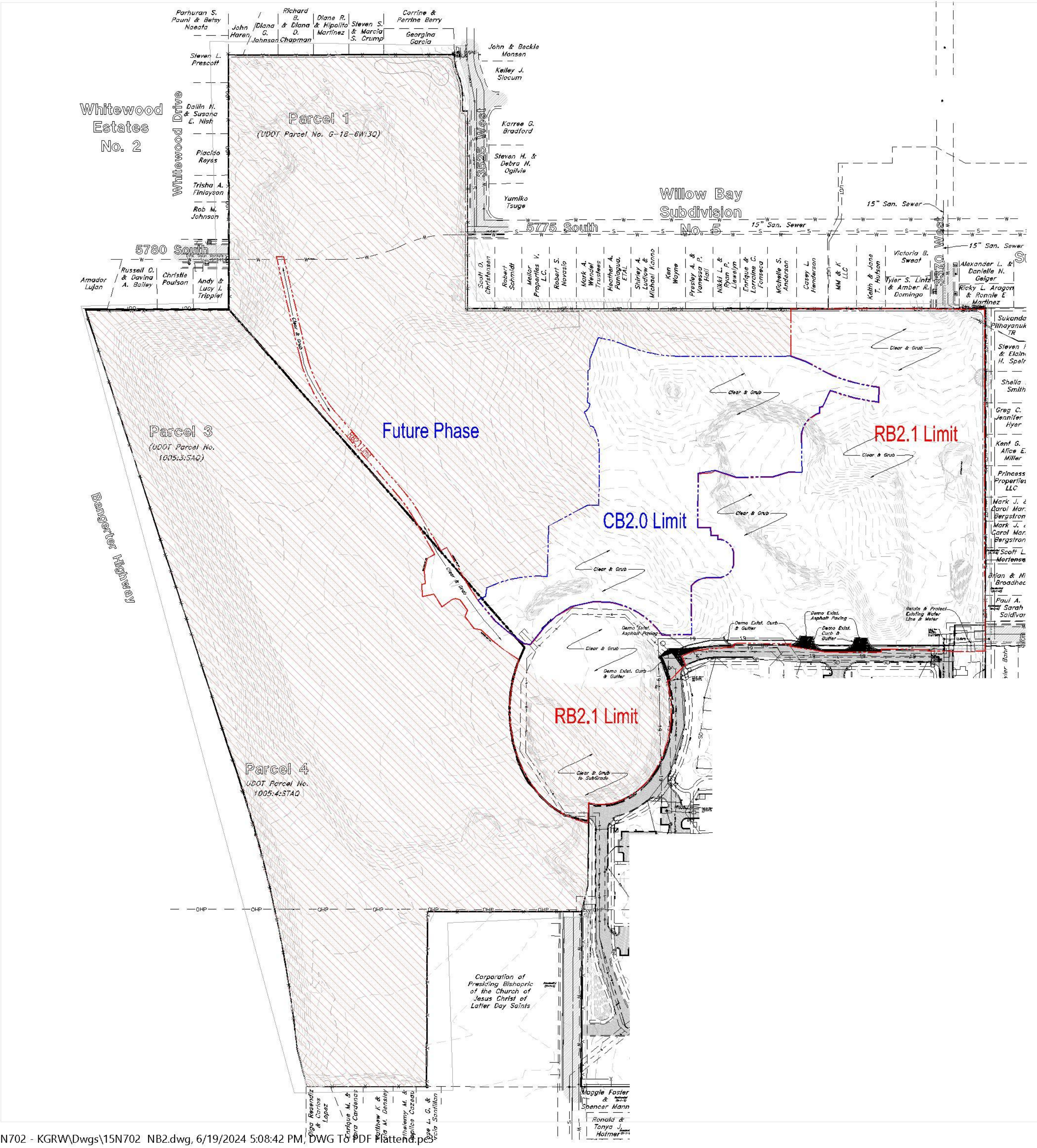
Parhuran S. Pauni & Betsy Naeata
John Haren
Diana G. Johnson
Richard B. & Diana D. Chapman
Diane R. & Hipolito Martinez
Steven S. & Marcia S. Crump
Corrine & Perrine Berry
Georgina Garcia
John & Beckie Monsen
Kelley J. Slocum
Karree G. Bradford
Steven H. & Debra N. Ogilvie
Yumiko Tsuge
Whitewood Estates No. 2
Whitewood Drive
Steven L. Prescott
Dalin N. & Susana E. Nish
Placido Reyes
Trisha A. Finlayson
Rob M. Johnson
5780 South
Amador Lujan
Russell O. & Davina A. Bailey
Christie Poulson
Andy & Lucy I. Tripplet
Parcel 1
(UDOT Parcel No. G-18-6W13Q)
3525 West
Willow Bay Subdivision No. 5
5775 South
15" San. Sewer
Scott D. Christensen
Robert Schmidt
Mellor Properties V, L.C.
Robert S. Novasio
Mark A. Wendel Trustees
Heather A. Paniagua, ETAL
Shirley A. Ludlow & Michael Kanno
Ken Wayne
Presley A. & Vanessa P. Hall
Nikki L. & Ryan P. Llewelyn
Enrique & Lorraine C. Fonseca
Michelle S. Anderson
Casey L. Henderson
MM & K LLC
Keith & Jane T. Hutson
Victoria B. Sweat
Tyler S. Lintz & Amber R. Domingo
3370 West
Alexander L. & Danielle N. Geiger
Ricky L. Aragon & Ronnie E Martinez
Sukanda Pithayanuk TR
Steven & Elain H. Speir
Sheila Smith
Greg C. Jennifer Hyer
Kent G. Alice E. Miller
Princess Properties LLC
Mark J. & Carol Mar. Bergstron
Mark J. Carol Mar. Bergstron
Scott L. Mortense
Brian & Ni Broadhea
Paul A. Sarah Saldivar
Parcel 3
(UDOT Parcel No. 1005:3:SAQ)
Bangerter Highway
Future Phase
RB2.1 Limit
CB2.0 Limit
Clear & Grub
Demo Exist. Asphalt Paving
Demo Exist. Curb & Gutter
Demo Exist. Curb & Gutter
Demo Exist. Asphalt Paving
Demo Exist. Curb & Gutter
Retain & Protect Existing Water Line & Meter
Clear & Grub to SubGrade
Parcel 4
UDOT Parcel No. 1005:4:STAQ
Corporation of Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints
Olga Resendiz & Carlos Lopez
Enrique M. & ora Cardenas
Matthew K & cia M. Densley
thelemy M. & aplice Cazeau
ose L. G. & rcia Santillan
Maggie Foster & Spencer Mann
Ronald & Tonya J. Hotmer
OHP

Scale: 1" = 80'
Graphic Scale
0
20
40
80
120
140
160

RB2.1 Limit

CB2.0 Limit

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3 Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4 All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10 Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11 The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal
15. Install traffic warning devices as needed in accordance with local standards.
16 Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, 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 company 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 propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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06/20/2024

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WWW.GREATBASINENGINEERING.COM

SUMMIT LIFE
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COMMUNITIES
201 SOUTH MAIN STREET, STE 2000
SALT LAKE CITY, UT 8411

SUMMIT VISTA
RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

No.	Date	Description
4		
3		
2		
1		
0		

Overall Demolition Plan

Drawn By:	DW
Checked:	4e
Project No:	15N702
Scale:	1"=80'

C0.0

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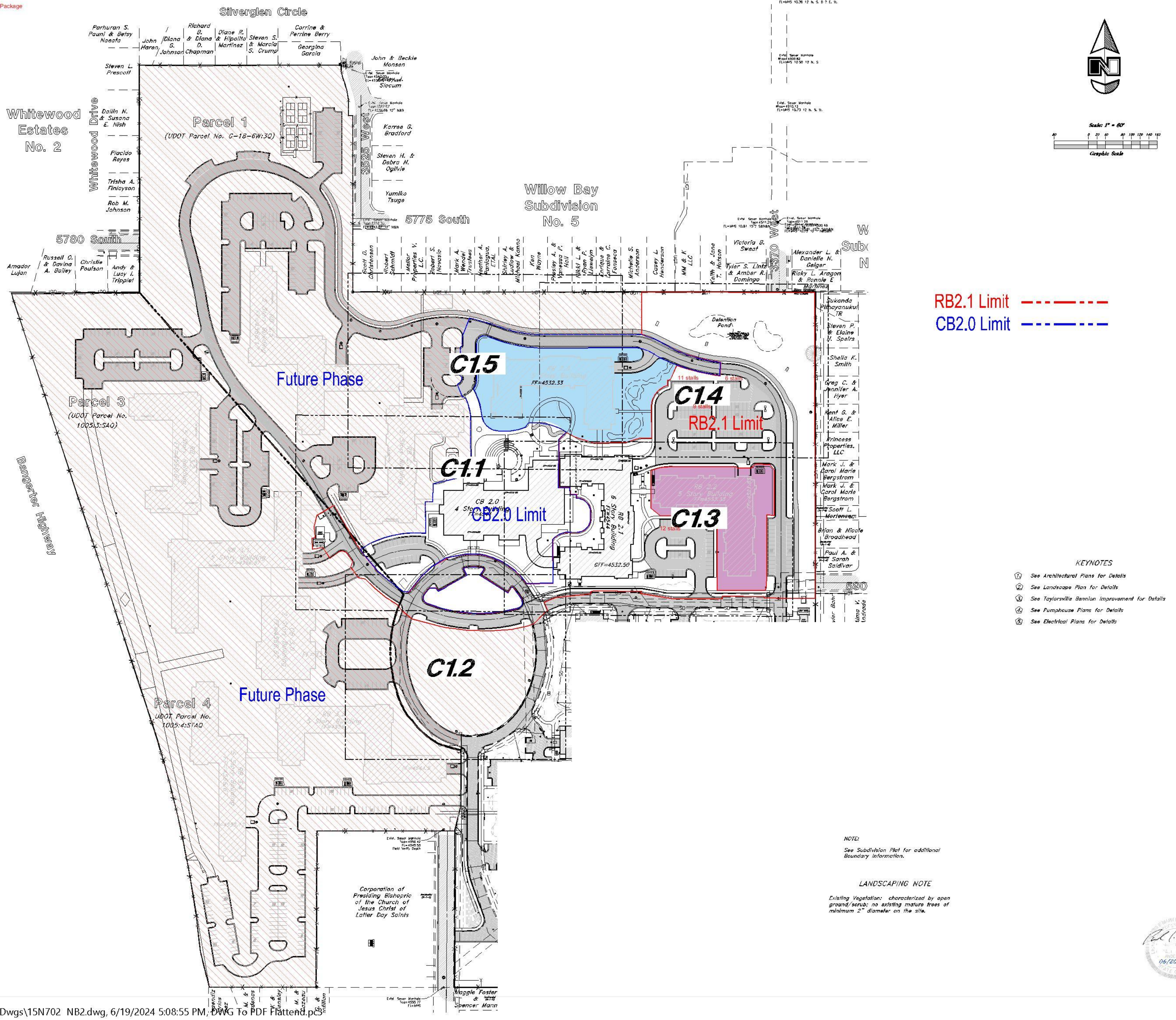
Exhibit G: Infrastructure Package



KEYNOTES

① See Architectural Plans for Details
② See Landscape Plan for Details
③ See Taylorsville Bennion Improvement for Details
④ See Pumphouse Plans for Details
⑤ See Electrical Plans for Details

NOTE:

See Subdivision Plat for additional Boundary Information.

LANDSCAPING NOTE

Existing Vegetation: characterized by open ground/scrub; no existing mature trees of minimum 2" diameter on the site.

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RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

No.	Date	Description

100% CD SET

Overall Site Plan

Drawn By:	DW
Checked:	AH
Project No:	15N702
Scale:	1"=60'

C1.0

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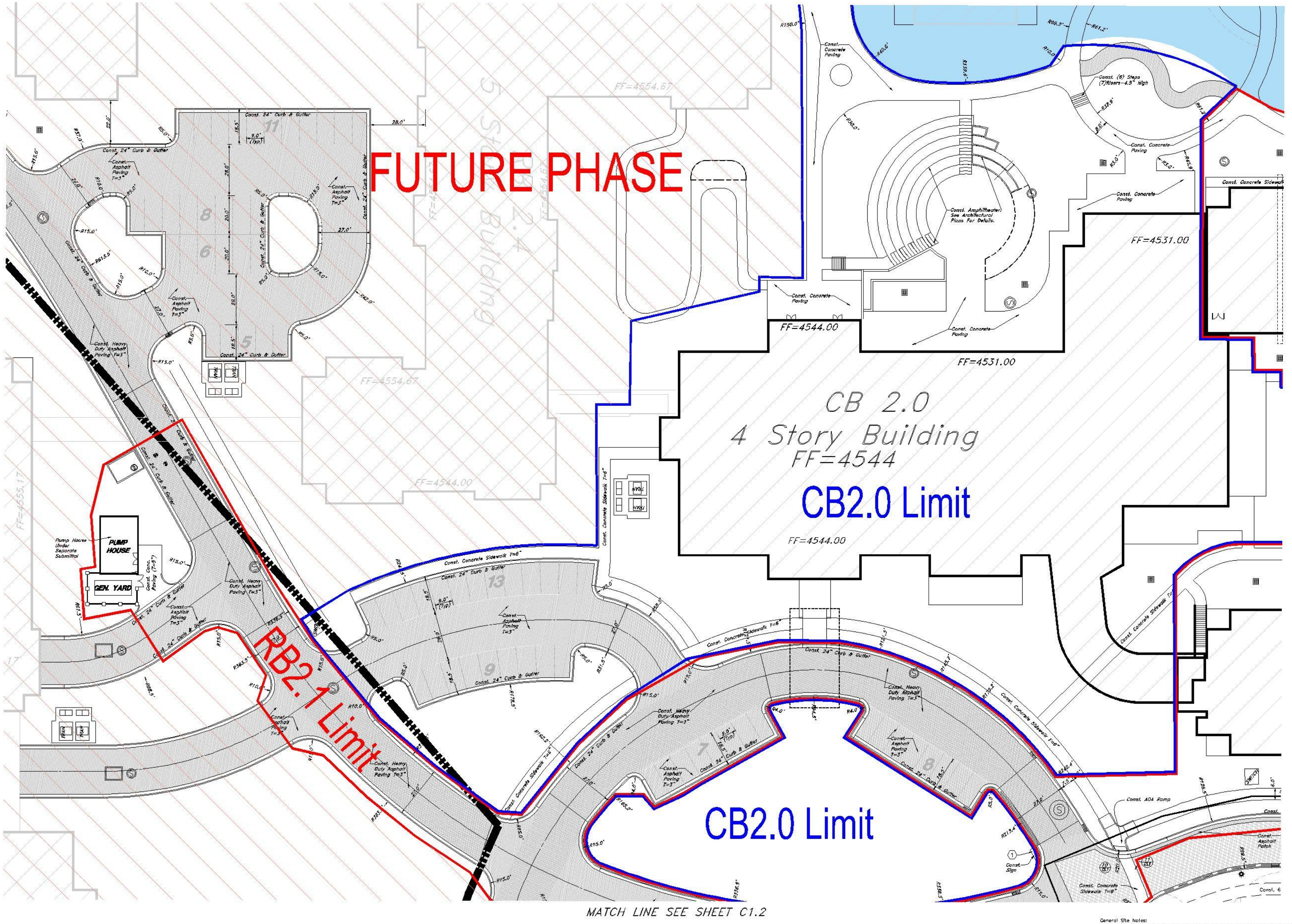
FUTURE PHASE
CB 2.0
4 Story Building
FF=4544
CB2.0 Limit
CB2.0 Limit
RB2.1 Limit
FF=4544.00
FF=4531.00
FF=4531.00
FF=4544.00
FF=4554.67
FF=4554.67
FF=4544.00
FF=4555.17
PUMP HOUSE
GEN. YARD
Pump House Under Separate Submittal
Const. Amphitheater. See Architectural Plans For Details.
Const. (8) Steps (7)Risers=4.5" High
Const. Concrete Paving
Const. Concrete Sidewalk T=6"
Const. 24" Curb & Gutter
Const. Asphalt Paving T=3"
Const. Heavy Duty Asphalt Paving T=3"
Const. ADA Ramp
Const. Asphalt Patch
Const. Sign
MATCH LINE SEE SHEET C1.2
MATCH LINE SEE SHEET C1.3

RB2.1 Limit
CB2.0 Limit

Scale: 1" = 20'

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	
Cleanout	
Electrical Manhole	Ⓔ
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	S
Culinary Water	W
Gas Line	G
Irrigation Line	IW
Storm Drain	SD
Telephone Line	T
Secondary Waterline	SW
Power Line	P
Fire Line	F
Land Drain	LD
Power pole	●
Power pole w/guy	
Light Pole	
Fence	x x x
Flowline of ditch	
Overhead Power line	OHP
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	90
Exist. Contour	90
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	R
Direction of Flow	
Existing Asphalt	▨
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	☐
New Concrete	☐
Spill Curb & Gutter	
Demo Tree	

KEYNOTES

① See Architectural Plans for Details

② See Landscape Plan for Details

③ See Taylorsville Bennion Improvement for Details

④ See Pumphouse Plans for Details

⑤ See Electrical Plans for Details

General Site Notes:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

ANDERSON
06/20/2024
STATE OF UTAH

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SUMMIT VISTA
RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

No.	Date	Description
5		
4		
3		
2		
1		
0		

Site Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C1.1

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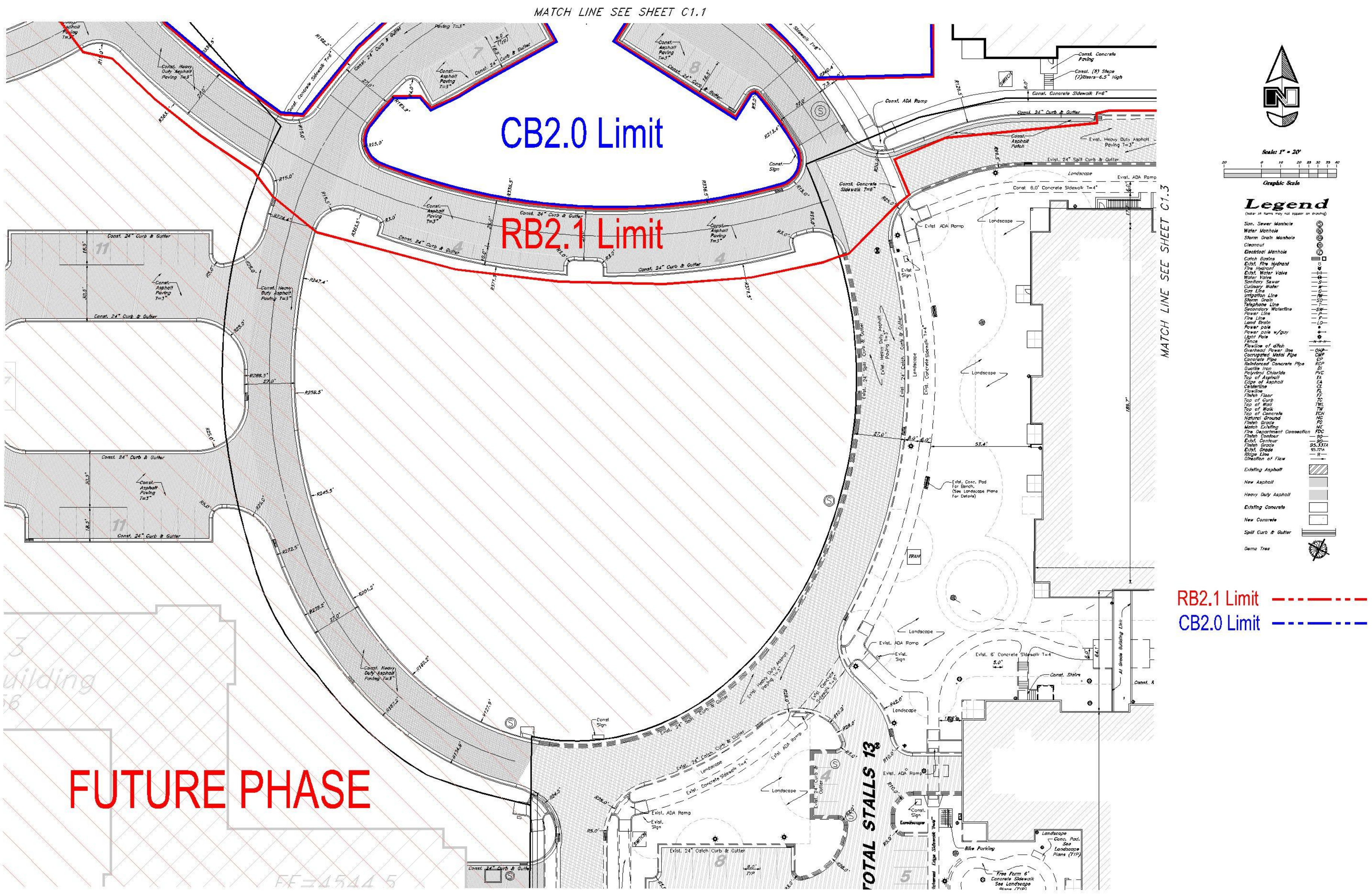

RB2.1 Limit
CB2.0 Limit

KEYNOTES

① See Architectural Plans for Details
② See Landscape Plan for Details
③ See Taylorsville Bennion Improvement for Details
④ See Pumphouse Plans for Details
⑤ See Electrical Plans for Details

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TAYLORSVILLE, UTAH 84123

No.	Date	Description
5		
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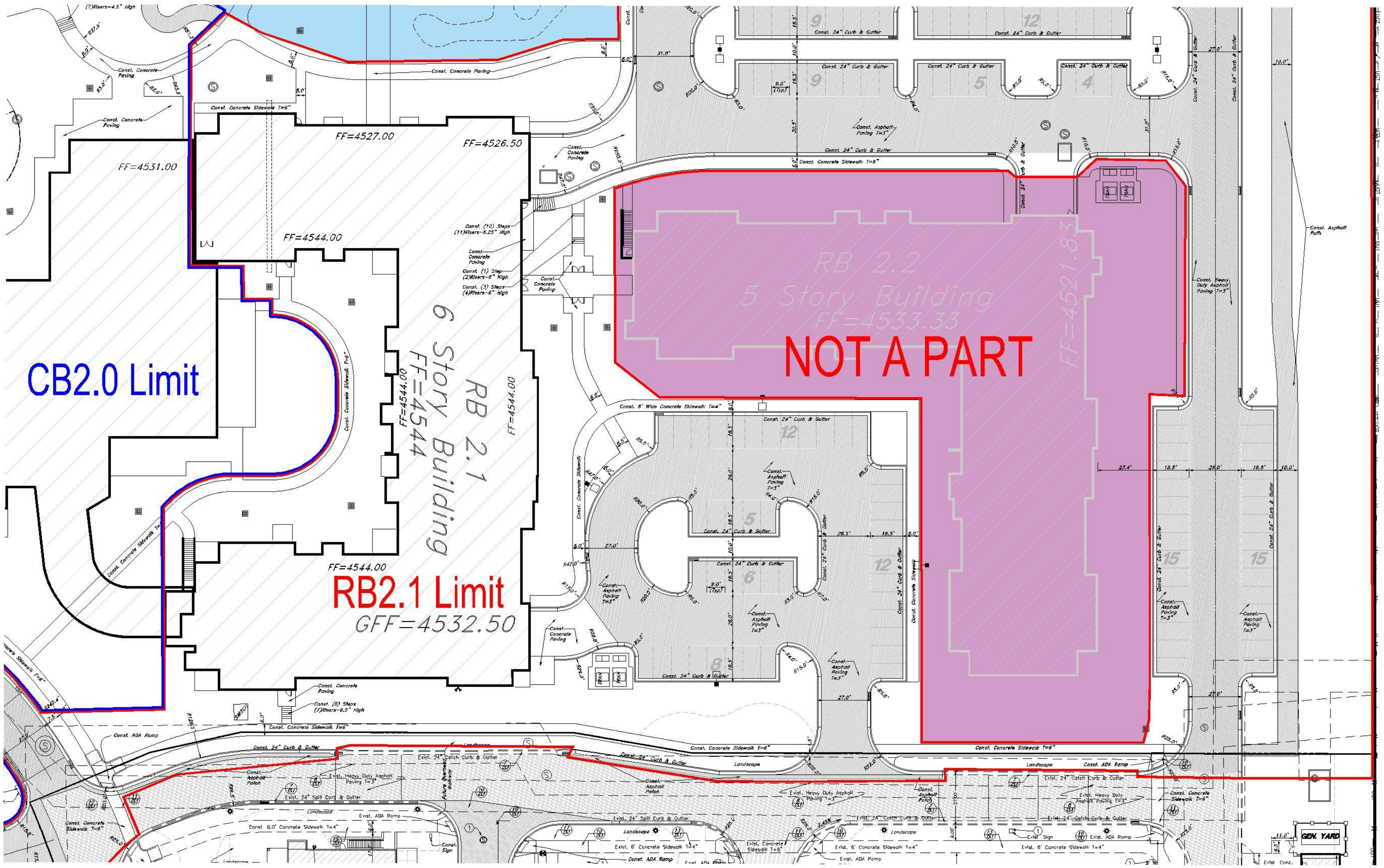
0		

Site Plan

Drawn By: BN
Checked: AH
Project No: 15N702
Scale: 1"=20'

C1.2



RB2.1 Limit
CB2.0 Limit

Scale: 1" = 20'

Graphic Scale

KEYNOTES

① See Architectural Plans for Details
② See Landscape Plan for Details
③ See Taylorsville Bennion Improvement for Details
④ See Pumphouse Plans for Details
⑤ See Electrical Plans for Details

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

06/20/2024

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	ⓈⒹ
Cleanout	⊗
Electrical Manhole	Ⓔ
Catch Basins	▤ □
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	●
Power pole w/guy	●→
Light Pole	
Fence	—x—x—x—
Flowline of ditch	
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	—•—
Existing Asphalt	▨
New Asphalt	▒
Heavy Duty Asphalt	▒
Existing Concrete	□
New Concrete	□
Spill Curb & Gutter	☰
Demo Tree	

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TAYLORSVILLE, UTAH 84123

No.	Date	Description
5		
4		
3		
2		
1		
0		

100% CD SET

Site Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C1.3

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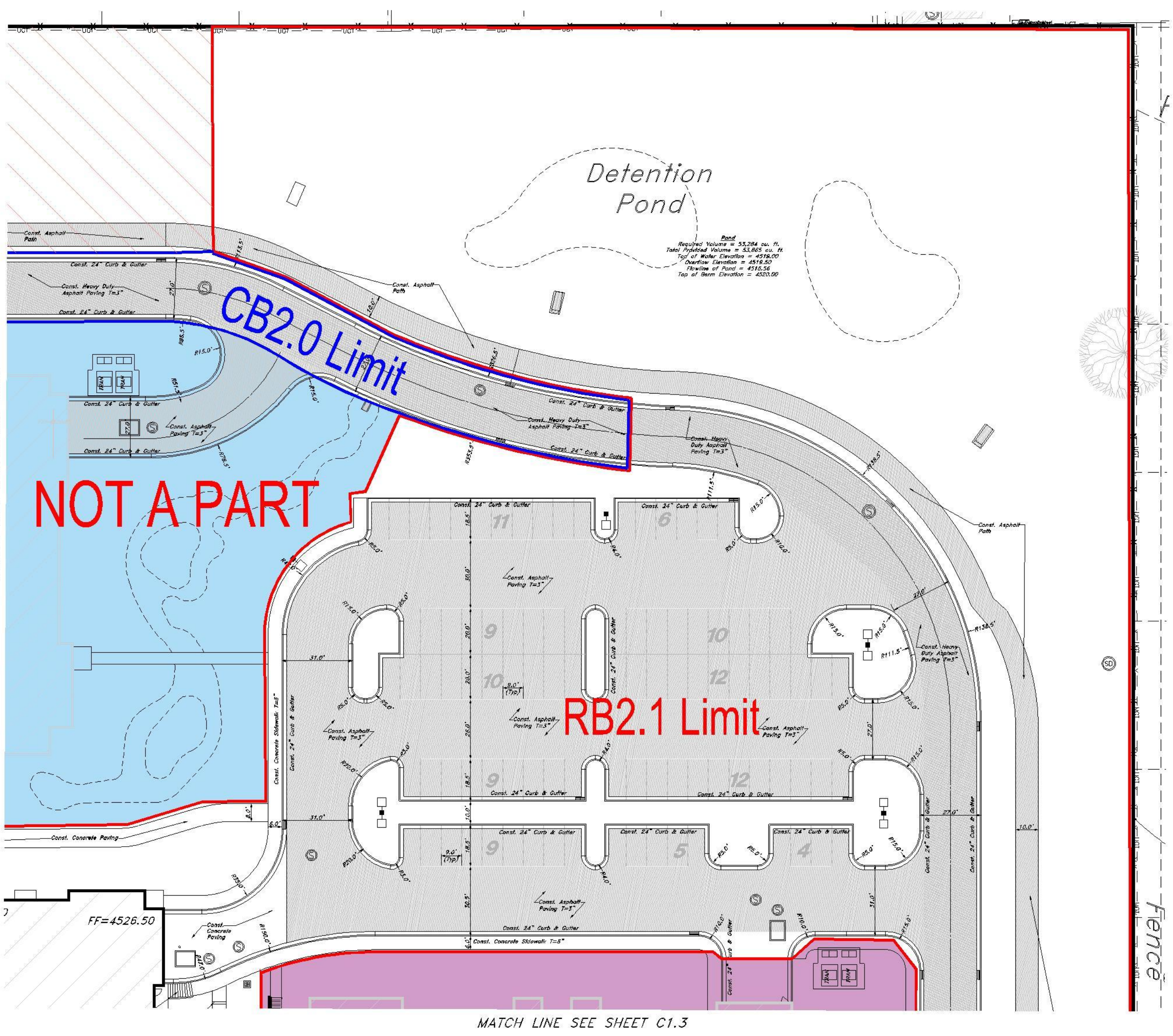
Detention Pond
CB2.0 Limit
RB2.1 Limit
NOT A PART
MATCH LINE SEE SHEET C1.5
MATCH LINE SEE SHEET C1.3
Fence
FF=4526.50
Const. Asphalt Path
Const. 24" Curb & Gutter
Const. Heavy Duty Asphalt Paving T=3"
Const. Asphalt Paving T=3"
Const. Concrete Sidewalk T=6"
Const. Concrete Paving
Pond
Required Volume = 53,284 cu. ft.
Total Provided Volume = 53,865 cu. ft.
Top of Water Elevation = 4519.00
Overflow Elevation = 4519.50
Flowline of Pond = 4516.56
Top of Berm Elevation = 4520.00

Scale: 1" = 20'

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	(SD)
Cleanout	⊗
Electrical Manhole	Ⓔ
Catch Basins	▤ □
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	●
Power pole w/guy	
Light Pole	
Fence	—x—x—x—
Flowline of ditch	
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	
Existing Asphalt	▨
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	□
New Concrete	□
Spill Curb & Gutter	
Demo Tree	

RB2.1 Limit —·—·—
CB2.0 Limit —·—·—

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KEYNOTES

1. See Architectural Plans for Details
2. See Landscape Plan for Details
3. See Taylorsville Bennion Improvement for Details
4. See Pumphouse Plans for Details
5. See Electrical Plans for Details

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TAYLORSVILLE, UTAH 84123

No.	Date	Description
5		
4		
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2		
1		
0		

Site Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C1.4

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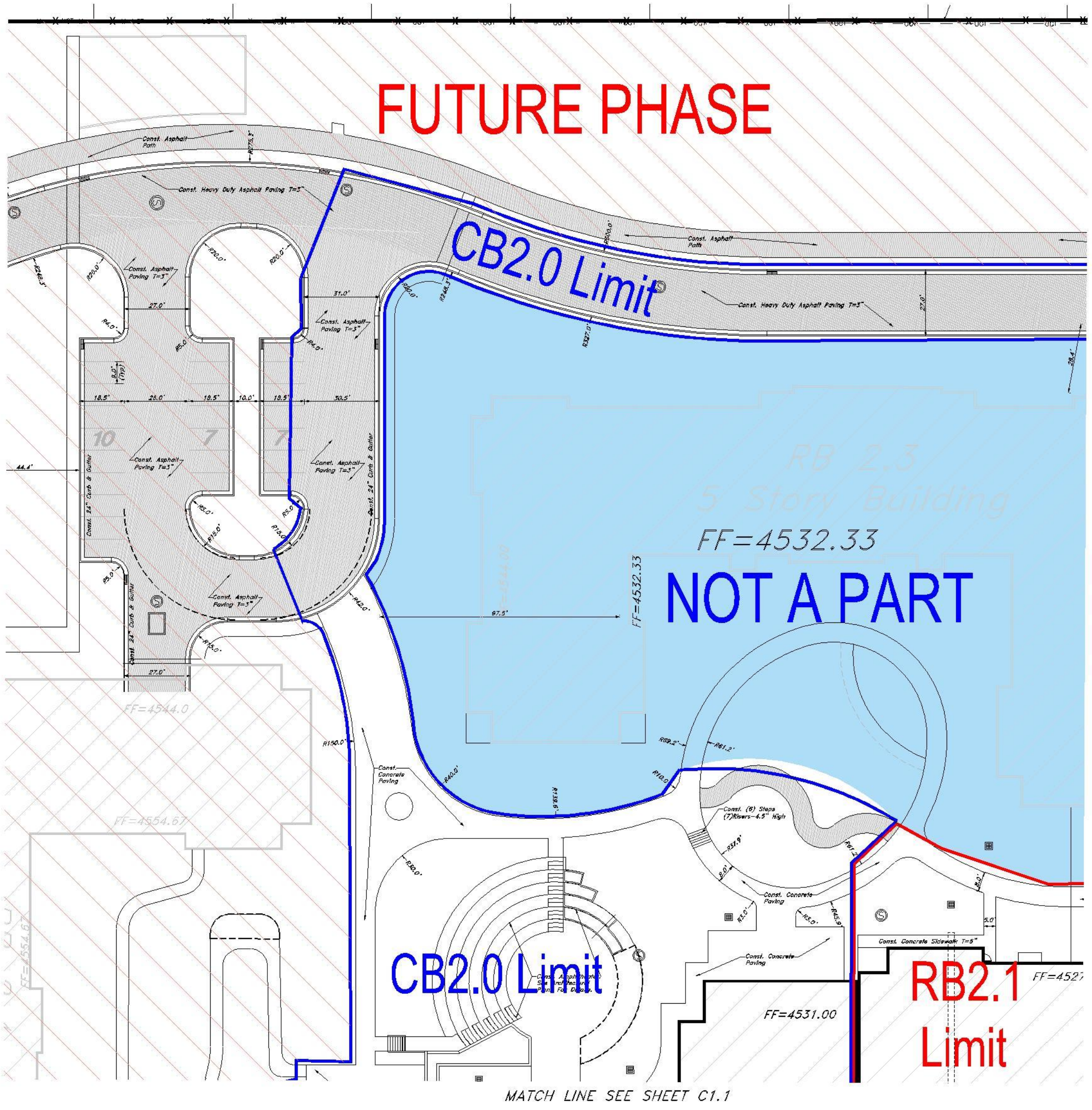

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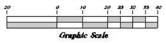

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	Ⓢ
Cleanout	⊗
Electrical Manhole	Ⓔ
Catch Basins	▤ ☐
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	●
Power pole w/guy	●→
Light Pole	✹
Fence	—x—x—x—
Flowline of ditch	——
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	→
Existing Asphalt	▨
New Asphalt	▩
Heavy Duty Asphalt	▩
Existing Concrete	☐
New Concrete	☐
Spill Curb & Gutter	☰
Demo Tree	✳

RB2.1 Limit — - - — - -

CB2.0 Limit — - - — - -

KEYNOTES

1. See Architectural Plans for Details
2. See Landscape Plan for Details
3. See Taylorsville Bennion Improvement for Details
4. See Pumphouse Plans for Details
5. See Electrical Plans for Details

General Site Notes:
1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. See Horizontal Control plan for coordinates, radiuses and detailed dimensions of site improvements.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

06/20/2024

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SUMMIT VISTA
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3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

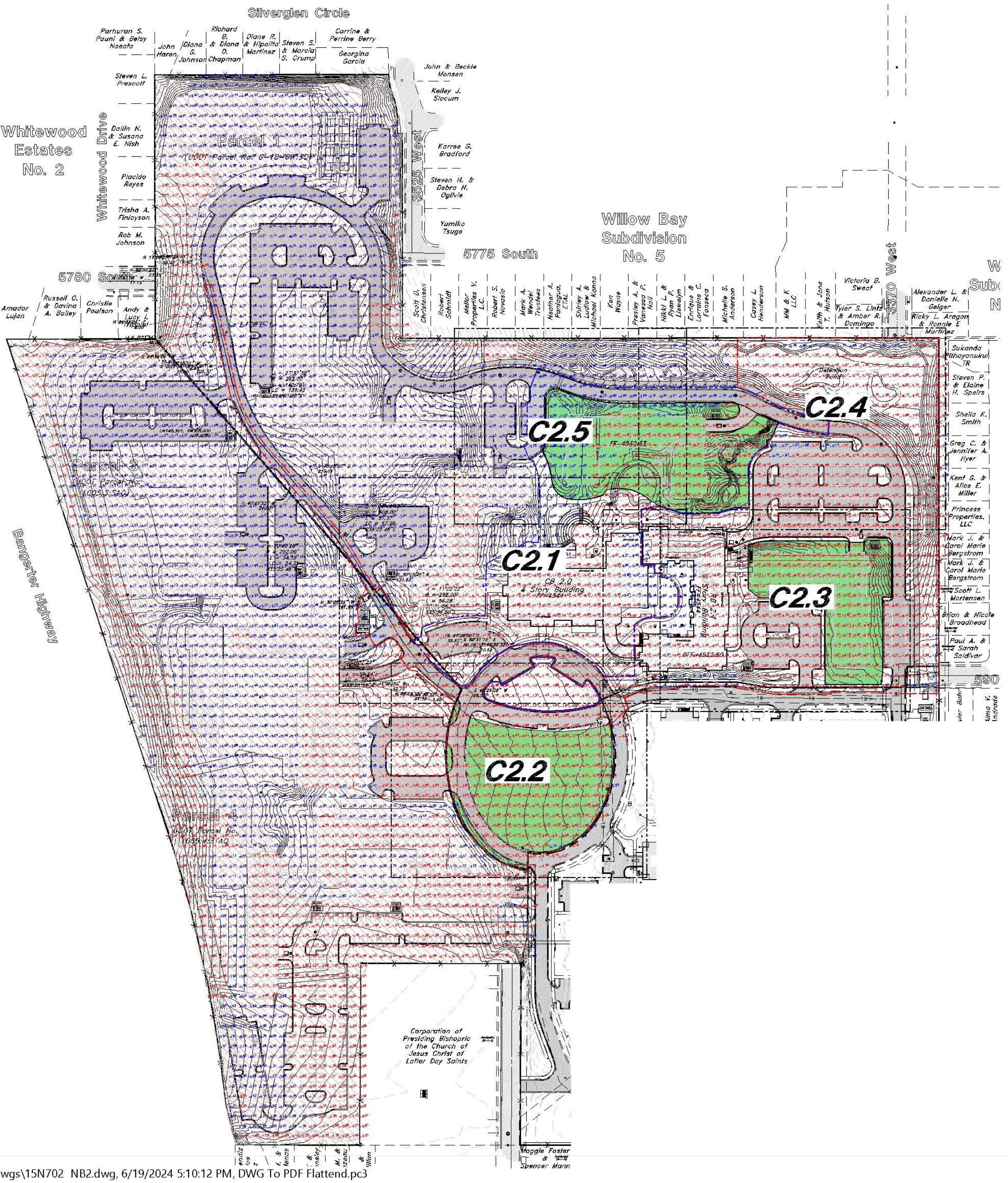
No.	Date	Description
5		
4		
3		
2		
1		
0		

Site Plan

Drawn By:	DN
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C1.5

W:\15N702 - KGRW\Dwgs\15N702 NB2.dwg, 6/19/2024 5:10:00 PM, DWG To PDF Flattend.pc3


Silverglen Circle
Whitewood Estates No. 2
Whitewood Drive
Willow Bay Subdivision No. 5
5775 South
5780 South
3525 West
3370 West
Bangerter Highway
Parcel 1
Parcel 3
Parcel 4
C2.1
C2.2
C2.3
C2.4
C2.5
Detention Pond
Corporation of Presiding Bishopric of the Church of Jesus Christ of Latter Day Saints
Parhuran S. Pauni & Betsy Naeata
John Haren
Diana G. Johnson
Richard B. & Diana D. Chapman
Diane R. & Hipolito Martinez
Steven S. & Marcia S. Crump
Corrine & Perrine Berry
Georgina Garcia
John & Beckie Monsen
Kelley J. Slocum
Karree G. Bradford
Steven H. & Debra H. Ogilvie
Yumiko Tsuge
Steven L. Prescott
Dailin N. & Susana E. Nish
Placido Reyes
Trisha A. Finlayson
Rob M. Johnson
Amador Lujan
Russell O. & Davina A. Bailey
Christie Poulson
Scott D. Christensen
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Mellor Properties V. L.C.
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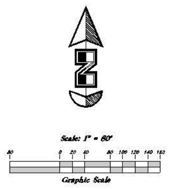
Michelle S. Anderson
Casey L. Henderson
MM & K LLC
Keith & Jane T. Hutson
Victoria B. Sweat
Tyler S. Lintz & Amber R. Domingo
Alexander L. & Danielle N. Geiger
Ricky L. Aragon & Ronnie E. Martinez
Sukanda Pithayanukul TR
Steven P. & Elaine H. Spelrs
Shelia K. Smith
Greg C. & Jennifer A. Hyer
Kent G. & Alice E. Miller
Princess Properties, LLC
Mark J. & Carol Marie Bergstrom
Scott L. Mortensen
Brian & Nicole Broadhead
Paul A. & Sarah Saldivar
Maggie Foster & Spencer Mann



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    Job No.: 1797-002-15 Address: 3360 W 6200 S St., & 6074 S 3200 W St., Taylorsville, UT
    Dated: January 22, 2015
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

NOTE:

See Subdivision Plat for additional Boundary Information.

06/20/2024

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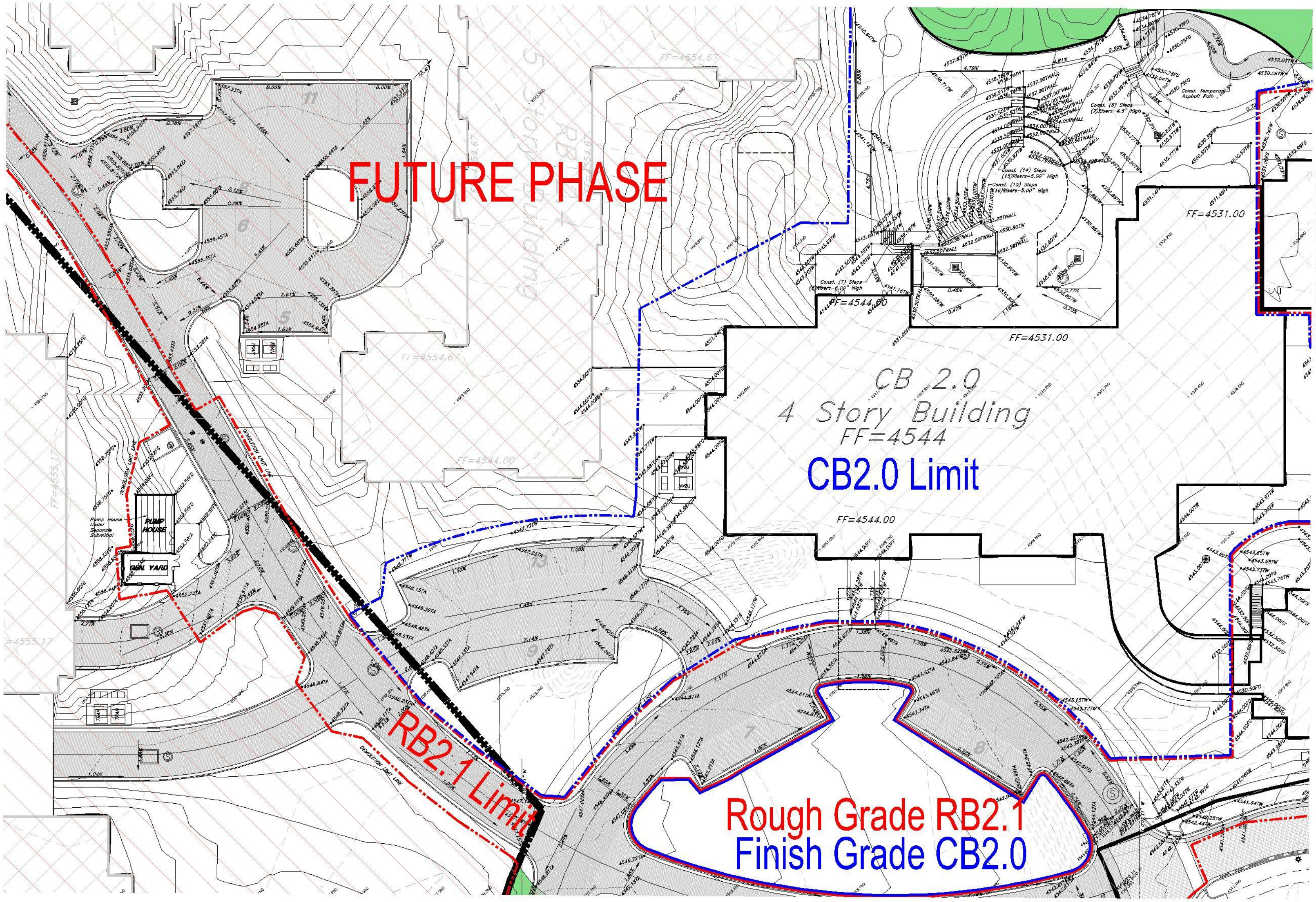
Overall Grading & Drainage Plan

C2.0



MATCH LINE SEE SHEET C2.3

MATCH LINE SEE SHEET C2.2

RB2.1 Limit — · · — · · —

CB2.0 Limit — · · — · · —

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	ⓈⒹ
Cleanout	ⒸⓄ
Electrical Manhole	Ⓔ
Catch Basins	▤ ☐
Exist. Fire Hydrant	○
Fire Hydrant	●
Exist. Water Valve	—⋈—
Water Valve	—⊗—
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	●
Power pole w/guy	●—
Light Pole	✹
Fence	—×—×—×—
Flowline of ditch	——
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
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Edge of Asphalt	EA
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Match Existing	ME
Fire Department Connection	FDC
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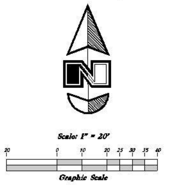
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	——•
Existing Asphalt	▨
New Asphalt	▩
Heavy Duty Asphalt	▩
Existing Concrete	☐
New Concrete	☐
Spill Curb & Gutter	☰
Demo Tree	✳



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Dated: January 22, 2015
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

KEYNOTES

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PAUL CARY ANDERSON
06/20/2024

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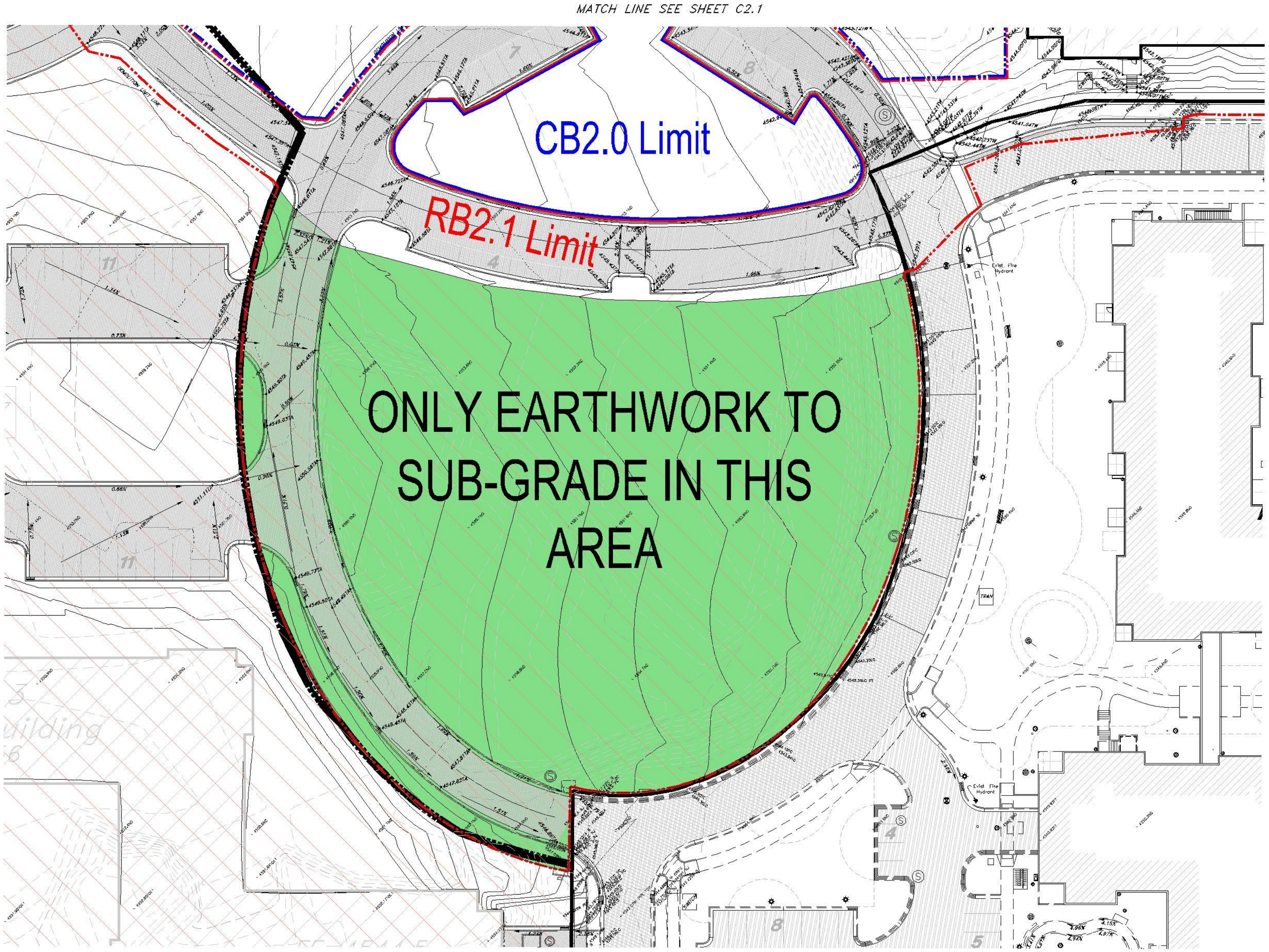
TAYLORSVILLE, UTAH 84123

No.	Date	Description
0		

Grading & Drainage Plan

Drawn By:	DN
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C2.1


MATCH LINE SEE SHEET C2.1
MATCH LINE SEE SHEET C2.3
CB2.0 Limit
RB2.1 Limit
ONLY EARTHWORK TO SUB-GRADE IN THIS AREA
Exist. Fire Hydrant
TRAN
DEMOLITION LIMIT LINE
4
5
7
8
11
Building 6

Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	(SD)
Cleanout	(CO)
Electrical Manhole	Ⓔ
Catch Basins	▤ ☐
Exist. Fire Hydrant	○
Fire Hydrant	●
Exist. Water Valve	⋈
Water Valve	⊗
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
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Power Line	—P—
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Land Drain	—LD—
Power pole	●
Power pole w/guy	●—
Light Pole	✹
Fence	—×—×—×—
Flowline of ditch	——
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Ridge Line	—R—
Direction of Flow	—•—
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New Asphalt	▒
Heavy Duty Asphalt	▒
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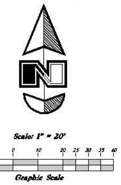

RB2.1 Limit —·—··—
CB2.0 Limit —·—··—

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    Job No: 1797-002-15 Address: 3360 W 6200 S St. & 6074 S 3200 W St., Taylorsville, UT
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PAUL GARY ANDERSON
06/20/2024

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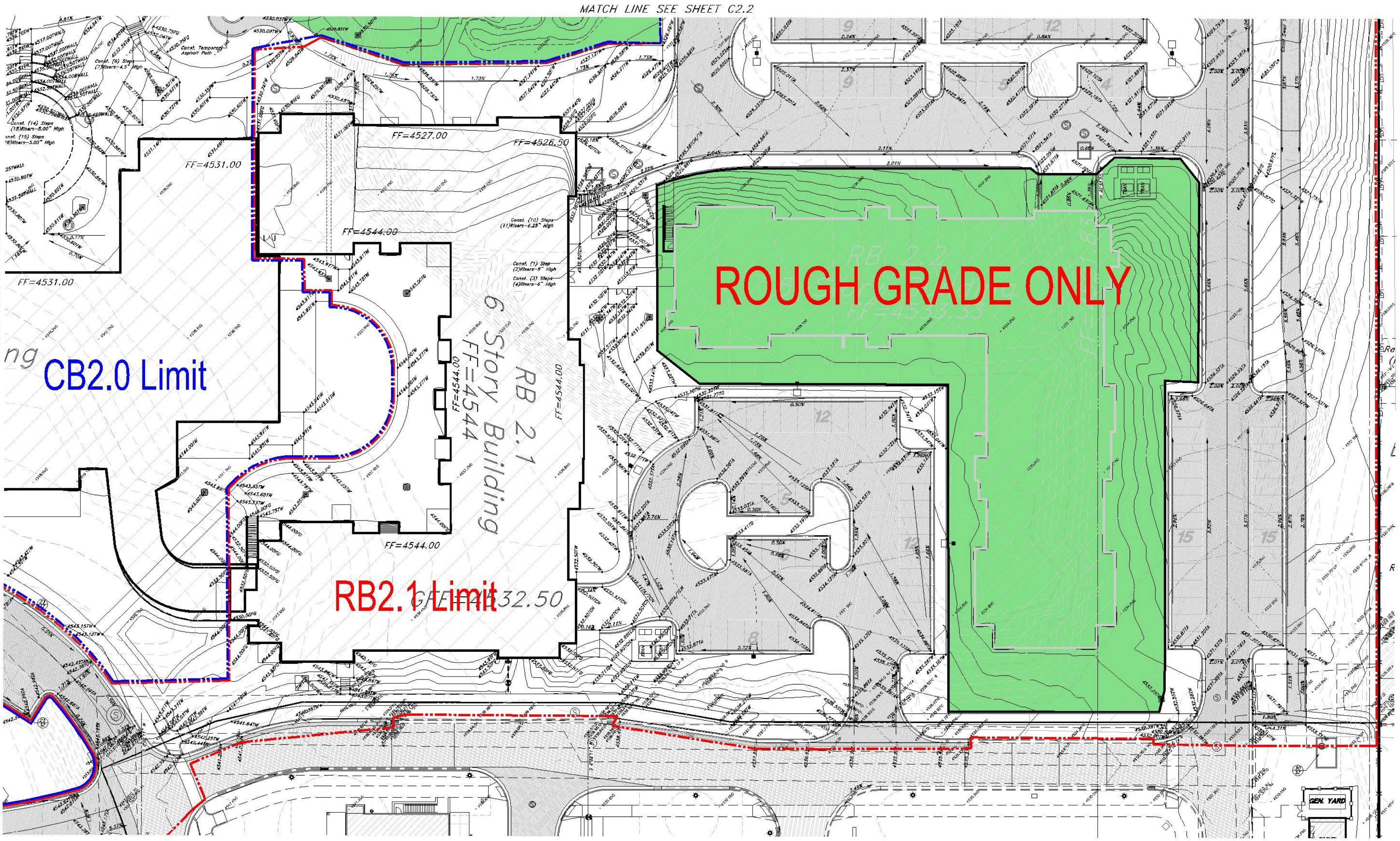
TAYLORSVILLE, UTAH 84123

No.	Date	Description
0		

Grading & Drainage Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C2.2



RB2.1 Limit 🟥
CB2.0 Limit 🟦

LEGEND

—℄—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
—UGT—	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
—OHT—	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
—OHP—	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
—UGP—	Power line	SP	Service Pole	SMH	Sewer Manhole
—S—	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
—W—	Culinary Water line	PP	Power Pole	CB	Catch Basin
—G—	Gas line	TP	Telephone Pole	DV	Diversion Box
—SD—	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
—SW—	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
—LD—	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
—IW—	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
—X—X—X—	Fence	CO	Cleanout	BLDG	Building Corner
∘	Power Pole	FC	Fence	NG	Natural Ground
•	Post	DMH	Drain Manhole	○	Fire Hydrant
Ⓦ	Water Meter	——	Flowline	⋈	Water Valve
GM	Gas Meter	x99.00	Spot Elevation	☼LP	Light Pole
TB	Telephone Box	∼	Contour	●—●	Power Pole w/guy
Ⓢ	Sewer Manhole	▨	Asphalt	✱	Deciduous Tree
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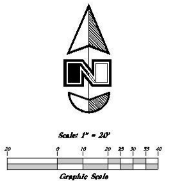

KEYNOTES
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2. See Landscape Plan for Details
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PAUL CLARK ANDERSON
06/20/2024

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SUMMIT VISTA
RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

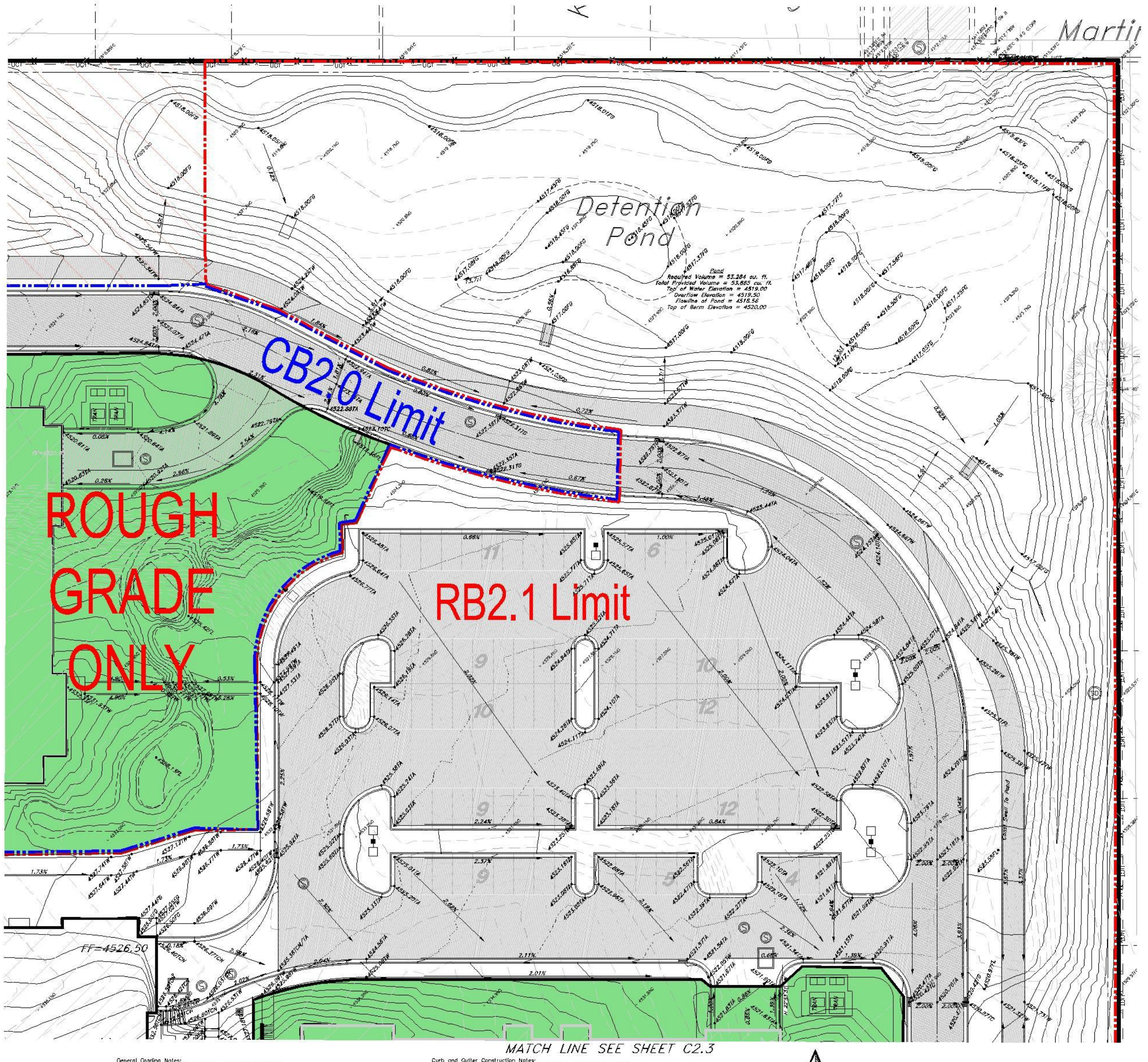
No.	Date	Description
0		

Grading & Drainage
Plan

Drawn By:	DN
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C2.3

W:\15N702 - KGRW\Dwgs\15N702 NB2.dwg, 6/19/2024 5:10:54 PM, DWG To PDF Flattend.pc3



Pond
Required Volume = 53,284 cu. ft.
Total Provided Volume = 53,885 cu. ft.
Top of Water Elevation = 4519.00
Overflow Elevation = 4519.50
Flowline of Pond = 4518.56
Top of Berm Elevation = 4520.00

RB2.1 Limit —··—··—
CB2.0 Limit —··—··—

Legend
(Note: All items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	SD
Cleanout	CO
Electrical Manhole	Ⓔ
Catch Basins	▤ □
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	⋈
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	●
Power pole w/guy	●—
Light Pole	✱
Fence	—x—x—x—
Flowline of ditch	——
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	— R —
Direction of Flow	—●—
Existing Asphalt	▨
New Asphalt	▒
Heavy Duty Asphalt	▒
Existing Concrete	□
New Concrete	□
Spill Curb & Gutter	☰
Demo Tree	

LEGEND

—℄—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
—UGT—	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
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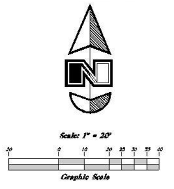

Scale: 1" = 20'
Graphic Scale

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TAYLORSVILLE, UTAH 84123

No.	Date	Description
0		

Grading & Drainage
Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale	1"=20'

C2.4

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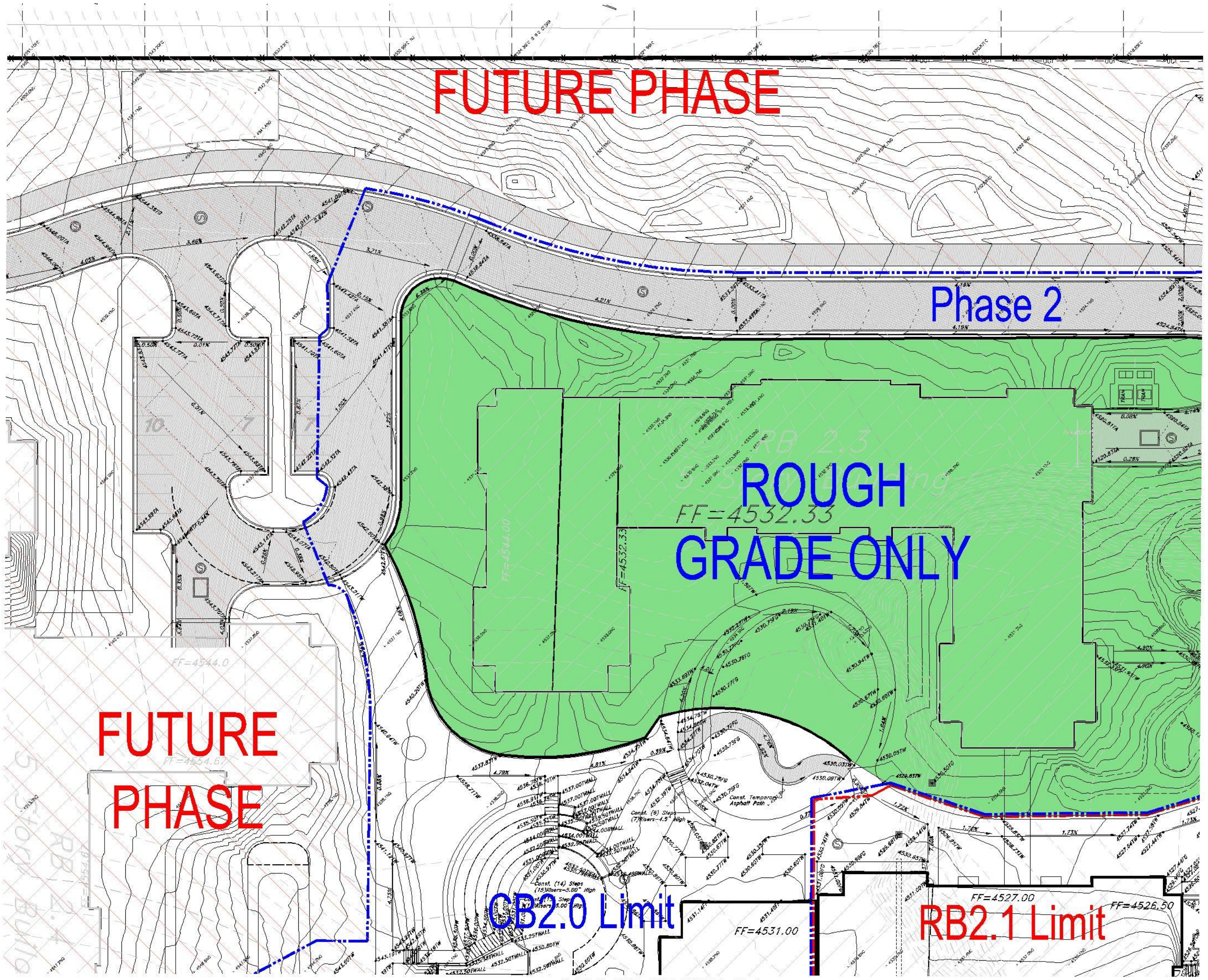

RB2.1 Limit
CB2.0 Limit

Legend

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Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
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Power pole w/guy	
Light Pole	
Fence	—x—x—x—
Flowline of ditch	
Overhead Power line	—OHP—
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N

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20 0 10 20 30 40

Graphic Scale

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No.	Date	Description
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Grading & Drainage Plan

Drawn By: DA
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Project No: 15N702
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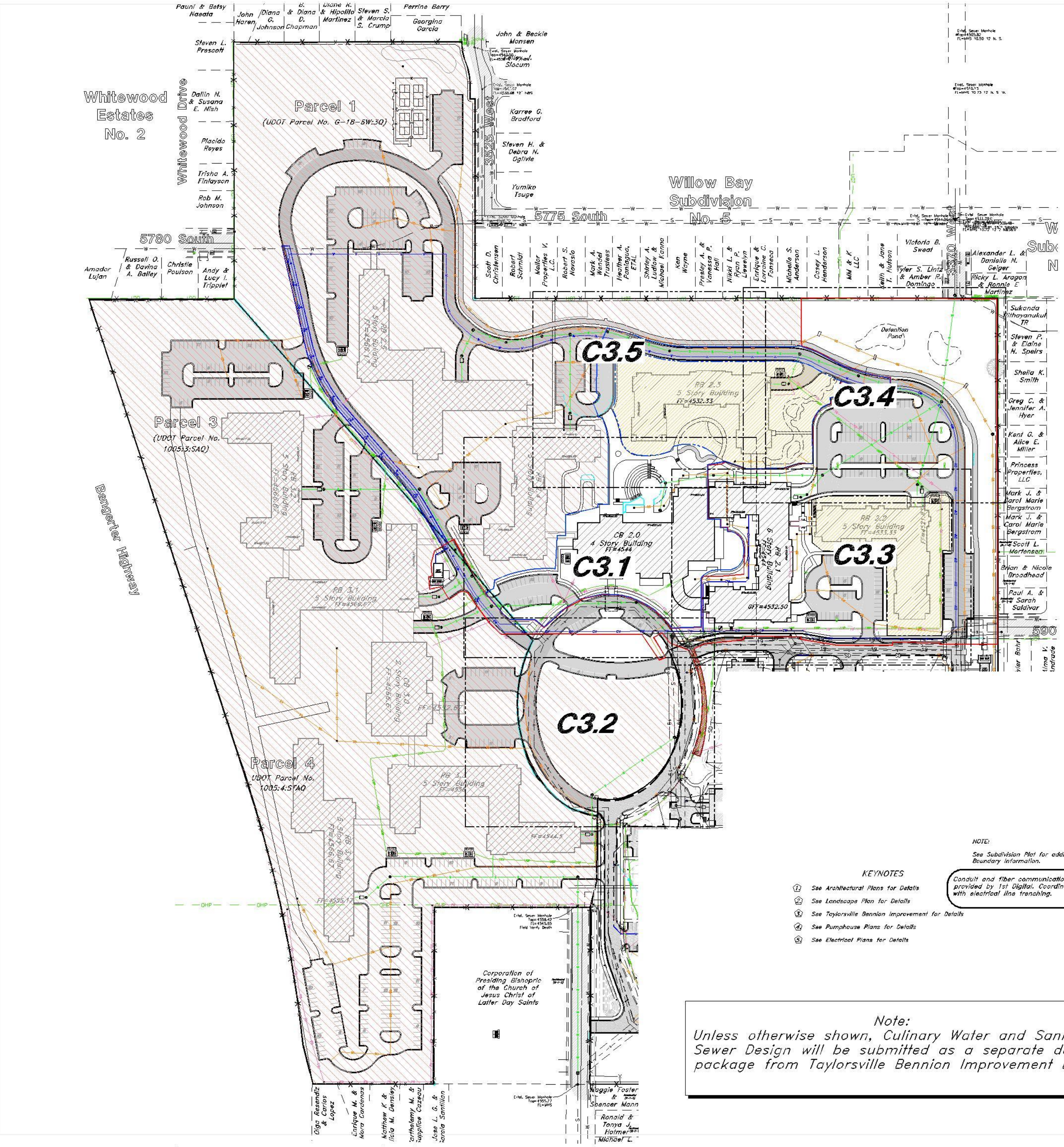

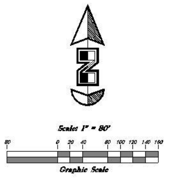

GENERAL UTILITY NOTES.

1. Coordinate all utility connections to building with plumbing plans and building contractor.
2 Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made
3. All catch basin and inlet box grates are to be bicycle proof.
4 All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5 Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6 Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7 Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8 Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9 Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K. Soft Temper
2. Over 2" diameter pipe – AWWA C-900 DR-14 pipe.

WATER MAIN LINES AND FIRE LINES

1. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe. ASTM D 3034. Type PSM, SDR 35

STORM DRAIN LINES

1. 10" pipes or smaller – PSM, SDR — Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034. Type 35
2 12" to 21" pipes – For pipe and — Concrete Pipe, ASTM C14, Class III up to 13' of cover. greater than 13' feet of cover, use reinforced concrete classes listed below.
3. 24" pipes or larger – of cover, of — Reinforced Concrete Pipe. ASTM C76, Class III up to 13' Class IV for 13' to 21' of cover, Class V for 21' to 32' cover, and Special Design for cover greater than 32 feet

NATURAL GAS SERVICE LATERALS (QUESTAR)

1. PLASTIC PIPING MATERIAL. Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).

2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.

3 Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513. shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.

4 Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

CAUTION NOTICE TO CONTRACTOR

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PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

NOTE:

See Subdivision Plat for additional Boundary Information.

Conduit and fiber communication to be provided by 1st Digital. Coordinate trenching with electrical line trenching.

KEYNOTES

- ① *See Architectural Plans for Details*
- ② *See Landscape Plan for Details*
- ③ *See Taylorsville Bennion Improvement for Details*
- ④ *See Pumphouse Plans for Details*
- ⑤ *See Electrical Plans for Details*

Note:
Unless otherwise shown, Culinary Water and Sanitary Sewer Design will be submitted as a separate design package from Taylorsville Bennion Improvement District.

PAUL CARY ANDERSON
06/20/2024

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SUMMIT LIFE PLAN COMMUNITIES
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SALT LAKE CITY, UT 84111

SUMMIT VISTA
RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

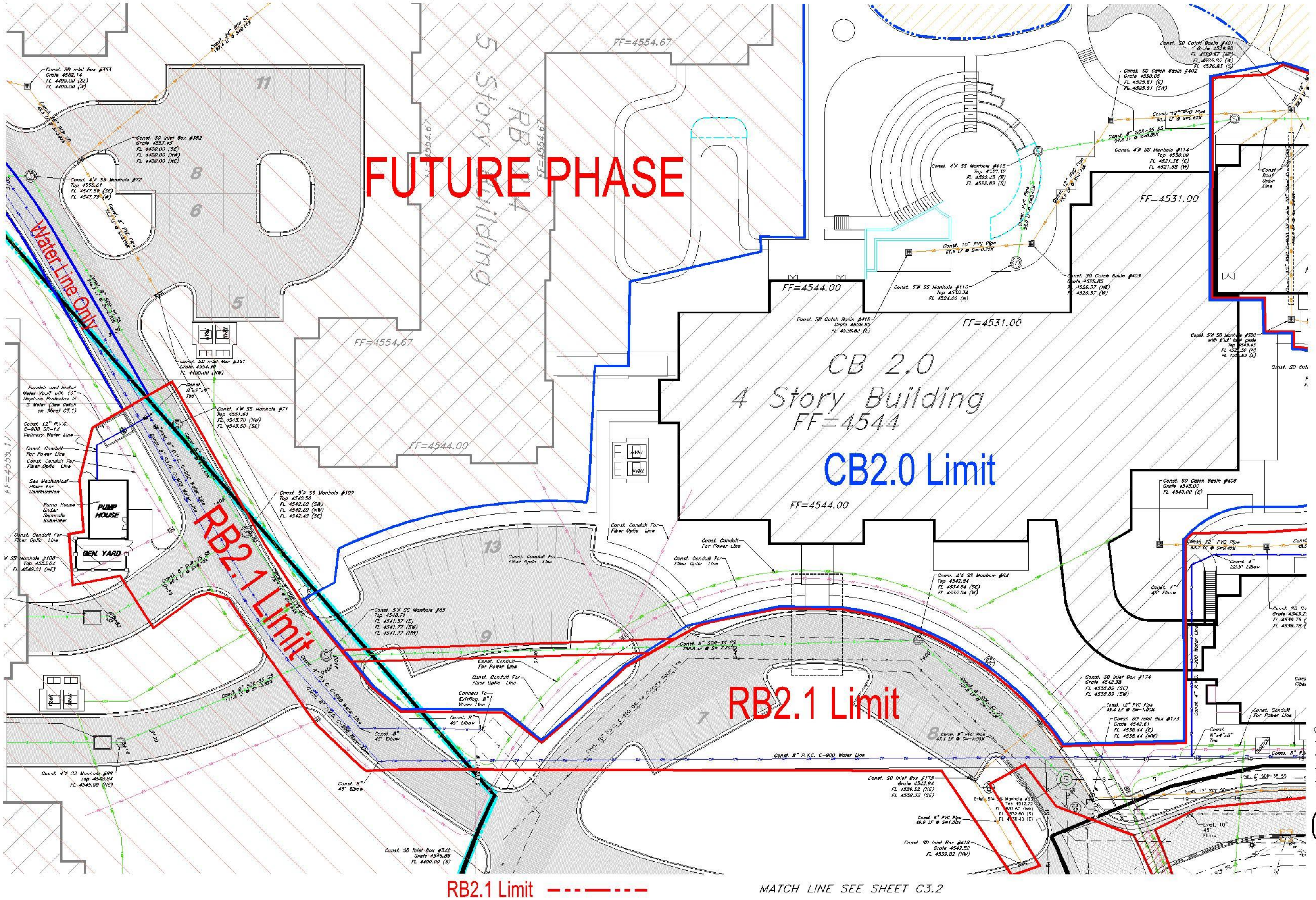
No.	Date	Description
4		
3		
2		
1		
0		

100% CD SET

Overall Utility Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=80'

C3.0



RB2.1 Limit — - - — - - —

CB2.0 Limit — - - — - - —

GENERAL UTILITY NOTES:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, Const. Fire Hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
1. 3/4" to 2" diameter pipe – copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe – AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
1. Pipe material as shown on utility plan view or to meet city standards

SANITARY SEWER LINES:
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES
1. 10" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 12" to 21" pipes – Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
3. 24" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover. Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet

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3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

(Note. All items may not appear on drawing)

San. Sewer Manhole	Ⓢ	*Light Pole*	✹	*Finish Grade*	95.33TA
Water Manhole	Ⓦ	*Fence*	—x—x—x—	*Exist. Grade*	95.72TA
Storm Drain Manhole	SD	*Flowline of ditch*	——	*Ridge Line*	—R—
Cleanout	CO	*Overhead Power line*	—OHP—	*Direction of Flow*	→
Electrical Manhole	Ⓔ	*Corrugated Metal Pipe*	CMP	*Existing Asphalt*	▨
Catch Basins	▭ ▣	*Concrete Pipe*	CP	*New Asphalt*	▩
Exist. Fire Hydrant	○	*Reinforced Concrete Pipe*	RCP	*Heavy Duty Asphalt*	▩
Fire Hydrant	●	*Ductile Iron*	DI	*Existing Concrete*	☐
Exist. Water Valve	—⋈—	*Polyvinyl Chloride*	PVC	*New Concrete*	☐
Water Valve	—⋈—	*Top of Asphalt*	TA	*Spill Curb & Gutter*	☰
Sanitary Sewer	—S—	*Edge of Asphalt*	EA	*Demo Tree*	✕
Culinary Water	—W—	*Centerline*	CL		
Gas Line	—G—	*Flowline*	FL		
Irrigation Line	—IW—	*Finish Floor*	FF		
Storm Drain	—SD—	*Top of Curb*	TC		
Telephone Line	—T—	*Top of Wall*	TWL		
Secondary Waterline	—SW—	*Top of Walk*	TW		
Power Line	—P—	*Top of Concrete*	TCN		
Fire Line	—F—	*Natural Ground*	NG		
Land Drain	—LD—	*Finish Grade*	FG		
Power pole	●	*Match Existing*	ME		
Power pole w/guy	●—	*Fire Department Connection*	FDC		
Telecom Box	Ⓣ	*Finish Contour*	—90—		
		Exist. Contour	—90—		

Power Company Mounted Switch Gear

Pad Mounted Transformer

Telecommunication Hand Vault

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

KEYNOTES

1. *See Architectural Plans for Details*
2. *See Landscape Plan for Details*
3. *See Taylorsville Bennion Improvement for Details*
4. *See Pumphouse Plans for Details*
5. *See Electrical Plans for Details*

Conduit and fiber communication to be provided by 1st Digital. Coordinate trenching with electrical line trenching.

PAUL CLARK ANDERSON
06/20/2024

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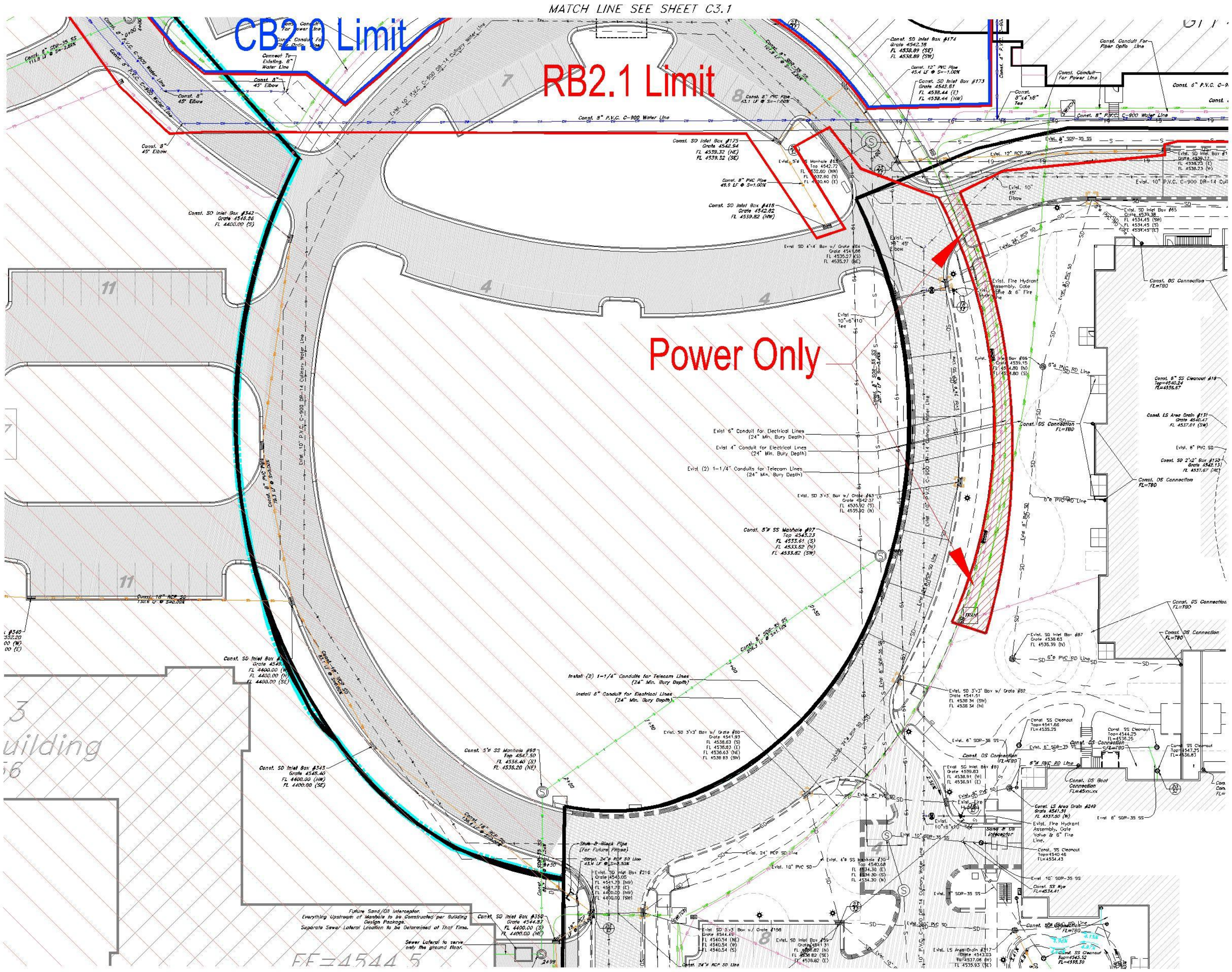
No.	Date	Description
4		
3		
2		
1		
0		

Utility Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C3.1


MATCH LINE SEE SHEET C3.1
CB2.0 Limit
RB2.1 Limit
Power Only
MATCH LINE SEE SHEET C3.3
Const. 8" P.V.C. C-900 Water Line
Const. SD Inlet Box #174
Const. SD Inlet Box #173
Const. SD Inlet Box #175
Const. SD Inlet Box #415
Const. SD Inlet Box #342
Const. SD Inlet Box #343
Const. SD Inlet Box #350
Const. 5'ø SS Manhole #97
Const. 5'ø SS Manhole #98
Exist. 6" Conduit for Electrical Lines (24" Min. Bury Depth)
Exist. 4" Conduit for Electrical Lines (24" Min. Bury Depth)
Exist. (2) 1-1/4" Conduits for Telecom Lines (24" Min. Bury Depth)
Install (2) 1-1/4" Conduits for Telecom Lines (24" Min. Bury Depth)
Install 6" Conduit for Electrical Lines (24" Min. Bury Depth)
Future Sand/Oil Interceptor.
Everything Upstream of Manhole to be Constructed per Building Design Package.
Separate Sewer Lateral Location to be Determined at That Time.
Sewer Lateral to serve only the ground floor.
FF=4544.5
Building

RB2.1 Limit

CB2.0 Limit

N
Scale: 1" = 20'
20 0 10 20 25 30 35 40
Graphic Scale

KEYNOTES

1. See Architectural Plans for Details
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1. Pipe material as shown on utility plan view or to meet city standards

SANITARY SEWER LINES:
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ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

Legend

(Note. All items may not appear on drawing)

San. Sewer Manhole	Ⓢ	Light Pole	✹	Finish Grade	95.33TA	Power Company Mounted Switch Gear
Water Manhole	Ⓦ	Fence	—x—x—x—	Exist. Grade	95.72TA	Pad Mounted Transformer
Storm Drain Manhole	(SD)	Flowline of ditch	——	Ridge Line	—R—	Telecommunication Hand Vault
Cleanout	(CO)	Overhead Power line	—OHP—	Direction of Flow	→	
Electrical Manhole	(E)	Corrugated Metal Pipe	CMP	Existing Asphalt	▨	
Catch Basins	▭ ▢	Concrete Pipe	CP	New Asphalt	▒	
Exist. Fire Hydrant	○	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	▒	
Fire Hydrant	●	Ductile Iron	DI	Existing Concrete	☐	
Exist. Water Valve	—⋈—	Polyvinyl Chloride	PVC	New Concrete	☐	
Water Valve	—⋈—	Top of Asphalt	TA	Spill Curb & Gutter	☰	
Sanitary Sewer	—S—	Edge of Asphalt	EA	Demo Tree	✳	
Culinary Water	—W—	Centerline	CL			
Gas Line	—G—	Flowline	FL			
Irrigation Line	—IW—	Finish Floor	FF			
Storm Drain	—SD—	Top of Curb	TC			
Telephone Line	—T—	Top of Wall	TWL			
Secondary Waterline	—SW—	Top of Walk	TW			
Power Line	—P—	Top of Concrete	TCN			
Fire Line	—F—	Natural Ground	NG			
Land Drain	—LD—	Finish Grade	FG			
Power pole	●	Match Existing	ME			
Power pole w/guy	●—	Fire Department Connection	FDC			
Telecom Box	(T)	Finish Contour	—90—			
		Exist. Contour	—90—			

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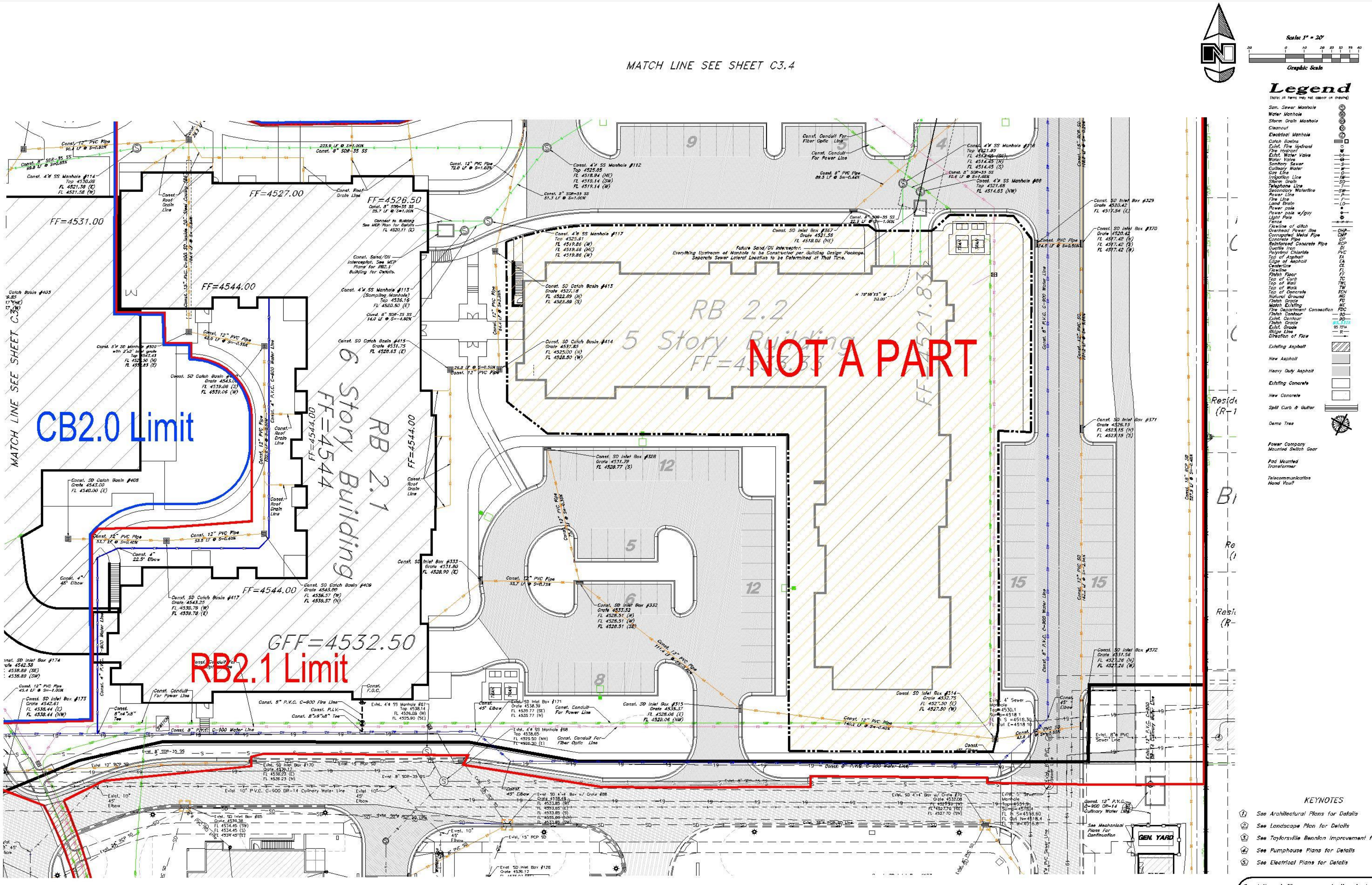
No.	Date	Description
4		
3		
2		
1		
0		

Utility Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C3.2



RB2.1 Limit
CB2.0 Limit

Note:
Downspout Boot Connections around Buildings RB2.1–RB2.5 are Shown Based on an Estimated Location from the Architect. Exact Downspout Boot Location & Flowlines will be Determined with Final Building Design prior to Construction.

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SALT LAKE CITY, UT 84111

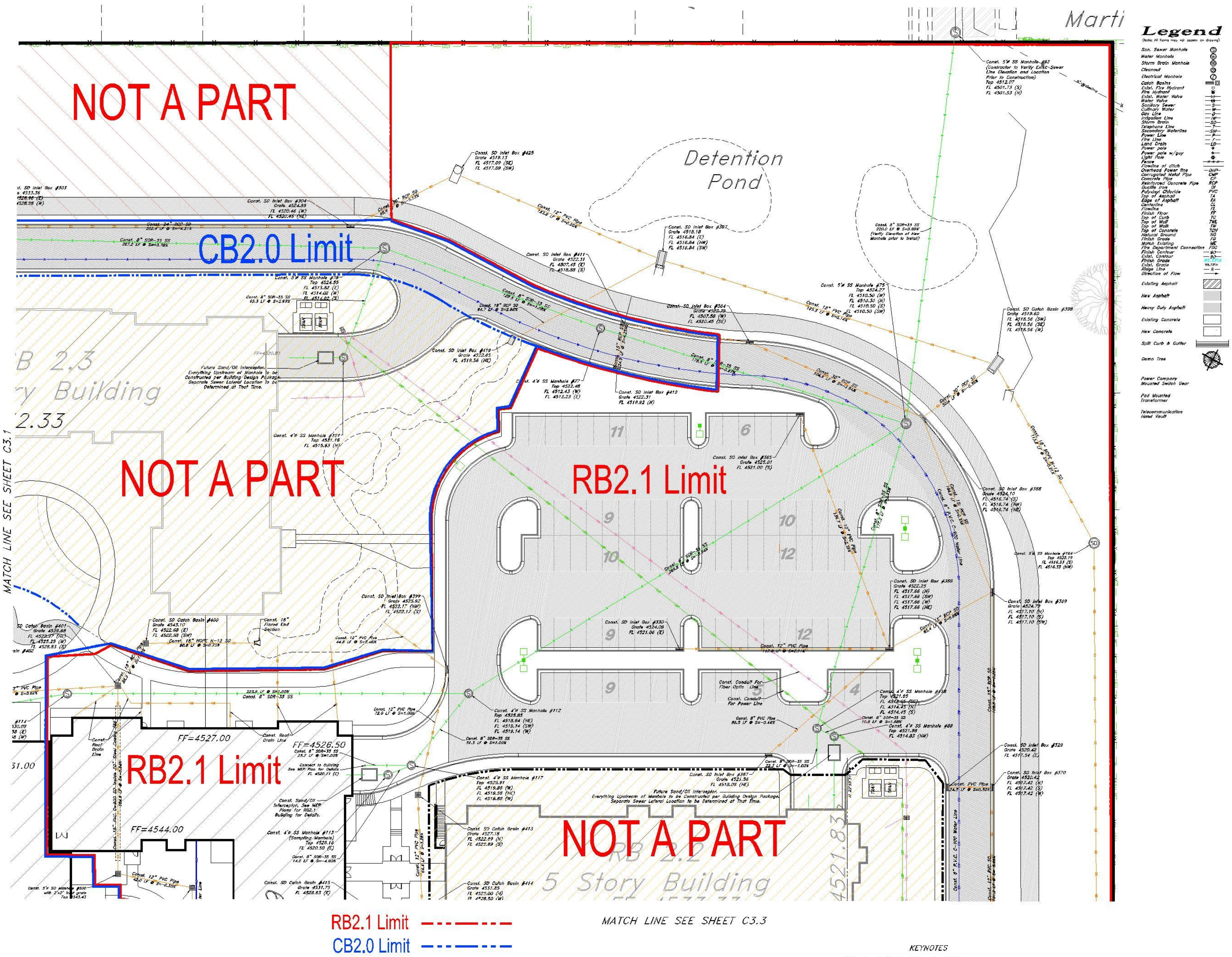
SUMMIT VISTA
RETIREMENT COMMUNITY
3360 WEST 6200 SOUTH STREET AND 6074 SOUTH 3200 WEST STREET
TAYLORSVILLE, UTAH 84123

No.	Date	Description
13		
12		
11		
10		
9		
8		
5		
4		
3		
2		
1		

Utility Plan

Drawn By: DA
Checked: AH
Project No: 15N702
Scale: 1"=20'

C3.3



KEYNOTES

① See Architectural Plans for Details
② See Landscape Plan for Details
③ See Taylorsville Bennion Improvement for Details
④ See Pumphouse Plans for Details
⑤ See Electrical Plans for Details

Conduit and fiber communication to be provided by 1st Digital. Coordinate trenching with electrical line trenching.

06/20/2024

KGRW & Associates LLC
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3306 Greenway Drive Ellicott City MD 21042 / 410.207.4381

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SUMMIT LIFE
PLAN
COMMUNITIES
201 SOUTH MAIN STREET, STE 2000
SALT LAKE CITY, UT 84111

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100% CD SET

No.	Date	Description

Utility Plan

Drawn By: DN
Checked: AH
Project No: 15N702
Scale: 1"=20'

C3.4

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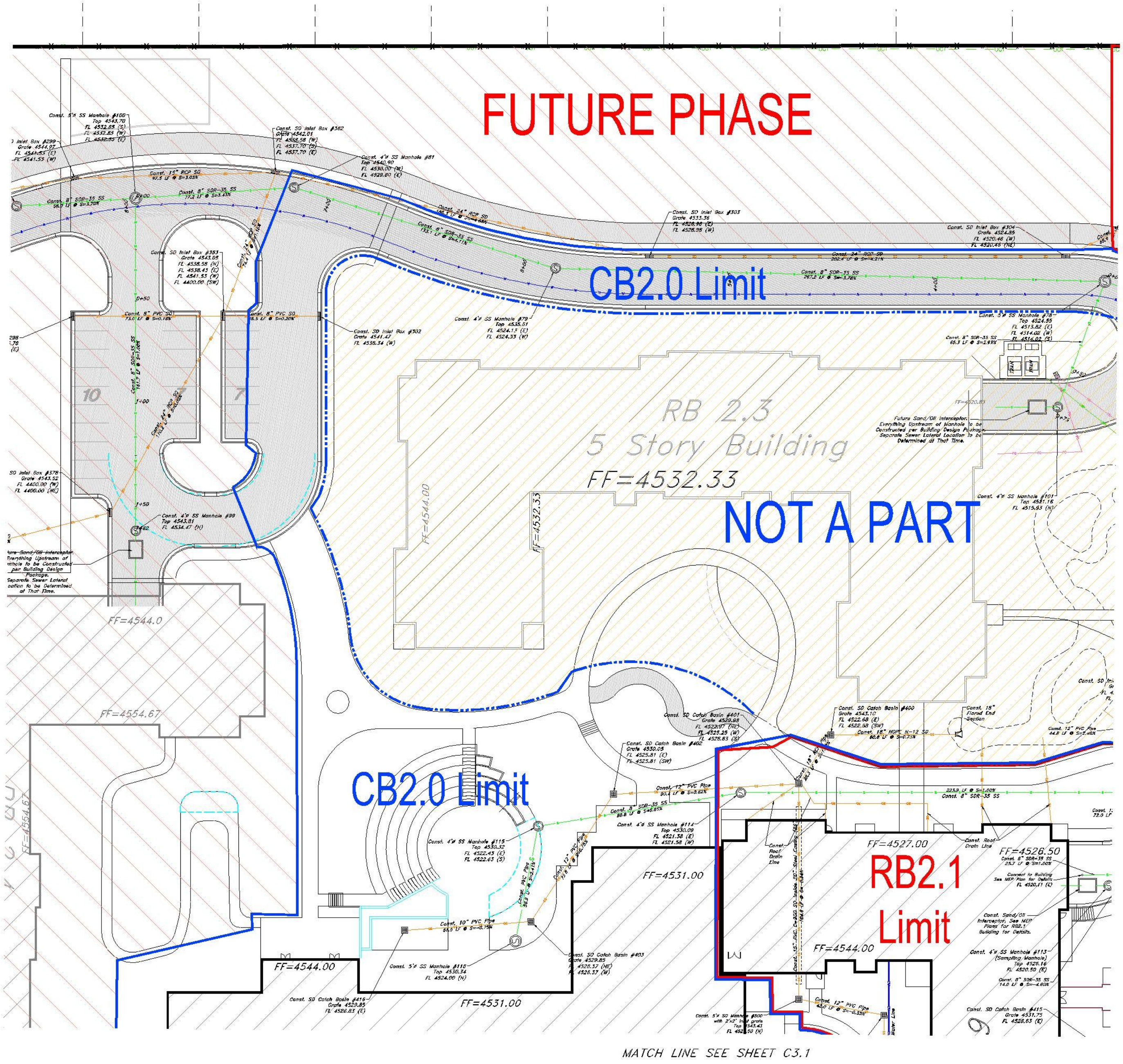
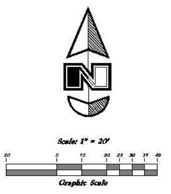

FUTURE PHASE
CB2.0 Limit
NOT A PART
RB 2.3
5 Story Building
FF=4532.33
FF=4544.00
FF=4544.0
FF=4554.67
CB2.0 Limit
RB2.1
Limit
FF=4531.00
FF=4527.00
FF=4526.50
FF=4544.00
MATCH LINE SEE SHEET C3.4
MATCH LINE SEE SHEET C3.1
Const. 5'ø SS Manhole #100 Top 4543.70 FL 4532.85 (S) FL 4532.85 (W) FL 4532.85 (E)
Const. SD Inlet Box #362 Grate 4542.01 FL 4538.58 (W) FL 4537.70 (S) FL 4537.70 (E)
Const. 4'ø SS Manhole #81 Top 4540.90 FL 4530.00 (W) FL 4529.80 (E)
Const. 15" RCP SD 97.5 LF @ S=3.03%
Const. 8" SDR-35 SS 77.2 LF @ S=3.43%
Const. 8" SDR-35 SS 98.0 LF @ S=3.70%
Const. 24" RCP SD
Const. 8" SDR-35 SS 133.1 LF @ S=4.71%
Const. SD Inlet Box #383 Grate 4543.05 FL 4538.58 (N) FL 4538.43 (E) FL 4541.53 (W) FL 4400.00 (SW)
Const. 8" PVC SD 73.0 LF @ S=0.18%
Const. 8" PVC SD 16.5 LF @ S=0.20%
Const. SD Inlet Box #302 Grate 4541.47 FL 4538.34 (W)
Const. 4'ø SS Manhole #79 Top 4535.51 FL 4524.13 (E) FL 4524.33 (W)
Const. 8" SDR-35 SS 161.7 LF @ S=1.00%
SD Inlet Box #378 Grate 4543.52 FL 4400.00 (W) FL 4400.00 (NE)
Const. 4'ø SS Manhole #99 Top 4543.81 FL 4534.47 (N)
Future Sand/Oil Interceptor. Everything Upstream of Manhole to be Constructed per Building Design Package. Separate Sewer Lateral Location to be Determined at That Time.
Const. SD Catch Basin #401 Grate 4529.98 FL 4522.97 (NE) FL 4525.25 (W) FL 4526.83 (S)
Const. SD Catch Basin #402 Grate 4530.05 FL 4525.81 (E) FL 4525.81 (SW)
Const. SD Catch Basin #400 Grate 4543.10 FL 4522.68 (E) FL 4522.68 (SW)
Const. 18" HDPE N-12 SD 80.6 LF @ S=0.75%
Const. 18" Flared End Section
Const. 12" PVC Pipe 44.8 LF @ S=2.46%
Const. 12" PVC Pipe 90.4 LF @ S=0.62%
Const. 8" SDR-35 SS 88.8 LF @ S=0.85%
Const. 4'ø SS Manhole #114 Top 4530.09 FL 4521.38 (E) FL 4521.58 (W)
223.9 LF @ S=1.00% Const. 8" SDR-35 SS
Const. Roof Drain Line
Const. 8" SDR-35 SS 25.7 LF @ S=1.00%
Connect to Building See MEP Plan for Details FL 4520.11 (E)
Const. Sand/Oil Interceptor, See MEP Plans for RB2.1 Building for Details.
Const. 4'ø SS Manhole #113 (Sampling Manhole) Top 4525.16 FL 4520.50 (E)
Const. 8" SDR-35 SS 14.0 LF @ S=-4.60%
Const. SD Catch Basin #415 Grate 4531.75 FL 4528.63 (E)
Const. SD Catch Basin #403 Grate 4529.85 FL 4526.37 (NE) FL 4526.37 (W)
Const. 12" PVC Pipe 42.0 LF @ S=-0.33%
Const. 5'ø SD Manhole #500 with 2'x2' Inlet grate Top 4543.43
Water Line
Const. 4'ø SS Manhole #115
Const. 5'ø SS Manhole #116
Const. SD Catch Basin #416 Grate 4529.85 FL 4526.83 (E)
Const. 10" PVC Pipe

Legend

(Note: All Items may not appear on drawing)

San. Sewer Manhole	Ⓢ
Water Manhole	Ⓦ
Storm Drain Manhole	ⓈⒹ
Cleanout	Ⓒ
Electrical Manhole	Ⓔ
Catch Basins	▭ ⊡
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water Valve	
Sanitary Sewer	—S—
Culinary Water	—W—
Gas Line	—G—
Irrigation Line	—IW—
Storm Drain	—SD—
Telephone Line	—T—
Secondary Waterline	—SW—
Power Line	—P—
Fire Line	—F—
Land Drain	—LD—
Power pole	
Power pole w/guy	
Light Pole	
Fence	—x—x—x—
Flowline of ditch	
Overhead Power line	—OHP—
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Ductile Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TWL
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	—90—
Exist. Contour	—90—
Finish Grade	95.33TA
Exist. Grade	95.72TA
Ridge Line	—R—
Direction of Flow	→
Existing Asphalt	▨
New Asphalt	
Heavy Duty Asphalt	
Existing Concrete	☐
New Concrete	☐
Spill Curb & Gutter	
Demo Tree	
Power Company Mounted Switch Gear	
Pad Mounted Transformer	
Telecommunication Hand Vault	



RB2.1 Limit
CB2.0 Limit

KEYNOTES

① See Architectural Plans for Details
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③ See Taylorsville Bennion Improvement for Details
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⑤ See Electrical Plans for Details

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ANDERSON
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100% CD SET

No.	Date	Description
0		

Utility Plan

Drawn By:	DA
Checked:	AH
Project No:	15N702
Scale:	1"=20'

C3.5

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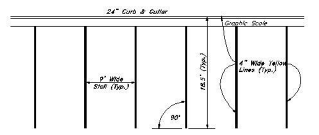
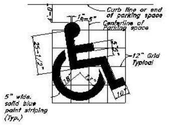


1 **Typical Parking Lot Striping Plan**

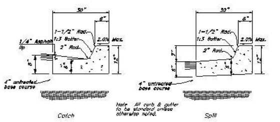
Not to Scale



2'-0"
1"
R=5"
Curb line or end of parking space
Centerline of Parking space
25-1/2"
5"
12" Grid Typical
18"
13"
10"
5" wide, solid blue paint striping (Typ.)

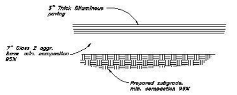
2 **Handicap Symbol**

Not to Scale



3 **Typical Section - 30" Curb & Gutter**

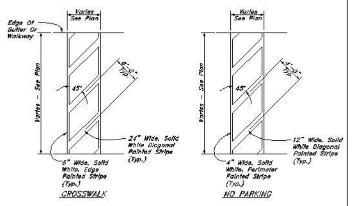
Not to Scale



3" Thick Bituminous paving
7" Class 2 aggr. base min. compaction 95%
Prepared subgrade, min. compaction 95%

4 **Typical Bituminous Pavement Section**
Light Traffic Areas

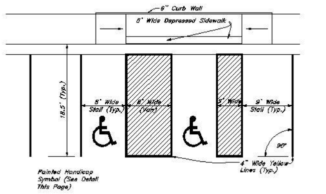
Not to Scale



Edge Of Gutter Or Walkway
Varies See Plan
Varies - See Plan
45°
6'-0" Typ.
4'-0" Typ.
24" Wide, Solid White Diagonal Painted Stripe (Typ.)
6" Wide, Solid White, Edge Painted Stripe (Typ.)
CROSSWALK
12" Wide, Solid White Diagonal Painted Stripe (Typ.)
4" Wide, Solid White, Perimeter Painted Stripe (Typ.)
NO PARKING

5 **Striping**

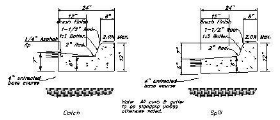
Not to Scale



6" Curb Wall
8' Wide Depressed Sidewalk
18.5' (Typ.)
8' Wide Stall (Typ.)
8' Wide (Van)
5' Wide
9' Wide Stall (Typ.)
90°
4" Wide Yellow Lines (Typ.)
Painted Handicap Symbol (See Detail This Page)

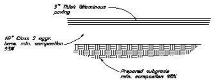
6 **Typical ADA Parking Striping Plan**

Not to Scale



7 **Typical Section - 24" Curb & Gutter**

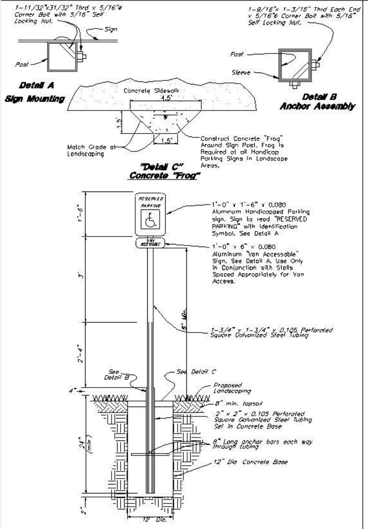
Not to Scale



3" Thick Bituminous paving
10" Class 2 aggr. base, min. compaction 95%
Prepared subgrade min. compaction 95%

8 **Typical Bituminous Pavement Section**
Heavy Duty Drives

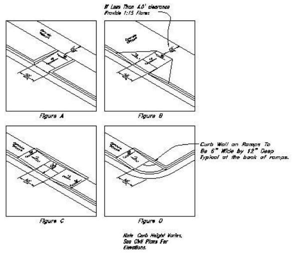
Not to Scale



1-11/32"x31/32" Thrd x 5/16"ø Corner Bolt with 5/16" Self Locking Nut.
Sign
Post
Detail A
Sign Mounting
1-9/16"x 1-3/16" Thrd Each End x 5/16"ø Corner Bolt with 5/16" Self Locking Nut.
Post
Sleeve
Detail B
Anchor Assembly
Concrete Sidewalk
4.5'
1.5'
1.5'
Match Grade at Landscaping
Construct Concrete "Frog" Around Sign Post. Frog Is Required at all Handicap Parking Signs In Landscape Areas.
"Detail C"
Concrete "Frog"
RESERVED PARKING
VAN ACCESSIBLE
1'-6"
3'
2'-4"
4"
24" (min)
2"
5' Min.
1'-0" x 1'-6" x 0.080 Aluminum Handicapped Parking sign. Sign to read "RESERVED PARKING" with Identification Symbol. See Detail A
1'-0" x 6" x 0.080 Aluminum "Van Accessable" Sign. See Detail A. Use Only in Conjunction with Stalls Spaced Appropriately for Van Access.
1-3/4" x 1-3/4" x 0.105 Perforated Square Galvanized Steel Tubing
See Detail B
See Detail C
Proposed Landscaping
8" min. topsoil
2" x 2" x 0.105 Perforated Square Galvanized Steel Tubing Set In Concrete Base
8" Long anchor bars each way through tubing
12" Dia Concrete Base
12" Dia.

9 **Handicapped Parking Sign**

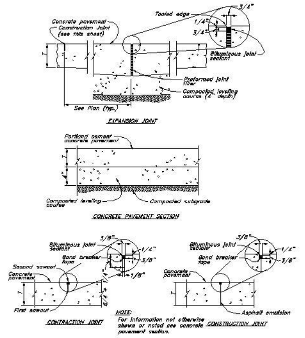
Not to Scale



If Less Than 4.0' clearance Provide 1:15 Flares
Figure A
Figure B
Figure C
Figure D
Curb Wall on Ramps To Be 6" Wide by 12" Deep Typical at the back of ramps.
Note: Curb Height Varies, See Civil Plans For Elevations.

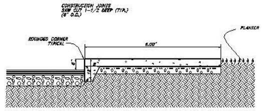
10 **Typical ADA Ramp Detail**

Not to Scale



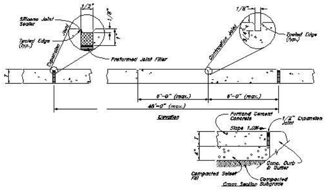
11 **Portland Cement Concrete Pavement**
Drive & Parking Areas

Not to Scale



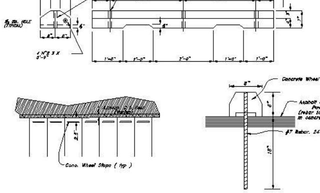
12 **Thickened Edge Walk**

Not to Scale



13 **Concrete Sidewalk & Plaza Areas**

Not to Scale



#8 REBAR X 5'-0" LONG (3 PER CURB SECTION) FILL TOP WITH MASTIC OR CONCRETE AFTER SETTING
4"+/- BETW. SECTS.
6' - 0"
7"
2'-5"
2'-5"
7"
1'-0"
2'-0"
Concrete Wheel Stop
Asphalt or Concrete Pavement (rebar to be doweled in concrete pavement)
#7 Rebar. 24" long
18"
Conc. Wheel Stops (typ)

29 **Concrete Wheel Stops Detail**

Not to Scale

100% CD SET

06/20/2024

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No.	Date	Description
4		
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0		

Details

Drawn By: EM
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Project No: 15N702
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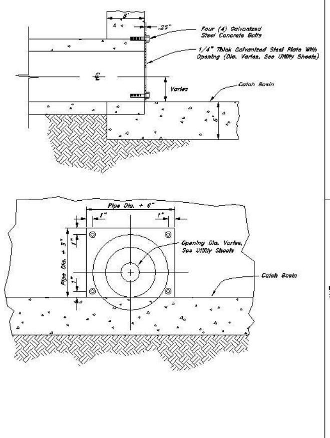
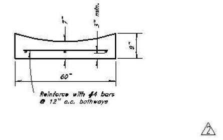
C5.1

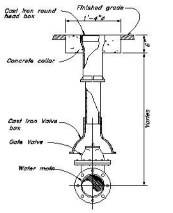


8"
.25"
Four (4) Galvanized Steel Concrete Bolts
1/4" Thick Galvanized Steel Plate With Opening (Dia. Varies, See Utility Sheets)
Varies
Catch Basin
6"
Pipe Dia. + 6"
1"
Pipe Dia. + 3"
Opening Dia. Varies, See Utility Sheets
Catch Basin

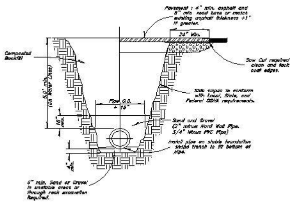
14 Typical Orifice Plate Detail
Not to Scale



15 Typical Waterway Detail
Not to Scale

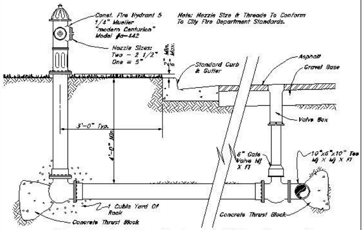


16 Typical Gate Valve
Not to Scale



Pavement : 4" min. asphalt and 8" min. road base or match existing asphalt thickness +1" if greater.
24" Min.
Compacted Backfill
Saw Cut required clean and tack coat edges.
5.0' min. (On Water Lines)
Side slopes to conform with Local, State, and Federal OSHA requirements.
Pipe O.D. + 18"
18" min.
Sand and Gravel (2" minus Hard Wall Pipe. 3/4" Minus PVC Pipe)
Install pipe on stable foundation shape trench to fit bottom of pipe.
4" min.
6" min. Sand or Gravel in unstable areas or through rock excavation Required.

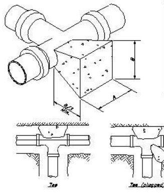
17 Typical Trench Detail
Not to Scale



Const. Fire Hydrant 5 1/4" Mueller "modern Centurion" Model #a-442
Note: Nozzle Size & Threads To Conform To City Fire Department Standards.
Nozzle Sizes: Two - 2 1/2" One = 5"
2" Min. 6" Max.
Standard Curb & Gutter
Asphalt
Gravel Base
3'-0" Typ.
4'-0" Min.
Valve Box
6" Gate Valve MJ X Fl
10"x6"x10" Tee Mj X Mj X Fl
1 Cubic Yard Of Rock
Concrete Thrust Block
Concrete Thrust Block

18 Typical Fire Hydrant & Valve Connection
Not to Scale

Notes:
1. Although the bearing strength values in this table have been used successfully in the design of thrust blocks and are considered to be conservative, their accuracy is totally dependent on accurate soil identification and evaluation. The ultimate responsibility for selecting the proper bearing strength of a particular soil type must rest with the design engineer.
2. Values listed are based on a 90 degree horizontal bend, an internal pressure of 100 psi, a soil horizontal bearing strength of 1000 lb/ft², a safety factor of 1.5, and ductile iron pipe outside diameters.
   - a. For other horizontal bends, multiply by the following coefficients: for 45 degrees, 0.414; for 22 1/2 degrees, 0.199; for 11 1/4 degrees, 0.098.
   - b. For other internal presures, multiply by ratio to 100 psi.
   - c. For other soil horizontal bearing strengths, divide by ratio to 1000 lb/ft².
   - d. For other safety factors, multiply by ratio to 1.5.



DIMENSIONS FOR THRUST BLOCKING

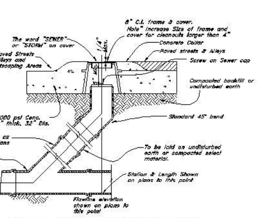
NOMINAL PIPE DIAMETER (IN.)	BEARING BLOCK AREA (FT.²)	A	B
3	2.6	1'-8"	1'-8"
4	3.8	2'-0"	2'-0"
6	7.9	2'-10"	2'-10"
8	13.6	3'-9"	3'-9"
10	20.5	4-6"	4-6"
12	29.0	5'-5"	5'-5"
14	39.0	6'-3"	6'-3"
16	50.4	7'-1"	7'-1"

HORIZONTAL BEARING STRENGTHS

SOIL	BEARING STRENGTH (LB/FT.²)
Muck	0
Soft Clay	1000
Silt	1500
Sandy Silt	3000
Sand	4000
Sand Clay	6000
Hard Clay	9000

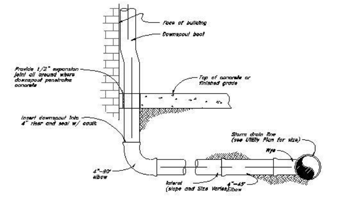
Notes:
1. Although the bearing strength values in this table have been used successfully in the design of thrust blocks and are considered to be conservative, their accuracy is totally dependent on accurate soil identification and evaluation. The ultimate responsibility for selecting the proper bearing strength of a particular soil type must rest with the design engineer.

19 NFPA - Thrust Blocking Details
Not to Scale



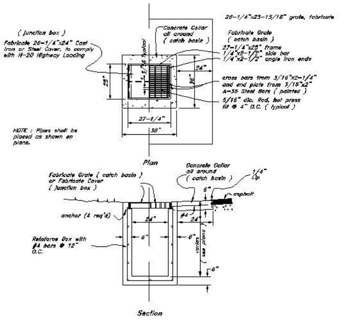
8" C.I. frame & cover. Note" Increase Size of frame and cover for cleanouts larger than 4"
The word "SEWER" or "STORM" on cover
1/4" Max.
Concrete Collar
Unpaved Streets & Alleys and Landscaping Areas
Paved streets & Alleys
Screw on Sewer cap
5" Min.
Compacted backfill or undisturbed earth
4000 psi Conc. 6" thick, 32" Dia.
Standard 45° bend
Size of pipe as shown on plans
To be laid on undisturbed earth or compacted select material.
Standard 45° Wye
Station & Length Shown on plans to this point
Flowline elevation shown on plans to this point

20 Sewer, Storm, and Roof Drain Cleanout Detail
Not to Scale



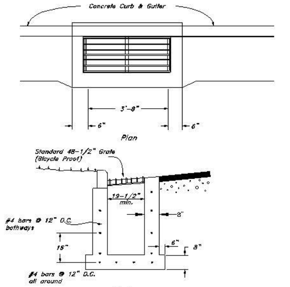
Face of building
Downspout boot
Provide 1/2" expansion joint all around where downspout penetrates concrete
Top of concrete or finished grade
Insert downspout into 4" riser and seal w/ caulk
Storm drain line (see Utility Plan for size)
Wye
4"-90° elbow
lateral (slope and Size Varies)
4"-45° Elbow

21 Downspout Connection
Not to Scale



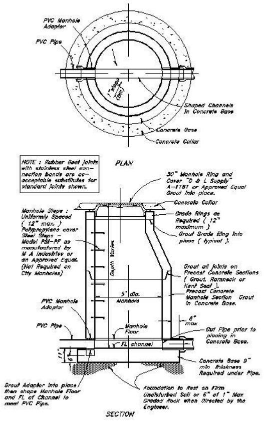
(junction box)
Fabricate 26-1/4"x24" Cast Iron or Steel Cover, to comply with H-20 Highway Loading
Concrete Collar all around (catch basin)
26-1/4"x23-15/16" grate, fabricate
Fabricate Grate (catch basin)
27-1/4"x25" frame
1/4"x2-1/2" side bar
1/4"x2-1/2" angle iron ends
cross bars from 3/16"x2-1/4" and end plate from 3/16"x2" A-36 Steel Bars (painted)
5/16" dia. Rod, hot press fit @ 4" O.C. (typical)
24"
36"
25"
27-1/4"
38"
NOTE : Pipes shall be placed as shown on plans.
Plan
Fabricate Grate (catch basin) or Fabricate Cover (junction box)
Concrete Collar all around (catch basin)
1/4" Lip
asphalt
anchor (4 req'd)
Reinforce Box with #4 bars @ 12" O.C.
24"
6"
varies see plans
Section

22 Catch Basin/Junction Box
Not to Scale



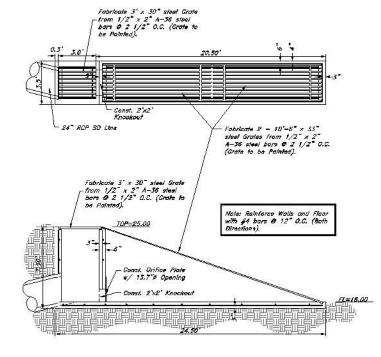
Concrete Curb & Gutter
3'-8"
6"
6"
Plan
Standard 48-1/2" Grate (Bicycle Proof)
19-1/2" min.
#4 bars @ 12" O.C. bothways
8"
6"
15"
#4 bars @ 12" O.C. all around
Section

23 Typical Inlet Box
In curb & gutter
Not to Scale



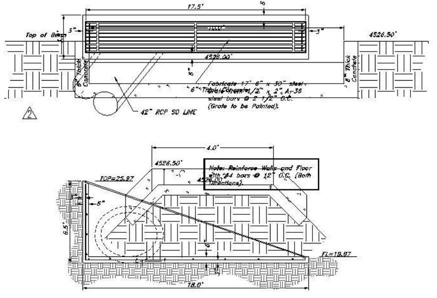
PVC Manhole Adapter
PVC Pipe
1" slope (typ)
Shaped Channels In Concrete Base
Concrete Base
Concrete Collar
PLAN
NOTE : Rubber Boot joints with stainless steel connection bands are acceptable substitutes for standard joints shown.
30" Manhole Ring and Cover "D & L Supply" A-1181 or Approved Equal Grout into place.
Concrete Collar
Grade Rings as Required (12" maximum)
Grout Grade Ring into place (typical).
Manhole Steps : Uniformly Spaced (12" max.) Polypropylene cover Steel Steps - Model PSI-PF as manufactured by M A Industries or an Approved Equal. (Not Required on City Manholes)
Depth Varies
Grout all joints on Precast Concrete Sections (Grout, Ramneck or Kent Seal).
Precast Concrete Manhole Section Grout in Concrete Base.
5' dia. Manhole
PVC Manhole Adapter
6" max
PVC Pipe
Manhole Floor
FL channel
Cut Pipe prior to placing in Concrete Base.
Concrete Base 9" min thickness Required under Pipe.
Grout Adapter into place then shape Manhole Floor and FL of Channel to meet PVC Pipe.
Foundation to Rest on Firm Undisturbed Soil or 6" of 1" Max Graded Rock when Directed by the Engineer.
SECTION

24 Typical Manhole Detail
Not to Scale



Fabricate 3' x 30" steel Grate from 1/2" x 2" A-36 steel bars @ 2 1/2" O.C. (Grate to be Painted).
0.3'
3.0'
20.50'
6"
4"
3"
3.5'
Const. 2'x2' Knockout
24" RCP SD Line
Fabricate 2 - 10'-6" x 33" steel Grates from 1/2" x 2" A-36 steel bars @ 2 1/2" O.C. (Grate to be Painted).
Fabricate 3' x 30" steel Grate from 1/2" x 2" A-36 steel bars @ 2 1/2" O.C. (Grate to be Painted).
TOP=25.00
Note: Reinforce Walls and Floor with #4 bars @ 12" O.C. (Both Directions).
3"
6"
Const. Orifice Plate w/ 13.7"ø Opening
Const. 2'x2' Knockout
7.50'
FL=18.00
24.50'

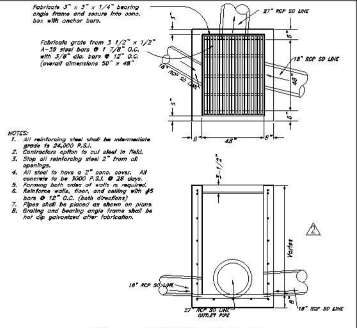
26 Inlet/Outlet Structure #2
Not to Scale



17.5'
Top of Berm
3"
4526.50'
4526.00'
6" Thick Concrete
Fabricate 17' 6" x 30" steel Grate from 1/2" x 2", A-36 steel bars @ 2 1/2" O.C. (Grate to be Painted).
42" RCP SD LINE
2
4.0'
4526.50'
TOP=25.97
Note: Reinforce Walls and Floor with #4 bars @ 12" O.C. (Both Directions).
6.5'
6"
FL=19.97
18.0'

SPILLWAY DETAIL
Not to Scale

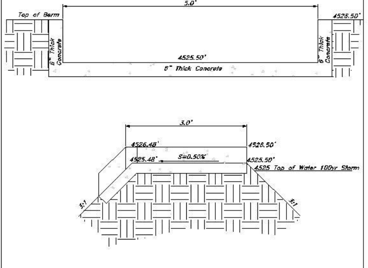
25 Inlet/Outlet Structure #1
Not to Scale



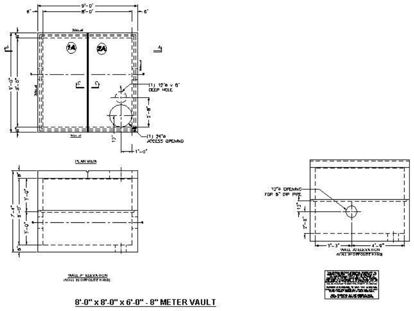
Fabricate 3" x 3" x 1/4" bearing angle frame and secure into conc. box with anchor bars.
Fabricate grate from 3 1/2" x 1/2" A-36 steel bars @ 1 7/8" O.C. with 3/8" dia. bars @ 12" O.C. (overall dimensions 50" x 48")
27" RCP SD LINE
18" RCP SD LINE
18" RCP SD LINE
48"
6"
3'-1/2"
Varies
2
18" RCP SD LINE
27" RCP SD LINE OUTLET PIPE
18" RCP SD LINE

NOTES:
1. All reinforcing steel shall be intermediate grade fs 24,000 P.S.I.
2. Contractors option to cut steel in field.
3. Stop all reinforcing steel 2" from all openings.
4. All steel to have a 2" conc. cover. All concrete to be 3000 P.S.I. @ 28 days.
5. Forming both sides of walls is required.
6. Reinforce walls, floor, and ceiling with #5 bars @ 12" O.C. (both directions)
7. Pipes shall be placed as shown on plans.
8. Grating and bearing angle frame shall be hot dip galvanized after fabrication.

27 Outlet Structure #3
Not to Scale



28 Emergency Spillway
Not to Scale



8'-0" x 8'-0" x 6'-0" - 8" METER VAULT

30 Meter Vault
Not to Scale

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No.	Date	Description
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C5.2

100% CD SET

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