

Woods Cross Planning Commission

Woods Cross Municipal Building
1555 South 800 West, Woods Cross, UT

AGENDA

June 14, 2016

6:30 P.M.

The meeting will begin at 6:30 P.M. in the Woods Cross City building.

1. PLEDGE OF ALLEGIANCE

(Gary Sharp)

2. MINUTE APPROVAL

(Leo Beecher)

3. OPEN SESSION

(Leo Beecher)

4. PARKER URBAN CHICKENS CONDITIONAL USE

Proposal to keep chickens located at 745 W. 1400 S.

(Pauline Parker)

5. MAUI TUAKIAMAHU HOME OCCUPATION

Proposed landscape maintenance & handyman service located at 1252 W. 1300 S.

(Maui Tuakiamahu)

6. SIR HOBBITON'S CANINE ACADEMY HOME OCCUPATION

Proposed dog training business located at 1416 W. 2550 S.

(Madison Brady)

7. HORIZON CREDIT UNION SITE PLAN

Proposed credit union located at 1580 S. 500 W.

(Tony Pantone)

8. GENERAL & PENDING BUSINESS

The Public is invited to participate in all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Community Development Director's Office at 801-292-4421.



WOODS CROSS PLANNING COMMISSION MEETING
May 10, 2013 – 6:30 p.m.

CONDUCTING:

Leo Beecher, Chairman

COMMISSION MEMBERS PRESENT:

Leo Beecher
Curtis Poole
Jennifer Bassarear
Dan Bradford
Matt Terry

COMMISSION MEMBERS EXCUSED:

Brent Page
Gary Sharp

STAFF PRESENT:

Tim Stephens, Community Development Director
Marcee Meeks, Secretary

VISITORS:

Sheri & Sean Manis
Jake Millburn
James Sheldon, Woods Cross City Council

Chairman, Leo Beecher welcomed everyone to the meeting.

APPROVAL OF MINUTES

The Planning Commission reviewed the minutes of the meeting held April 26, 2016. After their review, Council Member Curtis moved to approve the minutes as written. Council Member Terry seconded the motion and the motion carried.

THE HILLS AT RENAISSANCE SITE PLAN AMENDMENT

No one from The Hills at Renaissance was present, so this item was set aside to give their representative more time to get to the meeting.

SEAN'S WOODWORKING CONDITIONAL USE

Mr. Stephens explained that the applicant was proposing to locate a furniture building and distribution business from a unit in the building formerly known as Peak Profile on 1500 South between the railroad tracks. He indicated that the Commission had previously issued several conditional use permits for different businesses to occupy units in this large building. The applicant would be building custom furniture and distributing it from this location employing three to five people. The application for conditional use permit indicated that the location had been inspected by the South Davis Metro Fire Agency and was compliant with other agencies having jurisdiction over their operation.

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He indicated that the staff recommended approval of a conditional use permit for Sean's Woodworking with the following conditions:

1. At no time shall the applicant's operation negatively impact surrounding properties or businesses particularly the neighboring residential areas.
2. Applicant shall be in compliance at all times with any government agency having jurisdiction over the applicant's property or business operation.
3. Applicant shall submit a South Davis Fire inspection and approval for their operation to the City prior to the issuance of their business license.
4. At no time shall any equipment or materials be stored or staged outside the enclosed building.
5. At no time shall the business operation utilize any of the vacant property located on the west end of the building. It was pointed out that a violation currently existed on this property and the Code Enforcement Officer was working to resolve it.

Sheri Manis, representative of Sean's Woodworking, addressed the Commission and explained they would like to move their shop from West Valley to Woods Cross in order to be in a better area. She indicated that they outsourced a lot of their work and then brought the parts to the shop to be assembled. Some cutting would be done at the Woods Cross location to customize pieces, but much of the noisy work would be done at other locations. They would have a dust collection system but it would be installed completely within the building so there would be no noisy equipment on the outside of the building. Parking for employees was discussed and it was determined that there was ample room for employees to park. Hours of operation would generally be from 8 a.m. until 4:30 p.m. and there should be no one working past 6 p.m.

Chairman Beecher asked Ms. Manis if she was comfortable with the terms and conditions of the conditional use permit. She indicated she was. Commission Member Basserear moved to approve a conditional use permit for Sean's Woodworking at 1001 W. 1500 S. with the conditions stated above. Her motion was seconded by Commission Member Bradford and the motion carried.

THE HILLS AT RENAISSANCE SITE PLAN AMENDMENT

Community Development Director, Tim Stephens stated that, last year, the Planning Commission granted approval for a new parking lot across the street from The Hills at Renaissance main apartment complex. That facility was now complete and Mr. Millburn was

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requesting a site plan amendment to install carports on the main apartment site to cover parking stalls that were left uncovered due to a sewer trunk line and easement running through the middle of the property. Mr. Millburn had obtained approval to place the proposed carports on the sewer district easement.

During the staff review for this project, Public Works Director, Scott Anderson pointed out that a Storm Drain Maintenance Agreement for the original facility had not been submitted to the city and there was one storm drain inlet box on the site that was malfunctioning and needed adjustments or repairs. The staff recommended approval of a site plan amendment for the proposed carports with the following conditions:

1. Applicant shall complete and submit storm drain maintenance agreements for both the main apartment site and the newly constructed parking facility across the street on the corner of 1875 S. and 440 W.
2. Applicant shall address the storm drain malfunction as noted by the public works department and make the necessary adjustments, corrections, or repairs to their system and obtain an inspection and approval from the public works department for the same.

Jake Millburn addressed the Commission and indicated that the storm drain issue had been addressed. He said he would contact Scott Anderson and about that issue. The Commission asked if any existing parking on the main site would be displaced by the carports and if carports would eventually be installed in the accessory parking lot north of the main site. Mr. Millburn indicated that no parking stalls would be displaced. He said he had spoken with some of the residents who had been assigned to park in that lot and they indicated they would rather see carports on the main site. Discussion followed regarding whether the apartment complex had adequate parking. Mr. Stephens stated that the parking situation was better but the city still received occasional calls from residents complaining about the lack of parking.

Commission Member Bradford moved to approve the site plan amendment for The Hills at Renaissance located at 467 W. 1875 S. with the conditions stated above. His motion was seconded by Commission Member Bassarear and the motion carried.

GENERAL & PENDING BUSINESS

Mr Stephens reported that the proposed condominium project next to Hampton Inn was proceeding and should come before the Commission for approval in the near future.

The Commission asked Mr. Stephens if there was anything new to report on the Sport Forum building on 800 West. He indicated that the only interest had been from people wanting to convert the building to residential use which would not be suitable because of its proximity to a petroleum pipeline. He stated that the owner of the building had contacted him last winter and said he was working with a contractor to complete the project. However, nothing had been heard from him since then.

ADJOURNMENT

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The meeting adjourned at 6:53 p.m.

Leo Beecher, Chairman

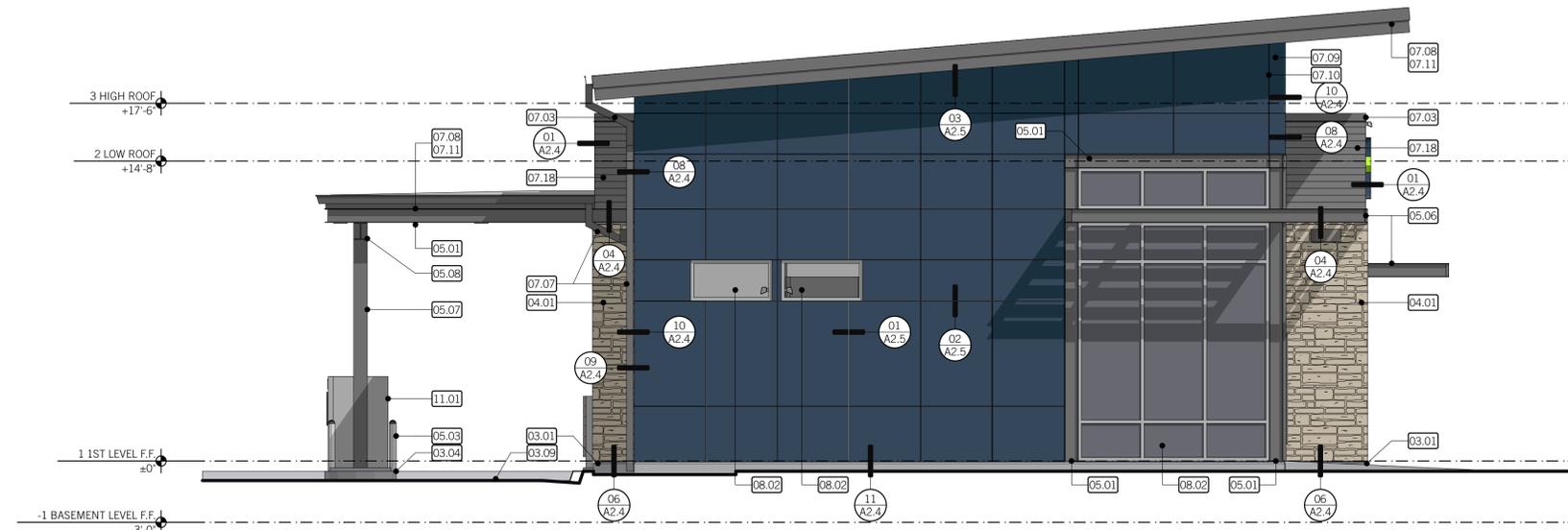
Marcee Meeks, Sec retary

HOIRZON CREDIT UNION SITE PLAN

APPLICANT: Tony Pantone, Architect

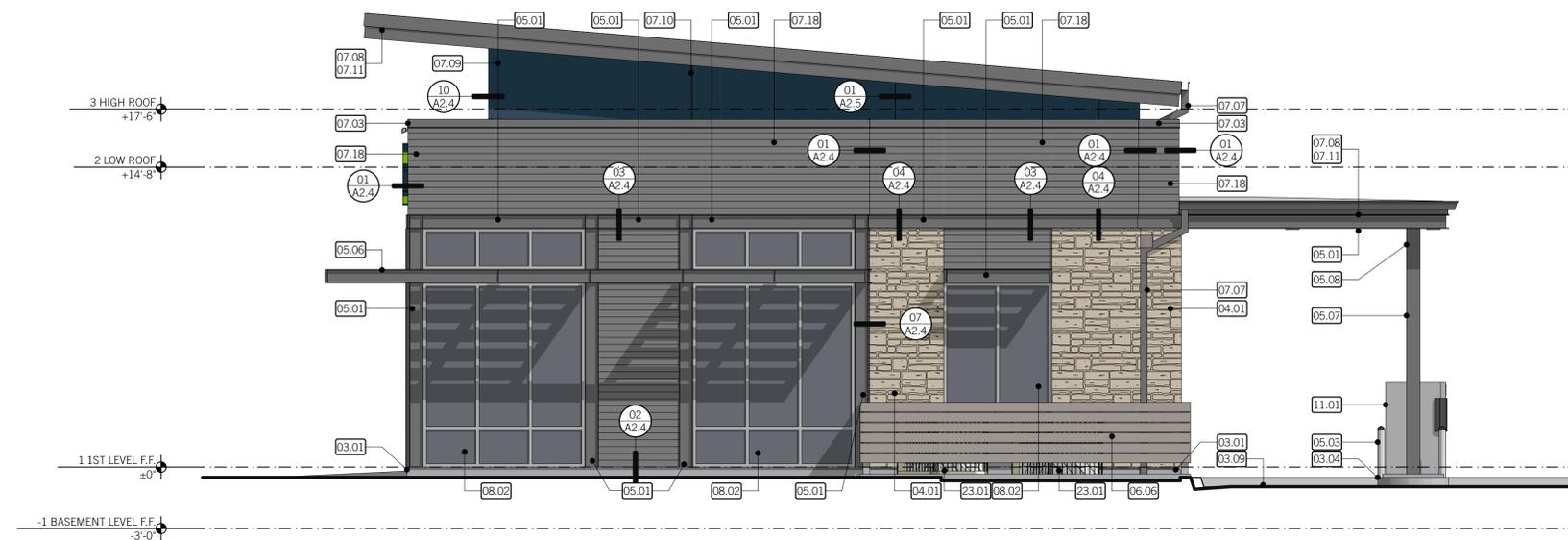
LOCATION: 1580 S. 500 W.

REQUEST: Site Plan Approval in the C-2 General
Commercial Zone

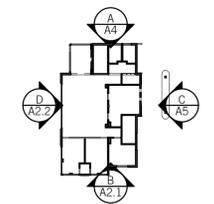


NORTH ELEVATION
 A 1/4" = 1'-0"

- KEYED NOTES:**
- 03.01 Concrete foundation - re: structural
 - 03.04 Concrete drive-thru island - re: civil
 - 03.09 Concrete paving - re: civil
 - 04.01 Thin stone veneer system
 - 05.01 MC8x5 steel channel, paint - re: structural
 - 05.03 4" steel pipe bollard - paint
 - 05.06 Steel canopy - re: A2.3
 - 05.07 Steel column - re: structural
 - 05.08 Steel beam - re: structural
 - 06.06 2x6 cedar rails
 - 07.03 Prefinished metal coping cap
 - 07.07 Prefinished metal downspout
 - 07.08 Prefinished metal gutter system - re: 04/A1.25
 - 07.09 Cement composite panel system
 - 07.10 Cement composite panel system joint - typ.
 - 07.11 Prefinished metal fascia
 - 07.18 26 ga. corrugated metal wall panel, prefinished (MBCI PBC Panel or equivalent) - install as per manufacturer's recommendations
 - 08.02 Scheduled aluminum storefront window system
 - 11.01 Banking equipment (NIC) - coordinate w/ banking equipment supplier
 - 23.01 Mechanical unit - re: mechanical

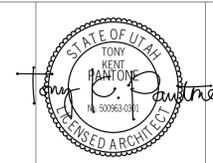


SOUTH ELEVATION
 B 1/4" = 1'-0"



ELEVATIONS

1/4" = 1'-0"
 06.02.16 PERMIT SET
 Project Number: 1583



HORIZON CREDIT UNION - SOUTH
 BRANCH
 1580 S 500 W
 WOODS CROSS, UT

ID	REVISION NAME	DATE

Horizon Credit Union South Branch

WOODS CROSS, DAVIS COUNTY, UTAH
JANUARY 2016

BOTT PANTONE ARCHITECTS
BP ARCHITECTS.NET
P 801.394.3033
F 801.394.9064

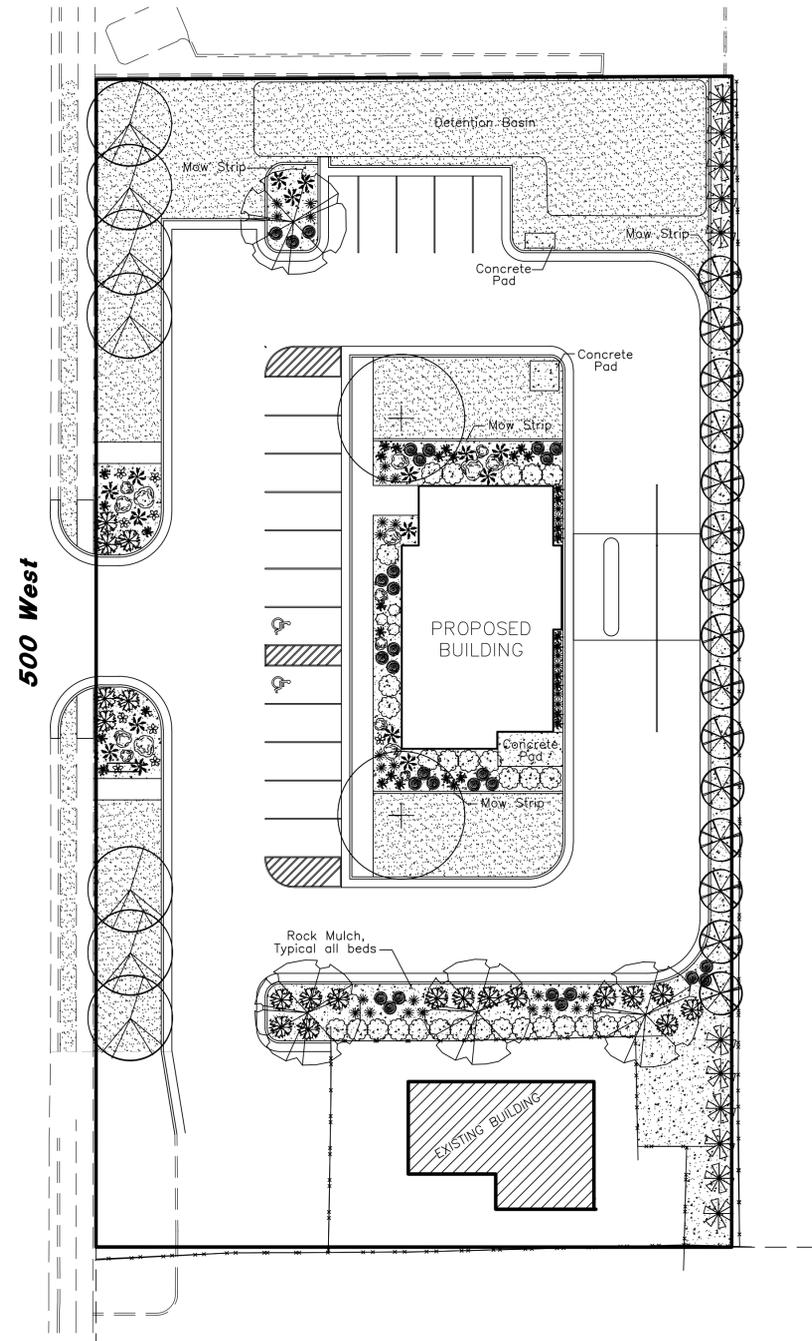
620 24TH STREET
OGDEN, UT 84401
BP-ARCHITECTS.NET
P 801.394.3033
F 801.394.9064

RA Reeve & Associates, Inc.

920 CHAMBERS STREET, SUITE 14,
OGDEN, UTAH 84403
TEL: (801) 621-3100
FAX: (801) 621-2666
www.reeve-assoc.com

LAND PLANNERS • CIVIL ENGINEERS
LAND SURVEYORS • TRAFFIC ENGINEERS
STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 3734-04
DRAWN BY: JCM
ENGINEER: GLT



TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
2	(+)	Acer rubrum 'Frank Jr.'	Redpointe Maple	3" cal.
15	(*)	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" cal.
4	(*)	Gleditsia tria. iner. 'Imperial'	Imperial Honeylocust	2" cal.
7	(*)	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
11	(*)	Picea pungens 'Fastigiata'	Totem Spruce	6' B&B

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3	(*)	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	5 gal.
30	(*)	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 gal.
20	(*)	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.
30	(*)	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
16	(*)	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
33	(*)	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
31	(*)	Iris pallida 'Variegata'	Variegated Sweet Lavendar	1 gal.
9	(*)	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.



Decorative Boulders



Turf Grass - To be sodded.

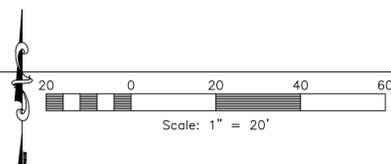
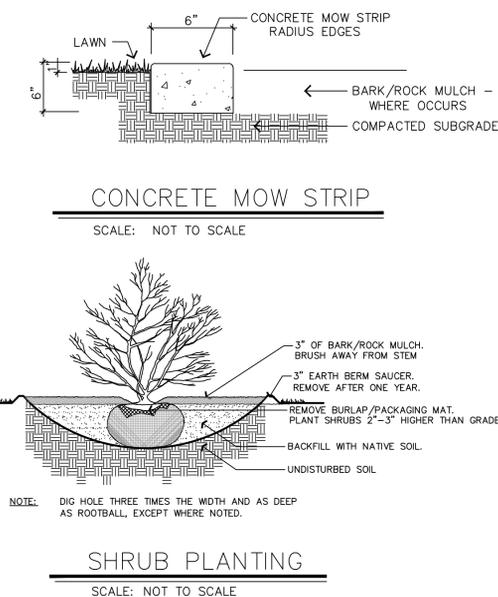
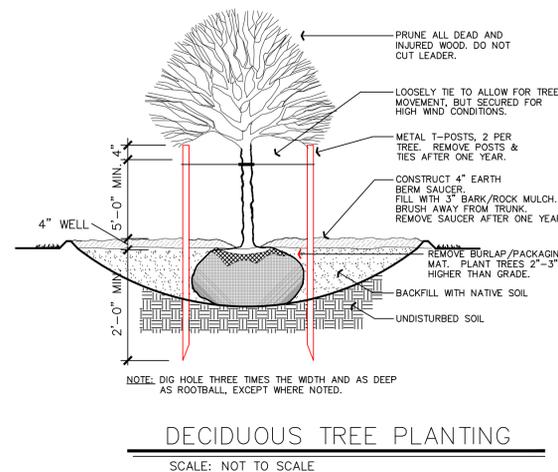


3" Layer of Crushed Rock Mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.

NOTE: A water-conserving, underground Irrigation system shall be designed by owner's licensed landscape contractor.

Tree Calculations

CODE: Street Trees 1 tree/25' O.C. HWY 89 is 175 LF. $175/25 = 7$ Trees req/provided
 1 Tree/30' O.C. non-street interior boundaries. $150+110+226$ LF = 486 LF/30 = 16 trees req
 5% Minimum internal landscape required. 41,187 SF total site. 2,059 (5%) req/3,187 (6%) provided
 1 Tree/500 SF of minimum internal landscape. $2,059/500 = 4$ Trees req.
 Half of required trees may be substituted with shrubs (ten 5 gal. shrubs = 1 tree)
 1 Tree required per 15 parking spaces. 19 spaces/15 = 1 tree req
 28 Trees Required/48.9 provided. (39 trees + 9.9 Tree substitutions (99 5 gal. shrubs))



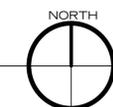
ID	REVISION NAME	DATE



LANDSCAPE PLAN

1" = 20'
06.08.16 PERMIT SET
Project Number: 1583

HORIZON CREDIT UNION - SOUTH
BRANCH
1580 S 500 W
WOODS CROSS, UT



L1.0

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTING IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- 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.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- Spraying DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



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Legend

- W — = PROPOSED CULINARY WATER LINE FC = FENCE CORNER
- -EX.W - - - = EXISTING CULINARY WATER LINE FF = FINISH FLOOR
- SS — = PROPOSED SANITARY SEWER LINE FFE = FINISH FLOOR ELEVATION
- -EX.SS - - - = EXISTING SANITARY SEWER LINE FG = FINISHED GRADE
- SD — = PROPOSED STORM DRAIN LINE FH = FIRE HYDRANT
- -EX.SD - - - = EXISTING STORM DRAIN LINE FL = FLOW LINE
- X —X = FENCE LINE GB = GRADE BREAK
- = PROPOSED FIRE HYDRANT INV = INVERT
- = EXISTING FIRE HYDRANT L.F. = LINEAR FEET
- = PROPOSED MANHOLE NG = NATURAL GRADE
- = EXISTING MANHOLE PP = POWER/UTILITY POLE
- = PROPOSED SEWER CLEAN-OUT P.U.E. = PUBLIC UTILITY BASEMENT
- = PROPOSED GATE VALVE RCP = REINFORCED CONCRETE PIPE
- ⊗ = EXISTING GATE VALVE RIM = RIM OF MANHOLE
- ⊗ = PROPOSED WATER METER R.O.W. = RIGHT-OF-WAY
- ⊗ = EXISTING WATER METER SD = STORM DRAIN
- = PROPOSED CATCH BASIN SS = SANITARY SEWER
- = EXISTING CATCH BASIN TBC = TOP BACK OF CURB
- ⊕ = PLUG W/ 2" BLOW-OFF TOA = TOP OF ASPHALT
- ⊕ = PLUG & BLOCK TOC = TOP OF CONCRETE
- = STREET LIGHT TOFF = TOP OF FINISHED FLOOR
- = SIGN TOI = TOP OF PUMP ISLAND
- BLDG = BUILDING TSW = TOP OF SIDEWALK
- C&G = CURB & GUTTER W = CULINARY WATER
- CB = CATCH BASIN WM = WATER METER
- C.F. = CUBIC FEET
- C.F.S. = CUBIC FEET PER SECOND
- [Hatched Box] = EXISTING ASPHALT PAVEMENT
- [Dotted Box] = PROPOSED ASPHALT PAVEMENT
- [Stippled Box] = PROPOSED CONCRETE
- [Cross-hatched Box] = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING

ID	REVISION NAME	DATE



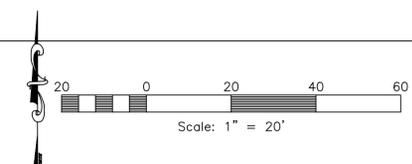
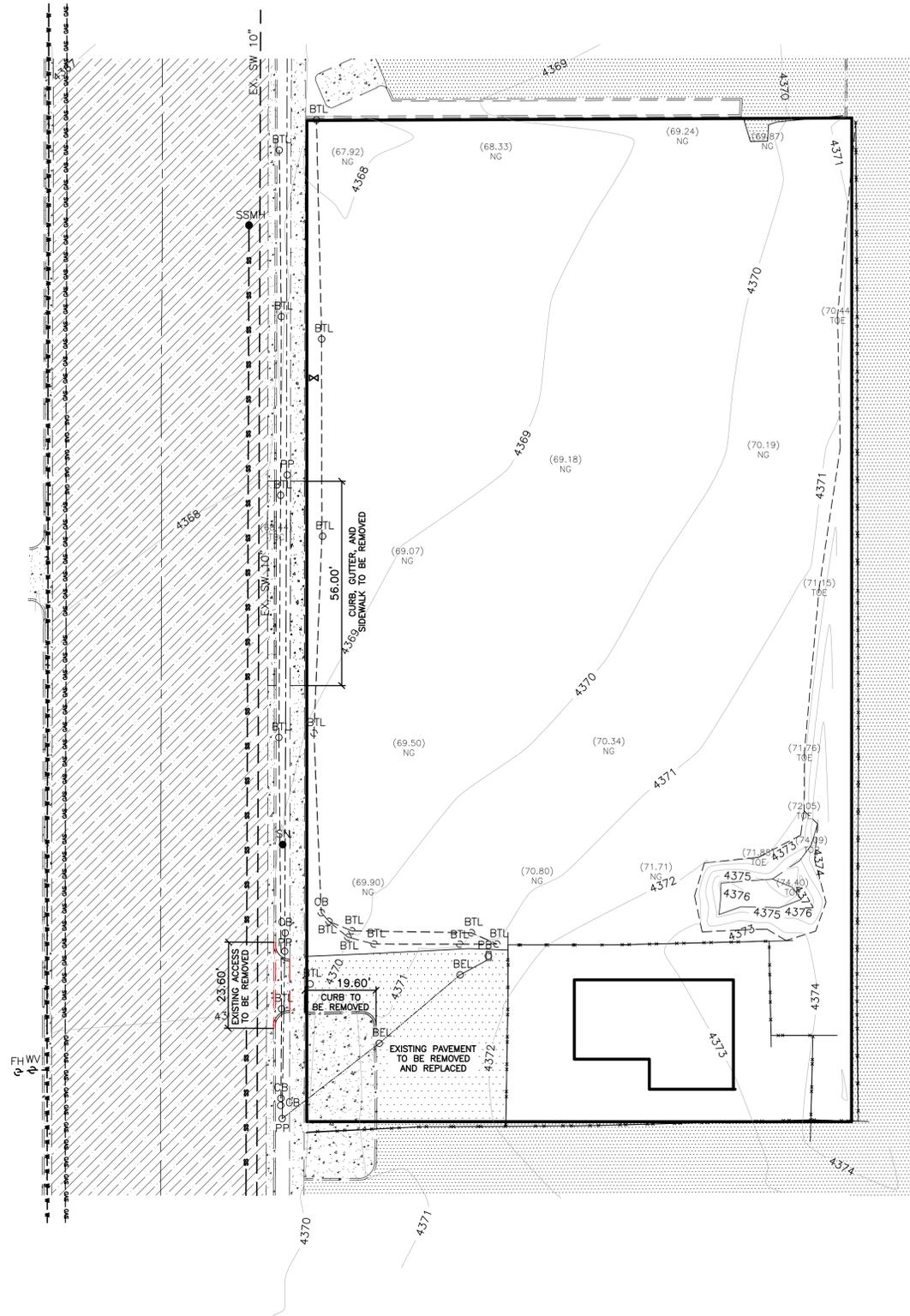
NOTES/LEGEND

1" = 20'
06.08.16 PERMIT SET
Project Number: 1583



HORIZON CREDIT UNION - SOUTH
BRANCH
1580 S 500 W
WOODS CROSS, UT





ID	REVISION NAME	DATE

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Call: Toll Free
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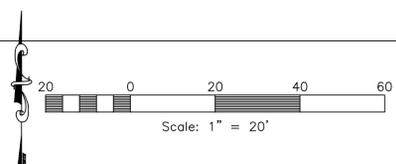
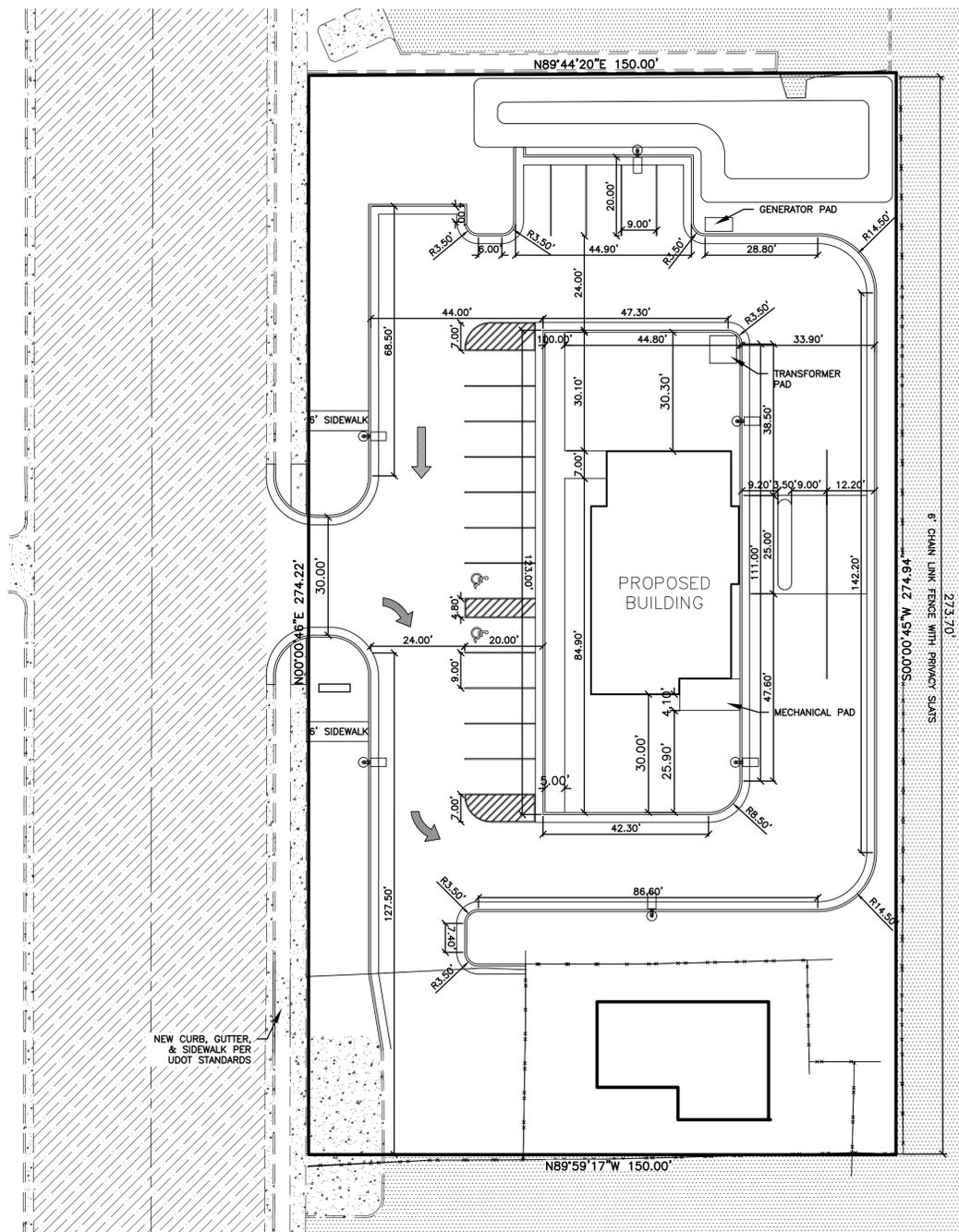
EXISTING/DEMOLITION
 1" = 20'
 06.08.16 PERMIT SET
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HORIZON CREDIT UNION - SOUTH
 BRANCH
 1580 S 500 W
 WOODS CROSS, UT



Typical UDOT Notes:

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.
18. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS, FOUND AT udot.utah.gov/go/2013standards.
19. PROVIDE DOCUMENTATION OF COMPACTION TO UDOT FROM A UDOT QUALIFIED LABORATORY.



ID	REVISION NAME	DATE

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PROPOSED SITE PLAN
 1" = 20'
 06.08.16 PERMIT SET
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HORIZON CREDIT UNION - SOUTH
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 1580 S 500 W
 WOODS CROSS, UT



DETENTION BASIN:
 TOP AREA: 1,844 FT²
 BTM AREA: 272 FT²
 DEPTH: 3'
 VOLUME: 2,619 FT³
 REQ VOL: 2,610 FT³

Storm Runoff Calculations

Woods Cross Horizon CU

5/25/2016

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Woods Cross, UT area taken from the City storm water management plan, using a 10 year storm for collection and a 100 year storm for storage facilities. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

1. Drainage Area:
 Total Area = 0.81 acre or 35,284 ft²

Runoff Coefficients
 Paved Area 17,750 C = 0.95
 Landscaped Area 12,400 C = 0.20
 Roof 2,350 C = 0.90

Weighted Runoff Coefficient C = 0.66

2. Time of Concentration:
 Time of concentration for maximum flow assumed to be minimal.
 Use: Onsite 5 min.
 Main Line Max.: 10 min.
 Estimated from storm water runoff overland flow time

3. Rainfall Intensities:
 Rainfall Intensities were taken from the Woods Cross standards for storm drainage design.

Woods Cross	10-yr 5-min (On-site collection)	3.31	in/hr
	10-yr 10-min (general conveyance)	2.51	in/hr
	100-yr	See Below	in/hr

4. Peak Run-off:

Runoff Coefficient	C =	0.66
Rainfall Intensity	i =	3.31 IN./HR.
Acres	A =	0.75 ACRES
Runoff Quantity	Q =	32500.00 ft ³
Q (max)	Q =	1.64 ft ³ /s

15" RCP@0.5% OK

5. Allowable Discharge:
 Typical allowable discharge Q = (0.2 x acres)
 Allowable Discharge = Q = 0.15 ft³/s

6. Volume of Run-off for 100-year 24-Hour Storm Event:

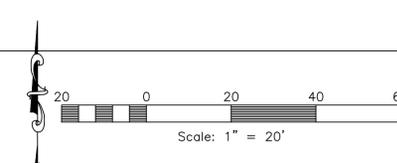
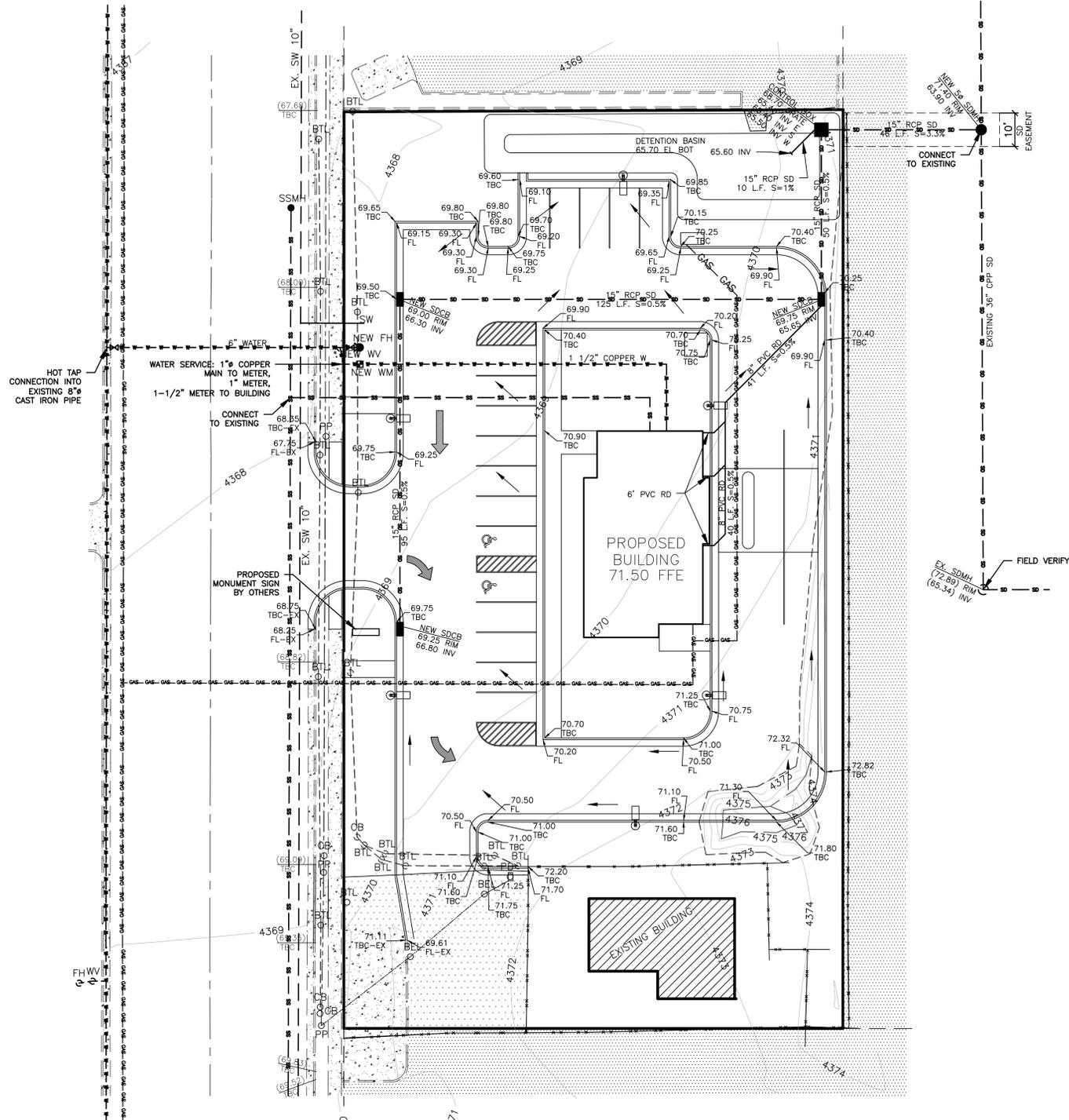
C = 0.66
 i = See Below in/hr
 A = 32500.00 ft²
 Q(out) = 0.15 ft³/s

time (min)	time (sec)	i (in./hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0.00	0.00	0.00
5	300	6.59	3.27	981.98	44.77	937.21
10	600	5.01	2.49	1493.08	89.53	1403.55
15	900	4.14	2.06	1850.71	134.30	1716.41
30	1800	2.79	1.39	2494.43	268.60	2225.84
60	3600	1.73	0.86	3093.46	537.19	2556.27
120	7200	0.98	0.49	3494.00	1074.38	2419.62
180	10800	0.67	0.33	3610.22	1611.57	1998.65
360	21600	0.37	0.18	3915.99	3223.14	692.85
720	43200	0.22	0.11	4677.74	6446.28	-1768.55
1440	86400	0.13	0.06	5450.21	12892.56	-7442.36

7. Orifice Sizing Area:

Given: Q = 0.15 cfs
 2g = 64.4 ft/s²
 H = 3.00 ft
 Cd = 0.7 for circular openings
 R = SQRT(Q/pi*(0.7*(64.4*H)^0.5))
 R = 0.07 feet
 R = 0.84 inches
 D = 1.68 inches

SUMMARY:
 The required volume of the detention basin is 2,556 cubic feet
 Orifice Diameter at Outlet is 1.68 inches



ID	REVISION NAME	DATE



BOTT PANTONE ARCHITECTS

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 OGDEN, UTAH 84403
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LAND PLANNERS • CIVIL ENGINEERS
 LAND SURVEYORS • TRAFFIC ENGINEERS
 STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 3734-64
 DRAWN BY: JCM
 ENGINEER: GLT

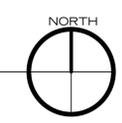
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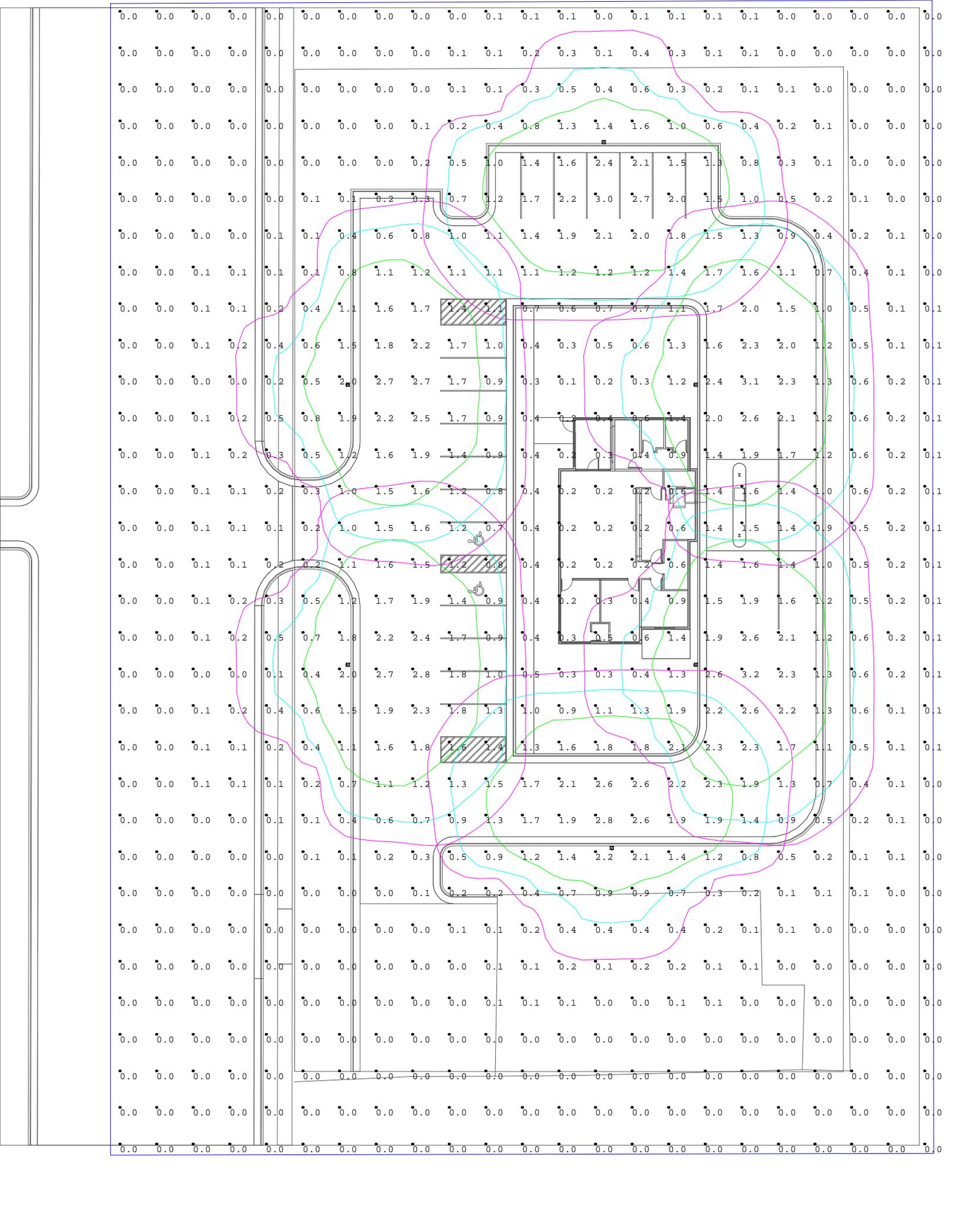


GRADING/UTILITY

1" = 20'
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HORIZON CREDIT UNION - SOUTH
 BRANCH
 1580 S 500 W
 WOODS CROSS, UT





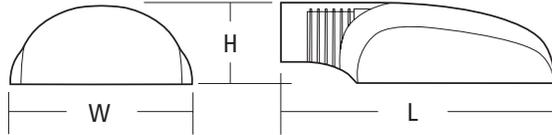
AS1 LED LED Area Luminaire



AERIS™

Specifications

EPA:	0.7 ft ² (0.07 m ²)
Length:	22-1/4" (56.4 cm)
Width:	13" (33.0 cm)
Height:	6-3/8" (15.9 cm)
Weight (max):	33 lbs (14.8 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Aeris™ family combines sleek, fluid forms and crisp edges into a striking architectural aesthetic that can be echoed throughout entire sites.

The AS1 LED integrates the latest LED technology with the designer aesthetic of the Aeris™ family for stylish, high-performance illumination that lasts. The AS1 LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: AS1 LED 42C 700 40K SR5 MVOLT SPA DDBXD

AS1 LED	Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting
AS1 LED	42C	42 LEDs (one engine)	350 350mA 530 530mA 700 700mA	30K 3000 K 40K 4000 K 50K 5000 K	SR2 Type II SR4 Type IV SR3 Type III SR5 Type V	MVOLT ¹ 240 ¹ 480 120 ¹ 277 ¹ 208 ¹ 347	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket

Control Options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls)	PNMTDD3	Part night, dim till dawn ⁵
PER5	Five-wire receptacle only (no controls) ²	PNMT5D3	Part night, dim 5 hrs ⁵
PER7	Seven-wire receptacle only (no controls) ²	PNMT6D3	Part night, dim 6 hrs ⁵
DMG	0-10V dimming driver (no controls) ³	PNMT7D3	Part night, dim 7 hrs ⁵
BL30	Bi-level switched dimming, 30% ^{4,5}		
BL50	Bi-level switched dimming, 50% ^{4,5}		

Shipped separately⁶

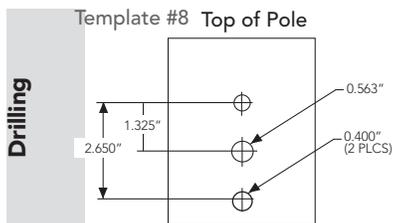
VG	Vandal guard
----	--------------

Other Options

SF	Single fuse (120, 277, 347V) ¹
DF	Double fuse (208, 240, 480V) ¹
DFL	Diffusing lens

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLTXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white



The Aeris™ has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	1 at 90°	DM28AS	2 at 180°
DM29AS	2 at 90°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM32AS	3 at 120° *

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁷
SC U	Shorting cap ⁷
AS1VG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm adapter (specify finish)
SPA19/AS DDBXD U	Square pole DM19 to DM19AS adapter (specify finish)
RPA19/AS DDBXD U	Round pole DM19 to DM19AS adapter (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

Tenon Mounting Slipfitter *

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

* For round pole mounting (RPA) only.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
- Not available with 347 or 480V.
- Requires an additional switched line.
- Dimming driver standard. Not available with 347V, 480V, PER5 or PER7.
- Also available as a separate accessory; see Accessories information at left.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

LEDs	Drive Current (mA)	System Watts	Dist. Type	40 K (4000 K, 70 CRI)				
				Lumens	B	U	G	LPW
42C (42 LEDs)	350	49W	SR2	5,060	1	0	1	103
			SR3	5,060	1	0	1	103
			SR4	5,026	1	0	1	103
			SR5	5,351	3	0	1	109
	530	75W	SR2	7,021	2	0	2	94
			SR3	7,021	1	0	2	94
			SR4	6,974	1	0	2	93
			SR5	7,424	3	0	2	99
	700	97W	SR2	8,533	2	0	2	88
			SR3	8,533	2	0	2	88
			SR4	8,476	2	0	2	87
			SR5	9,023	3	0	2	93

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **AS1 LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

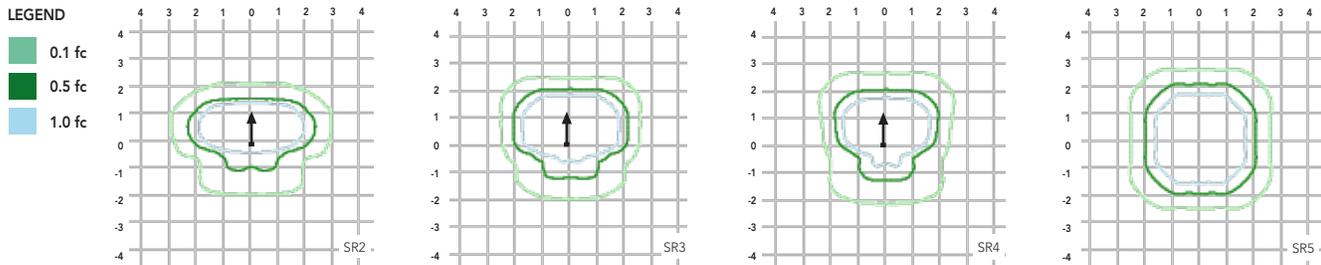
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [AS1 LED homepage](#).

Isofootcandle plots are considered to be representative of available optical distributions.



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the AS1 LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic optics housed behind the door frame lens are available in four distributions. Light engines are available in standard 4000 K or optional 3000 K or 5000 K (70 CRI) configurations. The AS1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver

has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. **U.S. Patent No. D447,590. Canada Patent No. 94324.**

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

