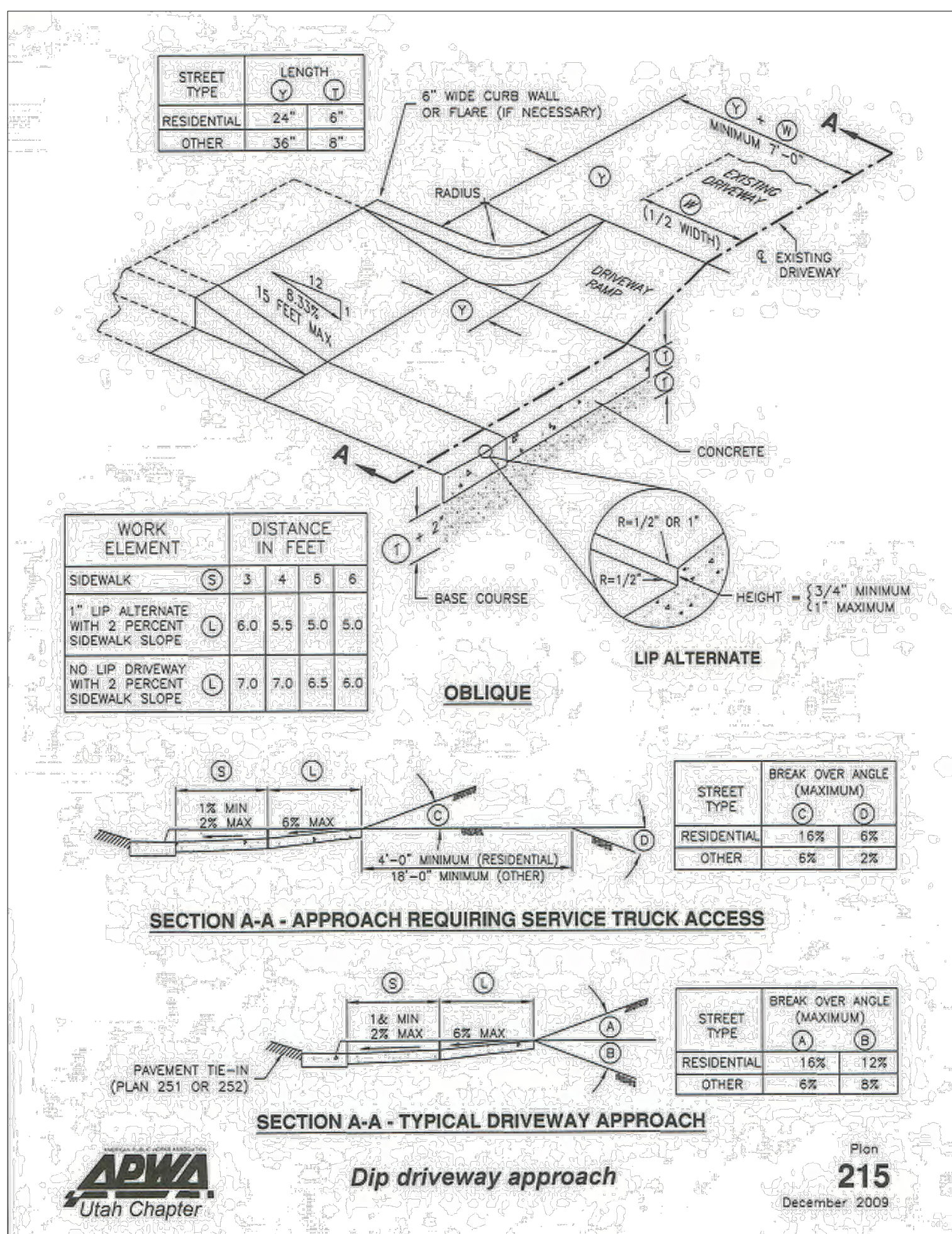
2 APWA CORNER CURB CUT ASSEMBLY

TURNING SPACE AT STREET LEVEL



Plan
235.3
August 2011

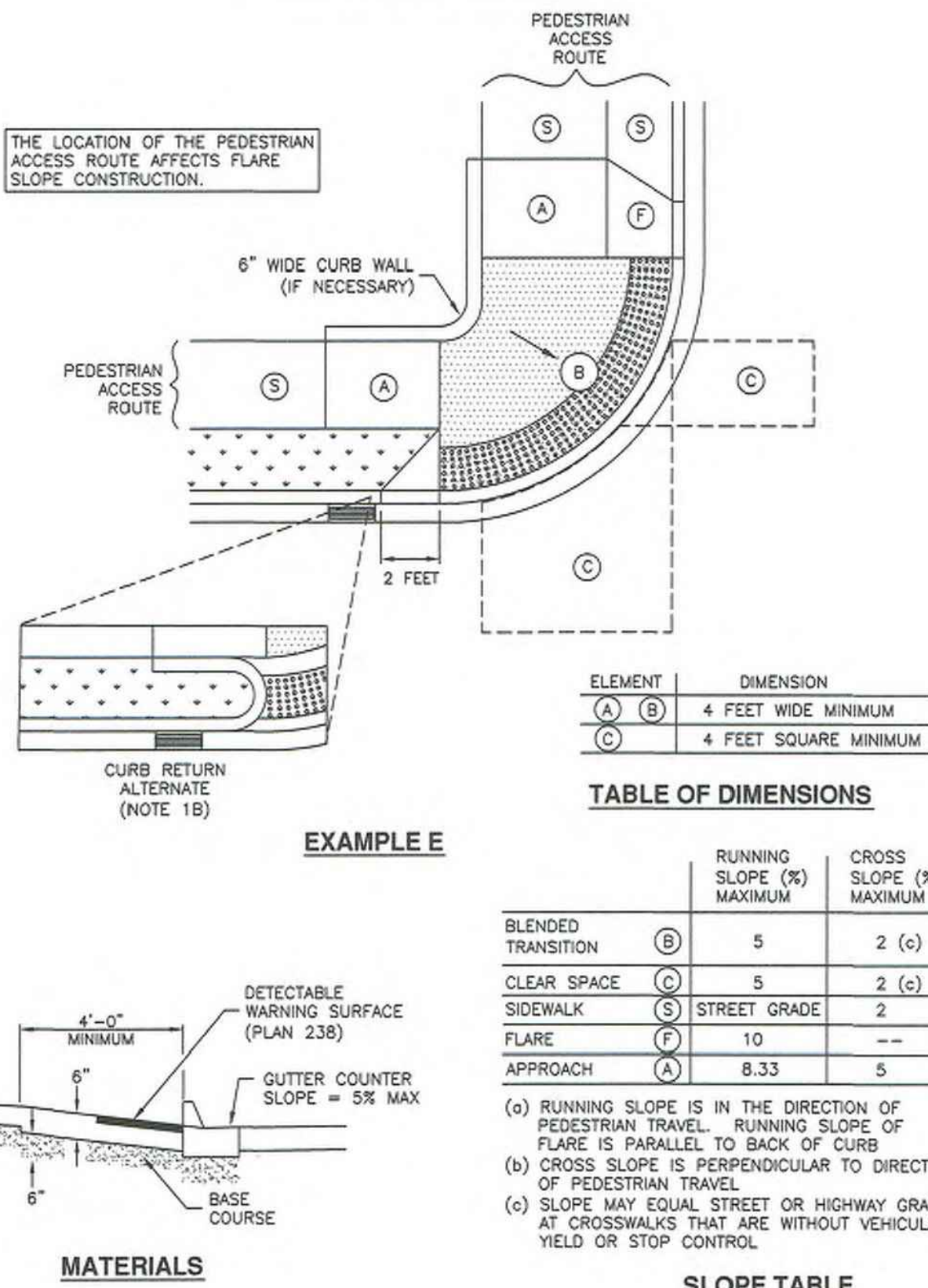
3 APWA CORNER CURB CUT ASSEMBLY



Plan
215
December 2009

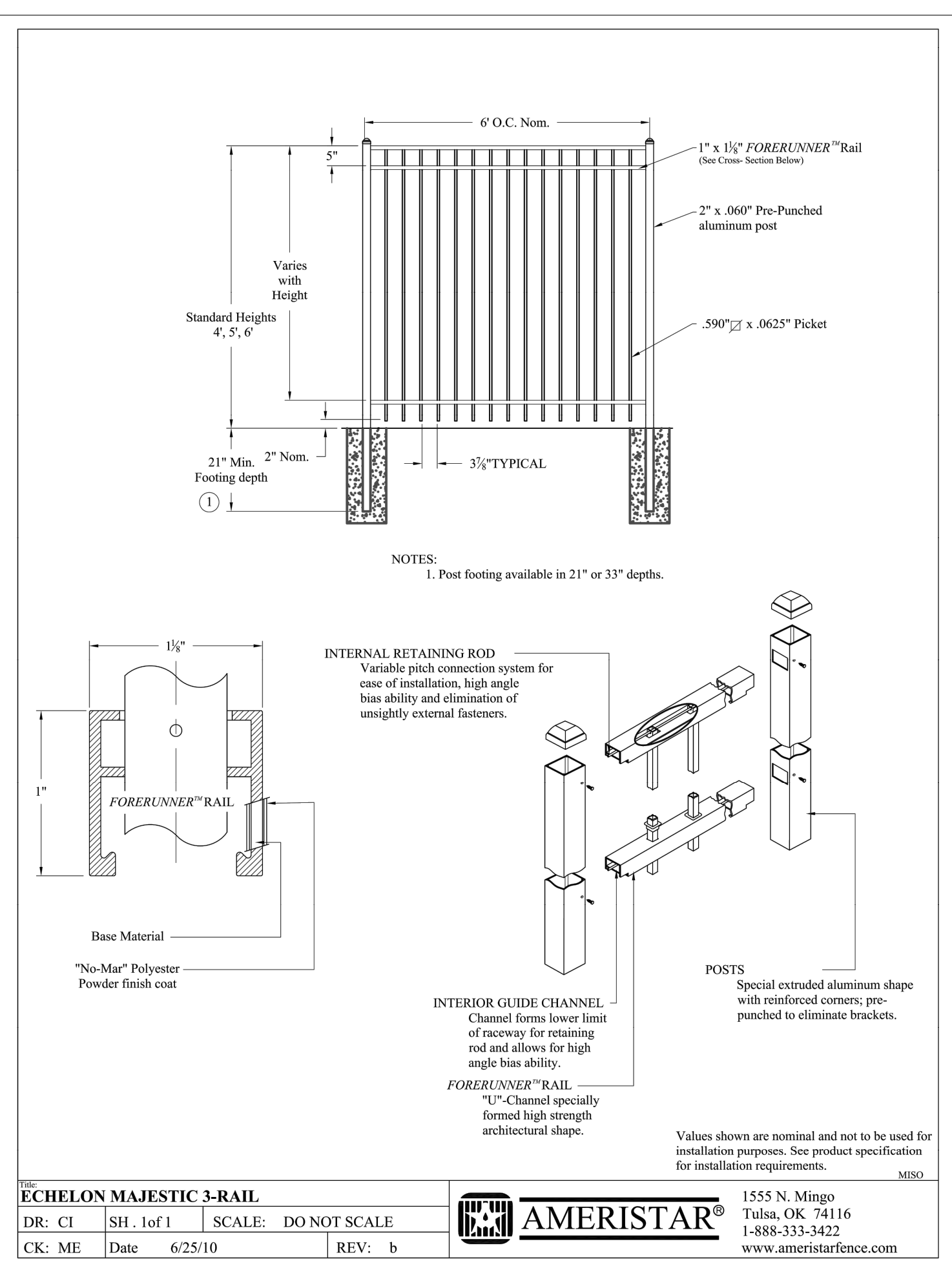
4 APWA DIP DRIVEWAY APPROACH

NO TURNING SPACE



Plan
235.4
September 2011

5 APWA CORNER CURB CUT ASSEMBLY



Project No: MPW1.20
Drawn By: DJS
Checked By: BP
Date: 5/12/2020

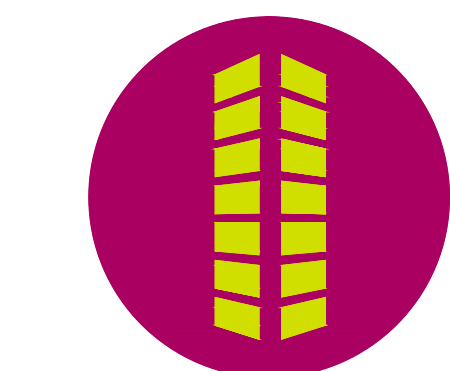
6 ORNAMENTAL FENCE

Galloway

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Salt Lake City, UT 84102
801.953.1357
gallowayus.com

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET
HOLDEN STREET
MIDVALE, UT 84047

Date Issue / Description Init.
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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

HOLDEN STREET
MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

SITEDETAILS

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

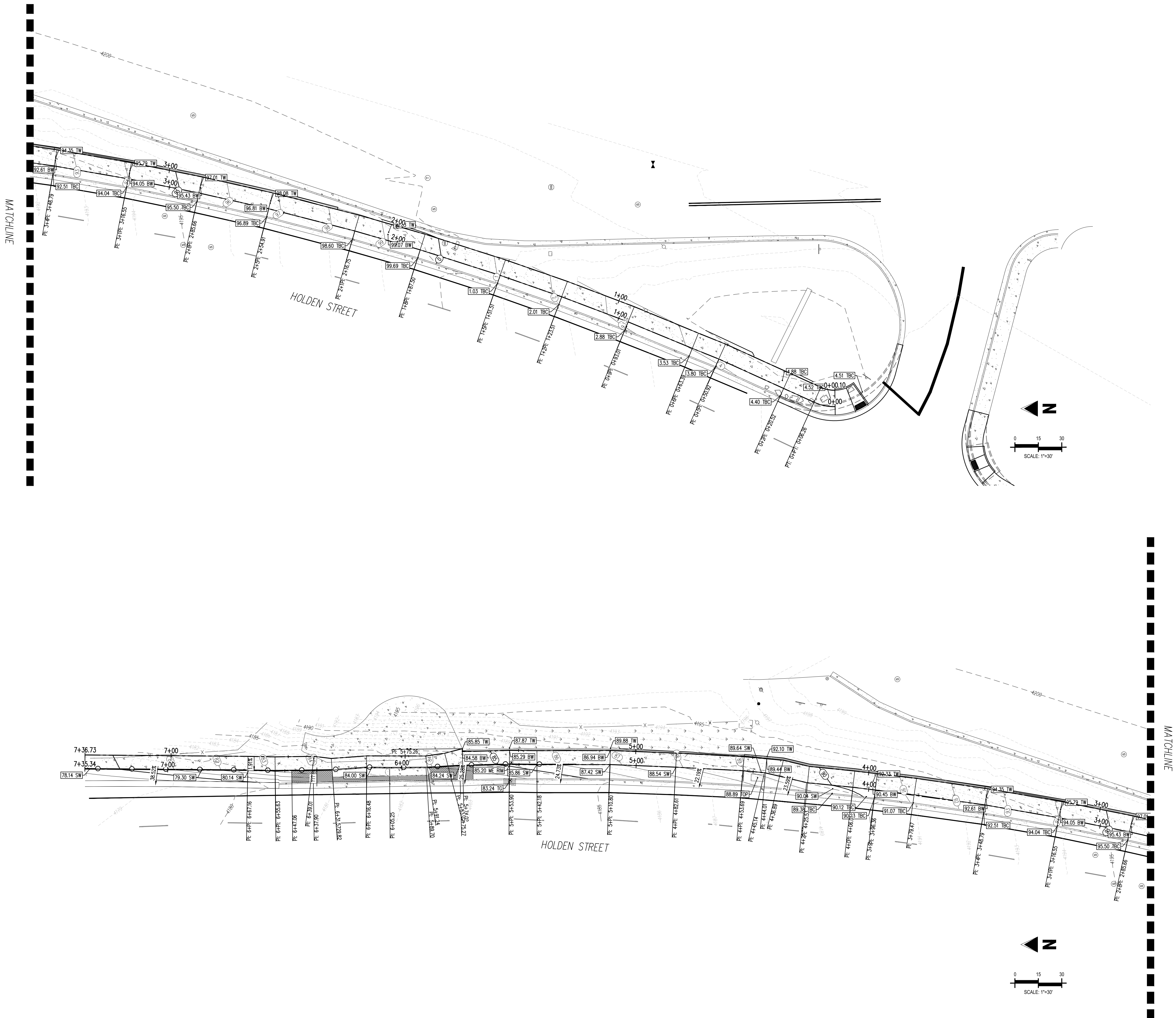
HOLDEN STREET
MIDVALE, UT 84047

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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

GRADING PLAN

C2.0



GRADING LEGEND

- | | |
|----------------|-------------------------|
| -----8752----- | EXISTING MINOR CONTOUR |
| -----8760----- | EXISTING MAJOR CONTOUR |
| -----55----- | PROPOSED MINOR CONTOUR |
| -----55----- | PROPOSED MAJOR CONTOUR |
| 55.78 | PROPOSED SPOT ELEVATION |
| TBC | TOP BACK OF CURB |
| SW | SIDEWALK |
| TOP | TOP OF PAVEMENT/UTILITY |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |

NOTES:

1. ELEVATIONS IN THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED. ADD 4100 AND 4200 TO THESE ELEVATIONS EXPRESSED WITH ONE DIGIT.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL

BASIS OF BEARING

TBD

BENCHMARK

TBD

CAUTION – NOTICE TO CONTRACTOR

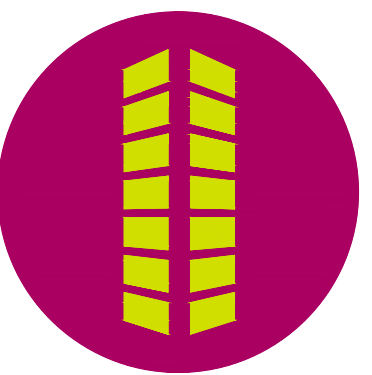
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON PLANS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-HOLE OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

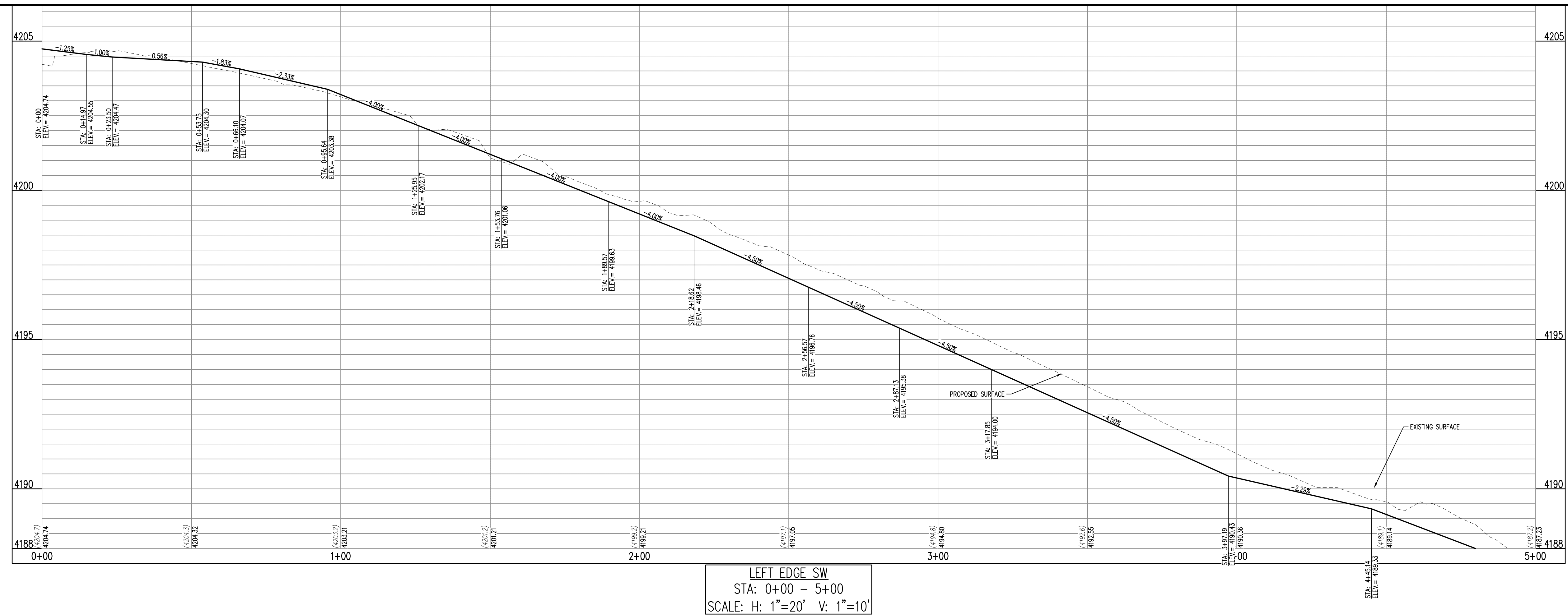
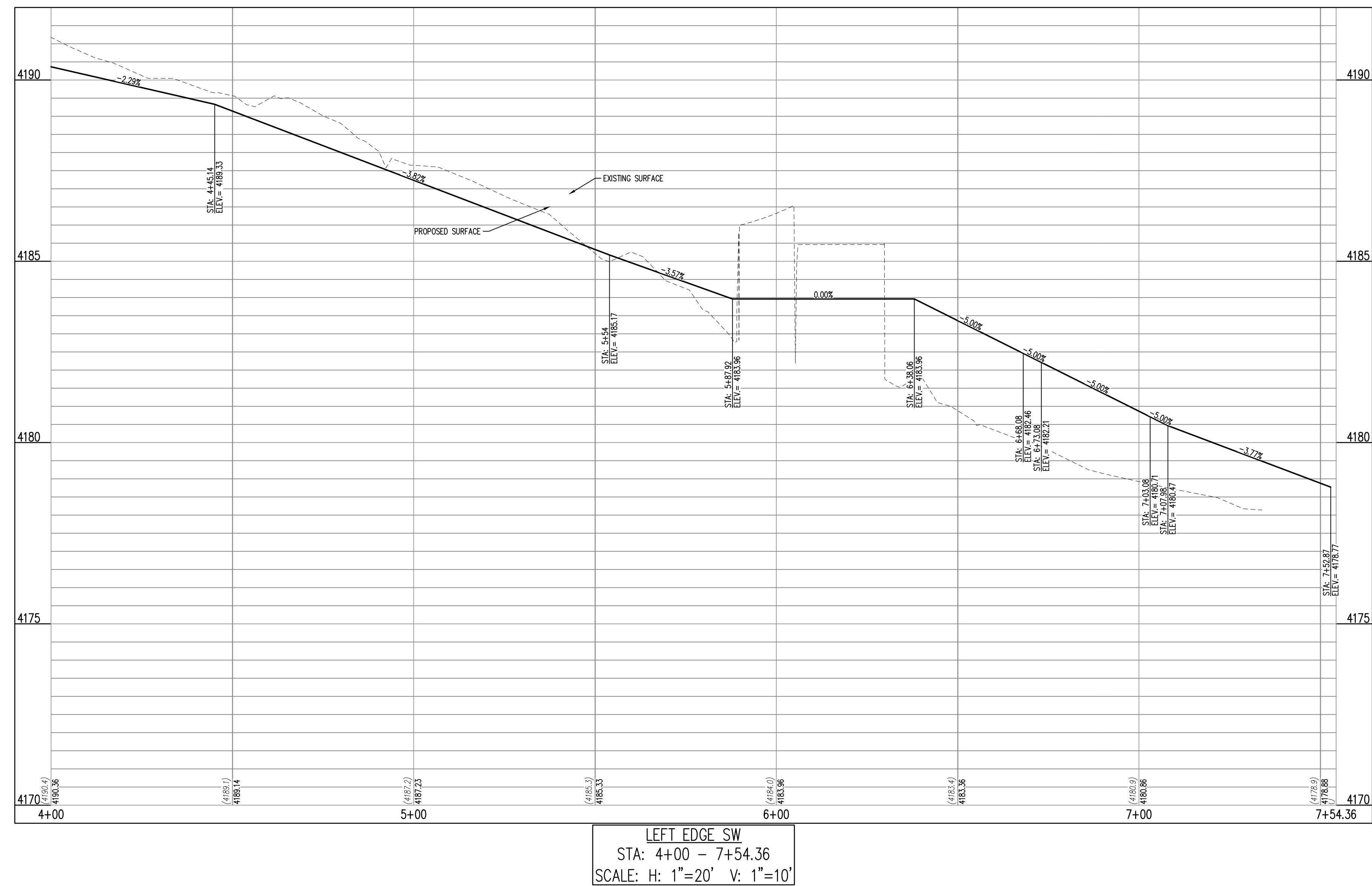
HOLDEN STREET
MIDVALE, UT 84047

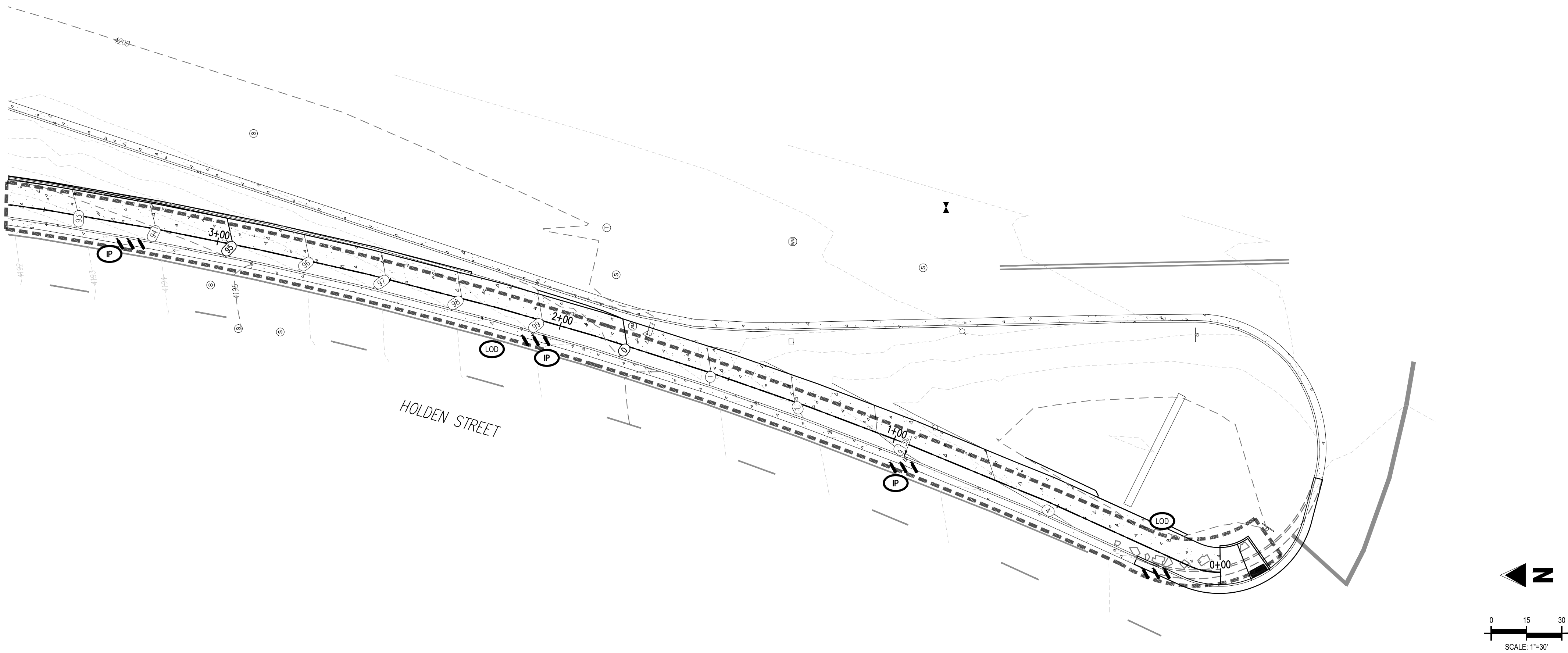
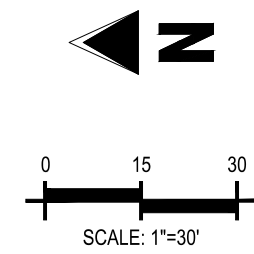
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Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

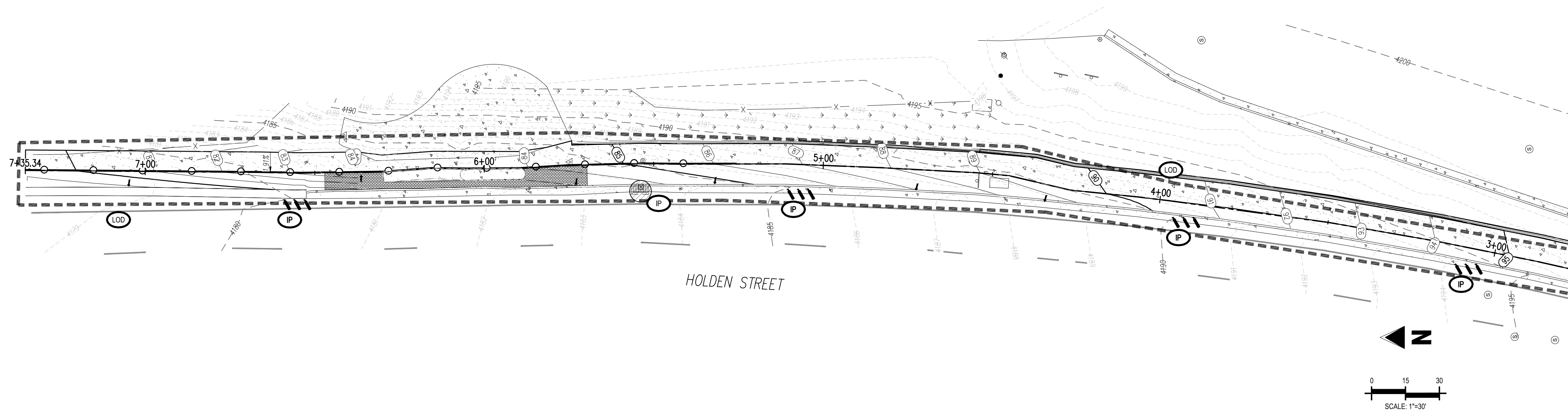
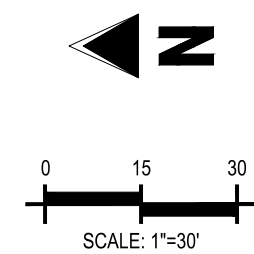
SIDEWALK PROFILES

C2.1





- EROSION CONTROL LEGEND**
- LOD LIMITS OF DISTURBANCE
 - SF SILT FENCE OR SAND BAG BARRIER
 - CF CONSTRUCTION FENCE
 - SCE STABILIZED CONSTRUCTION ENTRANCE
 - SSA STABILIZED STAGING AREA
 - TPS TEMPORARY OR PERMANENT SEEDING & PLANTING
 - ECE EROSION CONTROL BLANKETS
 - IP INLET PROTECTION
 - CWM CONCRETE WASTE MANAGEMENT
 - PT PORTABLE TOILET
 - SP SWPPP INFORMATION SIGN
 - Flow Direction
 - CP COMPACTION
 - CRS CONSTRUCTION ROAD STABILIZATION
 - CS CONSTRUCTION SEQUENCING
 - DW DEWATERING
 - DC DUST CONTROLS
 - ET EMPLOYEE TRAINING
 - HWM HAZARDOUS WASTE MANAGEMENT
 - IP STORM DRAIN INLET PROTECTION



BASIS OF BEARING
TBD

BENCHMARK
TBD

CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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CONSTRUCTION DOCUMENTS
MIDVALE CITY - HOLDEN STREET

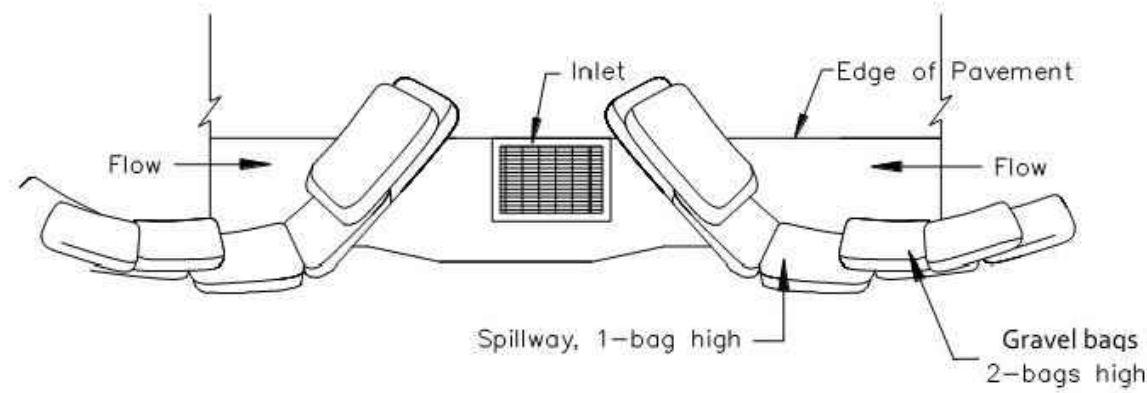
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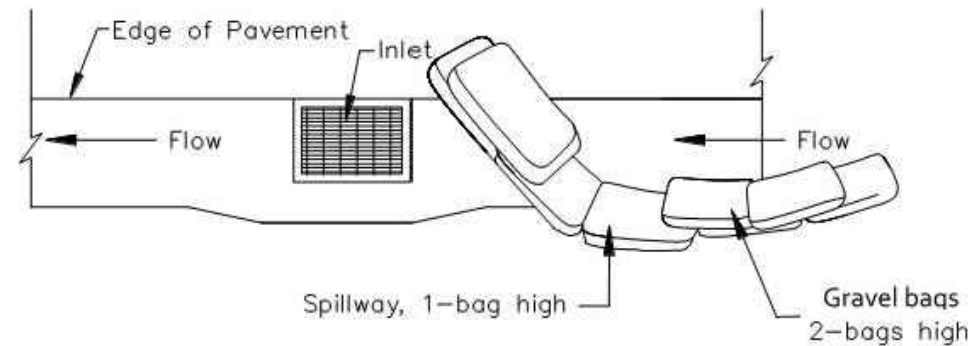
Project No:	MPW1.20
Drawn By:	DJS
Checked By:	BP
Date:	5/12/2020

ECP

Storm Drain Inlet Protection SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.
 6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

DI PROTECTION TYPE 3
NOT TO SCALE

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ECPDETAILS

EXHIBIT B
FESTIVAL LIGHTING DESIGN PLANS



REDEVELOPMENT AGENCY OF MIDVALE CITY

Meeting Date: March 26, 2024

ITEM TYPE: Action

SUBJECT: Consider Resolution No. **Resolution No. 2024-12RDA** approving the term sheet for the Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home.

SUBMITTED BY: Cody Hill, Economic Development Director

SUMMARY:

The Road Home (grantee), a non-profit homeless service provider which operates the Midvale Family Resource Center (MFRC), has requested a \$35,200 grant from the Redevelopment Agency of Midvale City (Agency) to partially finance facility improvements of MFRC. The shelter is located at 529 9th Ave, Midvale, UT 84047.

On January 16, the Midvale City Council authorized Midvale City to disburse \$205,000 of the City's Homeless Shelter Cities Mitigation (HSCM) funds to pursue property improvements at MFRC. These property improvements had the goals of increasing the functionality and safety of the shelter for its residents, reducing the need for shelter residents to look for basic needs outside of the shelter, and support The Road Home in getting families into stable housing faster. These projects included: kitchen improvements, security cameras and power, parking lot resurfacing, landscaping, fence improvements, new washers and dryers, ice machines and flexible housing funds.

In March, Midvale City became aware of The Road Home's urgent need to find temporary housing solutions for families at the MFRC. Due to federal restrictions limiting the use of certain funds, The Road Home requested authorization to utilize HSCM funds, which according to Utah State Code 35A-16-401(4), can cover the costs of temporary housing for these families. On March 26, the Midvale City Council approved Resolution 2024-R-18 authorizing The Road Home to use up to \$100,000 of Midvale's HSCM funds toward temporary housing needs.

Although the need to partially divert HSCM funds is urgent, the initial property improvements would benefit the shelter residents, current and future, and the surrounding community. The Road Home is committed to completing as many of the property improvements as possible. The grantee's request for \$35,200 in assistance from the Agency is intended to fill the funding gap in the HSCM funding, allowing them to achieve the planned improvements.

Under Utah State Code 17C-1-411(3), The Agency is granted the authority to lend, grant, or contribute housing funds to a person, public entity, housing authority, private entity or business, or nonprofit corporation for homeless assistance. This authority makes the property improvements at MFRC eligible for the City-Wide Housing Funds allocated by the Agency. The Agency does not have a history of attributing City-Wide Housing Funds to homeless assistance. The approval of this grant

should be looked at as a solitary decision and not as the creation of a new program. Any future requests for funding that are submitted prior to the creation of new policies or programs will be evaluated on an individual basis considering the RDA Boards then current objectives and available funds.

Agency staff recommends providing the proposed grant to The Road Home for the Midvale Family Resource Center. A term sheet has been compiled to demonstrate the proposed terms of the agreement.

FISCAL IMPACT:

The Midvale Family Resource Center Improvements Grant Agreement will be funded out of the Affordable Housing Incentives budget within the restricted City-wide Housing Fund. The \$35,200 requested would utilize approximately 5% of the unallotted Affordable Housing Incentive budget for the 2024 fiscal year.

RECOMMENDED MOTION:

“I move that we suspend the rules and adopt Resolution No. 2024-12RDA approving the term sheet for the Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home.”

ATTACHMENTS:

Resolution No. 2024-12RDA

Midvale Family Resource Center Improvements Grant Agreement Term Sheet

THE REDEVELOPMENT AGENCY OF MIDVALE CITY, UTAH

RESOLUTION 2024-12RDA

A RESOLUTION APPROVING THE TERM SHEET FOR THE MIDVALE FAMILY RESOURCE CENTER IMPROVEMENTS GRANT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF MIDVALE CITY AND THE ROAD HOME

WHEREAS, the Redevelopment Agency of Midvale City (“Agency”) was created to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and,

WHEREAS, the Board of Directors of the Agency has established the City-Wide Housing Fund to support the development and maintenance of affordable housing for the Midvale community; and,

WHEREAS, since 2016, the State of Utah has allowed for the Agency to lend, grant, or contribute affordable housing funds to a non-profit organization for homeless assistance under Utah Code Ann. §17C-1-411(3); and,

WHEREAS, The Road Home, a non-profit organization, is the shelter operator of the Midvale Family Resource Center (MFRC); and,

WHEREAS, on January 16, 2024, the Midvale City Council approved Resolution 2024-R-05, disbursing \$205,000 of Midvale City’s Host Shelter City Mitigation (HSCM) funds to The Road Home for property improvements at the MFRC; and,

WHEREAS, in March 2024, Midvale City became aware of The Road Home’s urgent need to find temporary housing options for families at the MFRC; and,

WHEREAS, on March 26, 2024, Midvale City Council approved Resolution 2024-R-18 authorizing \$105,000 of the HSCM funding for property improvements, and the remaining \$100,000 for any project, program, or service allowed in Utah Code Ann. § 35A-16-401(4) and that is approved by the Office of Homeless Services; and,

WHEREAS, The Road Home requested funding to allow them to meet their objectives of increasing the functionality and safety of the MFRC property; and,

WHEREAS, facility improvements at the MFRC supports the Road Home’s efforts to meet the needs of, and provide service to, the families within the shelter; and,

WHEREAS, the Board of Directors of the Agency have determined that providing The Road Home with a \$35,200 grant is necessary and appropriate to facilitate the property improvements of the MFRC; and,

WHEREAS, The Road Home and the Agency has reviewed the term sheet for the Midvale Family Resource Center Improvements Grant and find the terms to be acceptable.

NOW THEREFORE BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF MIDVALE CITY the Board of Directors does hereby approve the term sheet for the Midvale Family Resource Center Improvements Grant Agreement between the Redevelopment Agency of Midvale City and The Road Home and authorizes the Chief Administrative Officer to execute the grant agreement within the parameters of the term sheet, subject to such other terms and conditions as recommended by Agency’s legal counsel.

Passed and Adopted by the Redevelopment Agency of Midvale City Board of Directors, State of Utah,
this _____ day of March, 2024.

Marcus Stevenson
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Council:	“Aye”	“Nay”
Bonnie Billings	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____