



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

PLANNING
COMMISSION
Chad Holbrook
Brenda Nelson
Nathan Averill
Bill Smith
Kevin Shakespeare

Planning Commission

Harrisville City Office

Wednesday, April 8, 2020 – 7:00 p.m.

AGENDA

TO COMPLY WITH CDC RECOMMENDATIONS ELECTRONIC PARTICIPATION IS RECOMMENDED

Join Zoom Meeting

<https://zoom.us/j/769638846?pwd=UjNqZGNlaUZUejd1K0d2U05FTHcvQT09>

Meeting ID: 769 638 846

+1 253 215 8782 US

+1 301 715 8592 US

1. **CALL TO ORDER.**
2. **CONSENT APPROVAL** - of Planning Commission Minutes from March 11, 2020.
3. **PUBLIC HEARING-** The Planning Commission will receive public comment on a zoning map amendment from RE-15 (Residential) to CP-2 (Commercial) and Conditional Use Site Plan for a property located at approximately 566 North Wall Ave, Harrisville. Due to COVID-19 concerns, individuals who prefer to submit written comments may do so by email to jknight@cityofharrisville.com.
4. **DISCUSSION/ACTION/RECOMMEND** – Harrisville Ordinance 509; Wall Avenue Zoning Map Amendment.
5. **DISCUSSION/ACTION-** to approve a Conditional Use Site Plan and Subdivision Application located at approximately 566 North Wall Ave for SITE DESIGN COLLABORATIVE, INC.
6. **COMMISSION/ STAFF FOLLOW-UP.**
7. **ADJOURN.**

Certificate of Posting and Notice

I, Jennie Knight, certify that I am the City Recorder of Harrisville City, Utah, and that the foregoing Planning Commission agenda was posted and can be found at City Hall, on the City's website www.cityofharrisville.com, and at the Utah Public Meeting Notice Website at <http://pmn.utah.gov>. Notice of this meeting has also been duly provided as required by law. In accordance with the Americans with Disabilities Act (ADA), the Harrisville City will make reasonable accommodations for participation in the meeting. Please make a request for accommodation with the City Recorder at 801-782-4100, x1000, at least three (3) business days prior to any meeting.

Harrisville City Planning Commission Meeting
363 W. Independence Boulevard
7:00 p.m., March 11, 2020
Conducting Chair Chad Holbrook

Commissioners: Chad Holbrook, Chair
Nathan Averill
Bill Smith
Kevin Shakespeare

Staff: Jennie Knight (City Recorder)
Ronda Kippen (Community Planner)

Visitors: Geri Knighton
Grover Wilhelmsen
Greg Montgomery
Doug Russell

1. Call to Order.

Chair Chad Holbrook called the meeting to order. Commissioner Nelson was excused.

2. Consent Approval.

MOTION: Commissioner Averill motioned to approve the minutes of Planning Commission from February 12, 2020. Commissioner Smith seconded the motion. Voting was unanimous.

3. Public Hearing on Harrisville Ordinance 508; Large Project Master Planned Communities/Mixed Use/In-Fill and General Plan Overlay Map for the same.

PUBLIC HEARING: Chair Holbrook opened up the public hearing.

Ronda Kippen reviewed the changes this ordinance makes to the newly adopted Mixed-Use Ordinance. She said whenever an ordinance is adopted there are often additional changes to make the ordinance more applicable. As she got applying this ordinance, there were some concerns with some of the wordage; she felt was putting the city at risk. The original language states the applicant brings in a development agreement as part of the application process; which means anywhere identified as mixed-use would be bringing forth their own agreement. This would create too many variations to the development agreement. Development agreements can range from 5 to 150 pages. She provided an example of a development agreement and expressed concern that if she or Bill Morris were to miss one word, it would leave the city vulnerable. She proposed the city have our own standardized development agreement with the applicant bringing forward a development plan. If not, staff will have to proof all of the different types of agreements to make sure everything is included. This brought forth the changes in the proposed amendment. Section 11.11.030 (1)(c) changes the word "Development Agreement" to "Master Development Plan". Another typo to the section numbering was corrected.

Chair Holbrook asked what the difference is between a Master Development Plan and a Development Agreement. Ronda Kippen responded there are several elements required for the Master Development Plan. Commissioner Averill stated all of the requirements will still be included in the development agreement so the developer would be held to that standard. Chair Holbrook asked if this would be submitted at the zoning change. Ronda Kippen said these

elements would be part of the initial application of the project. The way the code was written was limited, and was causing confusion with the current applicants as to what was required. The initial submission would be very one dimensional. She is specifying more detail will be required during the initial submission, so a professional opinion can be made for appropriate recommendation. The development plan needs to outline what the developer intends to do with all areas. The Ben Lomond Golf Course has not formally submitted an application, although she has been working with them for about six months. The plans she has reviewed is very one dimensional. She would like to see a 3-D drawing, showing exactly what is being proposed. She has included more language in these proposed changes. Plan maps would include lots, roadways, and trails, how it blends with existing communities, including adequate landscaping and open space. Master plans would also include phasing maps. She gave examples of more phasing maps with details. Flood plains and wetlands must be identified and whether there are any jurisdictional or protected areas. She said from the beginning we can locate areas of high risk. Ronda Kippen informed Planning Commission she did an exercise with the project management team asking about personal preferences and how to address different areas in developments. Some areas will not be appealing to all individuals but each development can offer something of value to certain residents. Developments will have areas with no personal open space or yards, which are maintained by HOA's, as well as single family homes with yards. By creating something for everyone, we can welcome all types of preferences, having a trademark community for Harrisville. We can work through each area to determine if each area is acceptable. A trail map will show the entire developments connecting pathways. Most people want to live in areas with beautiful landscaping, when they enter, it feels like home. We do not want a barren subdivision which is difficult to look at, that will eventually become a burden on the city. After 75% of the development is built, the HOA will be turned over to the residents for maintenance. Landscaping can buffer and screen the community and also make residents feel at home. This change to Master Development Plan is included on both the large parcel and residential development areas. Included items will be building material list, with color schemes and building renderings; foot print outlines and architectural styles.

With a standard development agreement across the board, every development will have an outline. The main body will have a standardized template with additional language added for setbacks and uses. That way we can catch the vision of the project. Anytime the developer proposes a change, they have to seek Council approval, which protects the city. Administering the agreement is just like any other part of the code, they must follow; but changes to any element of the agreement are a legislative function.

Chair Holbrook asked if only the initial plan goes through planning commission. Ronda Kippen outlined the process of recommending any ordinance to Council through Planning Commission first as a land use ordinance. Chair Holbrook asked if a check list will be included for developers to understand clearly. Ronda Kippen responded we try to keep the code clear from check lists but a one can be developed for the application process, which is standard procedure on developments. She informed planning commission she is receiving quite a few calls regarding the commercial element of the code and said it might be time to start the discussion process.

There are a lot of commercial subzone properties on the market.

Commissioner Smith said this takes a lot of pressure off of planning commission, having this spelled out. Ronda Kippen said she can put together the entire development agreement and bring the plans forward with work sessions, with no action taken so planning commission can feel the development out, and then hold the public hearing for feedback so residents do not feel like we

are making hasty decisions. City Council can take part in these workshops as well so they are not duplicating the process. This creates a relaxed open dialog with the developer and they can go back to make requested changes. These workshops can include laminated boards with stations outlining different areas. She does not want anything pushed onto planning commission.

Greg Montgomery asked about exhibit “A” in the ordinance, since this was not included. [Jennie Knight outlined the map change that is included as exhibit “A” and apologized this was not available at the time the packet was posted.] Greg Montgomery said he has issue with the findings and intent; there is nothing regarding how this will work with neighboring properties. He feels to leave out the adjacent properties is not good. With regard to large projects and residential, this does not set a general standard. The neighborhood does not know what is happening while this is all negotiated. When a developer makes demands within 45 days, the city would only have the option to deny. He feels a minimum standard should be called out giving the developer an idea of what they are dealing with. He feels this leaves the developer wondering what they are coming in with. He suggested having a residential outline of how things will connect to the community. If all of the amenities are internal, there is no benefit to the outside community. He again suggested having a basic standard with which to begin negotiations rather than leave it wide open to what the city’s expectations are.

Grover Wilhelmsen said he feels this shows some good improvements but asked how this proposal ties into what we have in our ordinance already. He is concerned with not setting the standard in the ordinance.

Geri Knighton said she agrees with what Mr. Montgomery said about having a basic standard. She understands development with the need to grow, but asked for a packet for the developer to use. She is concerned with making this economical to not lengthen the time and increase the costs of development. If the city is trying to do this with affordability in mind, but takes time to allow for negotiating the beauty of a project, we are defeating the purpose of the development. She said President Trump has passed requirements on wetlands, and asked if the city has considered how this will affect us by outlining the open space. She asked what is the timing for a development and is Harrisville willing to expedite the process. She also feels it is really important to protect adjacent property owners.

Doug Russell said he has lived in Harrisville since 1963 with not many complaints. He understands this plan came about because of the golf course. He said there are a lot of things included in the examples, but asked if they are a good fit for our city. There are watering issues for large parcels of land. He feels the plan might work for the golf course development but does offer exclusivity. Being in the development community, he has watched the Davis county cities grow. He recommended taking a look at other areas of how this might fit in with the rest of the community and the people that have lived here. He would like to see one acre lots, but understands that is not going to happen. He does not know if this has gone far enough. He said he understands the Whalen’s have brought in some of these ideas, but warned when you start to talk about amenities, don’t make this so exclusive that those passing through cannot use the amenities as well.

Chair Holbrook closed the public hearing.

4. Discussion/Action on Harrisville Ordinance 508; Large Project Master Planned Communities/Mixed Use/In-Fill and General Plan Overlay Map for the same.

DISCUSSION: Chair Holbrook asked Ronda Kippen to address some of these concerns brought up at the public hearing. Ronda Kippen said a primary point for her was to make sure these communities blend well with the surrounding communities. These were just examples, and are not what is being proposed for the golf course. What she has been working on with the golf course developer is not public information yet, so she cannot disclose the plans because they have not made application yet. She was using examples that are already open to the public. Both the golf course and the Wahlen are working on plans. The trails must be public to be a community amenity. If we are giving some with density, we should get something in return for the residents at large. Whether this is a recreation facility, park, etc. it will be for the purpose of all residents.

She reminded Planning Commission when she began this process, she started on a code and spent many months writing and outlining every detail for the developments and it got very complicated. More and more cities are moving forward with subzones because it gives legislative power to negotiate. Setting standards that are outside the zone and creating a specific zone for a specific development.

Commissioner Averill pointed out all of the standards will be included in the development agreement. That is why we moved away from the 11 page ordinance outlining every detail, because that was not adaptable to all areas. Ronda Kippen said that is the flexibility of the subzones, because the Wahlen development is not the same as the golf course. In fact, this type of development is recommended by the League of Cities and Towns. Commissioner Averill pointed out each proposed development comes with its own public hearing. Ronda Kippen said everything will be specific to the development. That is why it is so important that we have control of the development agreement. Commissioner Averill said this requires developers to use standards for our development, not use some previously used plan that was in another city. Chair Holbrook said maybe some of these standards can be included in the application process. He pointed out what we do in any development reflects overall in general. We need more tax revenue. We either make the golf course a standard to raise development in our city, or what is going to bring them here to Harrisville and not North Ogden. We need to have something to attract people to do business here with creative landscaping, commercial components with architectural standards where everything trickles away from.

Ronda Kippen reminded planning commission we are doing something unique here. She has dealt with three different development agreements where these are legislative negotiations. Having no cap on commercial development can be dangerous. The best thing about writing code, if we do not like them, we can repeal them. These amendments create an ordinance that works; right now, we hold the power. If there are standards included, we have to have a finding to deny an application.

Chair Holbrook said he likes the direction we are going where we can direct these developments. Commissioner Averill said every development will have a public hearing where the standards will be set. We can receive public input and make the decision to set these standards. Council Member Wilhelmsen asked if there is a road map to start with. Commissioner Averill said if a developer is too creative and the city does not like it, we can deny it. Chair Holbrook pointed out the development agreement will be a template as well.

Ronda Kippen said we must adhere to anything that comes from the development agreement; for example, we want to preserve wetlands that exist, instead of mitigating those. With legislative actions, there really is not a time frame, which gives opportunity for negotiations. There is by law, state statute, the right for a timely decision, called the ripcord. If a developer feels we are dragging things out, they can request in writing a decision in 45 days. At that point, a negative recommendation can be made, if necessary.

Geri Knighton said she has received feedback that the city is hard to work with. Developers invest money in property, then sit on the property hoping the city will work things out. She has heard that several times.

Ronda Kippen said in her opinion, she has not worked with a city that has processed things faster than Harrisville. That has been our biggest asset. Most of the denial comes from a developer who wants to put something in on a property that is not allowed, or they are waiting on something that is outside of the city's control. When she came on board, the city has worked hard by being proactive and getting things on the next available schedule. She met with the developers of the 7-Eleven project who say Harrisville has been good to work with and they would like to do more projects. She said the last thing the city wants is a bad reputation or by making things difficult. We want to blend these developments, by putting in larger estate homes around the exterior of the developments so they do not stick out. If there are smaller homes, there will be a buffer with landscaping. She encouraged the public to attend the work sessions and participate in the public hearings.

Commissioner Averill said the city has accommodated recent regulations with an updated storm water ordinance. The city council has dealt with that. He also said that developers might get frustrated, but the city intent is to allow customized developments for an area, no cookie cutter developments. If a developer looks at their property, they need something that fits and they neighbors will like.

Ronda Kippen said staff recommends these amendments in this ordinance.

MOTION: Commissioner Shakespeare motioned to recommend to City Council adoption of Ordinance 508; Large Project Master Planned Communities/Mixed Use/In-Fill and General Plan Overlay Map for the same, with the two amendments outlined. Commissioner Averill seconded the motion. Voting was unanimous.

5. Commission/ Staff Follow-up.

Chair Holbrook announced the Heritage Days date is August 1, 2020 and encouraged Planning Commissioners to help with the breakfast in the park.

6. Adjourn. Chair Holbrook declared the meeting adjourned at 8:32pm.

Jennie Knight
City Recorder

Chad Holbrook
Chair



HARRISVILLE CITY

363 West Independence • Harrisville, Utah 84404 • (801) 782-4100

NOTICE OF PUBLIC HEARING

The Harrisville City Planning Commission will hold a public hearing at its meeting on April 8, 2020, 7:00 p.m., at the Harrisville City Hall, 363 W. Independence Boulevard, for the purpose of receiving comment on a zoning map amendment from RE-15 (Residential) to CP-2 Zone (Commercial) and Conditional Use Site Plan for a property located at approximately 566 North Wall Ave, Harrisville. Individuals requiring special accommodation (including auxiliary communicative aids and services) should notify Jennie Knight at 801-782-4100 Ext. 1000 at least three (3) days prior to the hearing.

**HARRISVILLE CITY
ORDINANCE NO. 509**

WALL AVENUE ZONING MAP AMENDMENT

**AN ORDINANCE OF HARRISVILLE CITY, UTAH, AMENDING THE
OFFICIAL ZONING MAP FOR CERTAIN PARCELS ON WALL AVENUE
BASED UPON AN APPLICATION FILED WITH THE CITY; SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Harrisville City is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a of the *Utah Code Annotated* enables municipalities to regulate land use and development;

WHEREAS, the City has adopted an Official General Plan and Zoning Map to govern land use within the City;

WHEREAS, the City received an Application to amend the Official Zoning Map of Harrisville City filed by the putative property owner, SITE DESIGN COLLABORATIVE, INC, and desires to act upon the same;

WHEREAS, the attached Exhibit "A" contains the required Conceptual Plan for the area of the proposed amendment to the Zoning Map;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on April 8, 2020, to take public comment on this proposed Ordinance, and gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____, 2020, to act upon this Ordinance;

NOW, THEREFORE, be it ordained by the City Council of Harrisville as follows:

Section 1: Zoning Map Amendment. That the Zoning Map for certain real property identified as Weber County Parcel Numbers 11-039-0018, 11-038-0018 and 11-038-0031 and as set forth in the attached Exhibit "A" which is hereby adopted and incorporated herein by this reference, is hereby changed from RE-15 Residential Zone to the CP-2 Commercial Zone.

Section 2: Concept Plan and Reversion. The Concept Plan attached in Exhibit "A" which is hereby adopted and incorporated herein by this reference is adopted as the required

Concept Plan for this Zoning Map Amendment. Any development must substantially conform to this Concept Plan. In the event that any development fails to substantially conform to the Concept Plan, or in the event that the final plat is not recorded with Weber County within eighteen (18) months of the effective date of this Ordinance, then the property is automatically reverted to its prior zoning of RE-15 Residential.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance shall be effective immediately upon posting after final passage, approval, and posting.

PASSED AND ADOPTED by the City Council on this ____ day of _____, 2020.

MICHELLE TAIT, Mayor
Harrisville City

ATTEST:

JENNIE KNIGHT, City Recorder

Roll call vote is as follows: Mr. Jackson Mr. Christensen Mr. Weiss Mr. Wilhelmsen Mr. Hendrix

RECORDED this ____ day of _____, 2020.

PUBLISHED OR POSTED this ____ day of _____, 2020.

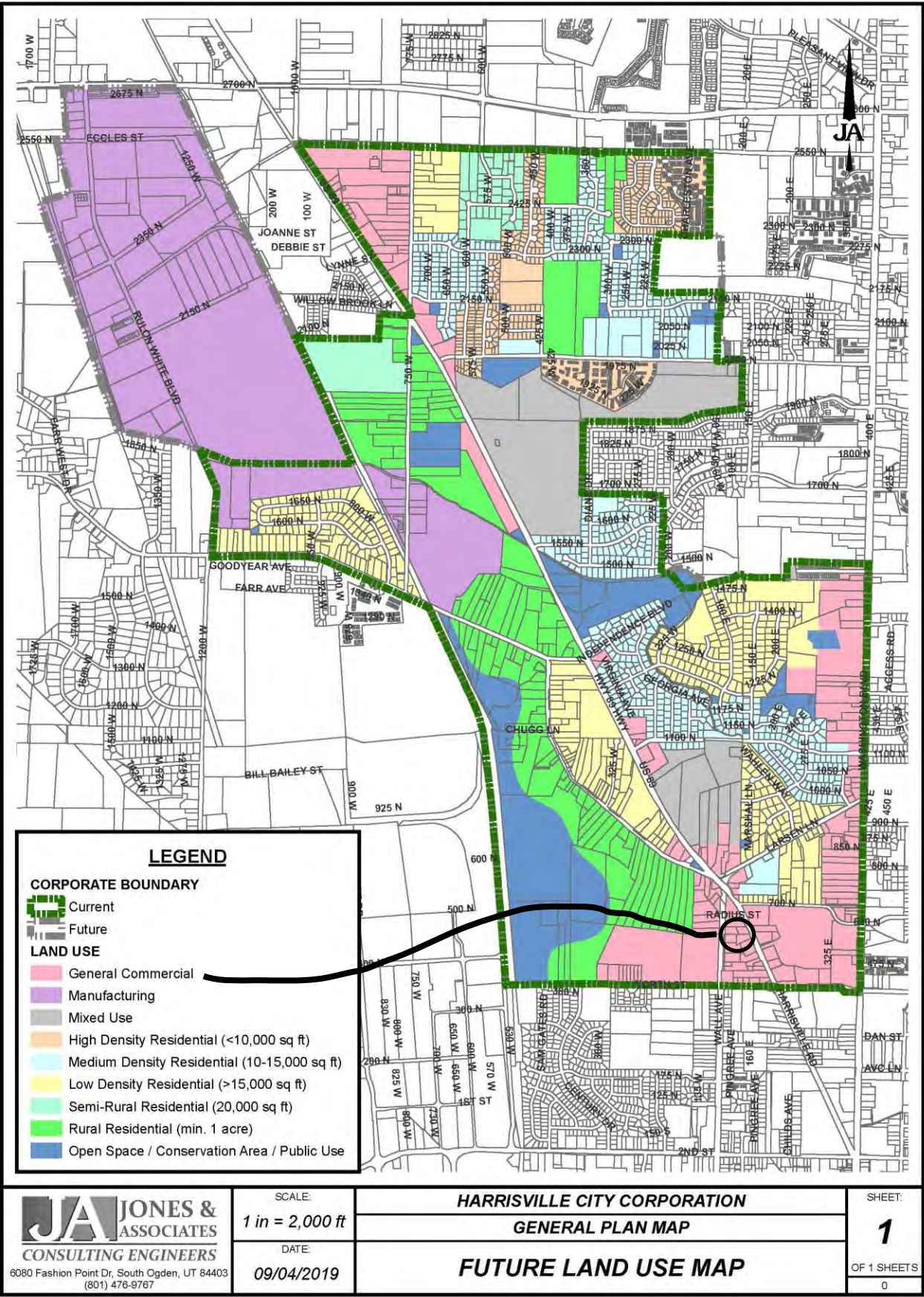
CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

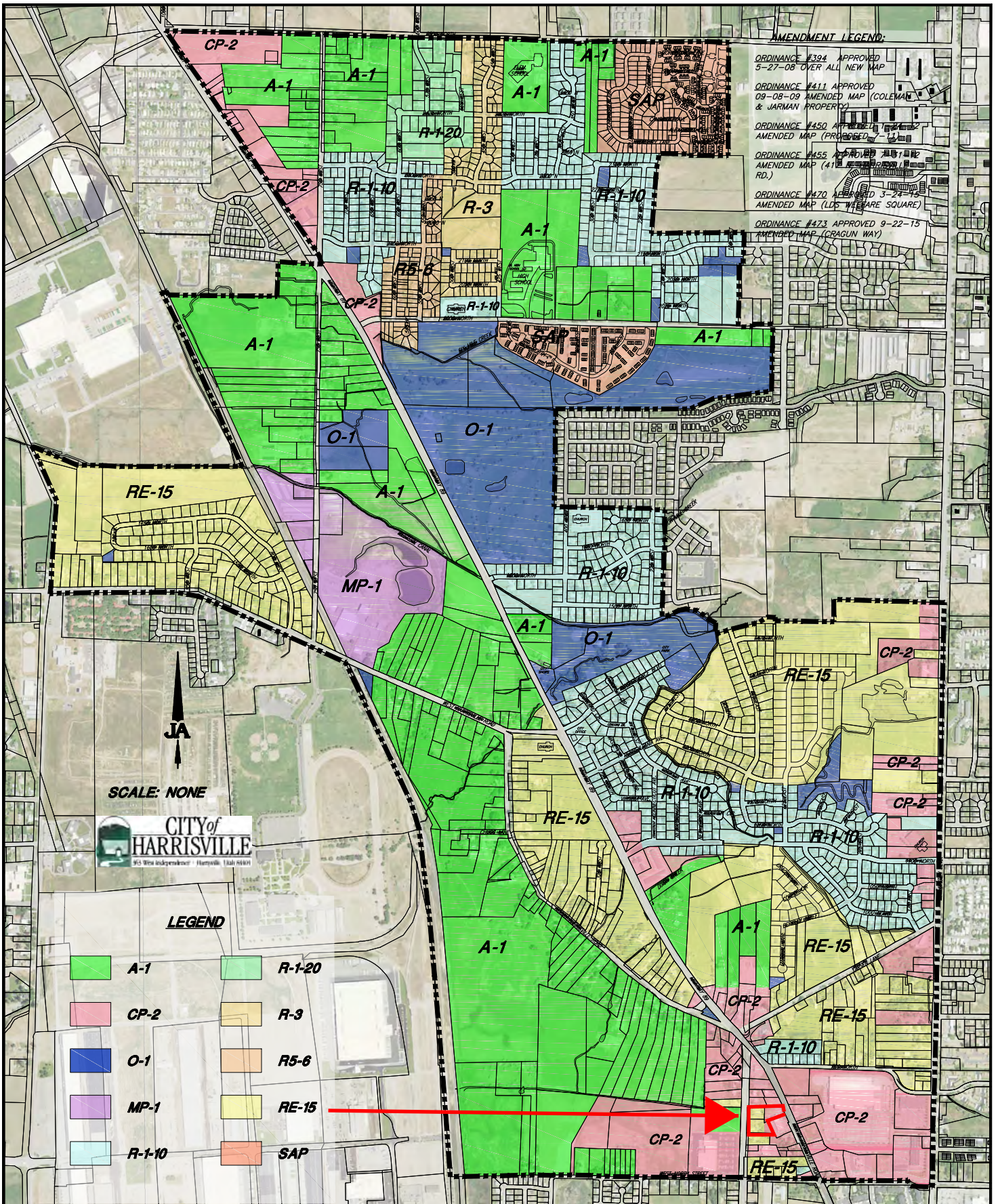
According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the municipal recorder of Harrisville City, hereby certify that foregoing ordinance was duly passed and published, or posted at 1) City Hall 2) Harrisville Cabin and 3) 2150 North on the above referenced dates.

City Recorder

DATE: _____

FUTURE LAND USE MAP





JONES & ASSOCIATES
Consulting Engineers
1716 East 5600 South
South Ogden, Utah 84403
476-9767 FAX 476-9768

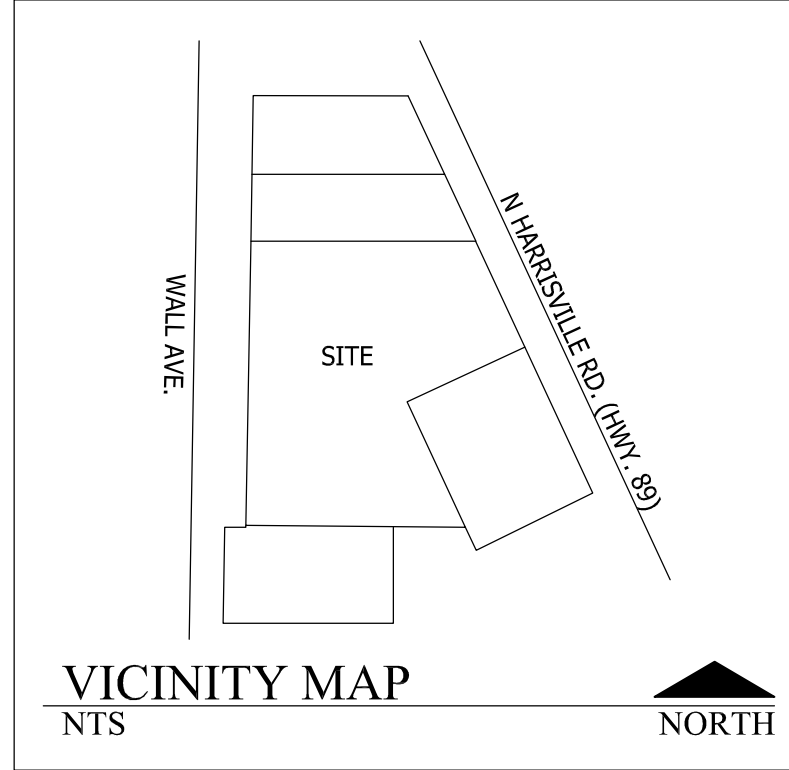
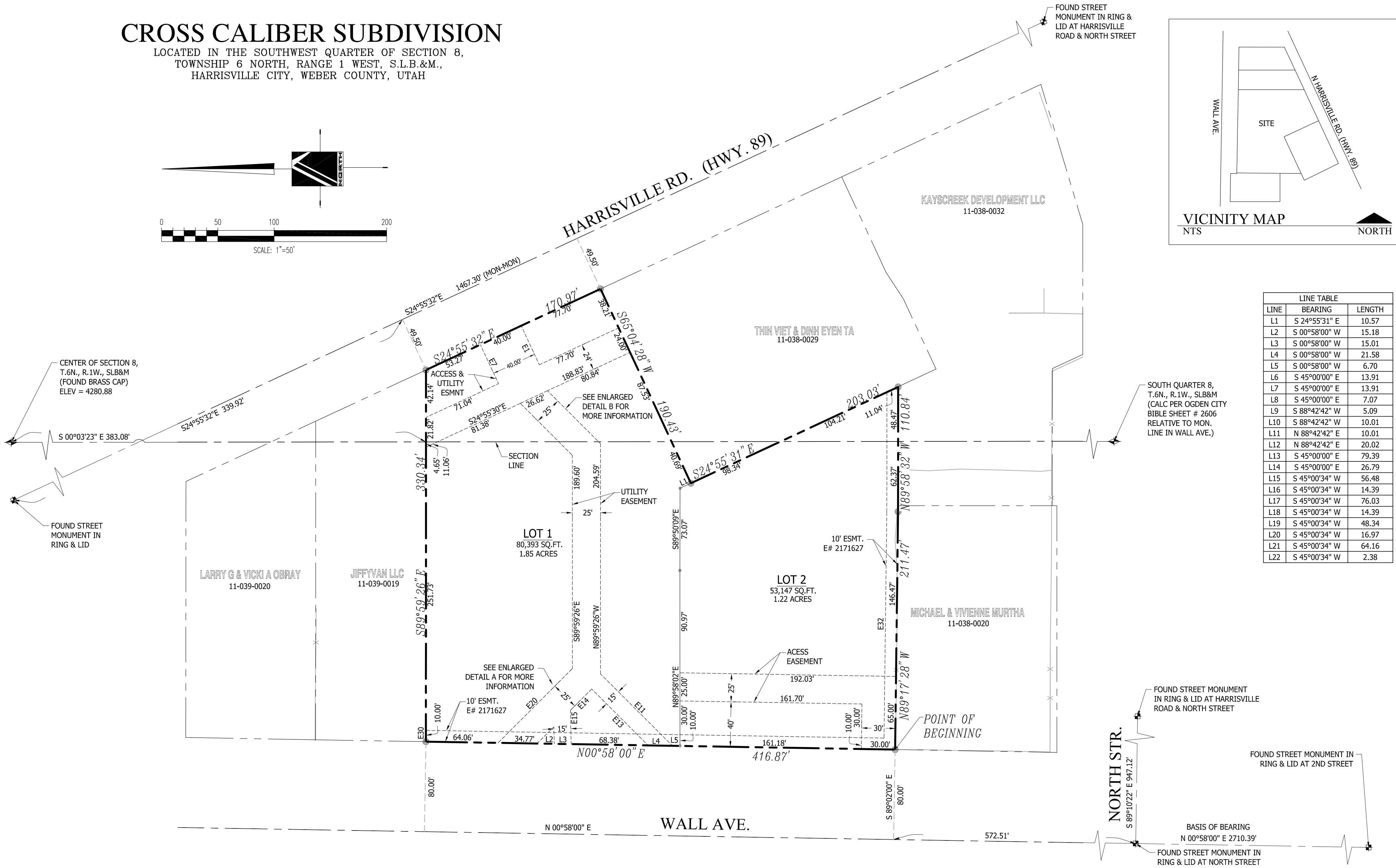
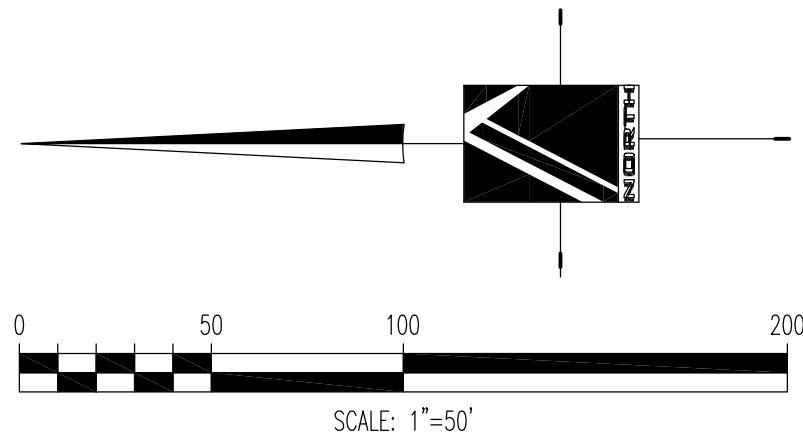
HARRISVILLE CITY CORPORATION

ZONING MAP

ADOPTED SEPTEMBER 22, 2015

CROSS CALIBER SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.,
HARRISVILLE CITY, WEBER COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 24°55'31" E	10.57
L2	S 00°58'00" W	15.18
L3	S 00°58'00" W	15.01
L4	S 00°58'00" W	21.58
L5	S 00°58'00" W	6.70
L6	S 45°00'00" E	13.91
L7	S 45°00'00" E	13.91
L8	S 45°00'00" E	7.07
L9	S 88°42'42" W	5.09
L10	S 88°42'42" W	10.01
L11	N 88°42'42" E	10.01
L12	N 88°42'42" E	20.02
L13	S 45°00'00" E	79.39
L14	S 45°00'00" E	26.79
L15	S 45°00'34" W	56.48
L16	S 45°00'34" W	14.39
L17	S 45°00'34" W	76.03
L18	S 45°00'34" W	14.39
L19	S 45°00'34" W	48.34
L20	S 45°00'34" W	16.97
L21	S 45°00'34" W	64.16
L22	S 45°00'34" W	2.38

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said tract of land CROSS CALIBER SUBDIVISION, and hereby dedicate all those parts or portions of said tract of land as shown hereon as Private Utility and/or Access easements, the same to be used as thoroughfares and utility corridors forever, and also dedicate to Harrisville City those certain strips as may be shown hereon as easements for public utility and drainage purposes, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Harrisville City.

Signed this ____ day of _____, 20__.

ACKNOWLEDGMENT

STATE OF UTAH
County of Weber

On the ____ day of _____, _____,
personally appeared before me, and being by me duly sworn did say for himself that he having authority signed the foregoing instrument and executed the same.

Notary Public _____

Residing at: _____
My Commission Expires: _____

CROSS CALIBER SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 8, TOWNSHIP 6 NORTH, RANGE 1
WEST, S.L.B.&M., HARRISVILLE CITY,
WEBER COUNTY, UTAH

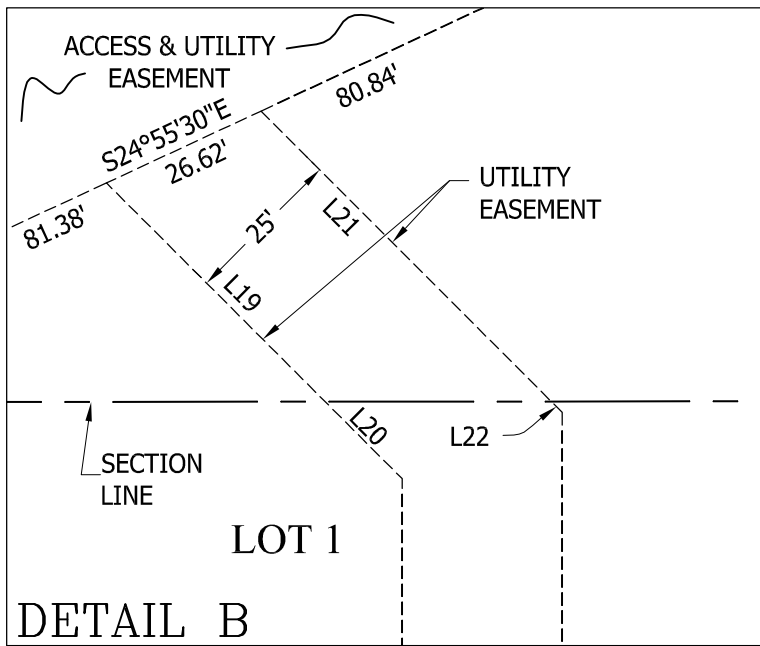
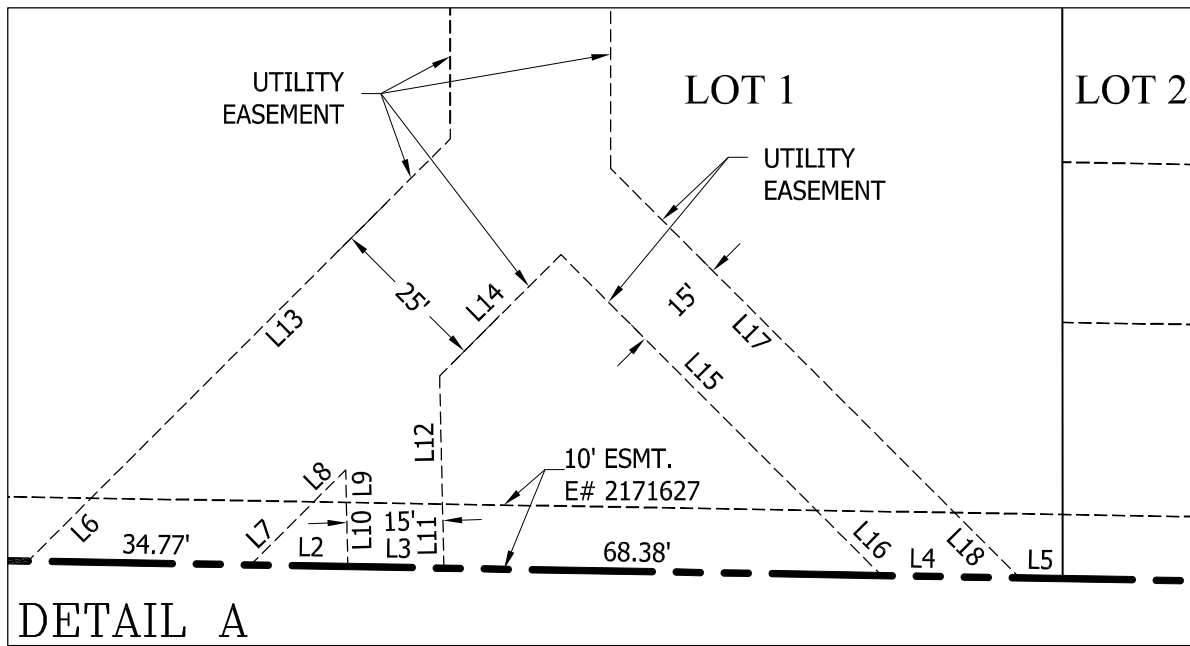
WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____
DAY OF _____, 20__ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTER/ SECTION LINE
- ◆ SECTION CORNER
- ◆ SECTION CORNER NOT FOUND
- ✦ PROPOSED STREET MONUMENT
- CORNER TO BE SET W/ 5/8" REBAR & CAP OR NAIL & WASHER STAMPED PINNACLE



PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3 Layton, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

CITY ATTORNEY'S APPROVAL

APPROVED AS TO FORM THIS ____ DAY
OF _____, 20__.

HARRISVILLE CITY ATTORNEY

COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF ROY CITY, SIGNED THIS ____ DAY OF _____, 20__.

HARRISVILLE CITY PLANNER

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRE-REQUISITE TO APPROVAL BY THE CITY ENGINEER OF THE FORGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS ____ DAY OF _____, 20__.

HARRISVILLE CITY ENGINEER

HARRISVILLE CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY ACCEPTED AND APPROVED BY THE MAYOR, ON THE ____ DAY OF _____, 20__.

HARRISVILLE CITY MAYOR
ATTEST

MEMORANDUM



CONSULTING ENGINEERS

TO: Harrisville City Planning Commission

FROM: Matthew Robertson, P.E.
City Engineer

RE: **CALIBER COLLISION AT 566 N. WALL AVE.
Site Plan Review**

Date: April 7, 2020

The Site is located at approximately 566 North Wall Avenue in between Wall Avenue and North Harrisville Road (Hwy 89). The Developer is proposing to combine 5 parcels into a 2-lot commercial subdivision. They have also submitted a site plans to develop Lot 1 of the subdivision. We have completed a review of the site plan and have the following comments:

1. Obtain approval and necessary permits from UDOT for all work within the right-of-way on Wall Avenue. This would include the new sidewalk, curb and gutter, site entrance, etc.
2. Obtain final approval of the culinary water plans from Bona Vista Water District.
3. Obtain approval from the North View Fire District.
4. A portion of the site is within a 100-yr floodplain and is designated as Zone A on the FEMA Flood Insurance Rate Map (FIRM). This flood plain is due to an open ditch that used to run across the property; this ditch has been piped but the FIRM has not been revised. The Developer is submitting a Letter of Map Revision (LOMR) to FEMA and must obtain approval of the LOMR to be able to build in the floodplain.
5. Make revisions to the subdivision plat as noted by our office and submit the plat to the Weber County Surveyor for review. Revisions include updating bearings, including addresses, and revising text as noted.
6. Submit a geotechnical study for the site.
7. Show the disconnection and removal of the existing sewer laterals to the homes that are being demolished.
8. Revise parking stall configuration as needed. The stalls next to the detention basin aren't accessible due to the adjacent stalls.
9. A manhole is required at any bends on the storm drain or sanitary sewer pipe alignments.
10. Tie-in the 12" line from the detention area to a manhole.
11. Include a detail for the detention basin outlet structure in the plans. This structure should show the orifice size and configuration and have an overflow at the high water mark.
12. Ensure that the drainage box identified as ST36 on the plans has a solid manhole lid so that it is clear that it is not a low spot and will not allow surface runoff to enter the box.
13. Include rim elevation for sanitary sewer manholes.
14. Update the landscaping plan to avoid placing large trees or shrubs over storm drain pipes and structures.
15. An escrow agreement for the City-owned improvements will need to be setup with the City. This would include the work on the storm drain and sanitary sewer lines.

CALIBER COLLISION

566 N. WALL AVE.
HARRISVILLE, UT 84404
WEBER COUNTY

The map shows a network of roads. N. Wall Ave runs vertically. North St runs horizontally, intersecting N. Wall Ave. N. Harrisville Rd runs diagonally from the top-left to the bottom-right, intersecting N. Wall Ave and North St. Larsen Ln runs diagonally from the top-left to the top-right, intersecting N. Wall Ave. 700 N runs horizontally, intersecting N. Wall Ave. N. 400 E St. runs vertically on the right side of the map. A shaded rectangular area labeled 'SITE' is located on N. Wall Ave, just north of North St. A north arrow is located in the bottom-left corner of the map.

SHEET NO.

C-001



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

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

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CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

STRUCTURAL ENGINEERING

CIVIL ENGINEERING

LAND PLANNING

LAND SURVEYING

NOTES, NARRATIVE & CERTIFICATE

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH RANGE 1 WEST, S.L.B.&M.,
HARRISVILLE CITY, WEBER COUNTY, UTAH

PARCEL 1: 11-038-0018

PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2037.42 FEET NORTH AND 302.27 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; SAID POINT BEING ON THE EAST LINE OF WALL AVENUE AT THE EXTENSION OF A FENCELINE MARKING THE SOUTH BOUNDARY OF THIS PARCEL; AND RUNNING THENCE NORTH 98 FEET; THENCE NORTH 87° EAST 187.26 FEET, MORE OR LESS, TO THE WEST LINE OF SAWYER PROPERTY; THENCE SOUTH 106.85 FEET ALONG SAID WEST LINE, MORE OR LESS, TO A FENCELINE; THENCE WEST 186 FEET, MORE OR LESS, ALONG SAID FENCELINE TO THE POINT OF BEGINNING.

PARCEL 2: 11-038-0028

BEGINNING AT A POINT 49.50 FEET WESTERLY AND PERPENDICULARLY FROM THE MONUMENT LINE OF HARRISVILLE ROAD ON THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SAID STREET; SAID POINT BEING SOUTH 00°01'25" EAST ALONG THE SECTION LINE 538.10 FEET AND EAST 136.31 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 65°03'00" WEST 275.0 FEET TO THE EASTERLY BOUNDARY LINE OF INCOME PROPERTY INVESTMENTS PROPERTY, AS RECORDED IN ENTRY 2009352; THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 00°54'00" EAST 45.59 FEET TO THE NORTHEAST CORNER OF SAID INCOME PROPERTY INVESTMENTS PROPERTY; THENCE WEST 2.04 FEET TO THE EASTERLY BOUNDARY LINE OF INCOME PROPERTY INVESTMENTS PROPERTY AS RECORDED IN ENTRY 2024089; THENCE NORTH ALONG SAID OWNER'S EAST BOUNDARY LINE 111.34 FEET TO THE NORTH BOUNDARY LINE OF INCOME PROPERTY INVESTMENTS PROPERTY AS RECORDED IN ENTRY 1775174 IN 2144, PAGE 1950; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 87°30'00" EAST 227.28 FEET TO THE EASTERLY BOUNDARY LINE OF HARRISVILLE ROAD; THENCE SOUTH 24°57'00" EAST 56.05 FEET TO THE POINT OF BEGINNING.

PARCEL 3: 11-038-0031

BEGINNING AT A POINT SOUTH 00°01'25" EAST ALONG THE SECTION LINE 538.10 FEET AND EAST 136.31 FEET AND SOUTH 65°03'00" WEST 190.43 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 24°56'59" EAST 203.03 FEET; THENCE WEST 164.70 FEET TO THE SOUTHEAST CORNER OF INCOME PROPERTY INVESTMENTS PROPERTY (PARCEL), AS RECORDED IN ENTRY 2009352; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL WEST 186.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL NORTH 00°54'00" EAST 194.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL EAST 186.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL SOUTH 00°54'00" WEST 45.59 FEET; THENCE NORTH 65°03'00" EAST 84.62 FEET TO THE POINT OF BEGINNING.

PARCEL 4: 11-039-0018

PART OF BLOCK 3, CROPSEY'S 3RD ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 187.82 FEET SOUTH 0°54' WEST OF THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 3; RUNNING THENCE SOUTH 0°58' WEST 108 FEET; THENCE NORTH 87°32' EAST 197.5 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS NORTHEASTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HARRISVILLE ROAD; SAID POINT BEING NORTH 00°01'25" WEST ALONG THE SECTION LINE 2360.87 FEET AND NORTH 89°59'37" EAST 18.69 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 24°57'00" EAST ALONG SAID HARRISVILLE ROAD RIGHT OF WAY LINE 108.08 FEET; THENCE NORTH 89°59'37" WEST 329.78 FEET TO THE EASTERN RIGHT OF WAY LINE OF WALL AVENUE; THENCE NORTH 00°58'00" EAST ALONG SAID WALL AVENUE RIGHT OF WAY LINE 98.00 FEET; THENCE SOUTH 89°59'37" EAST 282.53 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 11-039-0023

PART OF BLOCK 3, CROPSEY'S THIRD ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 285.82 FEET SOUTH 0°54' WEST AND 197.5 FEET NORTH 87°32' EAST OF THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 3; AND RUNNING THENCE NORTH 87°32' EAST 182.5 FEET TO THE WEST LINE OF HARRISVILLE ROAD; THENCE NORTH 24°57' WEST 137 FEET; THENCE SOUTHWESTERLY TO A POINT 192 FEET NORTHEASTERLY FROM THE EAST LINE OF WALL AVENUE; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

LESS AND EXCEPT: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HARRISVILLE ROAD; SAID POINT BEING NORTH 00°01'25" WEST ALONG THE SECTION LINE 2360.87 FEET AND NORTH 89°59'37" EAST 18.69 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 24°57'00" EAST ALONG SAID HARRISVILLE ROAD RIGHT OF WAY LINE 108.08 FEET; THENCE NORTH 89°59'37" WEST 329.78 FEET TO THE EASTERN RIGHT OF WAY LINE OF WALL AVENUE; THENCE NORTH 00°58'00" EAST ALONG SAID WALL AVENUE RIGHT OF WAY LINE 98.00 FEET; THENCE SOUTH 89°59'37" EAST 282.53 FEET TO THE POINT OF BEGINNING.

NARRATIVE

ALTA Commitment for Title Insurance Issued by Stewart Title of Utah, Inc., File No. 606095, effective as of November 13, 2019, at 8:00 AM

2. SCHEDULE B, PART II - EXCEPTIONS

[10' UTILITY EASEMENT AS SHOWN ON SHEET 1]

#15 EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED APRIL 6, 2006, AS ENTRY NO. 2171627, OF COUNTY RECORDS.

[10' UTILITY EASEMENT AS SHOWN ON SHEET 1]

#16 EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 10, 2008, AS ENTRY NO. 2314944, OF COUNTY RECORDS.

FIRST AMENDED AND RESTATED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED MARCH 12, 2008, AS ENTRY NO. 2327509, OF COUNTY RECORDS.

[AS SHOWN ON SHEET 1, ALL PARCELS LABELED AS "EX-16" ARE SUBJECT TO AND TOGETHER WITH THE EASEMENTS COVENANTS, AND RESTRICTIONS OUTLINED IN ENTRY #2327509]

#17 GRANT OF EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED SEPTEMBER 19, 2001, AS ENTRY NO. 1796234, IN BOOK 2168, AT PAGE 1708 OF COUNTY RECORDS.

[SHOWN ON SHEET 1]

#18 RIGHT OF WAY AND EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 30, 2006, AS ENTRY NO. 2218177, OF COUNTY RECORDS.

[NOT PLOTTABLE]

#19 RIGHT OF WAY EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED AUGUST 30, 2007, AS ENTRY NO. 2288690 OF COUNTY RECORDS.

[NOT PLOTTABLE]

NARRATIVE CONTINUED

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/NSPS LAND TITLE SURVEY.

2. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°58'00" EAST 2710.39 FEET BETWEEN THE STREET MONUMENTS IN WALL AVENUE LOCATED AT NORTH STREET AND 2ND STREET.

3. THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATING, OR CONSTRUCTION IS INTENDED.

4. THE BOUNDARIES WERE RETRACED BASED UPON THE FOLLOWING:

5. INFORMATION USED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE TITLE REPORT NOTED ABOVE, DEED DESCRIPTIONS, SUBDIVISION PLATS, ALONG WITH DATA FROM THE WEBER COUNTY SURVEYOR'S OFFICE.

6. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.

7. NO ANALYSIS OF JUNIOR, SENIOR OR RIPARIAN RIGHTS, ADVERSE POSSESSION, UNWRITTEN, OR MINERAL OR WATER RIGHTS HAVE BEEN MADE IN CONNECTION WITH THIS SURVEY.

8. ALL PROPERTY MARKERS WERE EITHER FOUND OR SET.

9. BASED UPON THE FEMA FIRM MAP NUMBER 49057C0213E EFFECTIVE DECEMBER 16, 2005, A PORTION OF THE PROPERTY LIES WITH FLOOD ZONE A, MEANING THERE MAY BE AREAS OF THE PROPERTY THAT LIE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE REGION OUTLINED ON THE FIRM MAP HAS BEEN TRACED ON SHEET 1 OF THE SURVEY

10. THE PROPERTY ABUTS HARRISVILLE ROAD AND WALL AVENUE.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE OF UTAH, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 10, 11(A), 11(B), 13, 14, 15, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____.

DATE OF PLAT OR MAP: _____

STEPHEN J. FACKRELL, PLS
LICENSE NO.: 191517

BY

DATE

REVISION

SURVEYED BY
GG/SB

DESIGNED BY

DRAWN BY

APPROVED BY

1-2020

01/07/2020

SPB

CALL BLUESTAKES

1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET

2

OF 2

Engineering & Land Surveying, Inc.

Layton • West Bountiful • Mount Pleasant • St. George

327 West Gordon Ave #3
Layton, UT 84041

Phone: (801) 773-0110
Fax: (801) 773-1925

HARRISVILLE PROPERTY

ALTA/NSPS SURVEY NOTES & CERTIFICATE

FOR: FARMAN SHIR

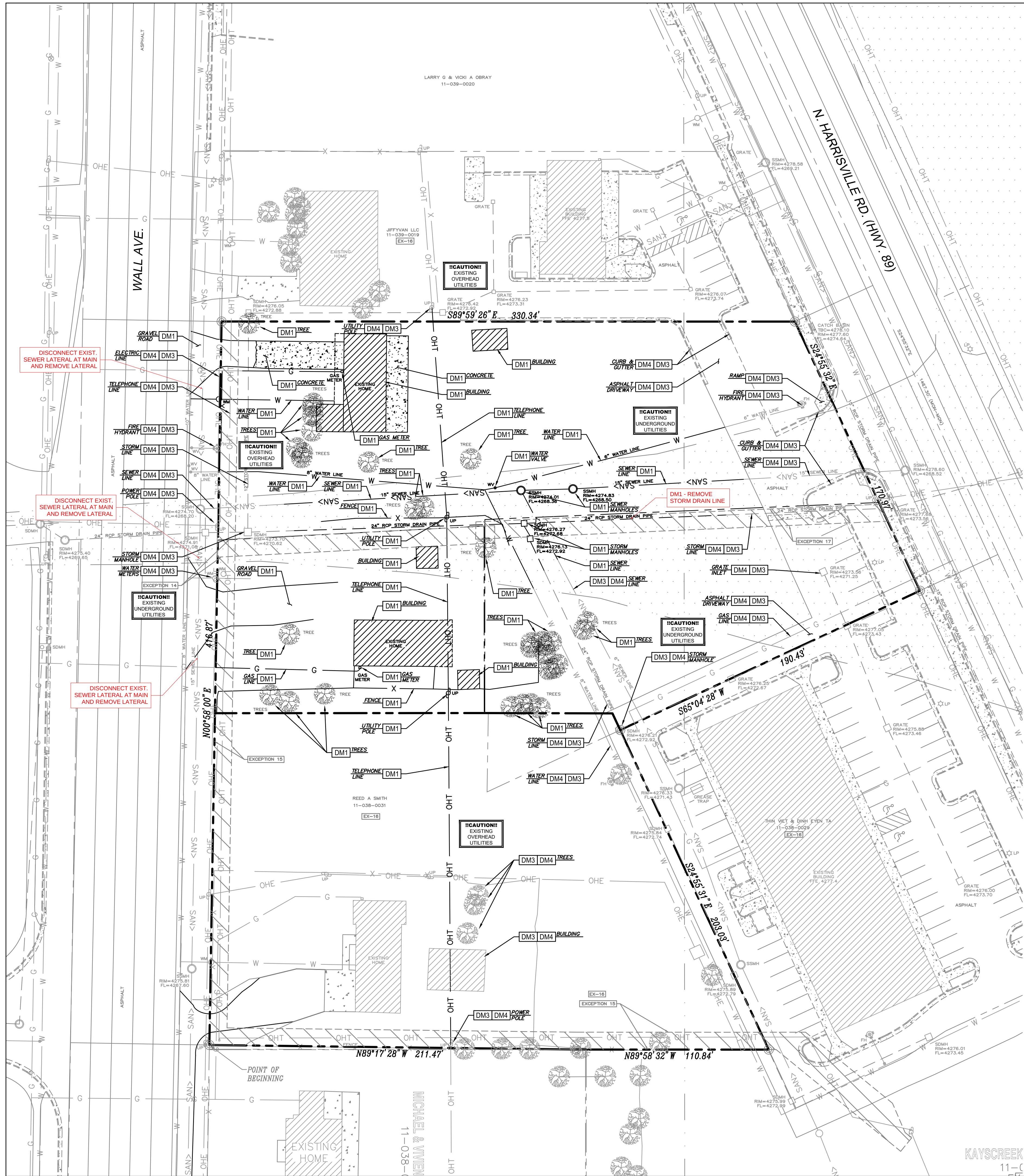
566 NORTH WALL AVE.

HARRISVILLE, UTAH

PROJECT #19-065

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

—P:\2019 Projects\19-065\dwg\19-065 ALTA.DWG 1/7/2020 3:18:32 PM—



EXISTING LEGEND

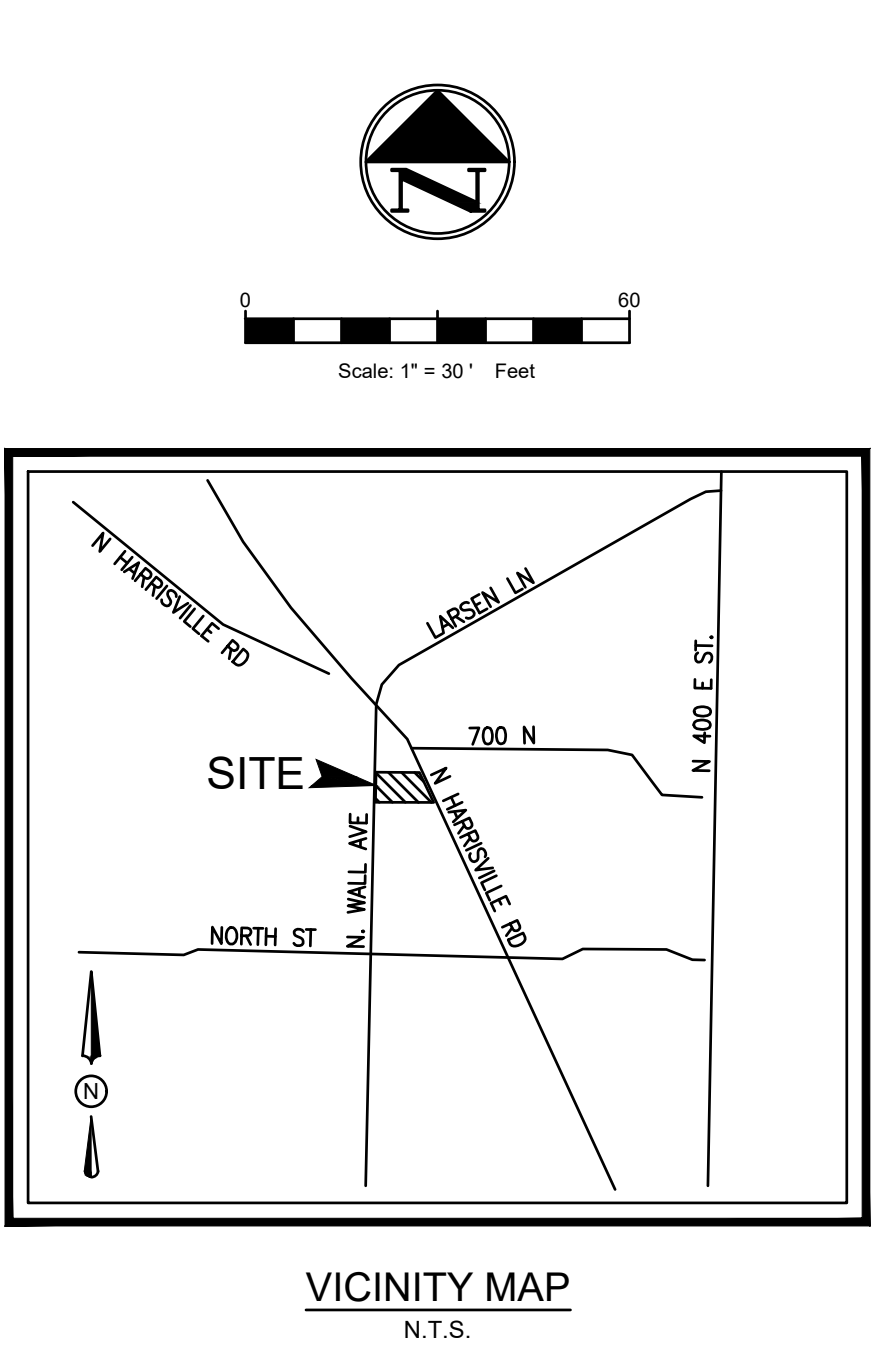
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○ 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	● 60-D NAIL FOUND	● PK NAIL SET	● 1/2" IP FOUND	● X-FOUND	● X-SET	● 1" IR FOUND	● 1" IP FOUND	● POINT FOR CORNER	■ CON. MONUMENT	■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX	■ BRICK COLUMN	■ STONE COLUMN	● STORM DRAIN MH	● SAN. SEW. CO.	● BOLLARD POST	● LIGHT POLE	● SAN. SEW. MH
○ 1/2" IR FOUND	○ 1/2" IR SET	○ 5/8" IR FOUND	○ 3/8" IR FOUND	● 60-D NAIL FOUND	● PK NAIL SET	● 1/2" IP FOUND	● X-FOUND	● X-SET	● 1" IR FOUND	● 1" IP FOUND	● POINT FOR CORNER	■ CON. MONUMENT	■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX	■ BRICK COLUMN	■ STONE COLUMN	● STORM DRAIN MH	● SAN. SEW. CO.	● BOLLARD POST	● LIGHT POLE	● SAN. SEW. MH

DEMOLITION LEGEND

SAWCUT LINE	CONCRETE TO BE REMOVED	BUILDINGS TO BE REMOVED	TREES TO BE REMOVED
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DEMOLITION KEY NOTES

DM1 EXISTING TO BE REMOVED
DM3 PROTECT IN-PLACE
DM4 EXISTING TO REMAIN



- DEMOLITION GENERAL NOTES**
1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
 3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
 6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
 9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
 11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
 12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
 14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
 15. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
 16. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
 17. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.

CROSS
development

DESIGNED BY: 1333 W. McDermott Dr.
DRAWN BY: Suite 150
CHECKED BY: Allen, TX 75013
SUBMITTED BY: Firm # 21415

DATE: 3-3-20

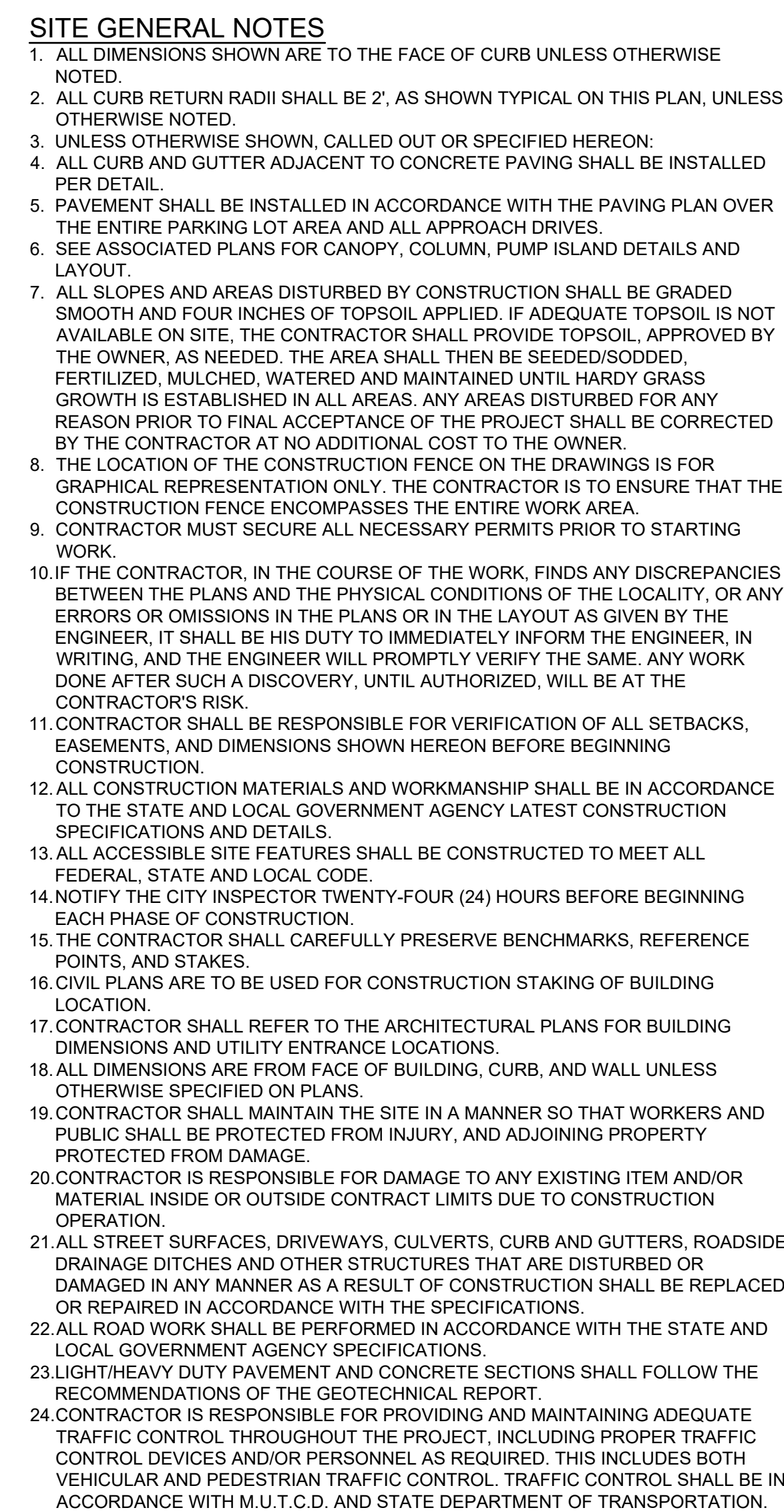
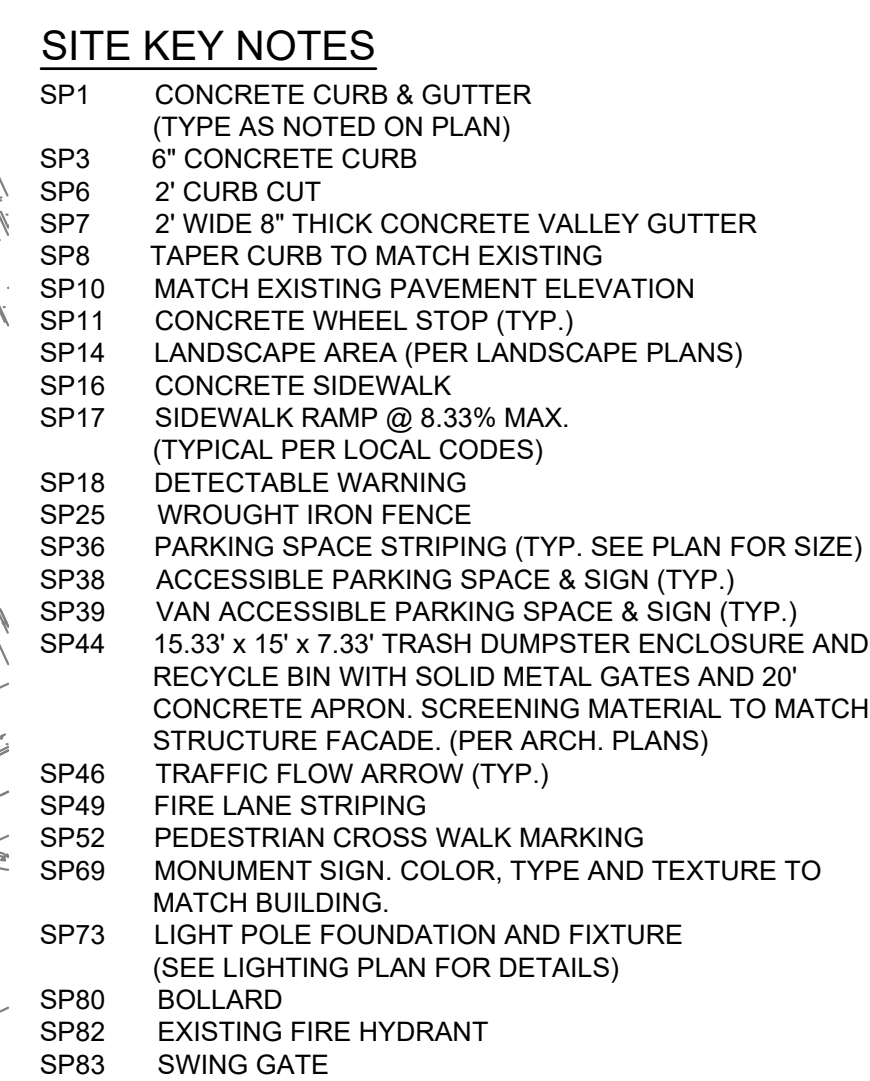
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DEMOLITION PLAN

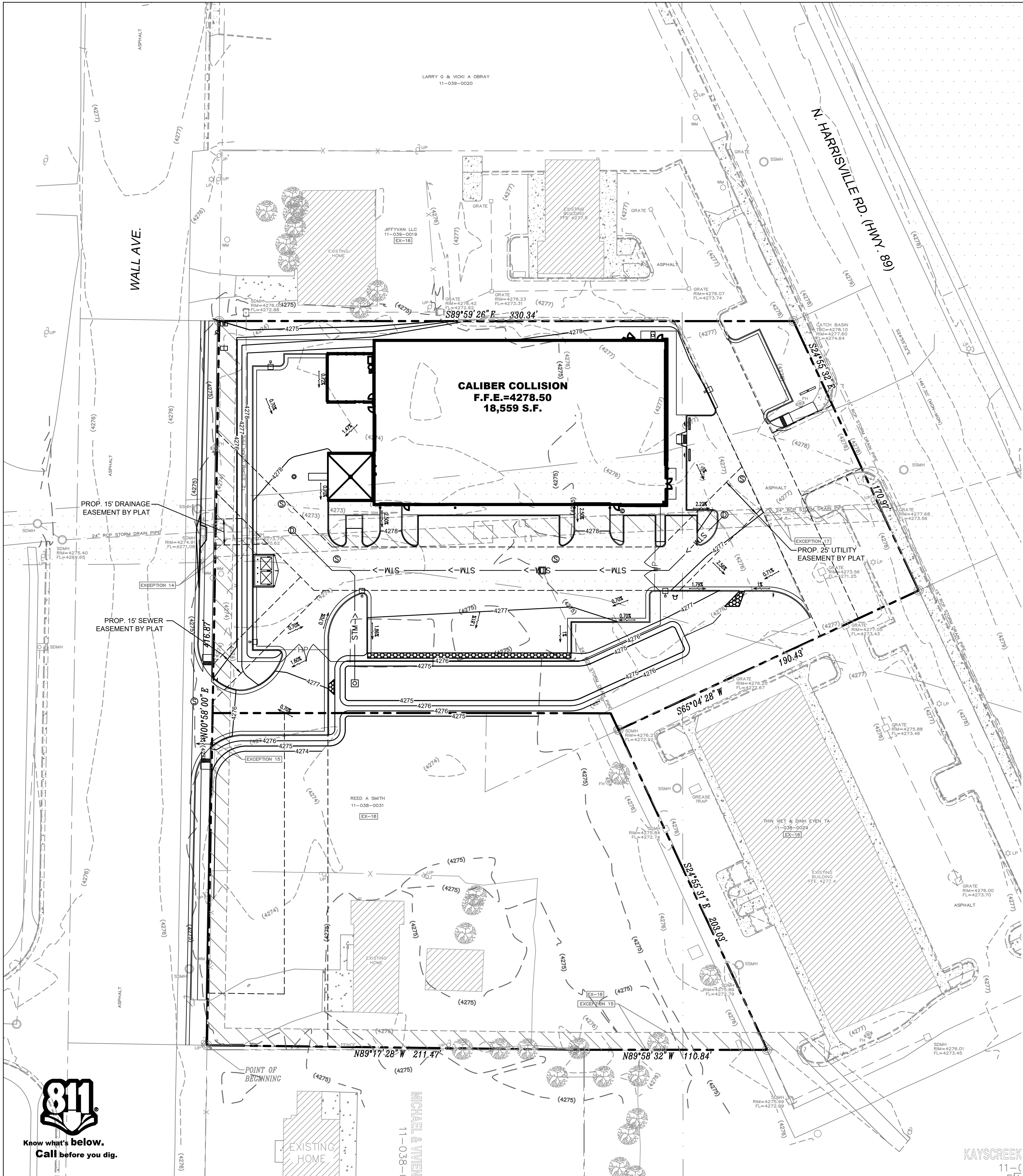
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FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES.

SHEET NO.
C-101





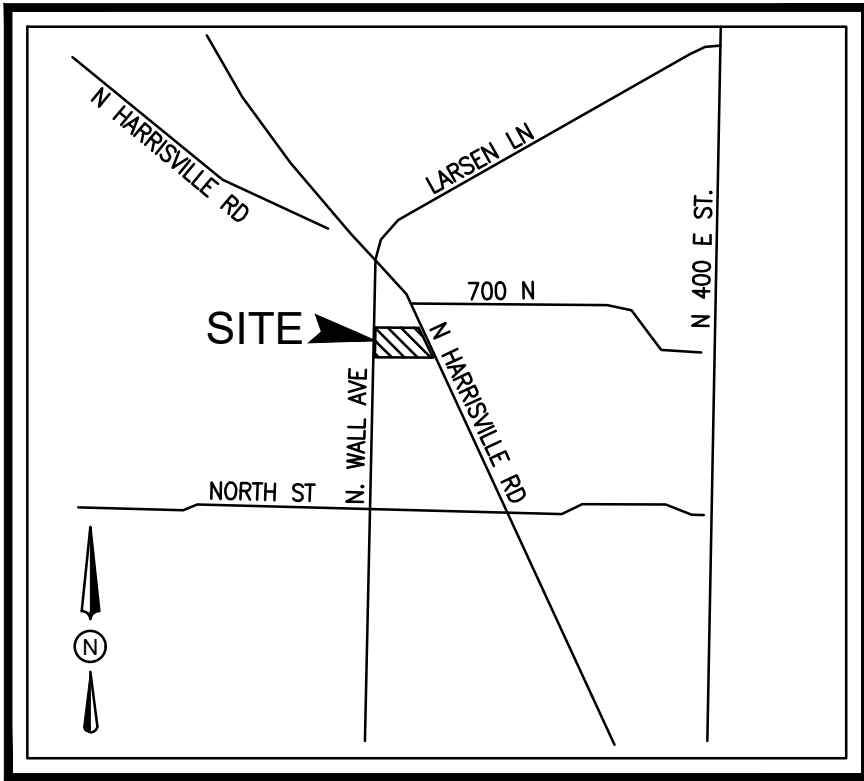
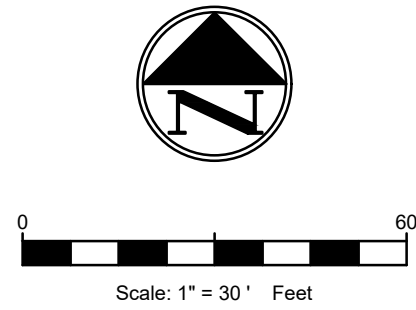
CROSS development	
DESIGNED BY: DRAWN BY: CHECKED BY: SUBMITTED BY: DATE: 3-3-20	
1333 W. McDermott Dr. Suite 150 Allen, TX 75013 Firm # 21415 DATE: 3-3-20	
SD SITE DESIGN COLLABORATIVE JOB NO.: 20192008.0 DATE: 3-3-20	
CALIBER COLLISION 566 N. WALL AVE. HARRISVILLE, UT 84404 DATE: 3-3-20	
PRELIMINARY FOR INTERIM REVIEW ONLY NOT FOR PERMITTING, CONSTRUCTION OR BIDDING PURPOSES. DATE: 3-3-20	
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DESIGNED BY: DRAWN BY: CHECKED BY: SUBMITTED BY: DATE: 3-3-20	
1333 W. McDermott Dr. Suite 150 Allen, TX 75013 Firm # 21415 DATE: 3-3-20	
SD SITE DESIGN COLLABORATIVE JOB NO.: 20192008.0 DATE: 3-3-20	
CALIBER COLLISION 566 N. WALL AVE. HARRISVILLE, UT 84404 DATE: 3-3-20	
PRELIMINARY FOR INTERIM REVIEW ONLY NOT FOR PERMITTING, CONSTRUCTION OR BIDDING PURPOSES. DATE: 3-3-20	
SHEET NO. C-201 DATE: 3-3-20	



EXISTING LEGEND		
● 1/2" IR FOUND	◇ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⋈ WATER VALVE	▩ CONCRETE
● 5/8" IR FOUND	⋈ FIRE HYDRANT	▩ GRAVEL
● 3/8" IR FOUND	◇ IR VALVE	▩ BRICK
● 60-D NAIL FOUND	◇ UTILITY POLE	▩ STONE
● PK NAIL SET	◇ WATER METER	▩ WOOD DECK
● 1/2" IP FOUND	◇ GAS METER	▩ BUILDING WALL
● X-FOUND	◇ A.C. PAD	▩ TILE
● X-SET	◇ TRANS. BOX	---
● 1" IR FOUND	◇ GAS MARKER	---
● 1" IP FOUND	◇ OVERHEAD UTILITY LINE	---
○ POINT FOR CORNER	◇ GUY WIRE ANCHOR	---
■ CON. MONUMENT	◇ BARBED WIRE FENCE	---
● 3/4" IP FOUND	◇ IRON FENCE	---
▣ TELE. BOX	◇ CHAINLINK FENCE	---
▣ CABLE BOX	◇ WOOD FENCE	---
⊗ ELECTRIC BOX	◇ PIPE RAIL FENCE	---
▣ BRICK COLUMN	◇ COVERED AREA	---
▣ STONE COLUMN	◇ ASPHALT	---
◇ STORM DRAIN M.H.	◇ FIRE LANE STRIPE	---
◇ SAN. SEW. CO.	◇ BRICK RET. WALL	---
◇ BOLLARD POST	◇ STONE RET. WALL	---
◇ LIGHT POLE	◇ CON. RET. WALL	---
◇ SAN. SEW. M.H.		---

GRADING LEGEND	
EXISTING ELEVATION	464.00 EX
EXISTING MINOR CONTOURS	---
EXISTING MAJOR CONTOURS	---
MINOR CONTOURS	---
MAJOR CONTOURS	---
SWALE	---
HIGH POINT	HP
STORM PIPE	STM
RIP RAP	---
FINISH FLOOR ELEVATION	---
TOP OF CURB ELEVATION	---
GUTTER ELEVATION	---
SIDEWALK ELEVATION	---
TOP OF PAVEMENT	---
GROUND ELEVATION	---
DRAINAGE FLOW DIRECTION	---
JUNCTION BOX	---
DETENTION BASIN OUTFALL STRUCTURE	---
STORM MANHOLE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
SAND/OIL INTERCEPTOR	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
LIGHT POLE	---
POWER POLE	---

BENCHMARK
NGS BENCHMARK G 402, TOP OF STEEL ROD IN RANGE BOX. ELEVATION: 4971.98 NAVD 88 DATUM.
REFERENCED TO CITY OF LOVELAND BENCHMARK NO. 95 05, A DISK ON THE SOUTH END OF THE EAST HEADWALL AT THE BRIDGE ON DENVER AVE. 500' NORTH OF THE HIGHWAY 34 INTERSECTION. ELEVATION: 4950.51 NAVD 88 DATUM (4947.44 LOVELAND DATUM).



- GRADING GENERAL NOTES**
1. ALL STORM SEWER STRUCTURES PLACED IN A PAVED AREA SHALL BE FLUSH WITH FINISH GRADE AND SHALL HAVE A TRAFFIC BEARING FRAME AND LID. ALL STORM SEWER STRUCTURES PLACED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
 3. PIPE LENGTHS SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY, BASED UPON FIELD CONDITIONS, EXACT LENGTHS OF PIPES NECESSARY FOR CONNECTIONS.
 4. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
 5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 6. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
 8. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
 9. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
 10. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
 11. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 12. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
 13. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
 14. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1.
 15. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
 16. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 92% IN THE OTHER AREAS.
 17. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADES FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
 18. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
 19. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
 20. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
 21. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
 22. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
 23. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
 24. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A. AND LOCAL REGULATIONS.
 25. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
 26. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
 27. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL ON ALL SLOPES GREATER THAN 3H:1V.
 28. DRAINAGE STRUCTURES SHALL BE MAINTAINED BY PROPERTY OWNERS.
 29. CONTRACTOR SHALL ADHERE TO ALL PROPOSED GRADES. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE.
 30. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.



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11-038

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DATE

MARK

DESCRIPTION

DESIGNED BY:
1333 W. McDermott Dr.
Suite 150
Allen, TX 75013
Firm # 21415

DRAWN BY:
Suite 150

CHECKED BY:
Allen, TX 75013

SUBMITTED BY:
Firm # 21415

DATE: 3-3-20

JOB NO.: 20192008-0

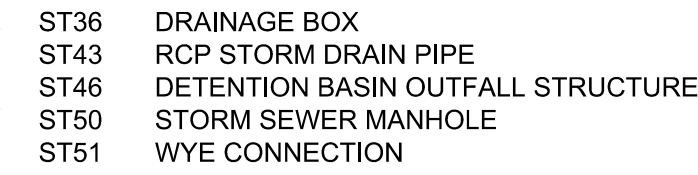
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SITE DESIGN COLLABORATIVE

CALIBER COLLISION
566 N. WALL AVE.
HARRISVILLE, UT 84404

GRADING PLAN

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SHEET NO.
C-301



1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS, SIZES AND FLOW LINES FOR ALL STORM SEWER SYSTEMS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS PRIOR TO CONNECTING PROPOSED STORM SEWER PIPES.
3. TWO WEEKS PRIOR TO CONNECTING TO EXISTING STORM DRAIN LINES, THE CONTRACTOR SHOULD INSPECT THE EXISTING LINE AND CONTACT THE STORMWATER DEPARTMENT IF THERE IS A NEED TO BE CANCELED.
4. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN TWO WEEKS PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

[illegible]

1333 W. McDermott Dr. Suite 150 Allen, TX 75013 Firm # 21415	DESIGNED BY:
	DRAWN BY:
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JOB NO.: 20192008.0

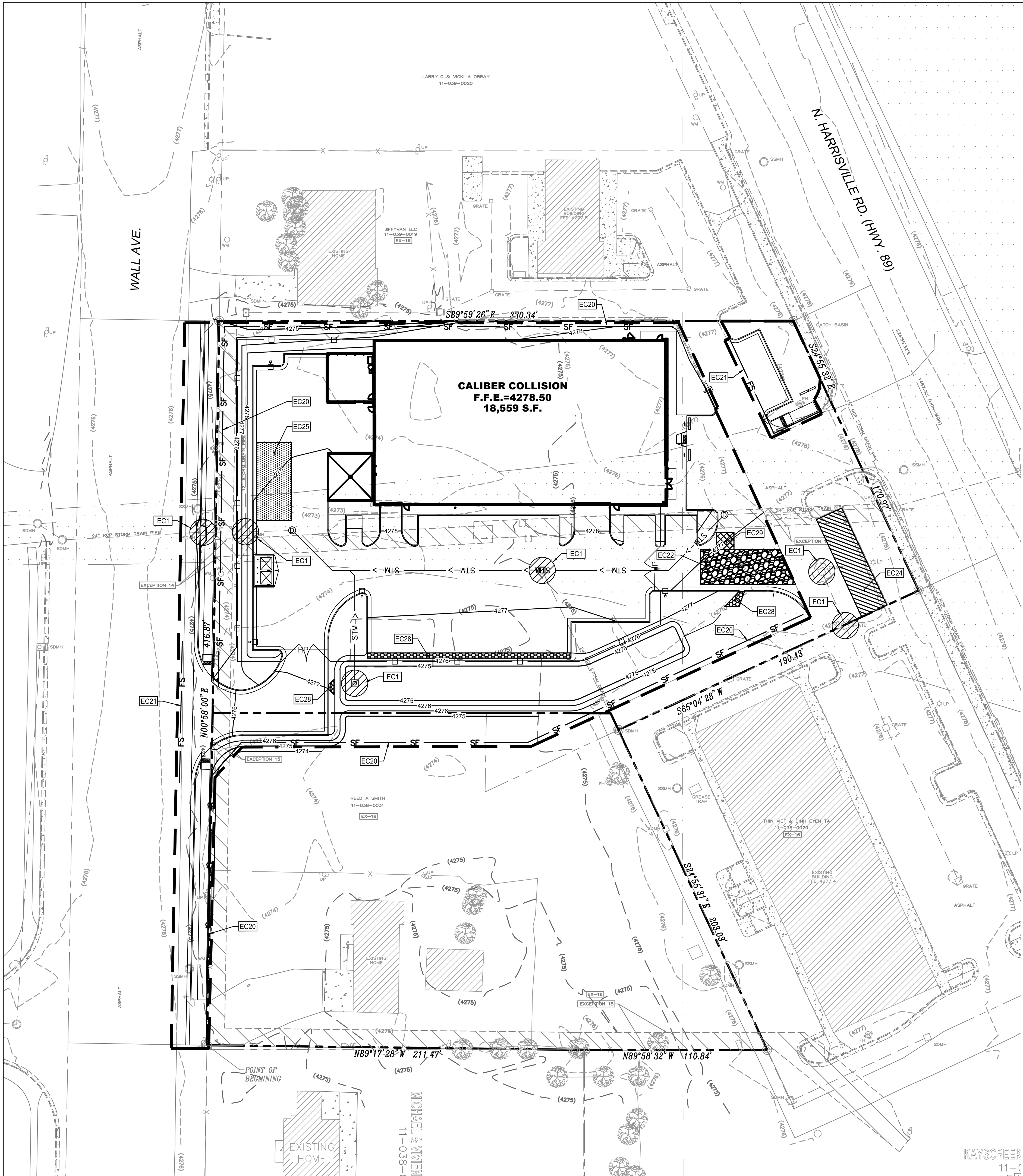
CALIBER COLLISION
566 N. WALL AVE.
HARRISVILLE, UT 84404
STORM WATER PL

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SHEET NO.

C-303





EXISTING LEGEND

● 1/2" IR FOUND	○ 1/2" IR SET	● 5/8" IR FOUND	● 3/8" IR FOUND	● 60-D NAIL FOUND	● PK NAIL SET	● 1/2" IP FOUND	● X-FOUND	● X-SET	● 1" IR FOUND	● 1" IP FOUND	○ POINT FOR CORNER	■ CON. MONUMENT	■ 3/4" IP FOUND	■ TELE. BOX	■ CABLE BOX	■ ELECTRIC BOX	■ BRICK COLUMN	■ STONE COLUMN	■ STORM DRAIN M.H.	■ SAN. SEW. CO.	■ BOLLARD POST	■ LIGHT POLE	■ SAN. SEW. M.H.													
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT	○ IR. VALVE	○ UTILITY POLE	○ WATER METER	○ GAS METER	○ A.C. PAD	○ TRANS. BOX	○ GAS MARKER	○ OHU - OVERHEAD UTILITY LINE	○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ IRON FENCE	○ CHAINLINK FENCE	○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA	○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL	○ STONE RET. WALL	○ CON. RET. WALL	○ NO PARKING	○ CONCRETE	○ GRAVEL	○ BRICK	○ STONE	○ WOOD DECK	○ BUILDING WALL	○ TILE	○ BUILDING LINE	○ EASEMENT	○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE	○ HANDICAP SPACE

EROSION CONTROL LEGEND

TEMPORARY CONSTRUCTION ENTRANCE	TEMPORARY CONCRETE WASHOUT AREA	RIP RAP	TEMPORARY SILT FENCE	TEMPORARY FILTER BARRIER	HIGH POINT	LIMITS OF DISTURBANCE	TEMPORARY INLET PROTECTION
TEMPORARY CONSTRUCTION ENTRANCE	TEMPORARY CONCRETE WASHOUT AREA	RIP RAP	TEMPORARY SILT FENCE	TEMPORARY FILTER BARRIER	HIGH POINT	LIMITS OF DISTURBANCE	TEMPORARY INLET PROTECTION

EROSION & SEDIMENT CONTROLS

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. FILTER TUBES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM TUBES WHEN IT REACHES 1/3 OF ITS EXPOSED HEIGHT. SEE DETAILS.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

SEQUENCE OF CONSTRUCTION

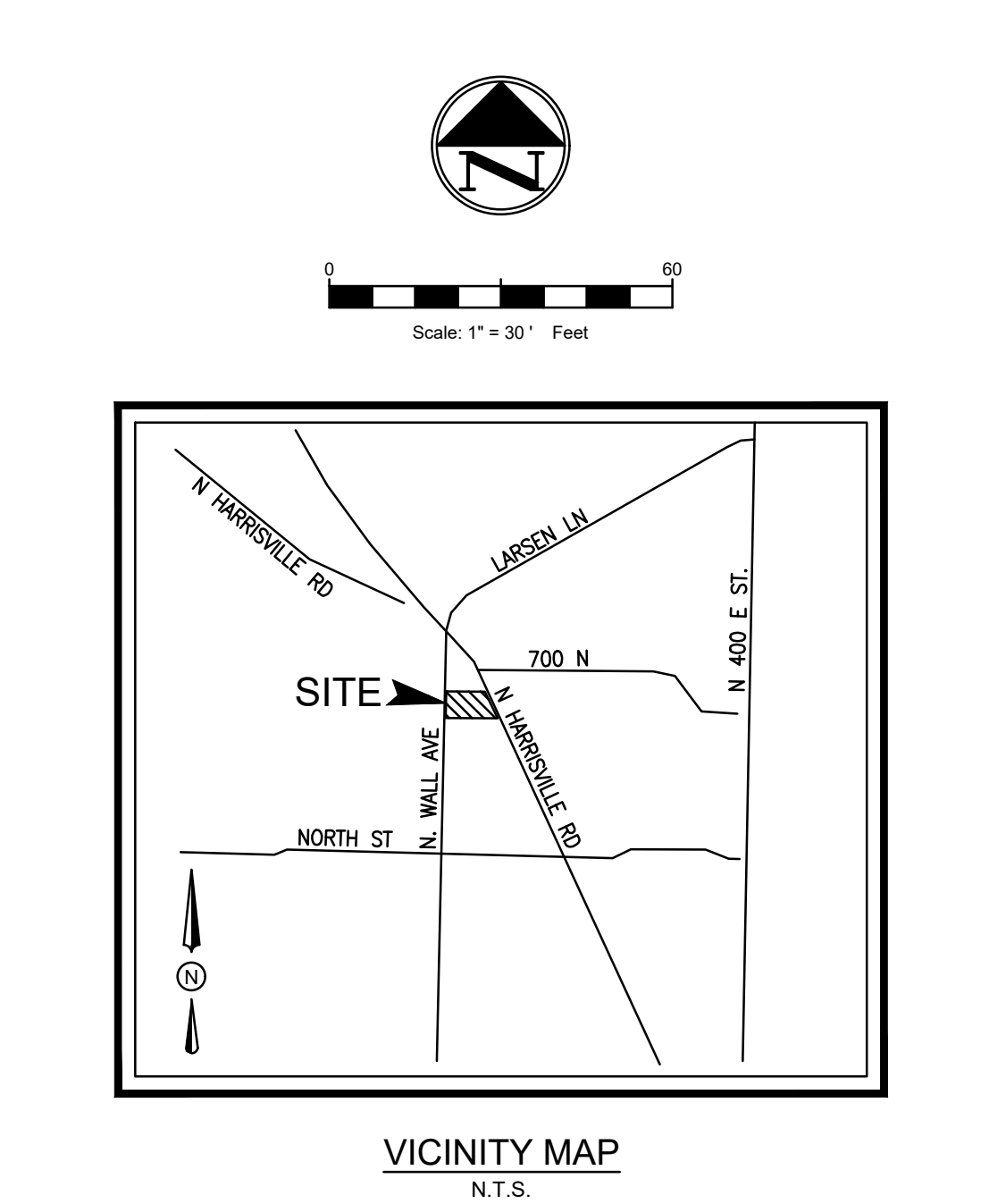
PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.
6. CLEAR AND GRUB THE SITE.
7. BEGIN GRADING THE SITE.

PHASE II

8. START CONSTRUCTION OF BUILDING PAD, STRUCTURES, AND OFF-SITE IMPROVEMENTS.
9. TEMPORARILY SEED DENUDDED AREAS.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
11. INSTALL INLET/FLUME PROTECTION DEVICES.
12. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
13. PREPARE SITE FOR PAVING.
14. PAVE SITE.
15. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
16. REMOVE EROSION AND TEMPORARY SEDIMENT CONTROL DEVICES AFTER FINAL STABILIZATION IS ACHIEVED.

TOTAL SITE AREA: 1.85 ACRES
TOTAL DISTURBED ON-SITE AND OFF-SITE AREA: 1.83 ACRES



- EROSION CONTROL GENERAL NOTES**
1. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES# TXR-150000) AND BECOME FAMILIAR WITH THEIR CONTENTS.
 2. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 3. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
 4. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
 5. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
 6. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
 7. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
 8. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
 9. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
 10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
 11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 12. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
 13. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
 14. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
 15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
 16. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
 17. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
 18. FINAL INSPECTIONS WILL NOT BE CONDUCTED UNTIL A FINAL AS-BUILT HAS BEEN SUBMITTED TO THE CITY.
 19. PROHIBIT ALL FENCES AND STRUCTURES WHICH WOULD INTERFERE WITH ACCESS TO THE EASEMENT AREAS AND/OR MAINTENANCE FUNCTION OF THE DRAINAGE SYSTEM.

EROSION CONTROL KEY NOTES

EC1	BLOCK AND AGGREGATE INLET SEDIMENT FILTER
EC20	SEDIMENTATION / SILT FENCE
EC21	FILTER SOCK
EC22	CONSTRUCTION ENTRANCE
EC24	TEMPORARY PARKING AND STORAGE
EC25	SOIL STOCKPILING
EC28	RIP RAP
EC29	CONCRETE WASHOUT AREA

811
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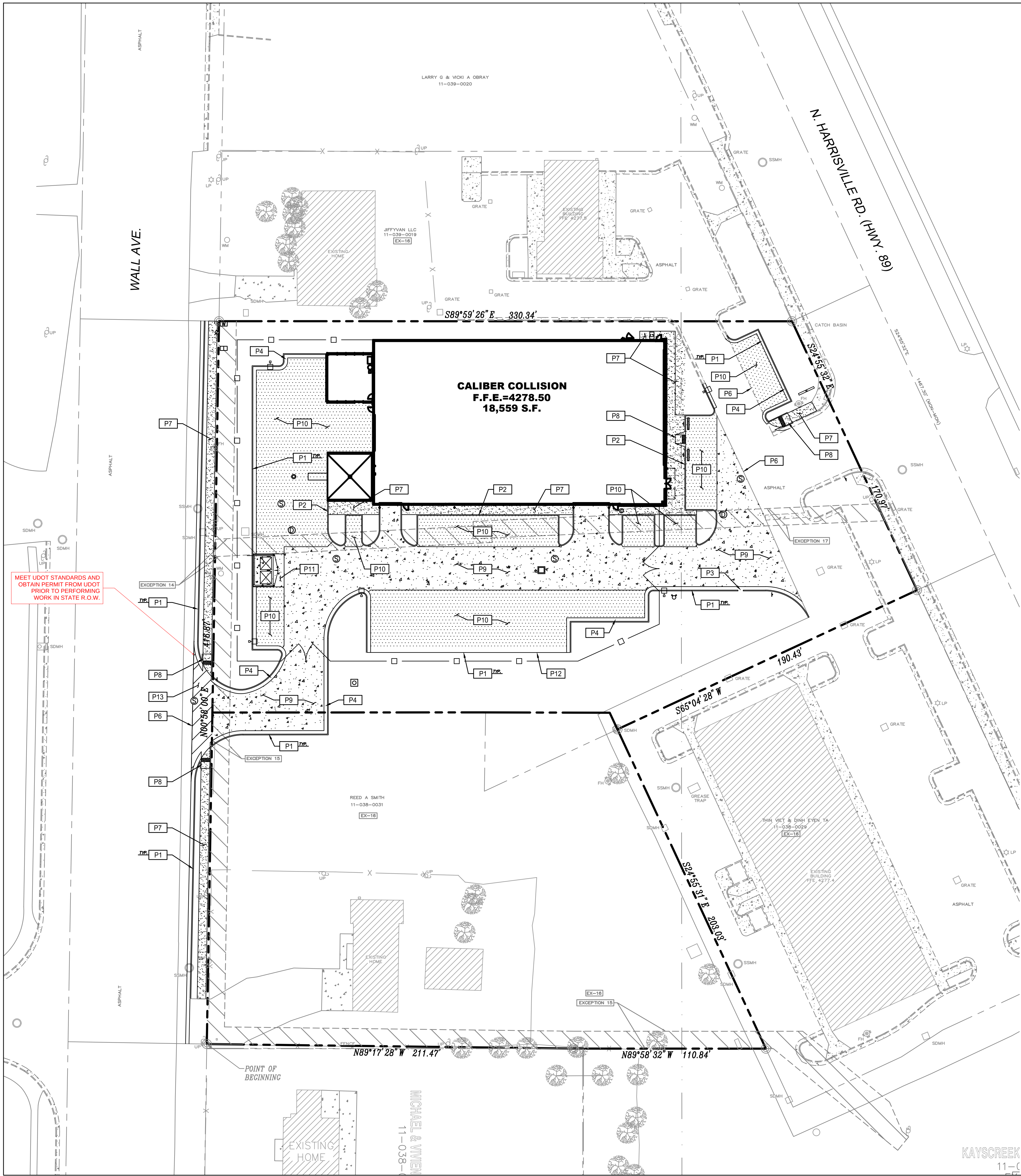
DESIGNED BY: 1333 W. McDermott Dr.
DRAWN BY: Suite 150
CHECKED BY: Allen, TX 75013
SUBMITTED BY: Firm # 21415
DATE: 3-3-20

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SITE DESIGN COLLABORATIVE
JOB NO.: 20192008.0

EROSION CONTROL PLAN

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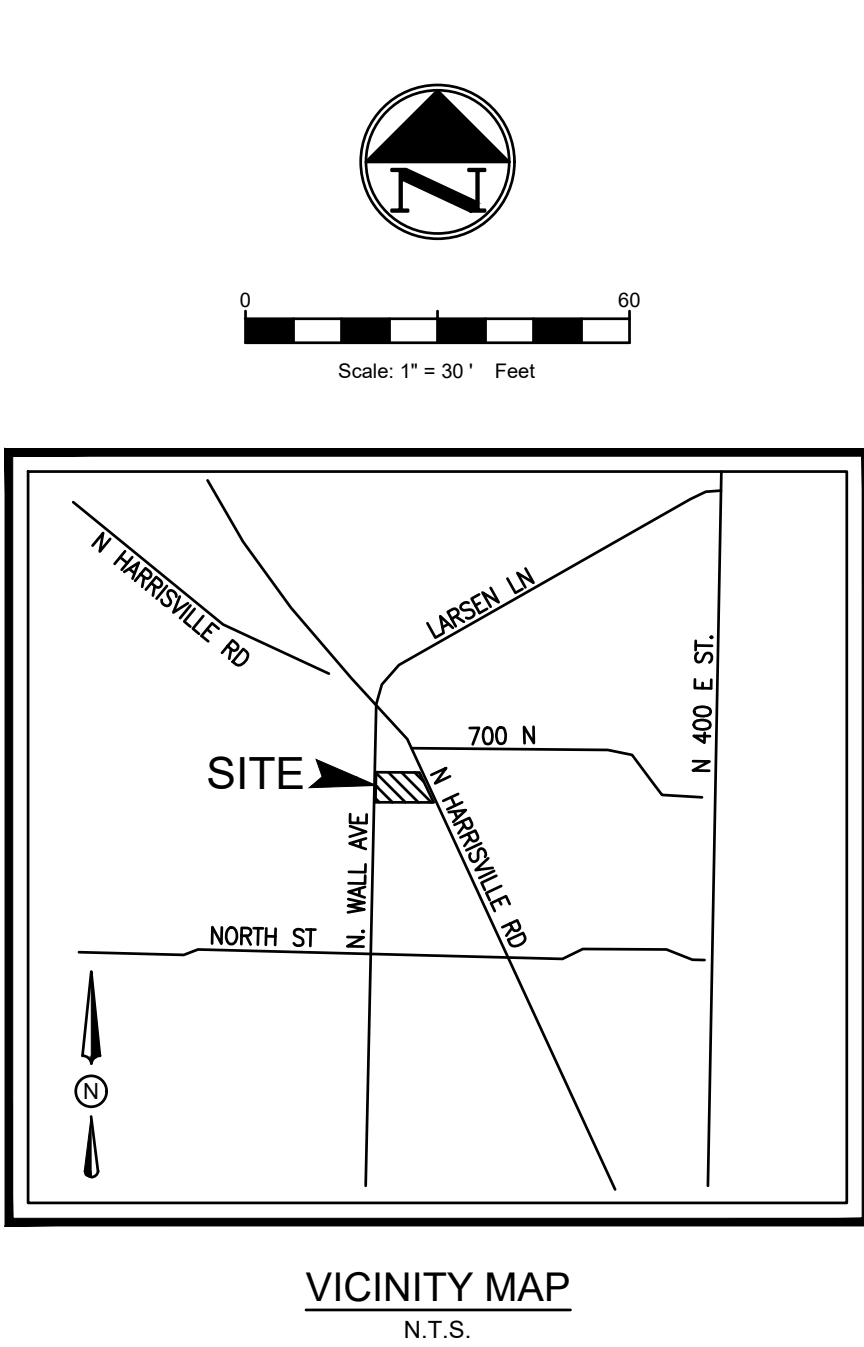
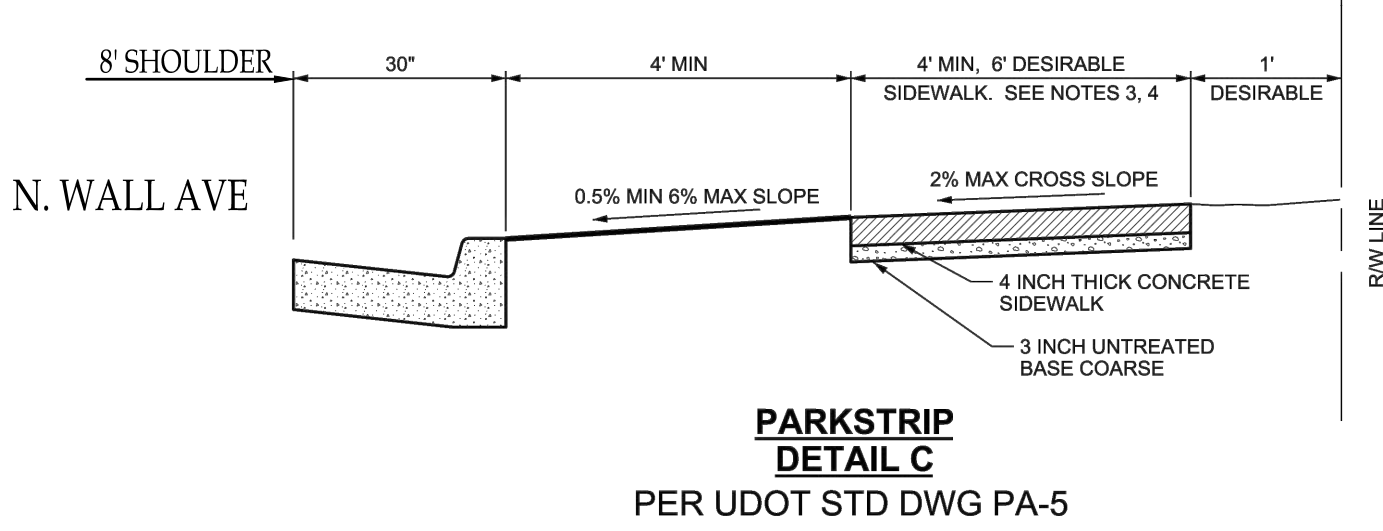


EXISTING LEGEND		
● 1/2" IR FOUND	◇ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⊕ WATER VALVE	▩ CONCRETE
● 5/8" IR FOUND	⊕ FIRE HYDRANT	▩ GRAVEL
● 3/8" IR FOUND	◇ IR VALVE	▩ BRICK
● 60-D NAIL FOUND	◇ UTILITY POLE	▩ STONE
● PK NAIL SET	◇ WATER METER	▩ WOOD DECK
● 1/2" IP FOUND	◇ GAS METER	▩ BUILDING WALL
● X-FOUND	◇ A.C. PAD	▩ TILE
● 1" IR FOUND	⊗ TRANS. BOX	— BUILDING LINE
● 1" IP FOUND	⊗ GAS MARKER	— EASEMENT
⊙ POINT FOR CORNER	— OHU— OVERHEAD UTILITY LINE	— BOUNDARY
■ CON. MONUMENT	— GUY WIRE ANCHOR	— HIGHBANK LINE
⊙ 3/4" IP FOUND	⊗ BARBED WIRE FENCE	— PARKING STRIPE
⊙ TELE. BOX	⊗ IRON FENCE	♿ HANDICAP SPACE
⊙ CABLE BOX	⊗ CHAINLINK FENCE	
⊙ ELECTRIC BOX	⊗ WOOD FENCE	
⊙ BRICK COLUMN	⊗ PIPE RAIL FENCE	
⊙ STONE COLUMN	⊗ COVERED AREA	
⊙ STORM DRAIN MH.	— ASPHALT	
⊙ SAN. SEW. CO.	— FIRE LANE STRIPE	
⊙ BOLLARD POST	— BRICK RET. WALL	
⊙ LIGHT POLE	— STONE RET. WALL	
⊙ SAN. SEW. MH.	— CON. RET. WALL	

PAVING LEGEND	
EXPANSION JOINT (@ 60' MAX.)	▨
SAWCUT JOINT (@ 15' MAX.)	▨
4" SIDEWALK	▨
5" LIGHT DUTY CONCRETE	▨
6" HEAVY DUTY CONCRETE	▨
7" HEAVY DUTY DUMPSTER CONCRETE	▨
UDOT DRIVEWAY CONCRETE	▨
JUNCTION BOX	⊙
DETENTION BASIN OUTFALL STRUCTURE	⊙
STORM MANHOLE	⊙
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
SAND/OIL INTERCEPTOR	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
GAS METER	⊙
LIGHT POLE	⊙
POWER POLE	⊙

PAVING KEY NOTES

- P1 CONCRETE CURB & GUTTER (TYPE AS NOTED ON PLAN)
P2 6" CONCRETE CURB
P3 2" CURB CUT
P4 2" WIDE 8" THICK CONCRETE VALLEY GUTTER
P5 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
P6 MATCH EXISTING PAVEMENT ELEVATION
P7 CONCRETE SIDEWALK
P8 SIDEWALK RAMP @ 8.33% MAX.(TYPICAL PER LOCAL CODES)
P9 HEAVY DUTY ASPHALT / CONCRETE PAVING
P10 STANDARD DUTY ASPHALT / CONCRETE PAVING
P11 TRASH DUMPSTER CONCRETE PAVING
P12 THICKENED EDGE OF PAVING



PAVING GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
- ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL.
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- CIVIL PLANS ARE TO BE USED FOR CONSTRUCTION STAKING OF BUILDING LOCATION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- LIGHT/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY ????????, DATED ?????? SEE CIVIL DETAILS.

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DESIGNED BY: 1333 W. McDermott Dr.
DRAWN BY: Suite 150
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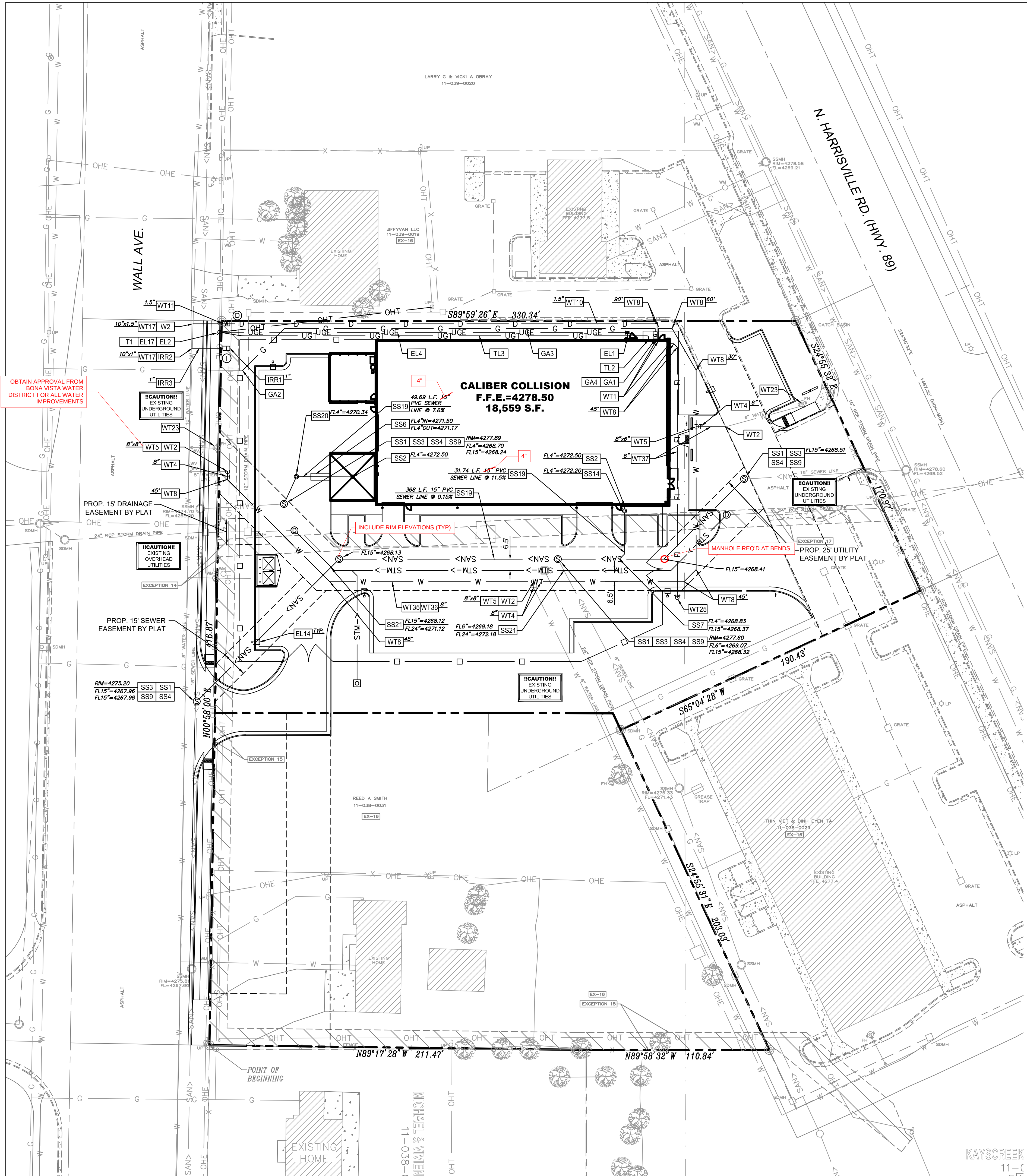
CALIBER COLLISION
566 N. WALL AVE.
HARRISVILLE, UT 84404
PAVING PLAN

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES.

SHEET NO.
C-501

DATE
DESCRIPTION
MARK

Know what's below.
Call before you dig.



EXISTING LEGEND

- 1/2" IR FOUND
- 1/2" IR SET
- 5/8" IR FOUND
- 3/8" IR FOUND
- 60-D NAIL FOUND
- PK NAIL SET
- 1/2" IP FOUND
- X-FOUND
- 1" IR FOUND
- 1" IP FOUND
- POINT FOR CORNER
- CON. MONUMENT
- 3/4" IP FOUND
- TELE. BOX
- CABLE BOX
- ELECTRIC BOX
- BRICK COLUMN
- STONE COLUMN
- STORM DRAIN M.H.
- SAN. SEW. CO.
- BOLLARD POST
- LIGHT POLE
- SAN. SEW. M.H.

- IRRIGATION VALVE
- WATER VALVE
- FIRE HYDRANT
- IR. VALVE
- UTILITY POLE
- WATER METER
- GAS METER
- A.C. PAD
- TRANS. BOX
- GAS MARKER
- OVERHEAD UTILITY LINE
- GUY WIRE ANCHOR
- BARBED WIRE FENCE
- IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- PIPE RAIL FENCE
- COVERED AREA
- ASPHALT
- FIRE LANE STRIPE
- BRICK RET. WALL
- STONE RET. WALL
- CON. RET. WALL

- NO PARKING
- CONCRETE
- GRAVEL
- BRICK
- STONE
- WOOD DECK
- BUILDING WALL
- TILE
- BUILDING LINE
- EASEMENT
- BOUNDARY
- HIGHBANK LINE
- PARKING STRIPE
- HANDICAP SPACE

UTILITY LEGEND

- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- WATER MAIN
- DOMESTIC WATER LINE
- STORM LINE
- JUNCTION BOX
- DETENTION BASIN OUTFALL STRUCTURE
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER SAMPLE PORT
- SAND/OIL INTERCEPTOR
- DOMESTIC WATER METER
- IRRIGATION METER
- GAS METER
- LIGHT POLE
- POWER POLE

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WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
(D)	DOMESTIC	1.5"	1
(I)	IRRIGATION	1"	1
	SANITARY SEWER	4"	

UTILITY KEY NOTES

WT1 WATER LINE POINT OF ENTRY.

WT2 WATER LINE POINT OF CONNECTION

WT4 M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX AND THRUST BLOCKING. PER CITY DETAIL W-2. (SEE SIZES THIS SHEET)

WT5 M.J. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET)

WT8 M.J. BEND WITH THRUST BLOCKING (SEE SIZES & ANGLE THIS SHEET)

WT10 DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)

WT11 PROPOSED WATER METER (SEE SIZE THIS SHEET)

WT17 M.J. TAPPING SADDLE W/M.J. TAPPING VALVE AND THRUST BLOCKING (SEE SIZES THIS SHEET)

WT23 EXISTING FIRE HYDRANT

WT25 REMOTE FIRE DEPARTMENT CONNECTION

WT35 CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.

WT36 WATER MAIN (SEE NOTE FOR SIZE)

WT37 FIRE WATER LINE (SEE NOTE FOR SIZE)

IRR1 PROPOSED IRRIGATION METER (SEE SIZE THIS SHEET)

IRR2 POINT OF CONNECTION - IRRIGATION SYSTEM

IRR3 IRRIGATION WATER LINE. PER CITY DETAIL W-22.

SS1 POINT OF CONNECTION - SANITARY SEWER SERVICE. PER CITY DETAIL CS-06.

SS2 SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)

SS3 CONNECT TO EXISTING SANITARY SEWER. INSTALL SANITARY SEWER MANHOLE (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)

SS4 ADJUST MANHOLE RIM TO MATCH FINISH GRADE

SS6 SAND/OIL INTERCEPTOR

SS7 SANITARY SEWER SERVICE WYE (PER LOCAL CODES)

SS9 PRECAST SANITARY SEWER MANHOLE

SS14 SANITARY SEWER CLEAN-OUT

SS19 SANITARY SEWER PIPE (SIZE PER PLAN)

SS20 SANITARY SEWER SAMPLE WELL

SS21 MAINTAIN MIN. 18" VERTICAL SEPARATION

EL1 ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)

EL2 ELECTRIC SERVICE POINT OF CONNECTION

EL4 UNDERGROUND ELECTRIC SERVICE PER LOCAL ELECTRIC COMPANY

EL14 LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)

EL17 POLE MOUNTED ELECTRIC TRANSFORMER

TL1 TELEPHONE SERVICE POINT OF CONNECTION (GC TO COORDINATE WITH LOCAL TELEPHONE COMPANY)

TL2 TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)

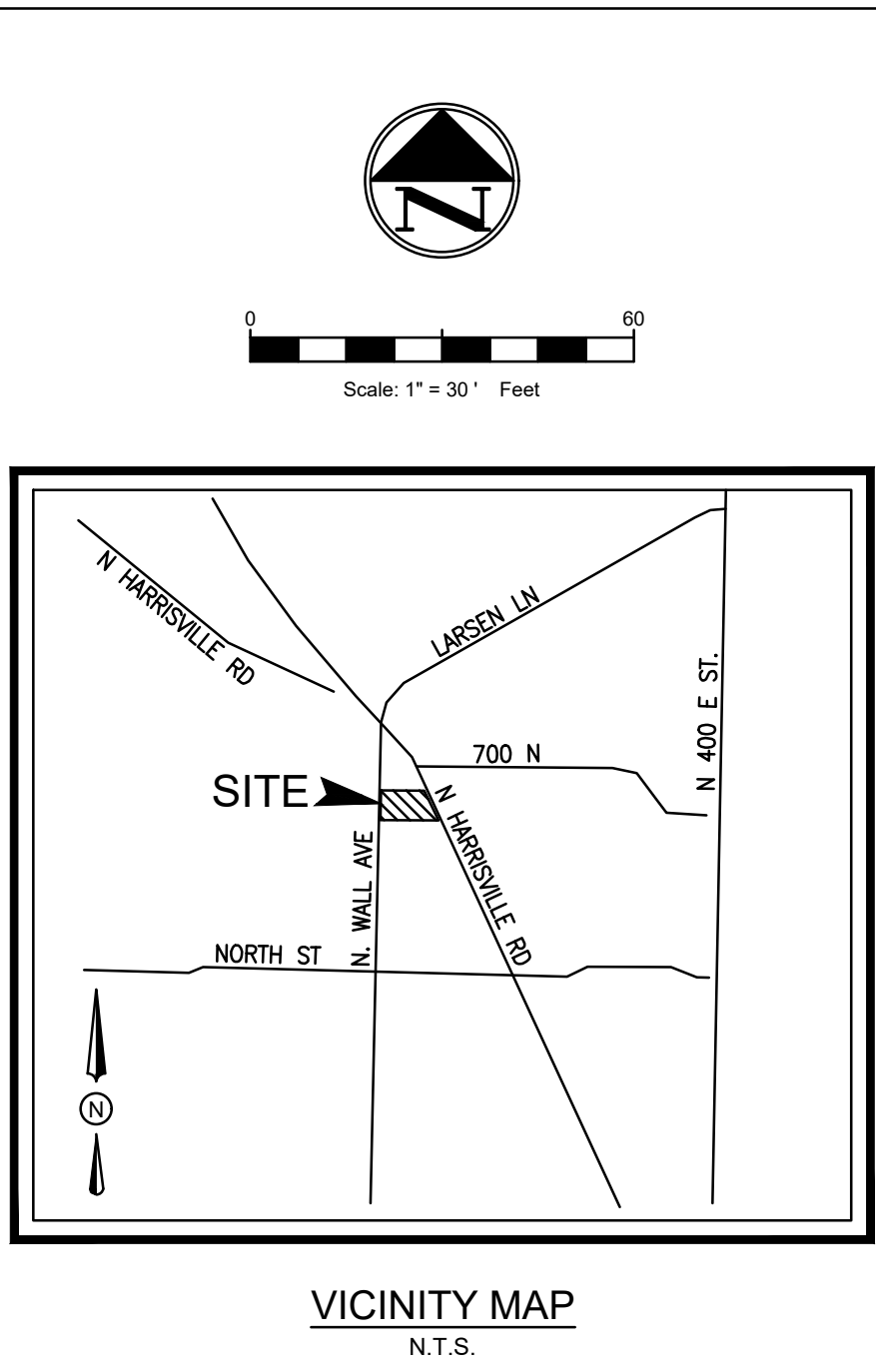
TL3 UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY

GA1 GAS LINE POINT OF ENTRY (PER MEP PLANS)

GA2 GAS LINE POINT OF CONNECTION

GA3 GAS SERVICE PER LOCAL GAS COMPANY

GA4 PROPOSED GAS METER



- UTILITY GENERAL NOTES
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - UNLESS OTHERWISE SPECIFIED ON THE PLAN, GRAVITY SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12" DEEP
 - PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12" DEEPCONTRACTOR SHALL PROVIDE A MINIMUM 3'-0" COVER ON ALL SANITARY SEWER PIPES.
 - UNLESS OTHERWISE SPECIFIED ON THE PLAN, WATER LINES SHALL BE AS FOLLOWS:
 - 4" AND LARGER, AWWA C900, DR18
 - 3" OR SMALLER (DOMESTIC AND IRRIGATION LINES) AWWA C901 POLYETHYLENE, DR-11. TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MIN. OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I. 13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE 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 COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

CROSS development

DESIGNED BY: 1333 W. McDermott Dr.
DRAWN BY: Suite 150
CHECKED BY: Allen, TX 75013
SUBMITTED BY: Firm # 21415
DATE: 3-3-20

SD SITE DESIGN COLLABORATIVE

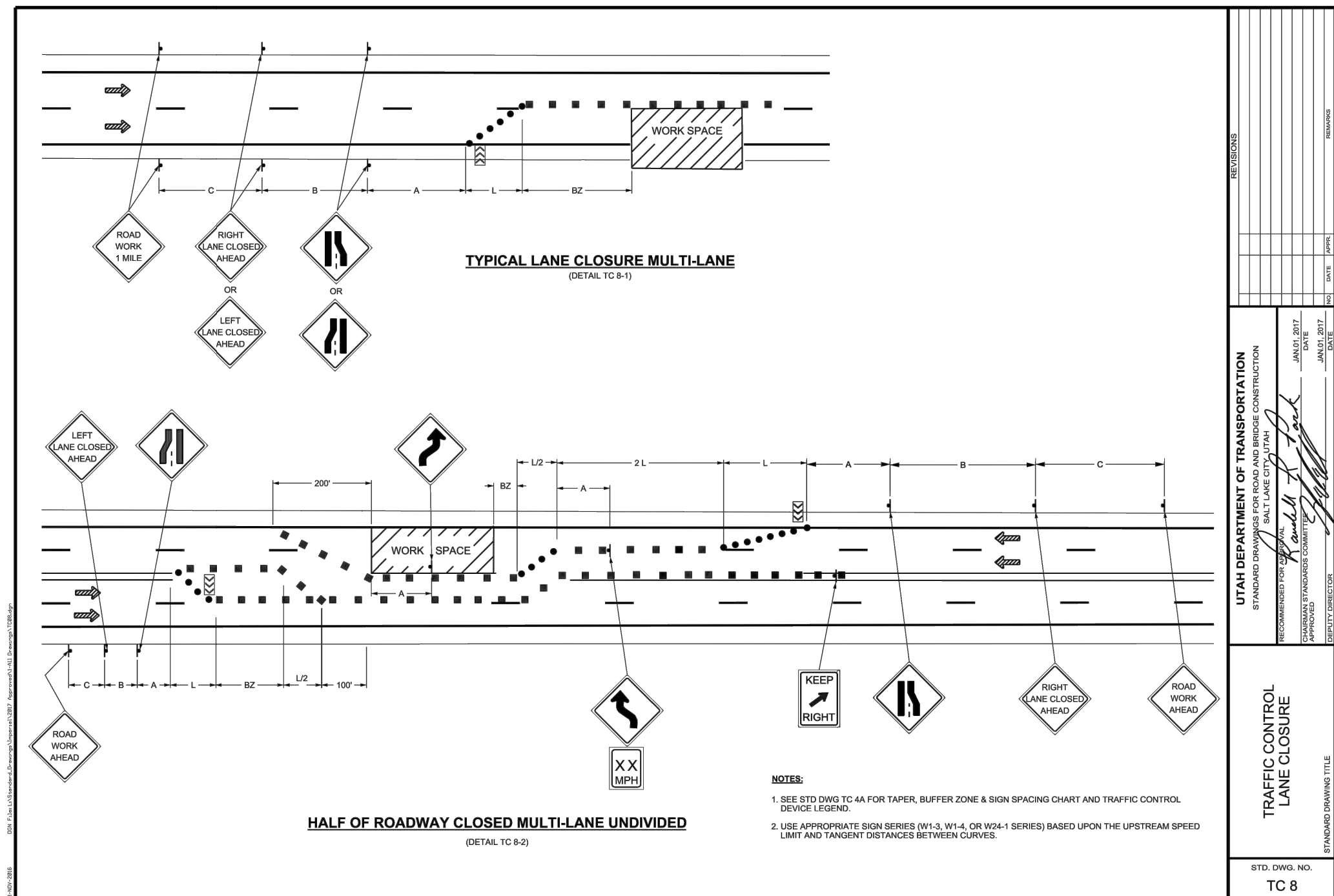
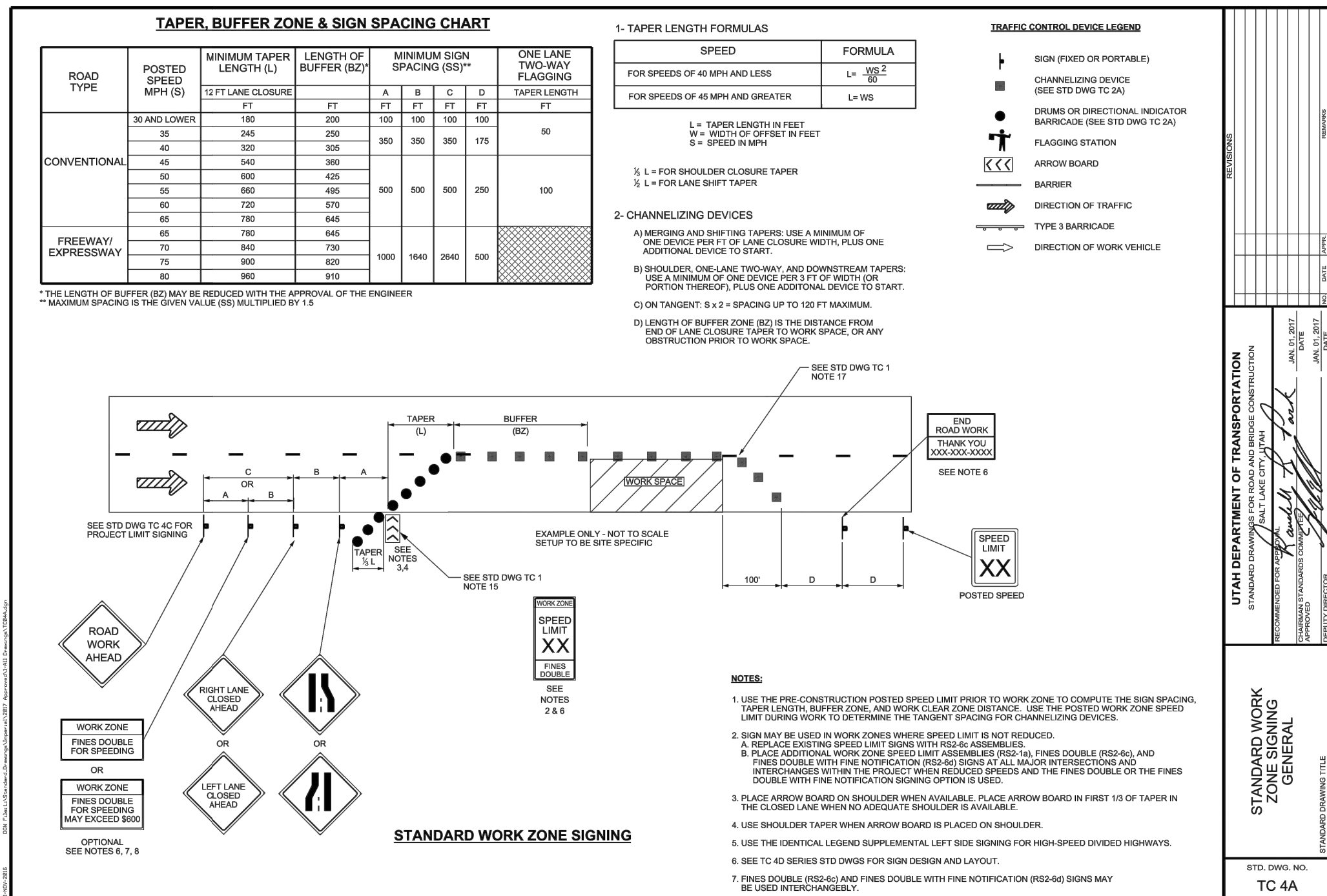
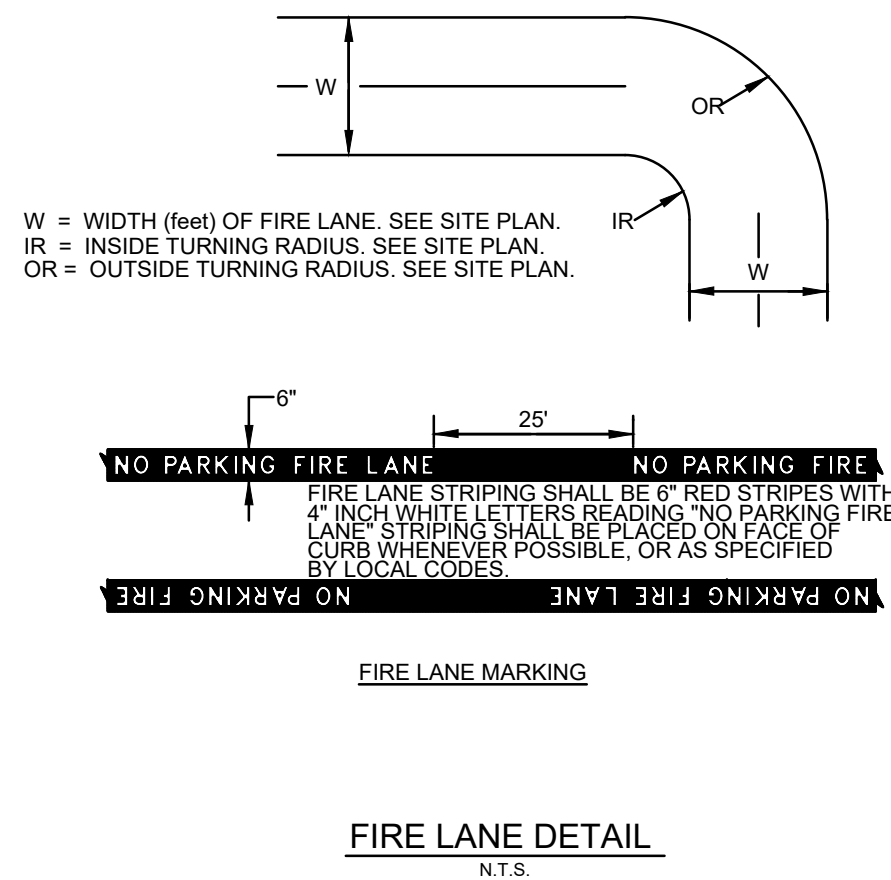
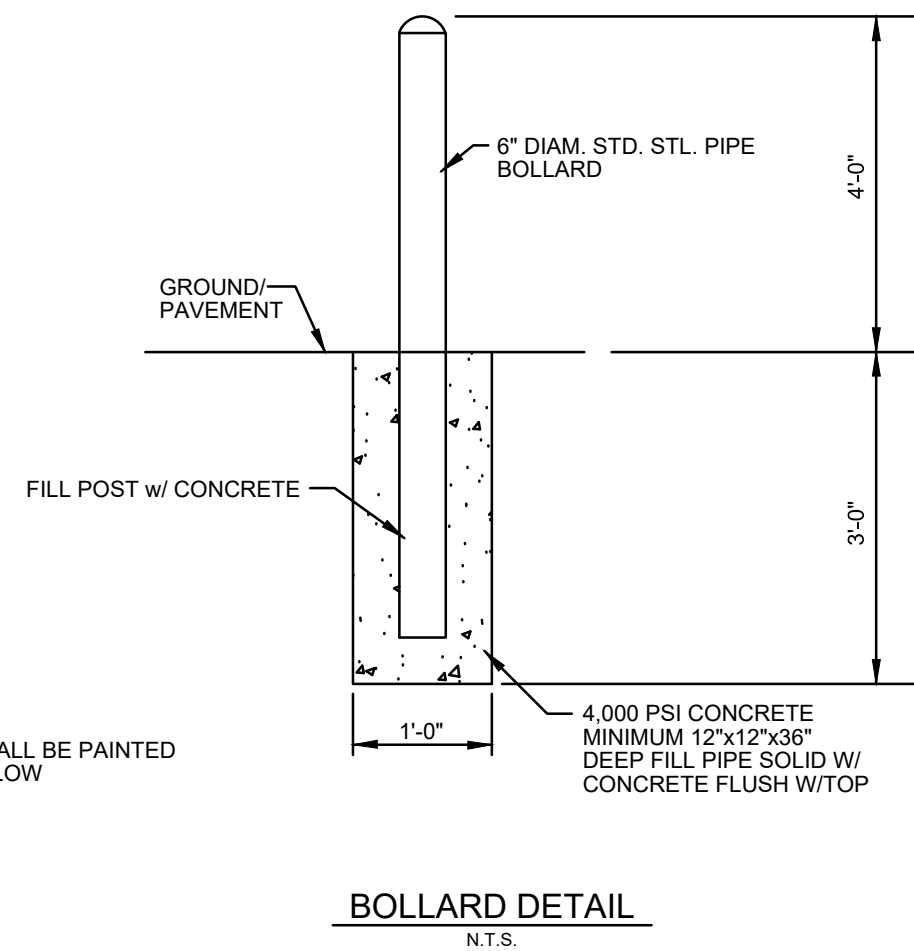
JOB NO.: 20192008-0

CALIBER COLLISION
566 N. WALL AVE.
HARRISVILLE, UT 84404

UTILITY PLAN

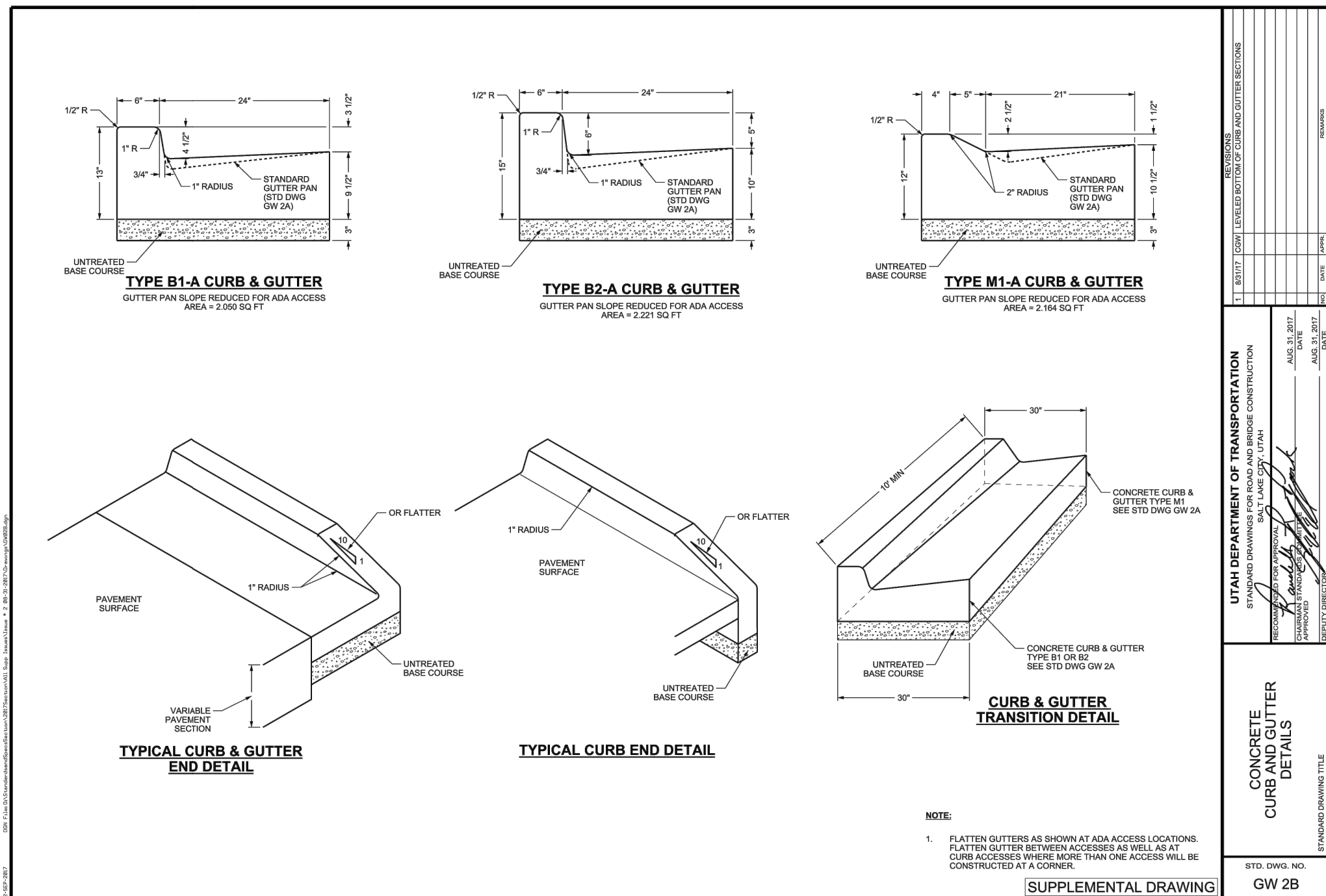
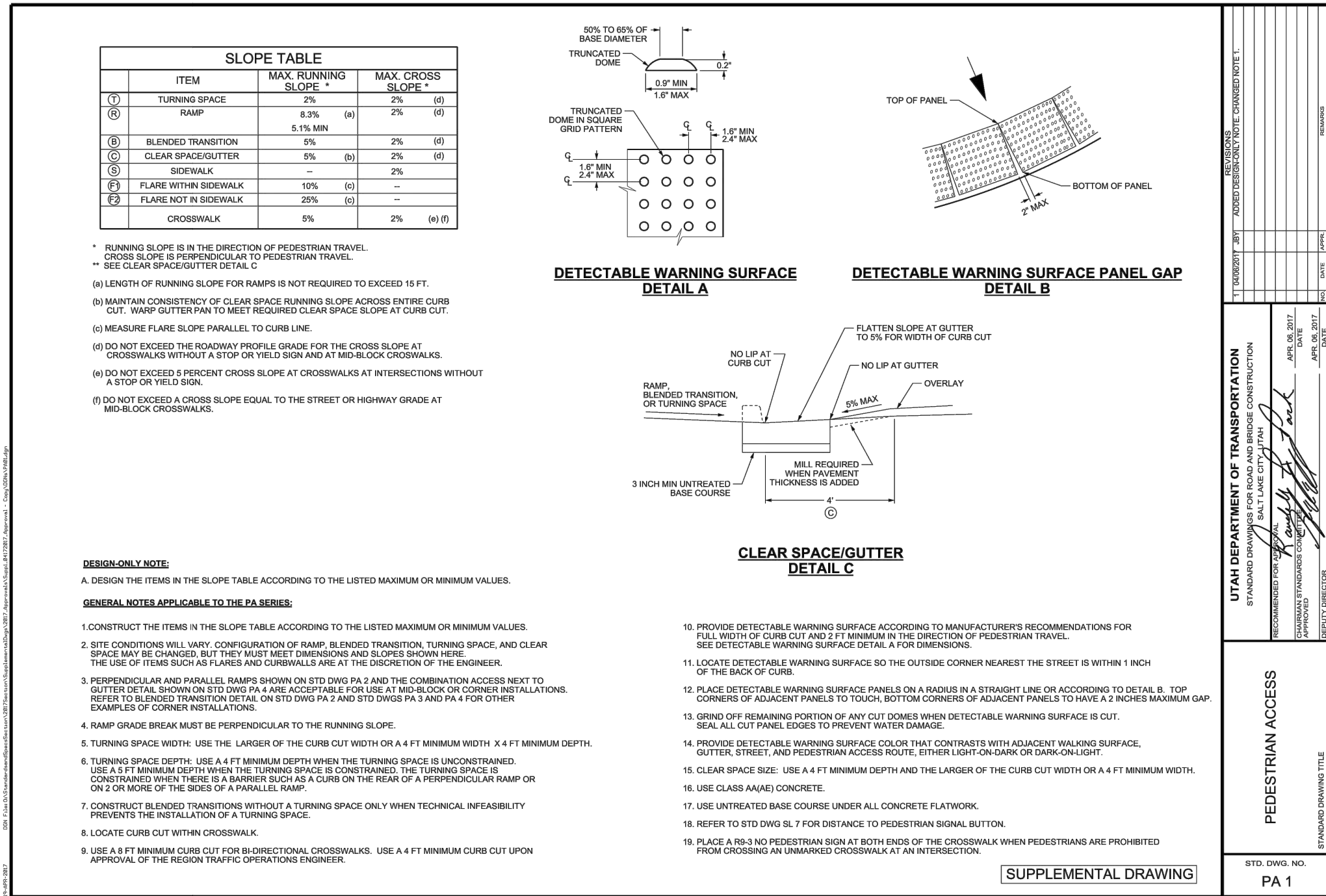
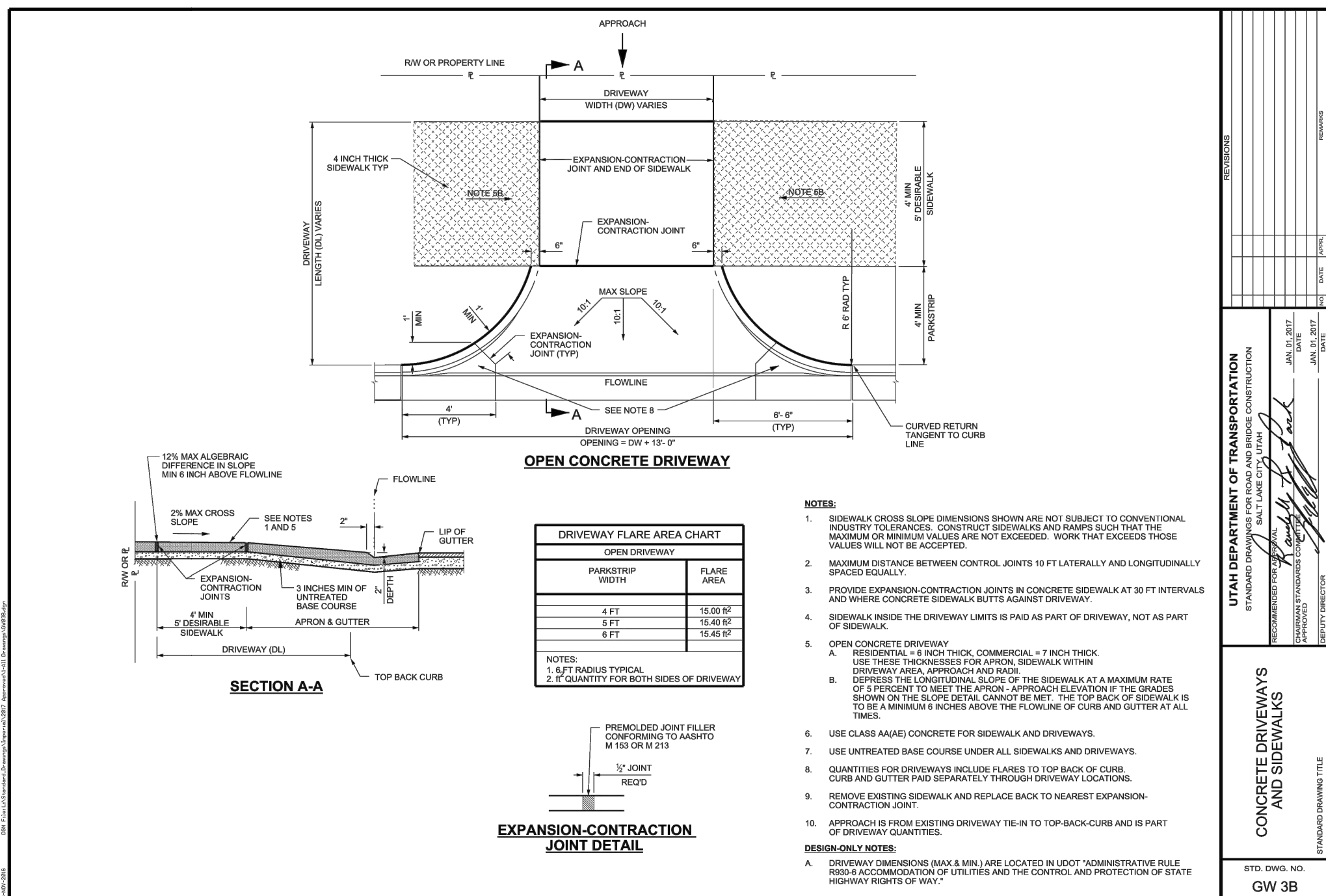
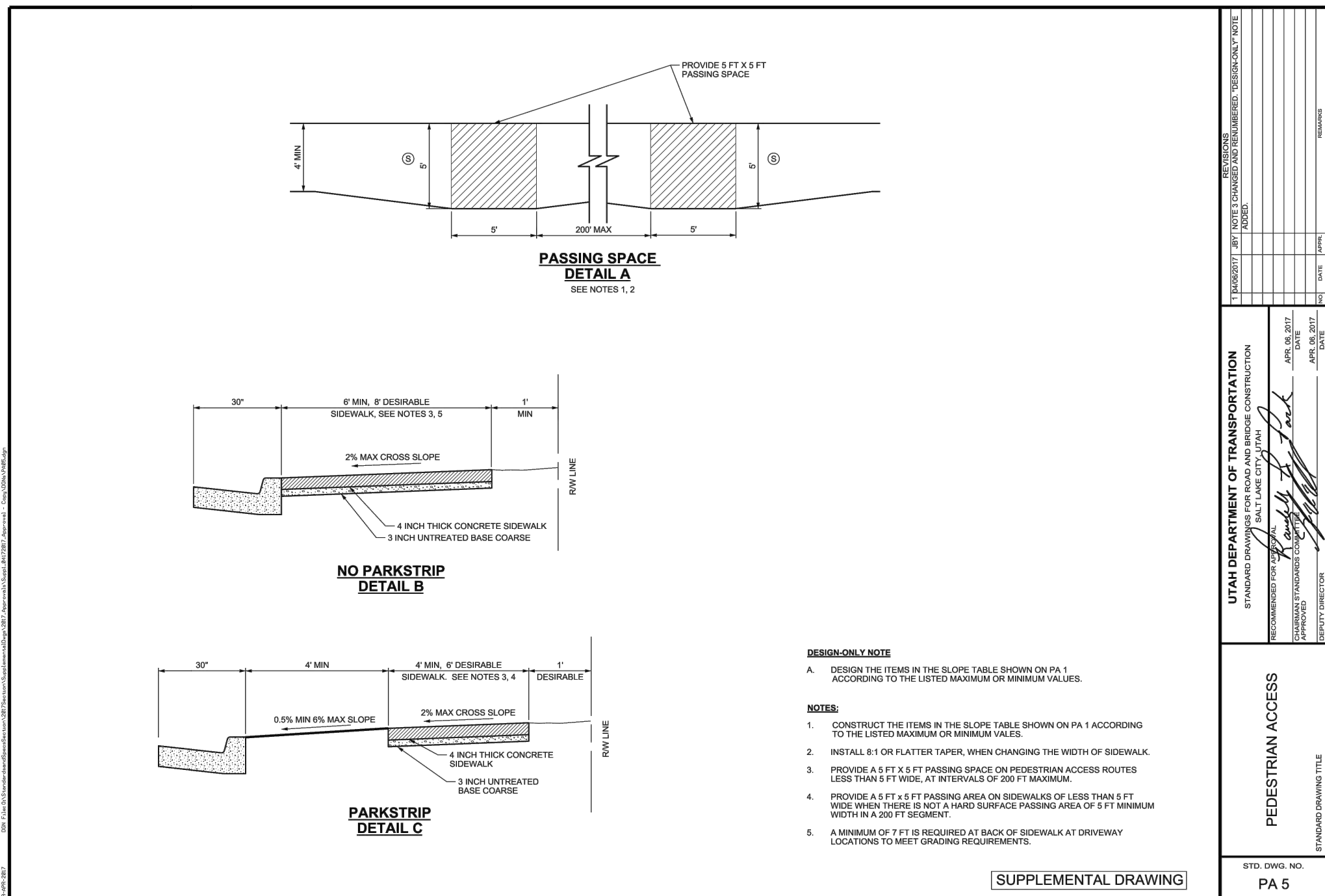
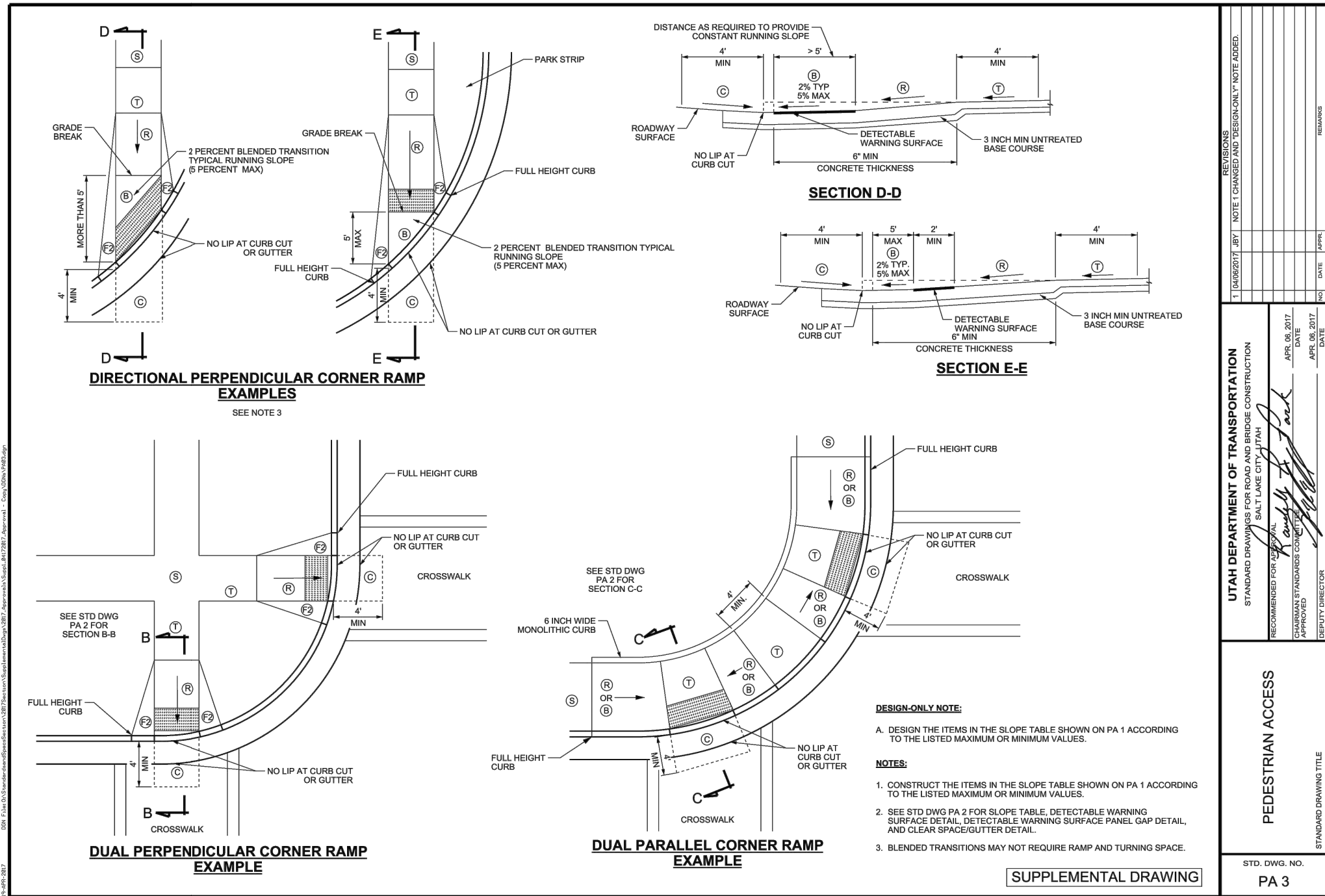
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SHEET NO.
C-601





C-703



5" REINFORCED LIGHT DUTY CONCRETE PAVING WITH MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3,600 PSI.

NO. 3 REINFORCING STEEL BARS @ 18" O.C.E.W. IN CENTER OF SLAB.

REFER TO GEOTECH REPORT FOR SUBGRADE PREPARATION.

NOTE:

- CONTRACTOR TO VERIFY WITH CITY REQUIREMENTS. SHOULD THE CITY REQUIREMENTS DIFFER FROM DETAIL, THE CITY REQUIREMENTS WILL SUPERCEDE.
- CONTRACTOR TO VERIFY REQUIREMENTS FOR INSTALLATION OF PAVEMENT IN FIRE LANE. CONTRACTOR TO INSTALL ACCORDING TO LOCAL, STATE OR GOVERNMENT JURISDICTION.

5" CONCRETE PAVEMENT
N.T.S.

6" REINFORCED HEAVY DUTY CONCRETE PAVING WITH MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3,600 PSI.

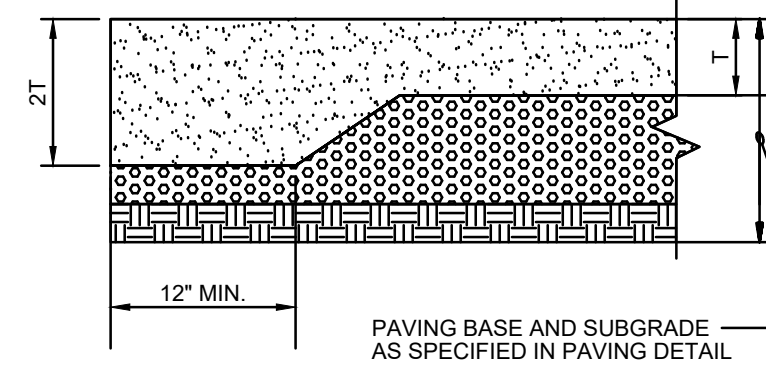
NO. 3 REINFORCING STEEL BARS @ 18" O.C.E.W. IN CENTER OF SLAB.

REFER TO GEOTECH REPORT FOR SUBGRADE PREPARATION.

NOTE:

- CONTRACTOR TO VERIFY WITH CITY REQUIREMENTS. SHOULD THE CITY REQUIREMENTS DIFFER FROM DETAIL, THE CITY REQUIREMENTS WILL SUPERCEDE.
- CONTRACTOR TO VERIFY REQUIREMENTS FOR INSTALLATION OF PAVEMENT IN FIRE LANE. CONTRACTOR TO INSTALL ACCORDING TO LOCAL, STATE OR GOVERNMENT JURISDICTION.

6" CONCRETE PAVEMENT
N.T.S.



CROSS
development

DESIGNED BY: 1333 W. McDermott Dr.
DRAWN BY: Suite 150
CHECKED BY: Allen, TX 75013
SUBMITTED BY: Firm # 21415

DATE: 3-3-20

SDC
SITE DESIGN COLLABORATIVE
JOB NO.: 20192008-0

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CAILBER COLLISION
566 N. WALL AVE.
HARRISVILLE, UT 84404
PAVING DETAILS

SHEET NO.
C-704



NOT FOR
CONSTRUCTION

CALIBER COLLISION
566 N. WALL AVE., HARRISVILLE, UT 84404

[illegible]

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY, IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.

5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.

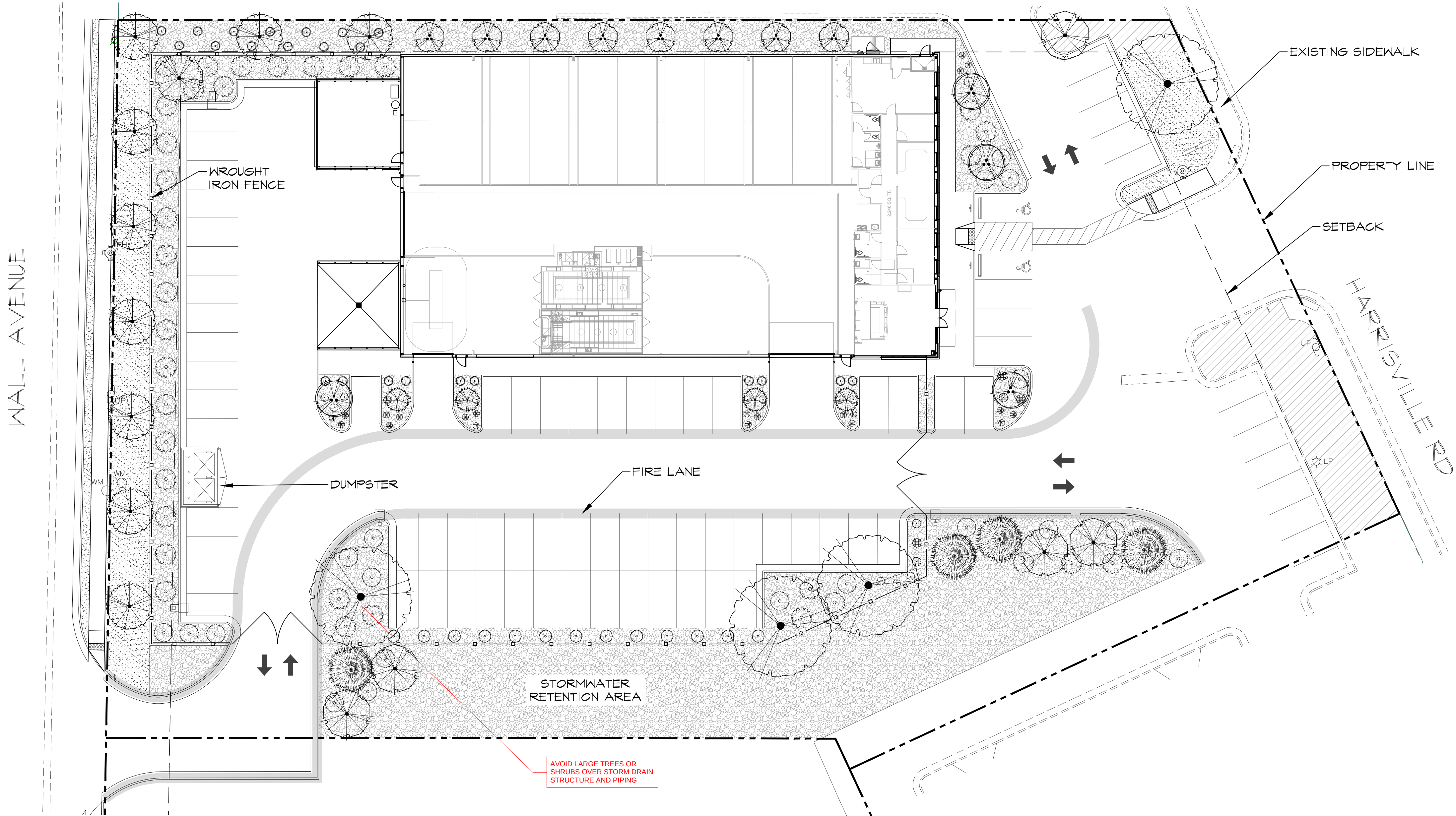
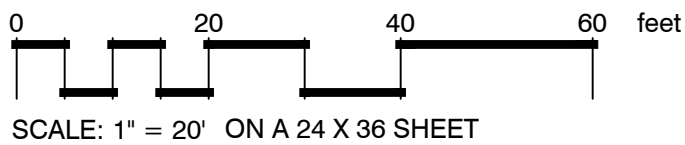
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.

2. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

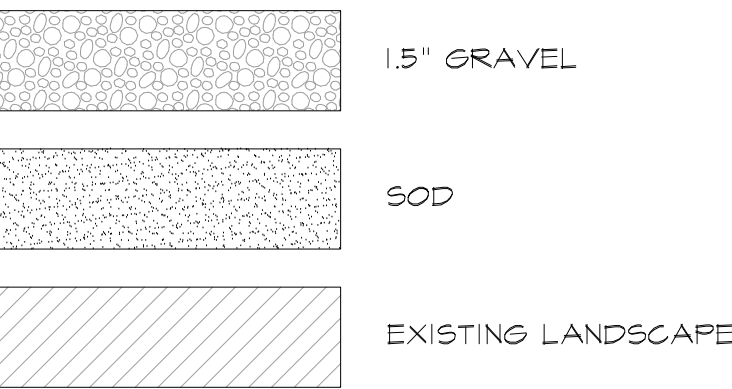
9. STEEL EDGING SHALL BE INSTALLED PRECISELY AS SHOWN ON PLANS WITH SMOOTH CURVES AND STRAIGHT RUNS (USE STRING LINES).

10. TURF AREAS SHALL RECEIVE 4" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 8" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.

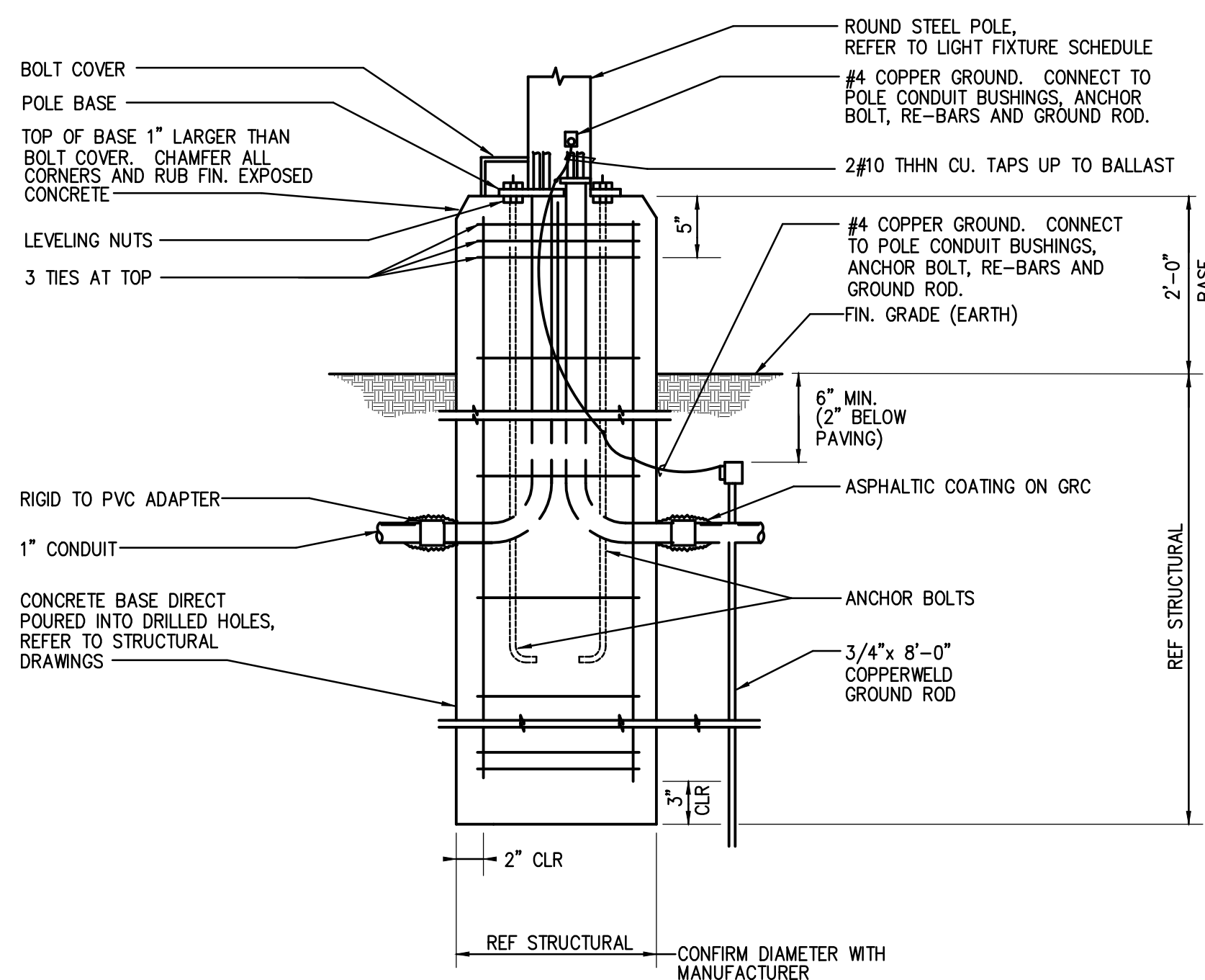


TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE' / DOWNY SERVICEBERRY	B & B			8
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM	B & B	2"CAL		4
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B			4
	PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE	B & B			4
	PICEA PUNGENS 'HOOPSII' / HOOPSII BLUE SPRUCE	B & B		8' MIN.	4
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	B & B	2"CAL		6
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2"CAL		9
SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL			14
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL			19
	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL			1
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL			6
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL			35
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL			13
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL			21
GRASSES	BOTANICAL / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KAER FOERSTER' / FEATHER REED GRASS	1 GAL			23

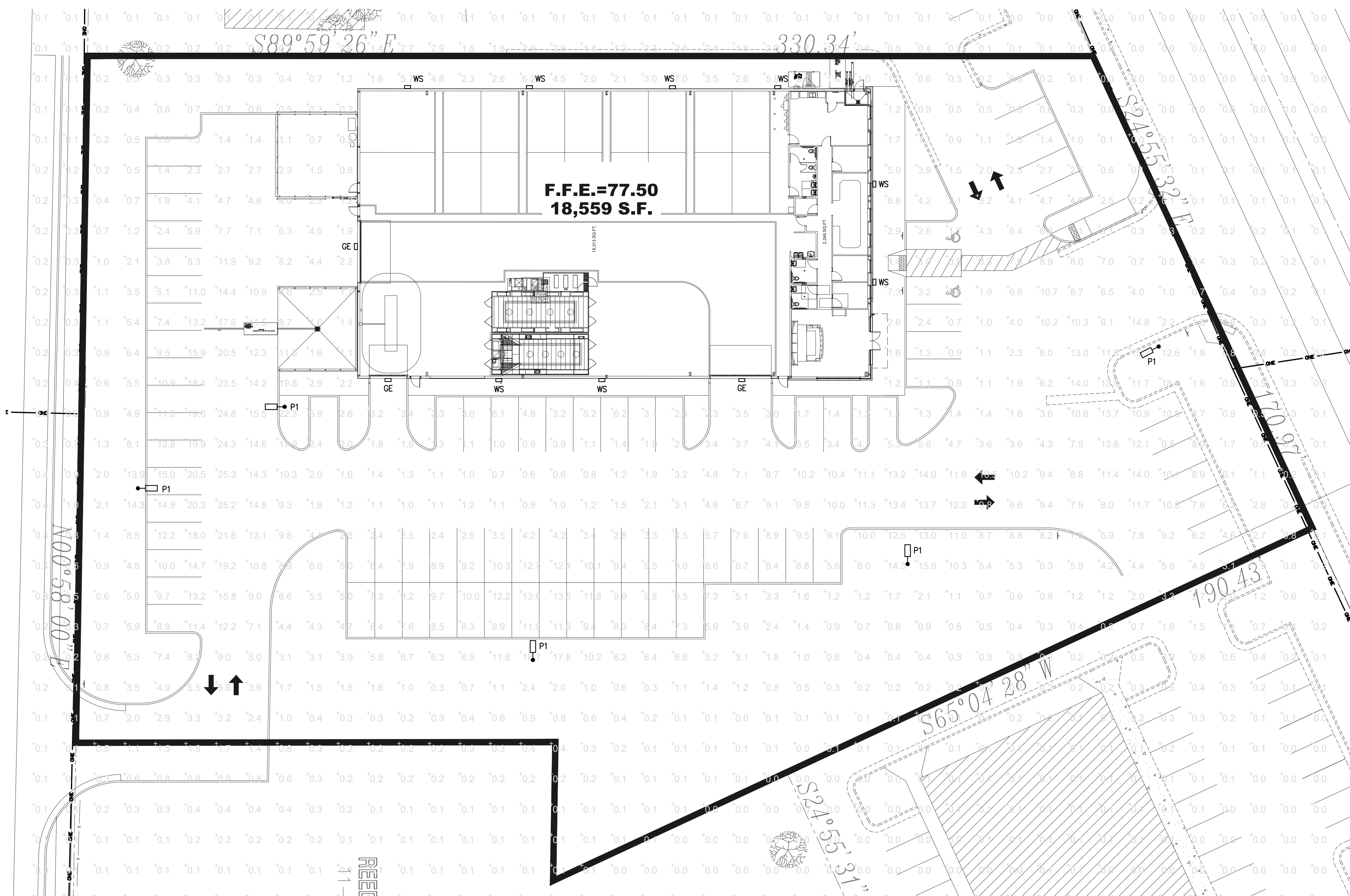
SITE ACREAGE:	80393 SF. PER PLAN
ZONING:	CP-21/COMMERCIAL
TOTAL LANDSCAPE AREA:	21511 SF. (26.75%)
TOTAL TREES REQUIRED:	40
TOTAL TREES PROVIDED:	40
TOTAL TURF:	4895 SF. (22.75% OF LANDSCAPE AREA)
NEW IRRIGATED LANDSCAPE AREAS:	12060 SF. (15%)



MARK	DESCRIPTION	LAMPS	MAX INPUT WATTS	MODEL	MANUFACTURER	NOTES
GE	WALL PACK FULL CUT OFF	LED	24	IST-AF-350-LED-124T-BZ-888	LUMARK	MOUNTED AT 12'
P1	POLE LIGHT	LED	213	GLEON-AF-01-LED-E1-SL2-7060-1200	EATON	MOUNTED AT 25'
WS	WALL PACK	LED	25	EWS3-A7E140-BLCK-120-277V	EATON	MOUNTED AT 12'



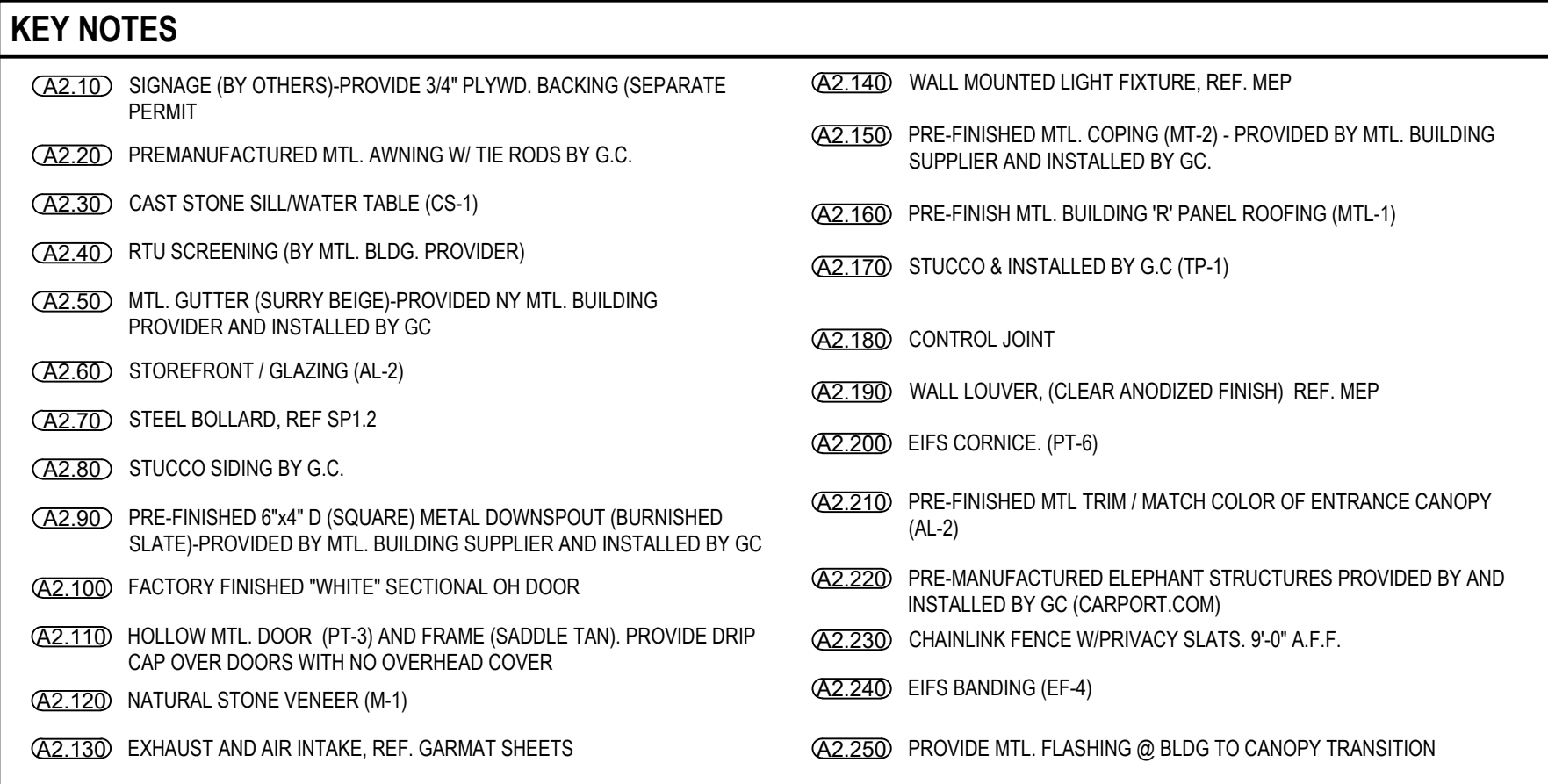
NO SCALE


$$1^{\circ}=20'-0''$$
[illegible]

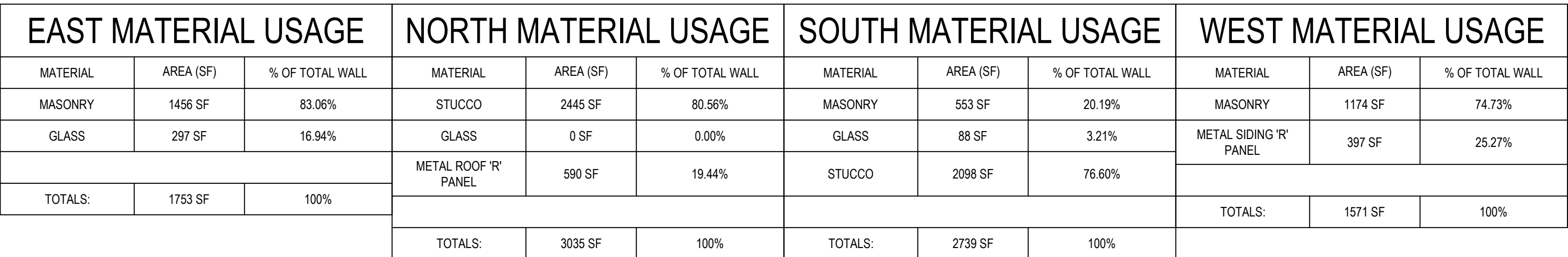
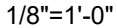
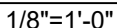
NCA JOB #: 19089

SITE
PHOTOMETRIC
PLAN

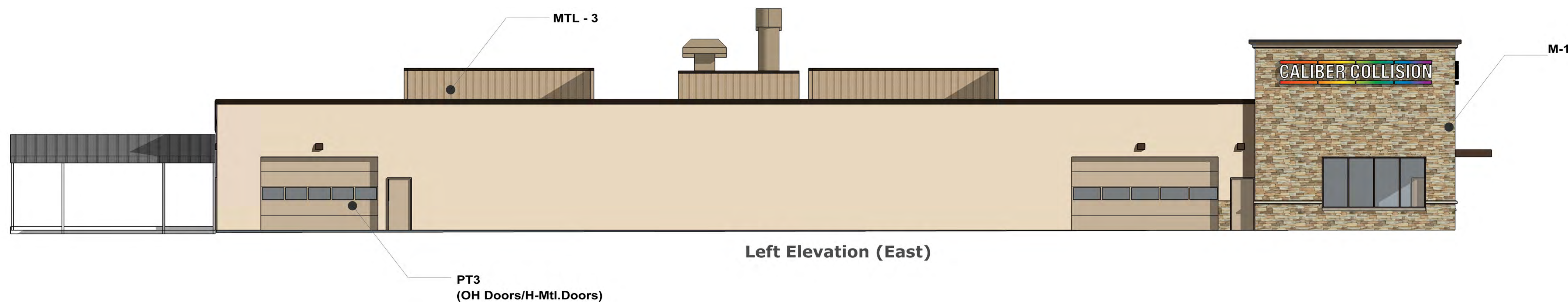
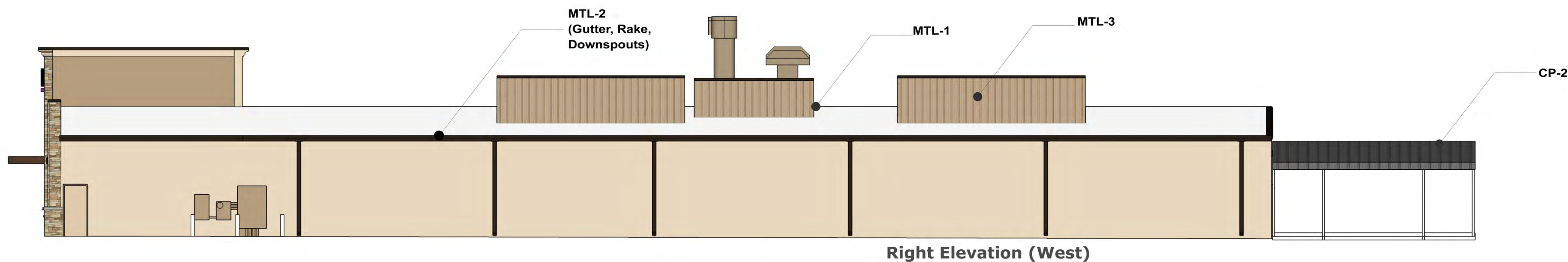
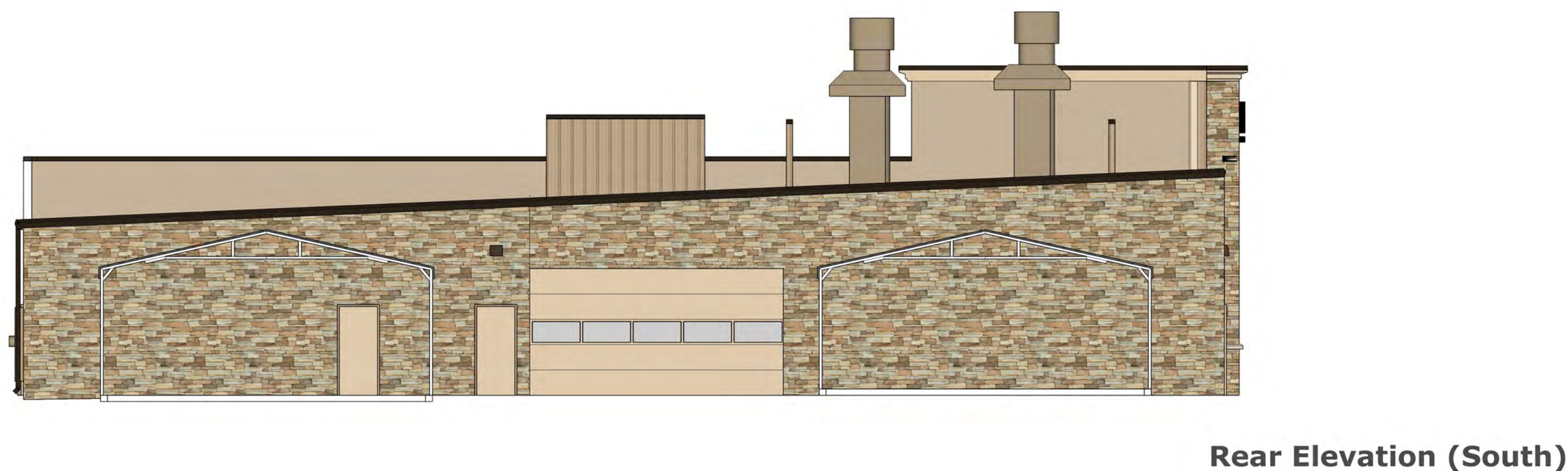
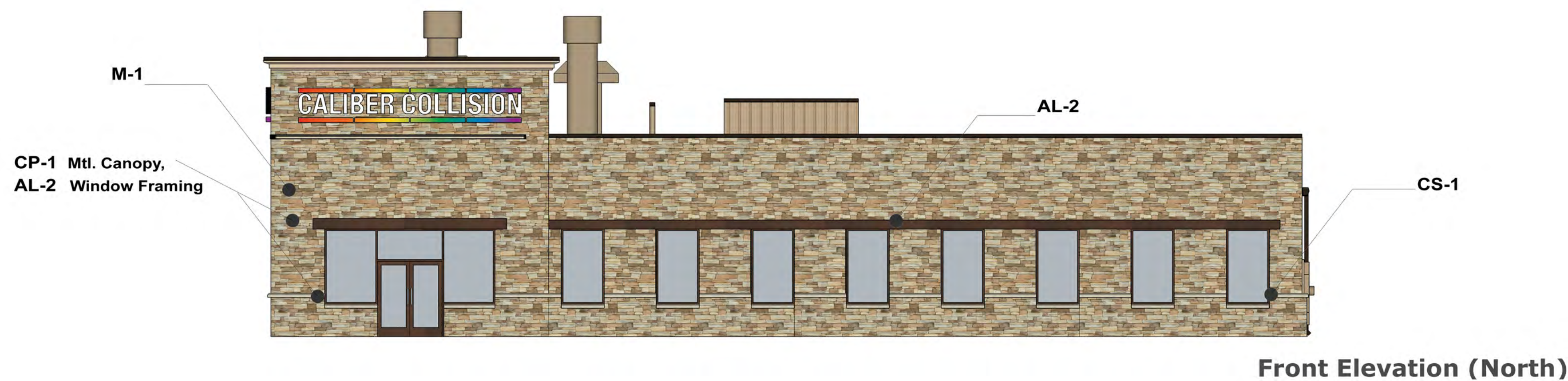
E1.2



1/8"=1'-0"



1/8"=1'-0"



Finish Materials

M-1
Natural Stone



Brazos Blend
TBD
Natural Stone Sizes
(4,6,8,10,&12")
Contact
Bart Snowden
214-794-9159

CS-1
Cast Stone



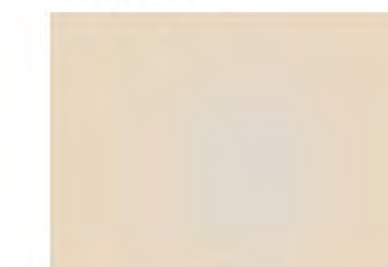
Buff Cast Stone
TBD
Sample to be
provided by G.C

AL-2
Trim/Storefront



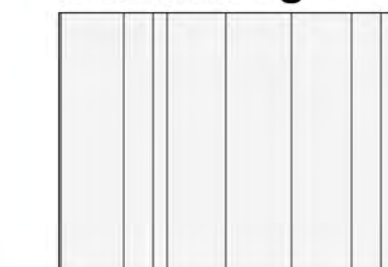
Dark Ano. Bronze
Kawneer or
approved equal

TP-1
Stucco



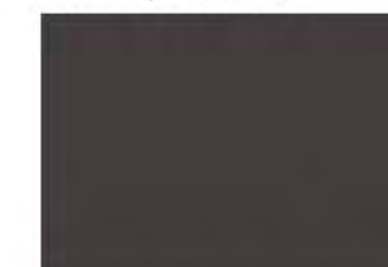
Light Stone
3-Step Stucco
Integral Color

MTL-1
Mtl. Roofing



Solar White
Metl-Span
Prem. WeatherXL
E:0.85 SRI:76
Contact
Metl-Span
877-585-9969

MTL-2
Rake, Gutter



Burnished Slate
Metl-Span
Prem. WeatherXL
E:0.86 SRI:25
Contact
Metl-Span
877-585-9969

MTL-3
Mtl. Siding



Saddle Tan
Metl-Span
Prem. WeatherXL
E:0.86 SRI:45
Contact
Metl-Span
877-585-9969

CP-2
Custom Canopy



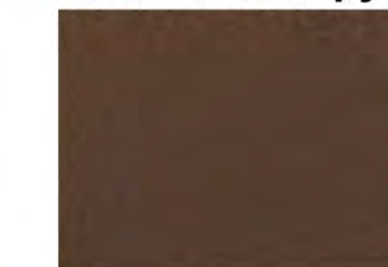
Elephant
Structure Roof
28'x26' & 30'x26'
Contact
Elephant Struc.
855-227-7678

PT-3
Paint



Nomadic Desert
Sherman Williams
SW-6107
Contact
Brett C.Huckle-
berry
214-728-6696

CP-1
Custom Canopy



Architectural
Fabricators
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Dark
Bronze_399x446
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TP-2
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