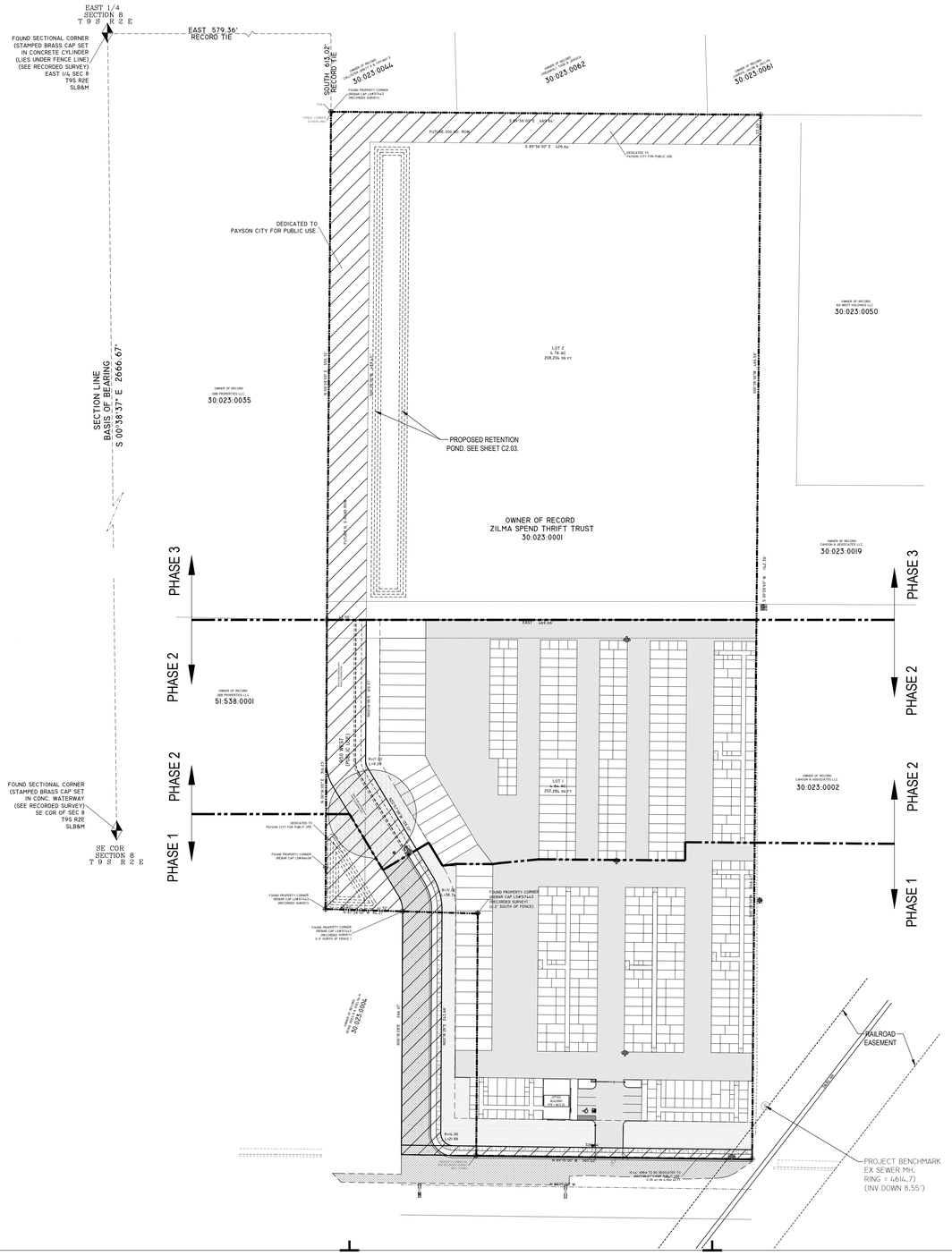
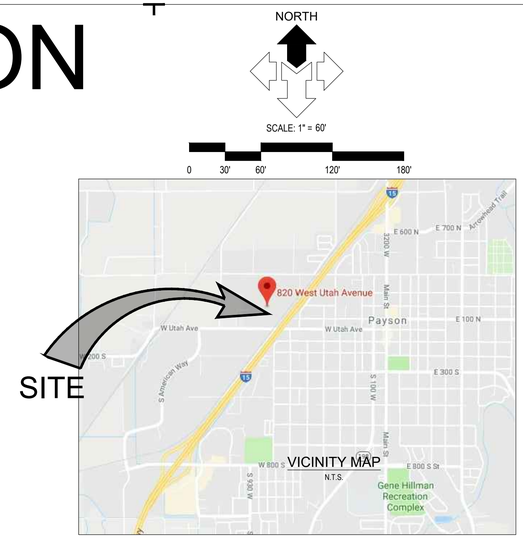
EXTRA SPACE STORAGE PAYSON

CONSTRUCTION PLANS

820 WEST, UTAH AVENUE, PAYSON CITY, UTAH, 84651

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN





DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	CIVIL DEMO SHEET
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	GRADING AND DRAINAGE PLAN
C2.03	GRADING AND DRAINAGE PLAN
C3.01	SWPPP PLAN
C4.01	SITE UTILITY PLAN
C4.02	UTAH AVE PLAN AND PROFILE
C4.03	NEW ROAD PLAN AND PROFILE
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS

SITE NOTES

PROPERTY IN ZONE B OF FEMA FLOODPLAIN MAPS

PARKING TABULATION

BUSINESS OFFICE (1350 SQFT)
REQUIREMENT 1 STALL FOR EACH 300 SQFT
2 PARKING STALLS REQUIRED FOR CARETAKER DWELLING UNIT
REQUIRED PARKING: 6.5 STALLS
TOTAL PARKING STALLS: 7
VAN ACCESSIBLE ADA STALL: 1

BUILDING CODE INFORMATION:

STORAGE BUILDINGS:
TYPE OF CONSTRUCTION - II B
TYPE OF OCCUPANCY - S-1
NUMBER OF STORIES - 1
MAX BUILDING HEIGHT - 17 FEET
FIRE SPRINKLERS - NO

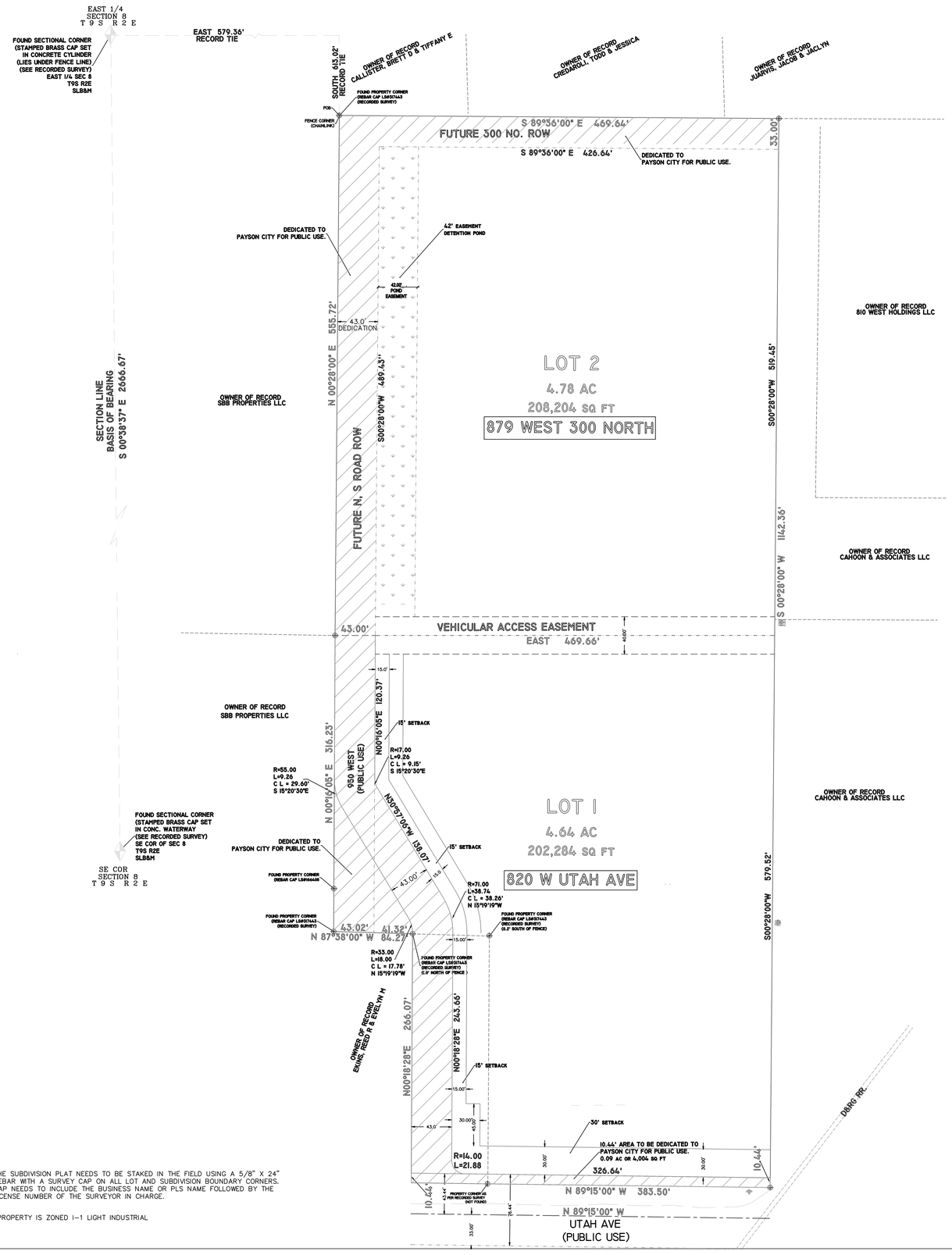
OFFICE / RESIDENCE BUILDING:
TYPE OF CONSTRUCTION - V B
TYPE OF OCCUPANCY - B / R3
NUMBER OF STORIES - 2
MAX BUILDING HEIGHT - 30 FEET
FIRE SPRINKLERS - YES

CONTACT LIST

DEVELOPER: MENLOVE CONSTRUCTION
MR. KEN MENLOVE
801-671-4697
MENLOVE@GMAIL.COM
CIVIL ENGINEER: MCNEIL ENGINEERING
ROBERT POIRIER
801-984-2846
ROB@MCNEILENG.COM
ARCHITECT: BARNETT STRUCTURES
LYNN BARNETT
801-294-2950

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

C:\Users\Cody\MCNEIL GROUP\Applotato\Local\Temp\AcPublish_14160\19365 - plan.dwg Cody\May 19, 2020 - 12:13pm



THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8" X 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR PLS NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.

PROPERTY IS ZONED I-1 LIGHT INDUSTRIAL

ZELMA STORAGE
A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 08, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN PAYSON, UTAH

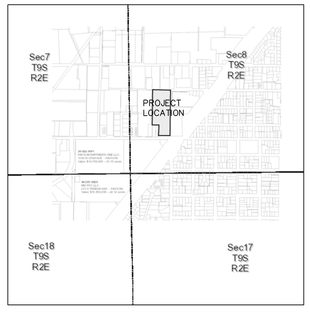
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND PLUG
- = PROPERTY CORNER (DEED)
- = REPRESENTS PROPERTY LINE
- = REPRESENTS ADJECENT PROPERTY
- = DEDICATED TO PAYSON CITY FOR PUBLIC USE
- = 42' EASEMENT DETENTION POND



VICINITY MAP
(NTS)

PROPERTY DESIGN LLC.
"LAND CONSULTANTS"
P.O. BOX 701168
SALT LAKE CITY UT 84170
(801) 955-6339
(801) 495-2541
(PROPERTYDESIGNLLC@GMAIL.COM)

PAYSON CITY FIRE DEPARTMENT

APPROVED THIS DAY OF A.D. 20

FIRE CHIEF

APPROVAL AS TO FORM

APPROVED THIS DAY OF A.D. 20

PAYSON CITY ATTORNEY

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DONES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAY OR EQUITY. THIS APPROVAL DONES NOT CONSTITUED ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DONINION ENERGY' RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

DOMINION ENERGY _____ DATE: _____

SURVEYOR'S CERTIFICATE

I RICHARD K JOHANSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATED NO. 152956 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD K JOHANSON PLS 152956 DATE:
SURVEYOR SEAL

LEGAL DESCRIPTION

SUBDIVISION DESCRIPTION

BEGINNING AT A POINT IN A FENCE CORNER WHICH IS SOUTH 613.02 FEET AND EAST 579.36 FEET FROM THE WEST ONE OUARTER SECTION CORNER OF ECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST;SLB&M THENCE S89°36'00"E 469.64 FEET ALONG A FENCE TO A FENCE CORNER, THENCE ALONG AN OLD FENCE LINE S00°28'00"W 1142.36 FEET TO THE NORTH LINE OF A STREET, THENCE N89°15'00"W 383.50 FEET, THENCE N00°18'28"E 266.07 FEET; THENCE ALONG A FENCE TO A FENCE CORNER, THENCE N87°38'00"W 84..27 FEET ALONG AN OLD FENCE, THENCE ALONG A FENCELINE N00°16'05"E 316.23 FEET TO A FOUND REBAR AND CAP MARKED BLP, THENCE CONTINUE ALONG OLD FENCEI,INE N00°28'00"E 555.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 11.77 AC OR 512,770 SQ FT IN TWO LOTS

BASIS OF BEARING IS GRID NORTH, UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE..

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND SHOWN HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS ZELMA STORAGE, DO HEREBY DEDICATE FOR THE PEERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____ A.D. 20___

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ACKNOWLEDGEMENT

ON THE __ DAY OF _____ A.D. __ PERSONALLY APPEARED BEFORE ME, CAMERON SCHMIDT AND ANTHONY A. SCHMIDT, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

A NOTARY PUBLIC COMMISSIONED IN UTAH COMMISSION NUMBER: _____

STATE OF UTAH } S.S.
COUNTY OF UTAH }

TRUST ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ DAY OF _____ 20___, WITHIN MY JURISDICTION, CAMERON SCHMIDT, TRUSTEE OF THE ZELMA SPENDTHRIFT TRUST, DATED MAY 26, 2016, WHO ACKNOWLEDGED THAT HE IS TRUSTEE NAMED IN THE TRUST AGREEMENT AND THAT IN SAID REPRESENTATIVE CAPACITY HE EXECUTED THE ABOVE FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED SO TO DO.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

A NOTARY PUBLIC COMMISSIONED IN UTAH COMMISSION NUMBER: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF PAYSON, UTAH COUNTY ACCEPTS THIS PLAT FOR RECORDATION. THIS PLAT IS OFFERED FOR FILING AND RECORDING PURSUANT TO SECTION 8-3-1 UTAH CODE ANNOTATED 1953.

APPROVED THIS DAY OF_____A.D. 20

MAYOR CLERK, RECORDER (SEE SEAL BELOW)

CITY ENGINEER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS__DAY OF_____, A.D. 20__, BY THE PAYSON CITY PLANNING COMMISSION.

DIRECTOR CHAIR, PLANNING COMMISSION

ZELMA STORAGE
A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 08, TOWNSHIP 9 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN PAYSON, UTAH

CLERK / RECORDER SEAL	ENGINEER SEAL	UTAH COUNTY RECORDER SEAL

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. 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.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6 SACK MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
   - A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   - B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   - C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   - D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   - E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH. RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   - F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   - A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   - B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   - C. AC PAVEMENT TO BE A ½" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   - D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   - *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   - *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   - *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
		STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEQUNOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
05-19-20
STATE OF UTAH

EXTRA SPACE STORAGE PAYSON
820 WEST UTAH AVENUE
PAYSON, UTAH

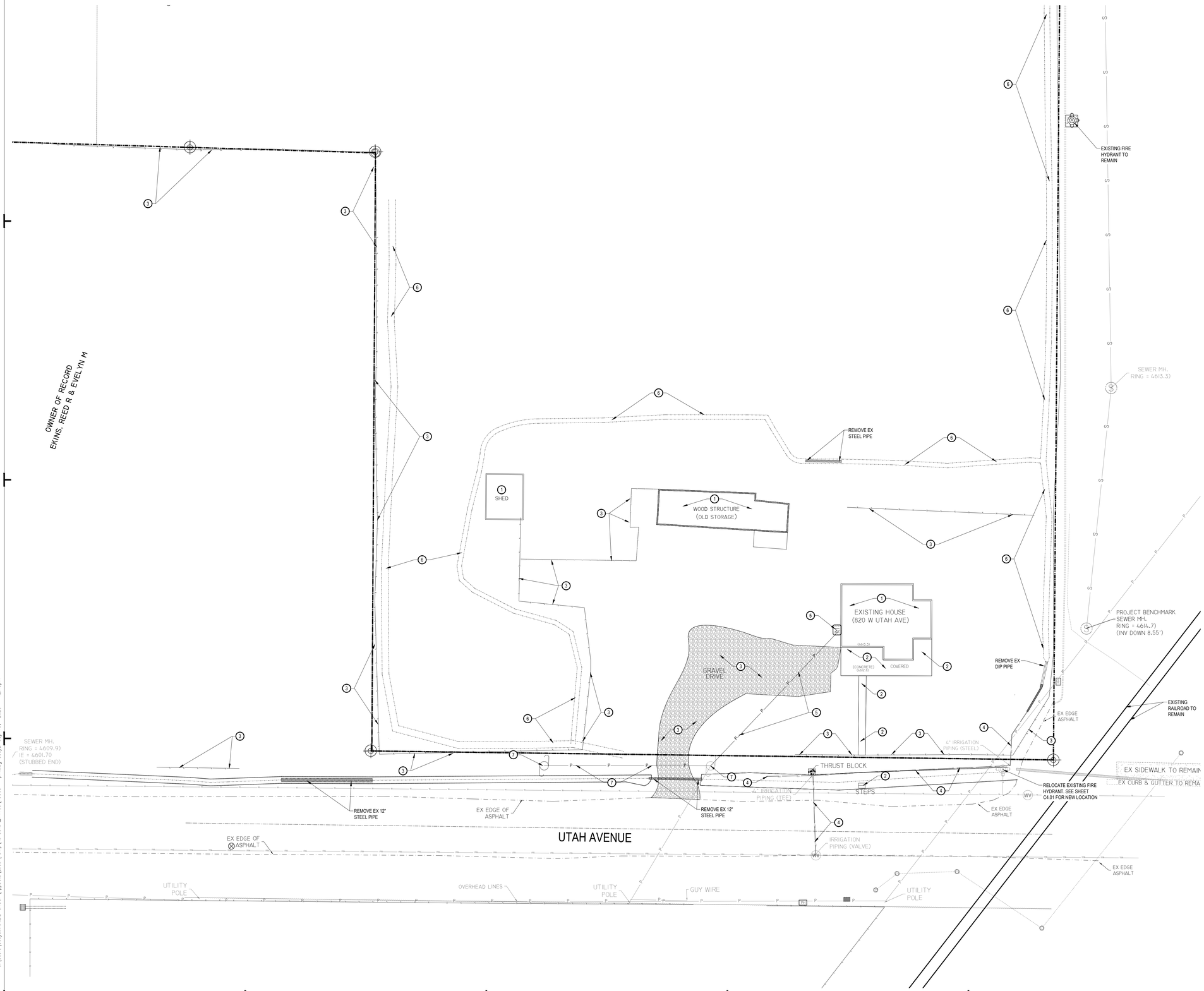
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

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GENERAL NOTES:

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING BUILDING/STRUCTURE/BASEMENT (INCLUDING WALLS, FOOTINGS, CONCRETE SLABS, OVERHANGS, AWNINGS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING CONCRETE FLATWORK TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
3. EXISTING SITE FEATURES (FENCES, GATES, GRAVEL DRIVEWAYS, IRRIGATION GATES, LANDSCAPING, IRRIGATION, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
4. EXISTING 4" IRRIGATION SERVICE TO BE KILLED AND REMOVED, PER PAYSON CITY STANDARDS AND SPECIFICATIONS.
5. COORDINATE WITH PAYSON POWER FOR REMOVAL OF OVERHEAD POWER LINE AND EXISTING ECLECTIC METER.
6. EXISTING IRRIGATION DITCH TO BE ABANDONED AND RE-GRADED.
7. CONTRACTOR TO COORDINATE WITH PAYSON CITY TO RELOCATE STREET LIGHT, POWER POLE, AND OVERHEAD POWER LINE OUT OF PROPOSED DRIVE APPROACH LOCATION. REPLACE WESTERN POWER POLE WITH METAL POLE PER PAYSON CITY STANDARDS. SEE UTILITY PLAN, SHEET C4.01.

⚠1 REMOVE EXISTING GRAVEL DRIVEWAY

NOTICE!

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PROFESSIONAL ENGINEER No. 375419-2202 ROBERT J. POIRIER 05-19-20 STATE OF UTAH

EXTRA SPACE STORAGE PAYSON

820 WEST UTAH AVENUE PAYSON, UTAH

REV	DATE	DESCRIPTION
1	01.02.20	CITY REVIEW 1
2	03.30.20	CITY REVIEW 2
3	05.19.20	CITY REVIEW 4

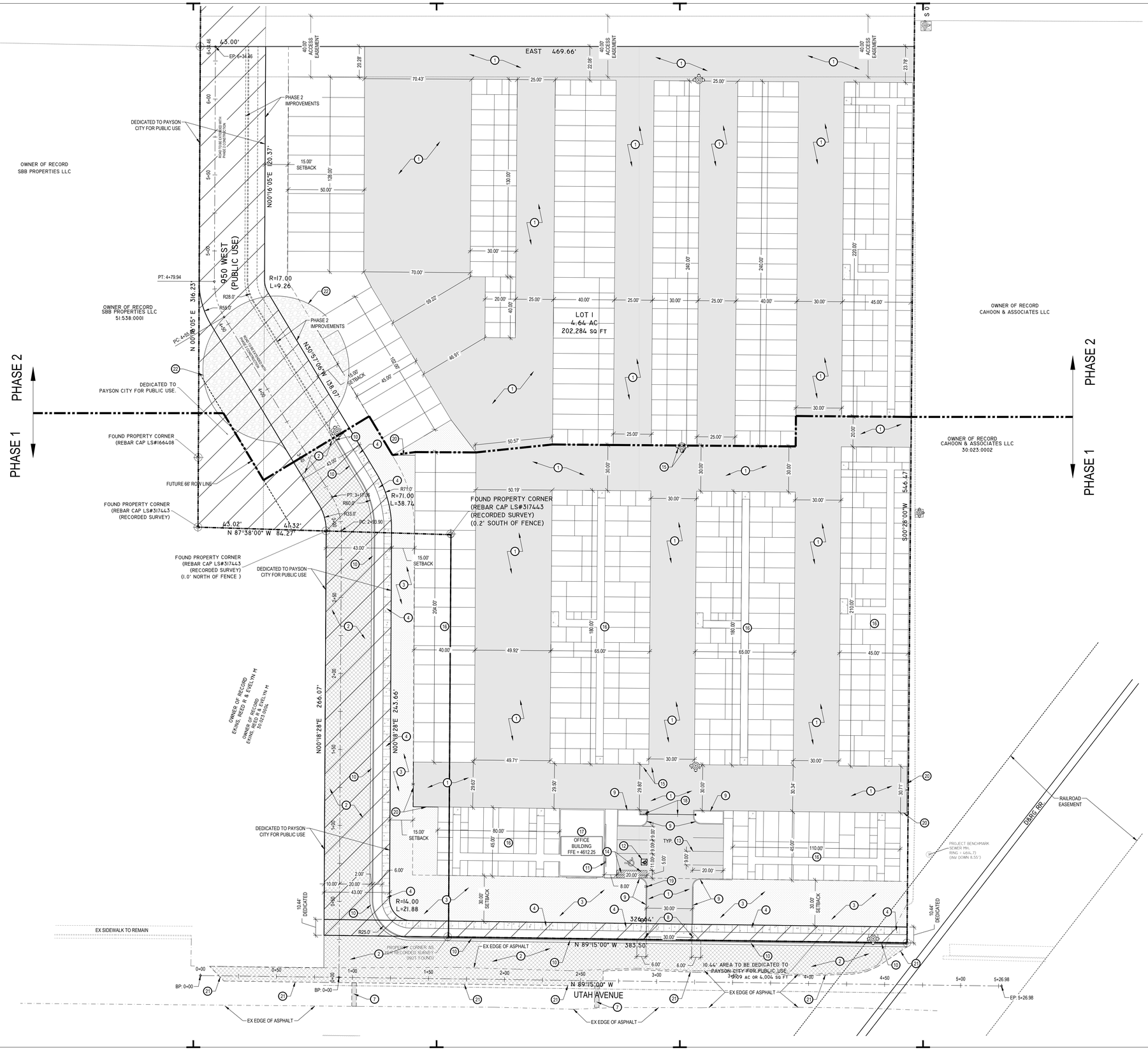
PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

DEMOLITION PLAN

C0.10

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DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%
HARDSCAPE	78,567 SQFT	1.803650	39%
LANDSCAPE	26,595 SQFT	0.610537	13%
BUILDINGS	97,020 SQFT	2.227273	48%
TOTAL	202,182 SQFT	4.641460	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH PAYSON CITY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. 5" ASPHALT PAVEMENT OVER 6" ROAD BASE OVER 6" SUB-BASE PER PAYSON CITY STANDARD PLAN 201.
3. AREA TO BE LANDSCAPED, SEE LANDSCAPE PLANS FOR DETAILS.
4. CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
5. PHASE 2 CONSTRUCTION AREA. THIS AREA WILL BE USED FOR OUTDOOR RV PARKING UNTIL PHASE 2 IS CONSTRUCTED.
6. PHASE 1 CONSTRUCTION AREA.
7. ASPHALT T-PATCH, PER APWA PLAN NO. 255.
8. CONCRETE FLARE DRIVE APPROACH, PER APWA PLAN NO. 221.1.
9. CONCRETE CURB WALL. SEE DETAIL 'C3', SHEET C5.01.
10. 24" GURB AND GUTTER PER APWA 205.2 TYPE E.
11. ADA VAN ACCESSIBLE PARKING SIGN. SEE DETAIL 'D4', SHEET C5.01.
12. PAINTED ADA SYMBOL. SEE DETAIL 'D3', SHEET C5.01.
13. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
14. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES PER DETAIL 'D2' SHEET C5.01.
15. (2) IFC COMPLIANT BOLLARDS INSTALLED AROUND FIRE HYDRANT. SEE DETAIL 'C1', SHEET C5.01.
16. STORAGE UNIT BUILDING. SEE ARCHITECTURAL PLANS.
17. STORAGE UNIT OFFICE BUILDING. SEE ARCHITECTURAL PLANS.
18. 20' AUTOMATIC LIFT GATE WITH KNOX BOX FIRE DEPARTMENT ACCESS. SEE ARCHITECTURAL PLANS.
19. GATE KEYPAD CONTROL. SEE ARCHITECTURAL PLANS.
20. 6' CHAINLINK FENCE.
21. SAWCUT EXISTING ASPHALT AND REMOVE ROAD BASE. REPLACE PER PAYSON CITY AND APWA STANDARDS AND SPECIFICATIONS.
22. TEMPORARY 48' RADIUS, 12" THICK ROAD BASE TURNAROUND AT END OF PHASE 1 CONSTRUCTION.

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

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REV	DATE	DESCRIPTION
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B	03-26-20	CITY REVIEW 2
C	05-19-20	CITY REVIEW 4

PROJECT NO:	19365
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HORIZONTAL CONTROL PLAN

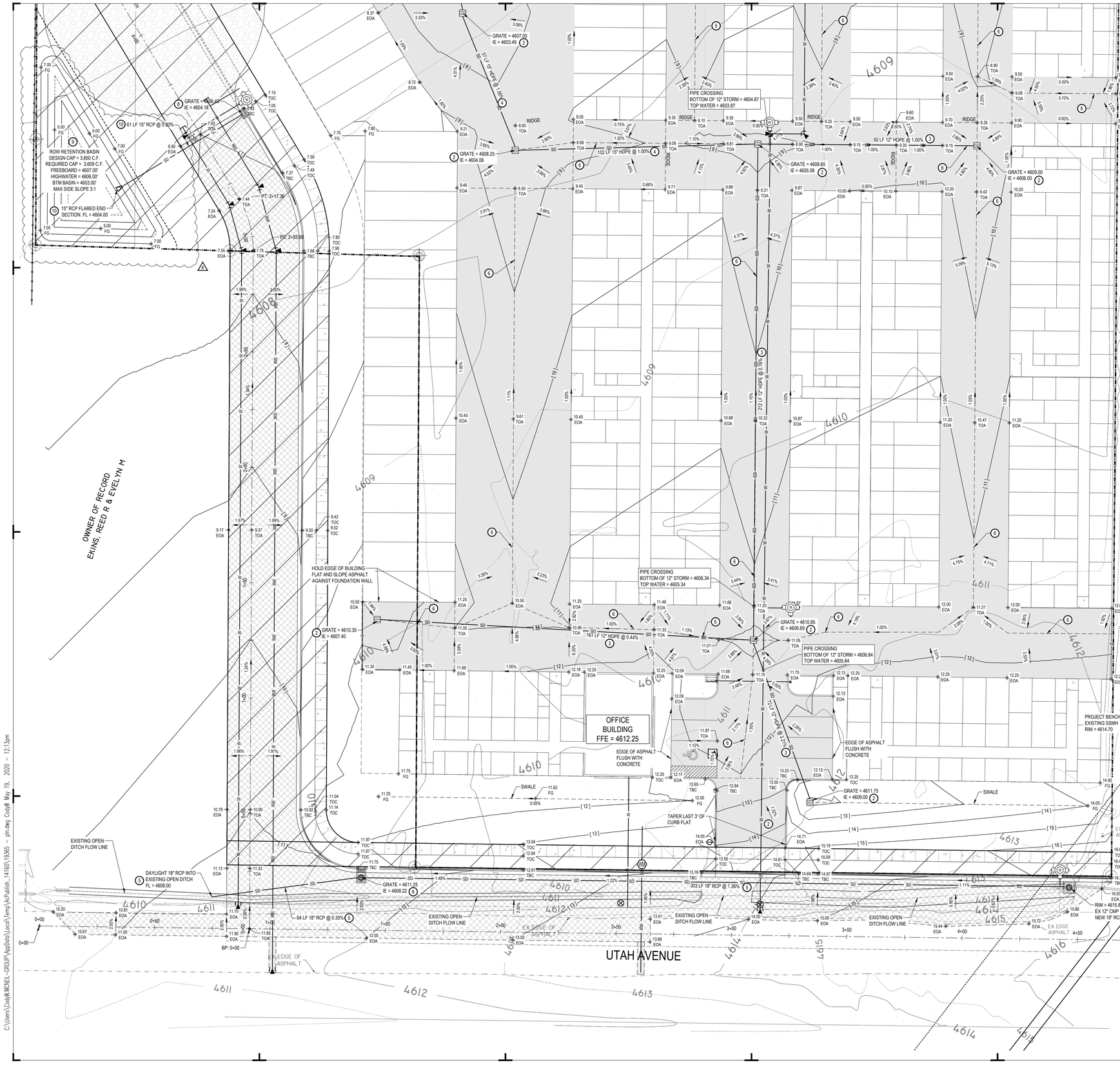
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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

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TOTAL	202,182 SQFT	4.641460	100%

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KEYED NOTES:

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1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 2' x 2' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER 'C4' ON C5.01.
3. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
4. 15" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
5. 18" DIAMETER RCP STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. ASPHALT SWALE.
7. 4' X 4' CONCRETE STORM DRAIN CLEANOUT BOX WITH HEAVY DUTY RIM AND FRAME PER PAYSON CITY STANDARDS AND SPECIFICATIONS.
8. CONCRETE COMBO BOX WITH HEAVY DUTY BICYCLE SAFE GRATE PER PAYSON CITY STANDARDS AND SPECIFICATIONS.
9. NEW RETENTION BASIN TO RETAIN THE 100-YEAR, 24-HOUR STORM FOR THE NEW RIGHT OF WAY TRIBUTARY AREA. SEE CALC SHEET BELOW FOR STORAGE CAPACITY AND DESIGN.
10. 15" DIAMETER RCP STORM DRAIN LINE WITH FLARED CONCRETE END SECTION IN RETENTION BASIN. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.

Mcneil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No.
19365

Title: Payson Storage
Scope: R.O.W. Drainage Design
Retention Facilities
Engineer: RJP Check: RJP
Authority: Payson Rev. No.: 0

Design Philosophy:
The storm water runoff from the new right of way and proposed full 66-ft ROW will be conveyed by curb and gutter to a new combo box that will divert all stormwater runoff to a new surface retention basin where stormwater will be retained in a basin sized for the 24-hour, 100-year storm.

Area Identification	(A)	Runoff Coefficient	(C)		(C*A)
Paved	17,586 sf	(0.40 ac)	0.90	=	15,827 sf
Roof Area	0 sf	(0.00 ac)	0.85	=	0 sf
Landscaped	1,410 sf	(0.03 ac)	0.15	=	212 sf
Total	18,996 sf	(0.44 ac)	0.84 (ave)		16,039 sf

Allowable Discharge Rate = 0.00 cfs/ac

100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.00 cfs

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.35	0.529	2.36	0.00	2.36	0.00	707
10	4.83	0.805	1.79	0.00	1.79	0.00	1,076
15	3.99	1.00	1.48	0.00	1.48	0.00	1,334
30	2.68	1.34	1.00	0.00	1.00	0.00	1,791
60	1.66	1.66	0.62	0.00	0.62	0.00	2,219
120	0.92	1.84	0.34	0.00	0.34	0.00	2,459
180	0.63	1.90	0.24	0.00	0.24	0.00	2,539
360	0.34	2.04	0.13	0.00	0.13	0.00	2,727
720	0.20	2.36	0.07	0.00	0.07	0.00	3,154
1440	0.11	2.70	0.04	0.00	0.04	0.00	**3,609**

Surface Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Surface Retention Pond	1317	3	3950 cf
	0	0	0 cf
Total Surface Storage			**3950 cf**

Total Detention Provided : 3,950 cf
Total Detention Required : 3,609 cf

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REVISIONS

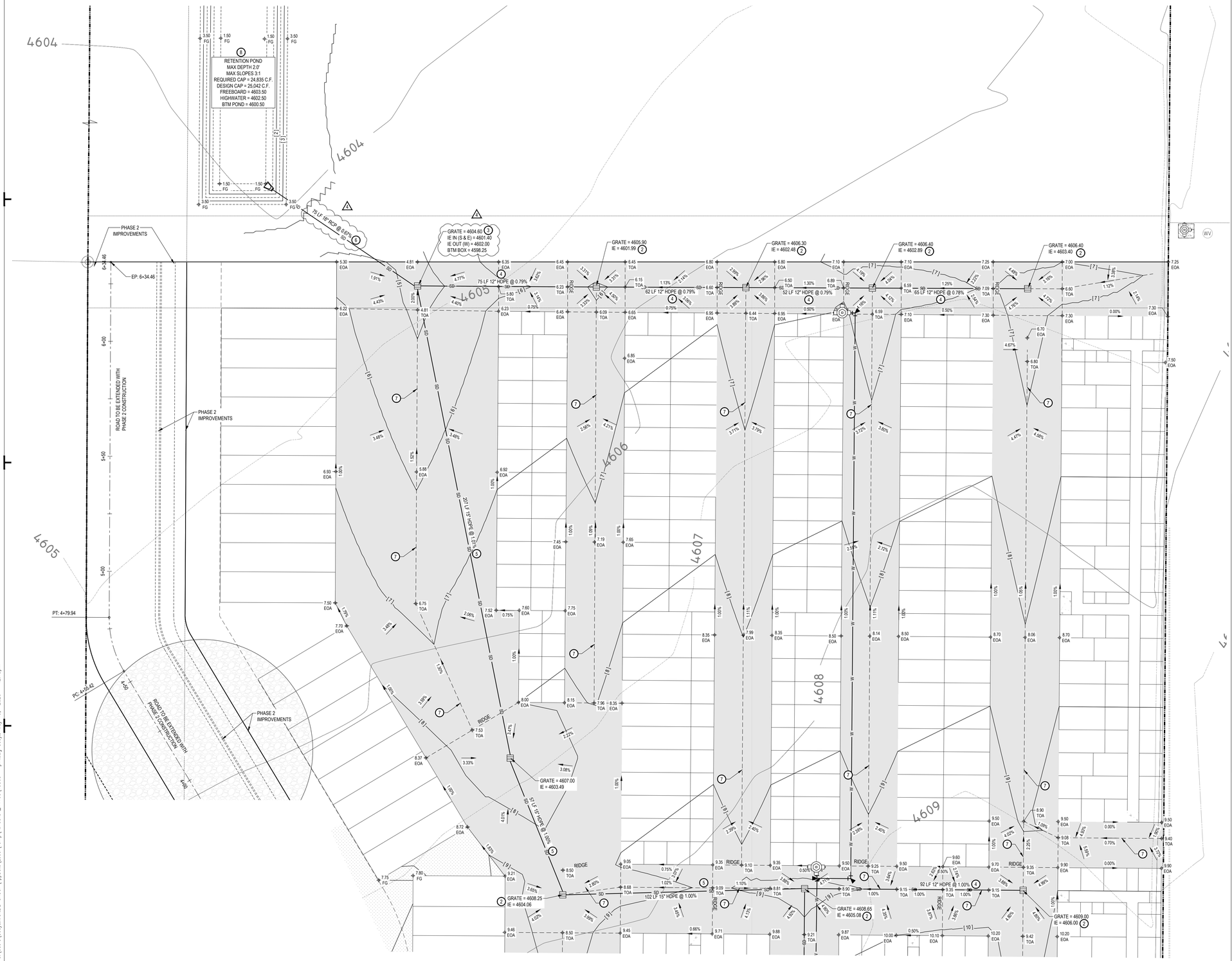
REV	DATE	DESCRIPTION
1	03-26-20	CITY REVIEW 2
2	04-10-20	CITY REVIEW 3
3	05-19-20	CITY REVIEW 4

PROJECT NO: 19365
DRAWN BY: CCW
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DATE: MAY 19, 2020

GRADING AND DRAINAGE PLAN

C2.01

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KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 2' x 2' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER 'C4' ON C5.01.
3. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE INCLUDING SNOUT OIL-WATER-DEBRIS SEPARATOR ON 18" OUTLET PIPE TO RETENTION BASIN PER DETAIL 'A1', SHEET C5.03.
4. 12" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
5. 15" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. 18" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
7. ASPHALT SWALE.
8. RETENTION POND SIZED FOR THE 100-YEAR, 24-HOUR STORM INCLUDING 1' OF FREEBOARD. MAX DEPTH 2.0' AND MAX SIDE SLOPES 3:1. SEE CALCULATION SHEET, THIS SHEET, FOR DESIGN CAPACITY AND REQUIREMENTS.

Monell Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No. 19365

Title :	Payson Available Storage		
Scope :	Site Drainage Design		
	Retention Facility		
Engineer :	RJP	Check:	RJP
Authority :	Payson	Rev. No.:	1

Design Philosophy:
The storm water runoff from lot 1 will sheet flow to inlets and will be conveyed by pipes to the site retention basin. To be conservative 60 min/inch was used in the calculations through the bottom of the pond only and coordinated with Gordon Geotechnical Engineering

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	90,135 sf	(2.07 ac)	0.90	=	81,122 sf
Roof Area	101,550 sf	(2.33 ac)	0.85	=	86,318 sf
Landscaped	21,690 sf	(0.50 ac)	0.15	=	3,254 sf
Total	213,375 sf	(4.90 ac)	0.80 (ave)		170,693 sf

INFILTRATION RATE Perc rate min/in 60
Infiltration Area 8764
Infiltration area * 1/perc rate * 1ft/12" * 1min/60 sec = (0.20 cfs)

LOT 1 DRAINAGE AREA
100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.20 cfs

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Addt'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	8.75	0.53	25.08	0.00	25.08	0.20	7,464
15	5.43	1.00	15.77	0.00	15.77	0.20	14,013
30	3.42	1.34	10.59	0.00	10.59	0.20	18,695
60	2.24	1.66	6.56	0.00	6.56	0.20	22,882
120	1.29	1.84	3.64	0.00	3.64	0.20	24,712
180	0.97	1.90	2.50	0.00	2.50	0.20	24,835
360	0.52	2.04	1.34	0.00	1.34	0.20	24,636
720	0.31	2.36	0.78	0.00	0.78	0.20	24,806
1440	0.18	2.70	0.44	0.00	0.44	0.20	20,878

Surface Storage Provided:

	Area(sf)	Depth (ft)	Volume (cu. ft.)
Retention Pond	12521	2	25042 cf
	0	0	PS
Total Surface Storage			**25042 cf**

Total Detention Provided : **25,042 cf**
Total Detention Required : **24,835 cf**

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
05-19-20
STATE OF UTAH

EXTRA SPACE STORAGE PAYSON

820 WEST UTAH AVENUE
PAYSON, UTAH

REVISIONS

REV	DATE	DESCRIPTION
1	01-02-20	CITY REVIEW 1
2	03-26-20	CITY REVIEW 2
3	04-15-20	CITY REVIEW 3
4	05-19-20	CITY REVIEW 4

PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

Blue Stakes of UTAH 811 Bluestakes.org

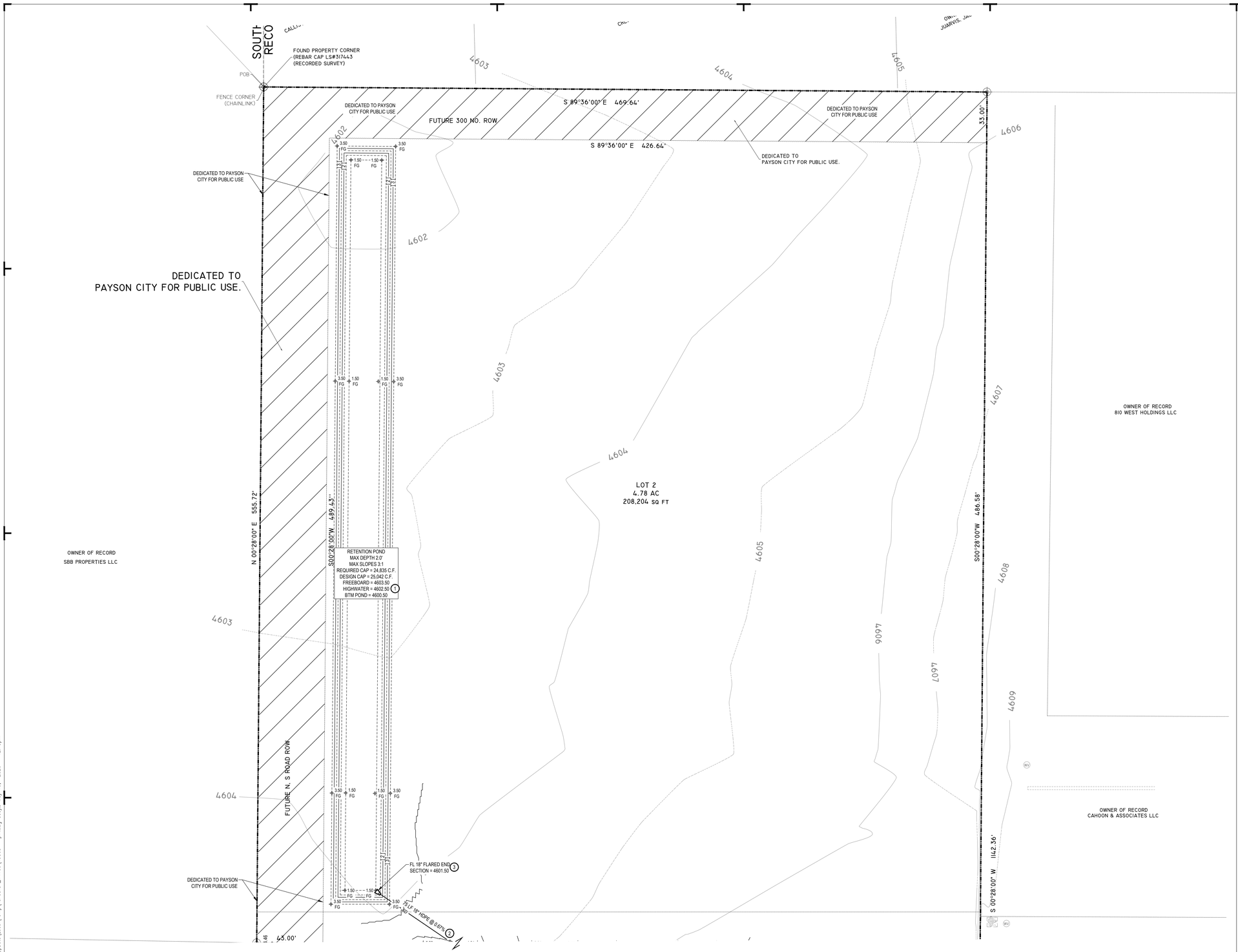
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

GRADING AND DRAINAGE PLAN

C2.02

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. RETENTION POND SIZED FOR THE 100-YEAR, 24-HOUR STORM INCLUDING 1' OF FREEBOARD. MAX DEPTH 2.0' AND MAX SIDE SLOPES 3:1. SEE CALCULATION SHEET, THIS SHEET, FOR DESIGN CAPACITY AND REQUIREMENTS.
2. 18" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
3. 18" PIPE FLARED END SECTION.

Monell Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF
CALCULATION SHEET
Project No. 19365

Title :	Payson Available Storage
Scope :	Site Drainage Design
	Retention Facility
Engineer :	RJP
Check:	RJP
Authority :	Payson
Rev. No.:	1

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	0	0	PS
Total Surface Storage			**25042 cf**

Total Detention Provided : 25,042 cf
Total Detention Required : 24,835 cf

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No. 375419-2202
ROBERT J. POIRIER
05-19-20
STATE OF UTAH

EXTRA SPACE STORAGE PAYSON

820 WEST UTAH AVENUE
PAYSON, UTAH

REV	DATE	DESCRIPTION
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B	03-20-20	CITY REVIEW 2
C	04-10-20	CITY REVIEW 3

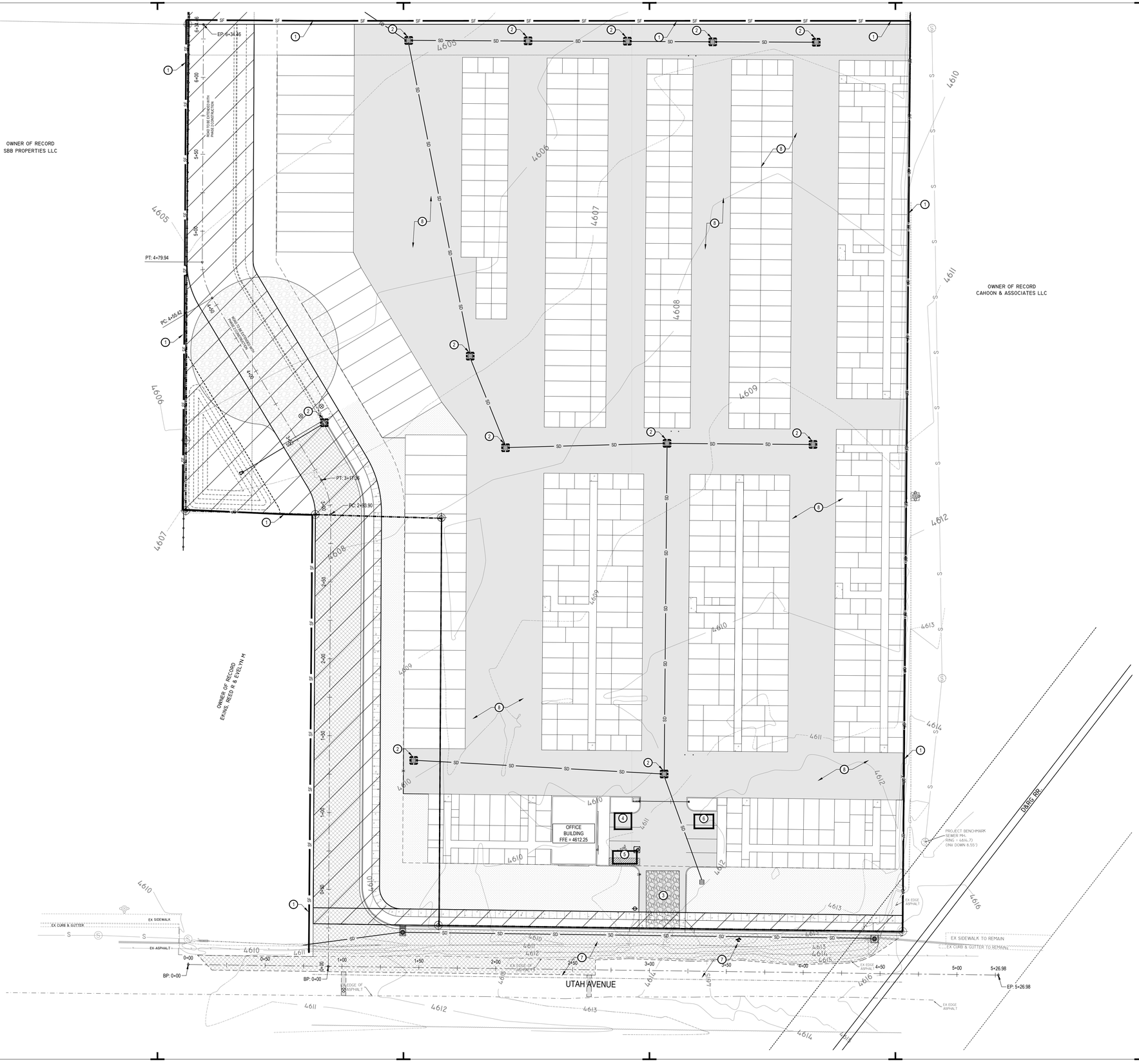
REVISIONS

PROJECT NO: 19365
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MAY 19, 2020

GRADING AND DRAINAGE PLAN

C2.03

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

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

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

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

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.02.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A5', SHEET C5..02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C3', SHEET C5.02. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. NO TRACKING OF MUD ONTO STREETS IS ALLOWED. ANY OCCURRENCE SHALL BE SWEPT IMMEDIATELY.
8. WATER SITE AS NECESSARY TO PREVENT FUGITIVE DUST.

NOTICE!

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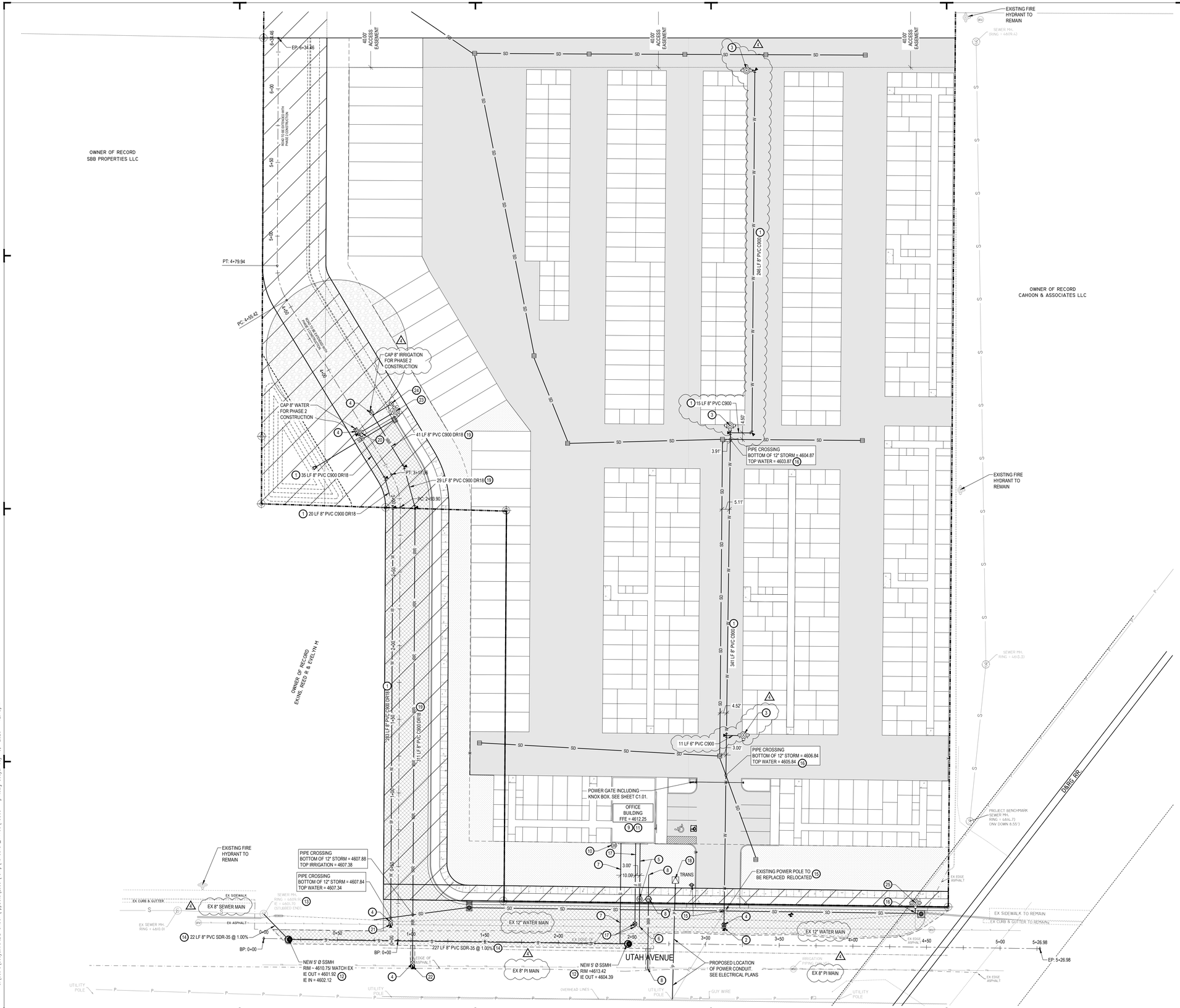
REVISIONS		
REV	DATE	DESCRIPTION
A	05-15-20	CITY REVIEW 4

PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

SWPPP PLAN

C3.01

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NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH LAYPROPERTY, COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
2. NOT USED. △1
3. FIRE HYDRANT ASSEMBLY COMPLETE, PER PER PAYSON CITY STANDARD PLAN 203 ON SHEET C5.03. INSTALL (2) IFC COMPLIANT BOLLARDS AROUND EACH FIRE HYDRANT. SEE DETAIL 'C1' SHEET C5.01 FOR BOLLARD.
4. 8" GATE VALVE WITH VALVE BOX. SEE DETAIL 'B2', SHEET C5.03.
5. 3/4" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
6. 3/4" CTS. HDPE WATER SERVICE LINE, PER PAYSON CITY STANDARDS.
7. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS AND CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING. SEE APWA PLAN NO. 431 FOR CLEANOUTS.
8. PRESSURED IRRIGATION METER SERVICE BOX AND LATERAL WITH DUAL STOP AND WASTE PER PAYSON CITY STANDARDS. DETAIL ON SHEET C5.03. SEE LANDSCAPE PLANS FOR CONTINUATION.
9. CONTRACTOR TO COORDINATE WITH COMCAST AND PAYSON POWER FOR SERVICE LINES TO PROPOSED OFFICE. △1
10. APPROXIMATE LOCATION OF NEW NATURAL GAS METER. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
11. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.
12. 5' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411. △1
13. CORE-CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER PAYSON CITY STANDARDS AND SPECIFICATIONS.
14. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
15. REPLACE AND RELOCATE EXISTING WOOD POWER POLE WITH METAL POLE AND OVERHEAD STREETLIGHT PER PAYSON CITY STANDARDS. COORDINATE WITH PAYSON CITY POWER.
16. WATERLOOP UNDER STORM DRAIN LINE PER APWA PLAN 543.1 STYLE A.
17. 2" FIRE LINE FOR NFPA 13D FIRE SUPPRESSION SYSTEM PER PAYSON CITY STANDARDS AND SPECIFICATIONS. SERVICE TAP PER APWA PLAN 552 INCLUDING CORP STOP.
18. PROPOSED TRANSFORMER. CONTRACTOR TO COORDINATE WITH PAYSON POWER. SEE ELECTRICAL PLANS FOR DETAILS. △1
19. 8" PURPLE PVC C-900 DR-18 PRESSURIZED IRRIGATION LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'C4', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
20. NOT USED.
21. HOT TAP EXISTING 12" MAIN WITH CITY APPROVED CONTRACTOR PER PAYSON CITY STANDARDS INCLUDING THRUST BLOCKING PER APWA PLAN 561. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION OR FABRICATION OF NEW WATER MAIN AND REPORT TO ENGINEER OF RECORD IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS.
22. CONNECT NEW 8" PI MAIN TO EXISTING 8" MAIN WITH 8" X 8" TEE PER APWA STANDARDS INCLUDING THRUST BLOCKING PER APWA PLAN 561.
23. NEW FIRE HYDRANT IN PARK STRIP PER PAYSON CITY STANDARD PLAN 203 ON SHEET C5.03.
24. IRRIGATION DRAIN VALVE PER APWA PLAN NO. 632 TYPE A. SEE DETAIL ON SHEET C5.03.
25. RELOCATE EXISTING FIRE HYDRANT TO NEW PARK STRIP PER PAYSON CITY STANDARD PLAN 203 ON SHEET C5.03. △1

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REVISIONS

REV	DATE	DESCRIPTION
1	01.02.20	CITY COMMENTS 1
2	03.20.20	CITY REVIEW 2
3	04.10.20	CITY REVIEW 3
4	05.19.20	CITY REVIEW 4

PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

SITE UTILITY PLAN

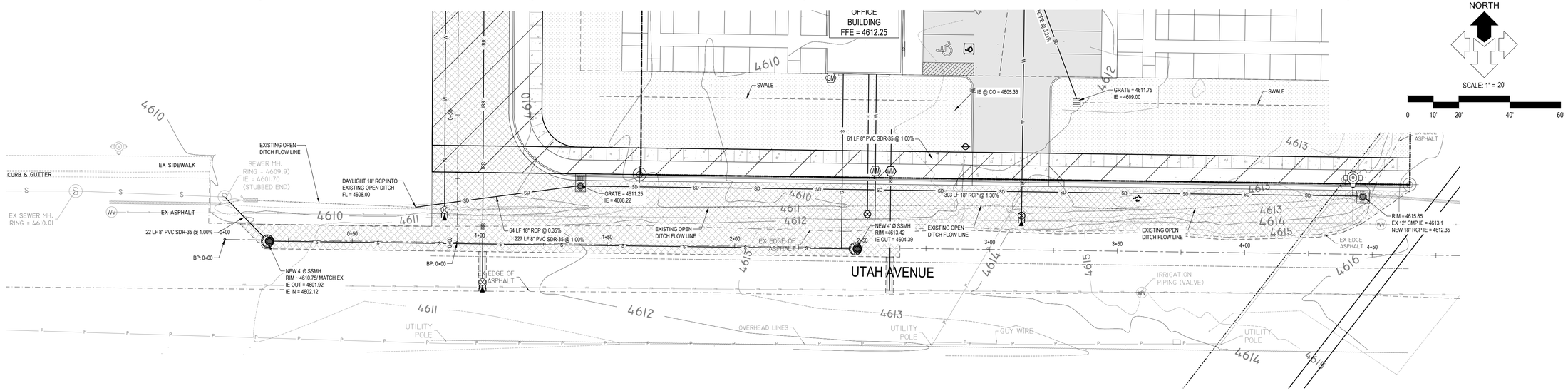
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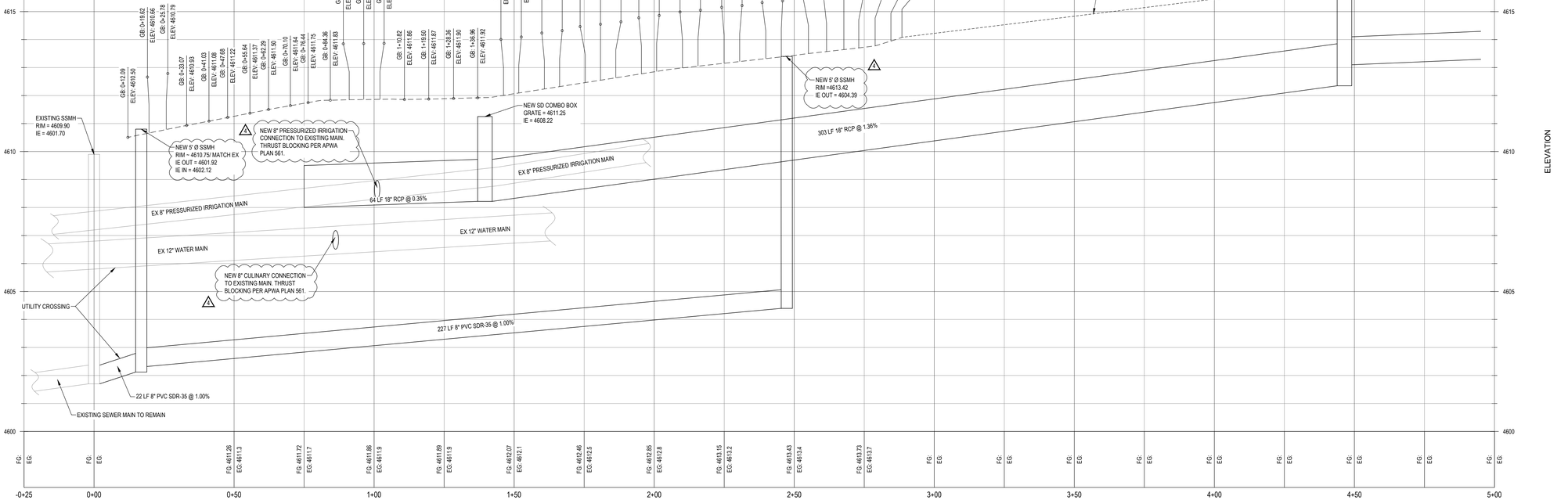
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UTAH AVE
HORIZ: 1"=20'
VERT: 1"=2'



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DATE:	MAY 19, 2020

UTAH AVE PLAN AND PROFILE

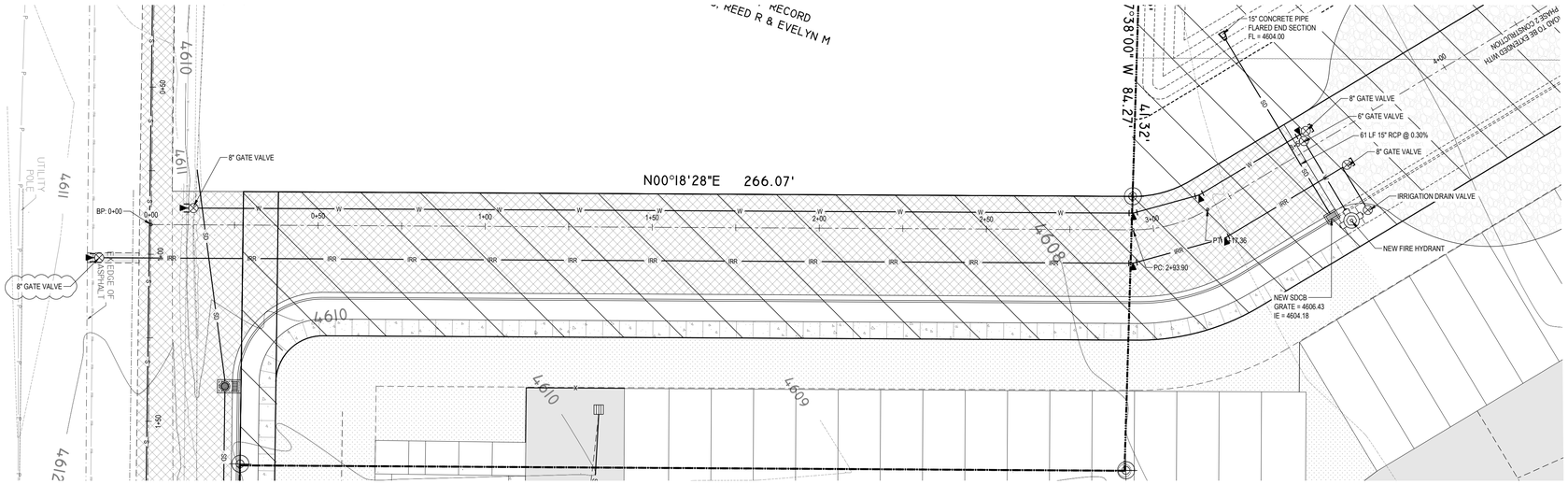
C4.02

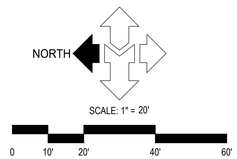
Blue Stakes of UTAH 811 Bluestakes.org

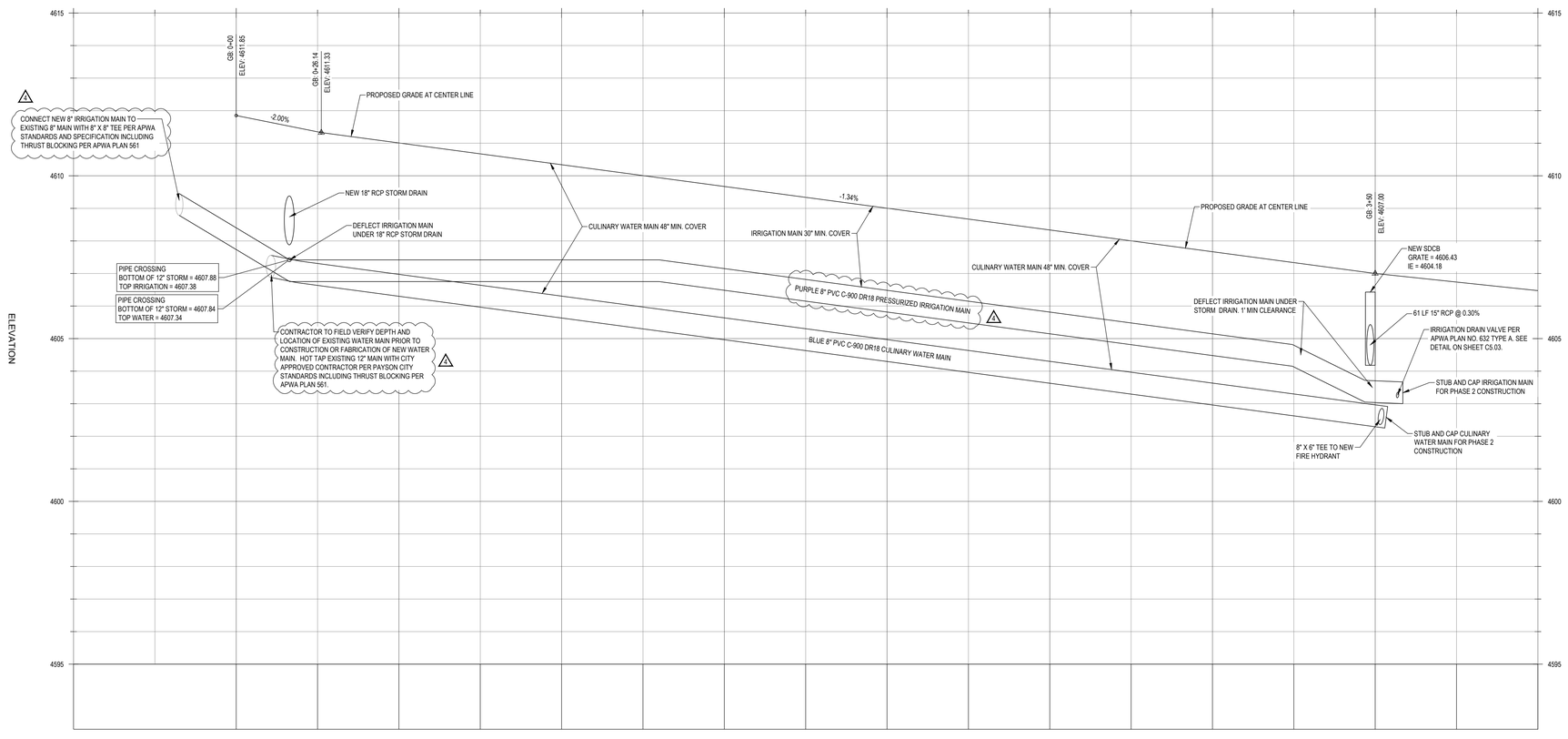
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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NOTICE!

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PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
05-19-20
STATE OF UTAH

EXTRA SPACE STORAGE PAYSON

820 WEST UTAH AVENUE
PAYSON, UTAH

REVISIONS

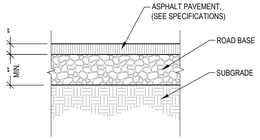
REV	DATE	DESCRIPTION
3	04-10-20	CITY REVIEW 3
4	05-19-20	CITY REVIEW 4

PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

UTAH AVE PLAN AND PROFILE

C4.03

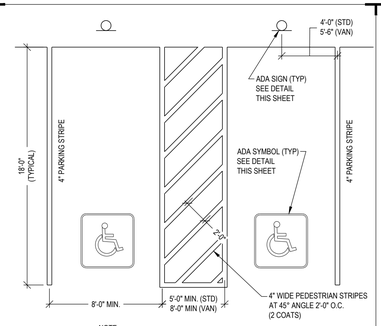
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	(PRIVATE)	(PUBLIC R.O.W.)
ASPHALT	3.0"	5.0"
ROAD BASE	8.0"	6.0" MIN.
SUBBASE		6.0" MIN.

NOTE:
REFER TO SOILS REPORT AND ADDENDUMS FOR PROJECT SECTION THE SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



NOTE:
CROSS SLOPES WITHIN ADA PARKING STALLS AND ACCESSIBLE ROUTES NOT TO EXCEED 1:48 SLOPE.

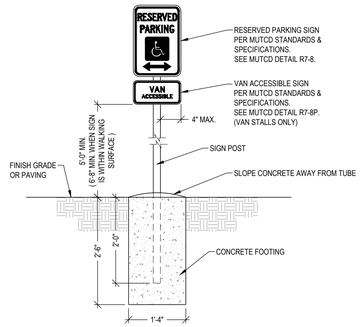
ADA PARKING DETAIL — D2
SCALE: N.T.S.



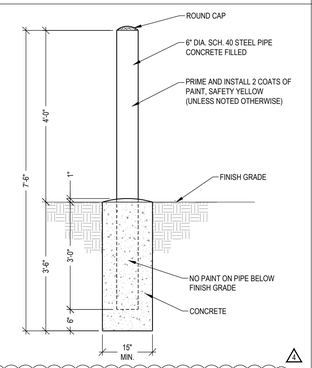
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

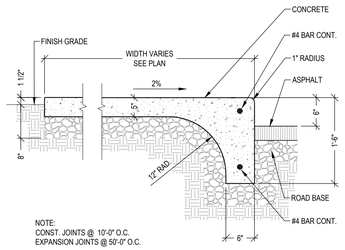
PAINTED ADA SYMBOL — D3
SCALE: N.T.S.



ADA PARKING SIGN — D4
SCALE: N.T.S.

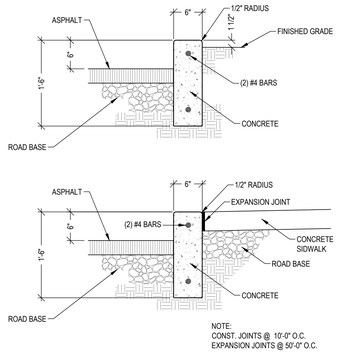


2018 IFC SEC 312 COMPLIANT BOLLARD — C1
SCALE: N.T.S.



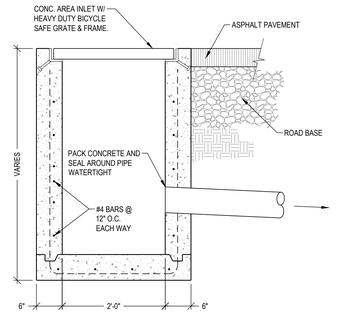
NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

INTEGRAL WALK & CURB — C2
SCALE: N.T.S.

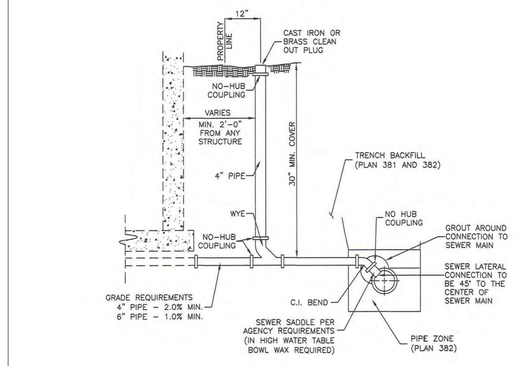


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

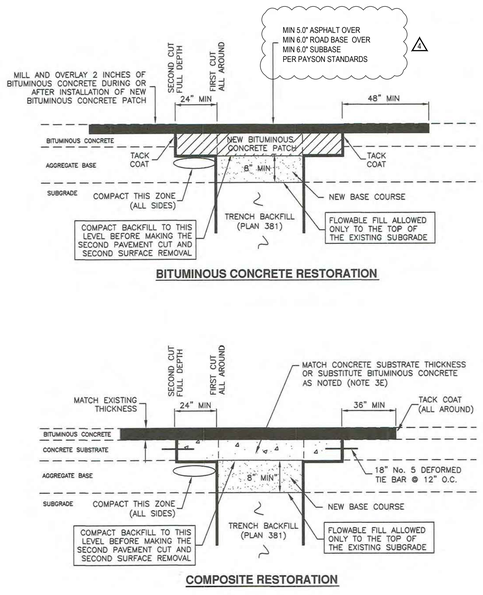
CURB WALL DETAIL — C3
SCALE: N.T.S.



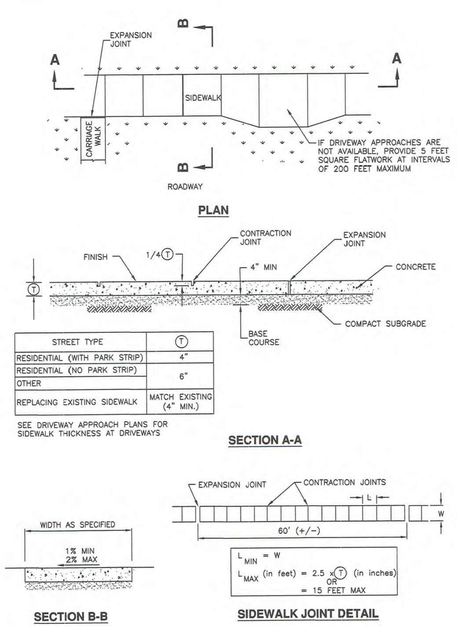
AREA INLET — C4
SCALE: N.T.S.



APWA Utah Chapter — *Sewer lateral connection* — Plan 431 — January 2011



APWA Utah Chapter — *Bituminous pavement T-patch* — Plan 255 — November 2015



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

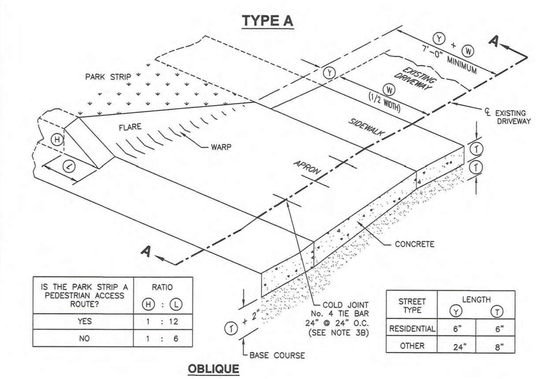
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A

SECTION B-B

SIDEWALK JOINT DETAIL

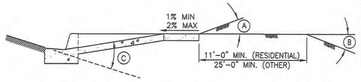
APWA Utah Chapter — *Sidewalk* — Plan 231 — March 2009



IS THE PARK STRIP A PEDESTRIAN ACCESS ROUTE?	RATIO (H : L)
YES	1 : 12
NO	1 : 6

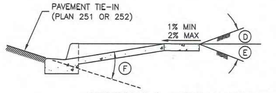
STREET TYPE	LENGTH (Y)	(T)
RESIDENTIAL	6"	6"
OTHER	24"	8"

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) A	B	C
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) D	E	F
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter — *Flare driveway approach* — Plan 221.1 — December 2009

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EXTRA SPACE STORAGE PAYSON

820 WEST UTAH AVENUE
PAYSON, UTAH

REV	DATE	DESCRIPTION
A	01-02-20	CITY REVIEW 1
	05-19-20	CITY REVIEW 4

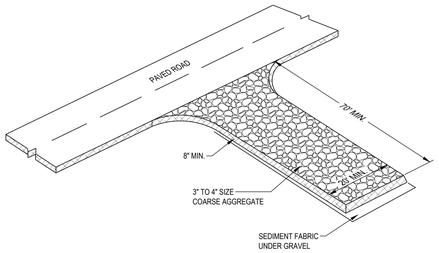
REVISIONS

PROJECT NO: 19365
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MAY 19, 2020

CIVIL DETAILS

C5.01

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DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 3 TO 4 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

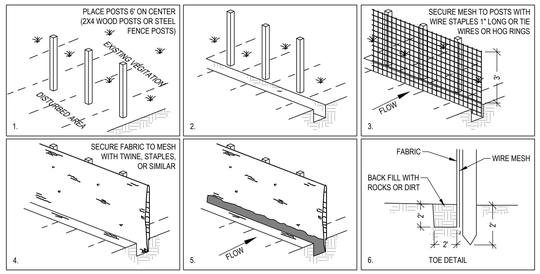
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

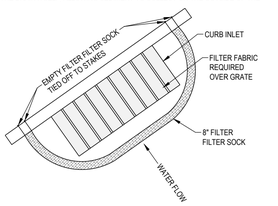
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS `FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

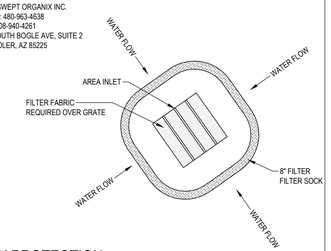
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

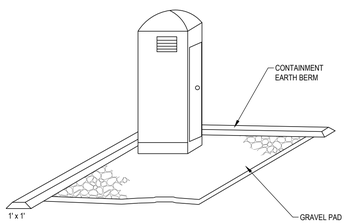
WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S.

© REPLENISH



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

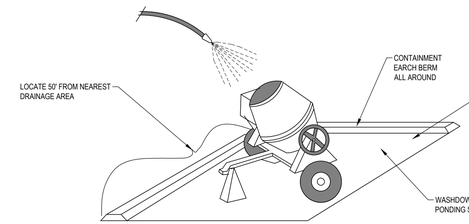
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS A3
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A5
SCALE: N.T.S.

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
No. 375419-2202
ROBERT J. POIRIER
05-19-20
STATE OF UTAH

EXTRA SPACE STORAGE PAYSON
820 WEST UTAH AVENUE
PAYSON, UTAH

REVISIONS

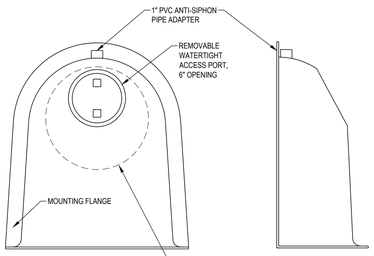
REV	DATE	DESCRIPTION

PROJECT NO: 19365
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MAY 19, 2020

CIVIL DETAILS

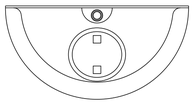
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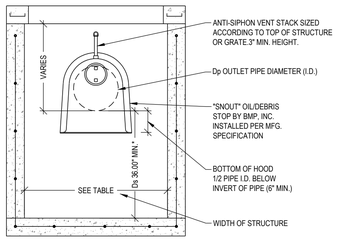
FRONT VIEW

SIDE VIEW



PLAN VIEW

SNOUT CONFIGURATION



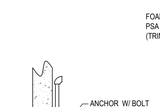
STRUCTURE DIMENSIONS:
PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. (SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

SIZING EXAMPLES:

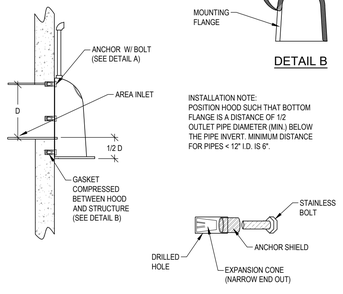
OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	
48.0"-95.9" O.D.	96 F	FITS 72" DIAM STRUCTURE ONLY

NOTE:
USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

SPECIFICATIONS:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

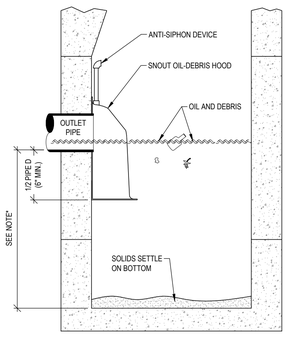


DETAIL B



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

DETAIL A



NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

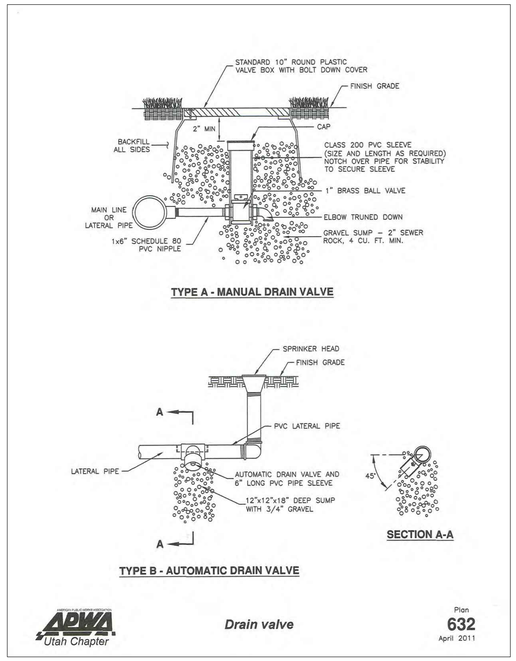
TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

SNOUT OIL-WATER-DEBRIS SEPARATOR A1

SCALE: N.T.S.

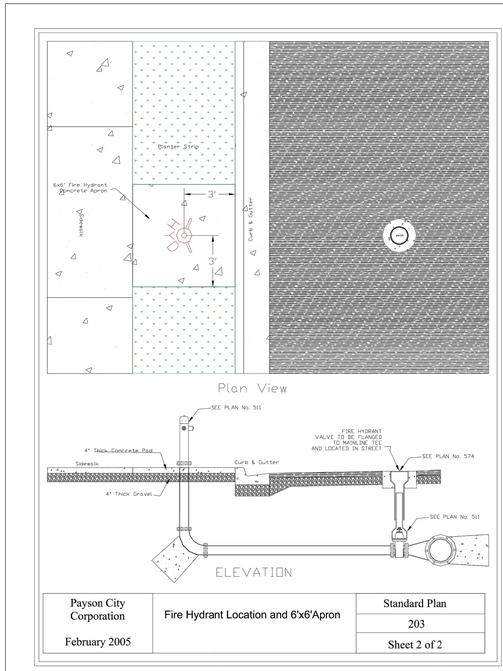


TYPE A - MANUAL DRAIN VALVE

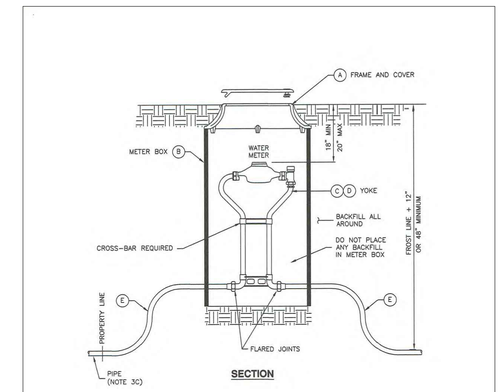
SECTION A-A

TYPE B - AUTOMATIC DRAIN VALVE

APWA Utah Chapter — *Drain valve* — Plan 632 April 2011



Payson City Corporation	Fire Hydrant Location and 6'x6'Apron	Standard Plan
February 2005		203
		Sheet 2 of 2

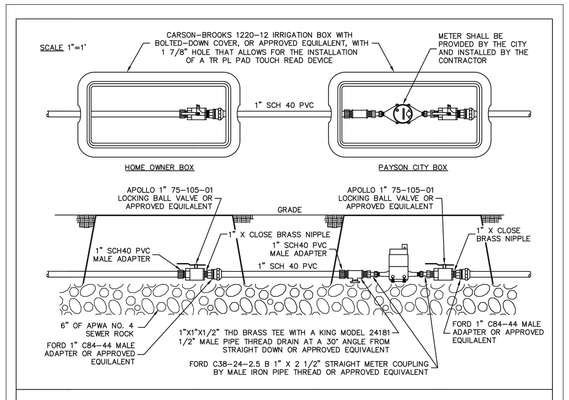


SECTION

LEGEND			
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — *3/4" and 1" meter* — Plan 521 August 2001



NOTES:
1. STANDARD SERVICE SIZE SHALL BE 1 1/2" FOR DUAL SERVICES AND 1" FOR SINGLE SERVICES.
2. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. 1/2" POLY CONDUIT SHALL BE BURIED 2' BELOW GRADE.
7. NO OTHER CONNECTIONS OR EQUIPMENT ARE PERMITTED BY CONTRACTOR/HOME OWNER INSIDE PAYSON CITY BOX.

PAYSON CITY 439 WEST UTAH AVE. PAYSON, UT 84651 (801) 465-5200	STANDARD DRAWING 1" PRESSURIZED IRRIGATION SERVICE BOX & LATERAL	SCALE VARIES
		STANDARD 1 OF 1

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8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER No. 375419-2202 ROBERT J. POIRIER 05-19-20 STATE OF UTAH

EXTRA SPACE STORAGE PAYSON
820 WEST UTAH AVENUE
PAYSON, UTAH

REVISIONS		
REV	DATE	DESCRIPTION
1	03-26-20	CITY REVIEW 2
2	04-10-20	CITY REVIEW 3

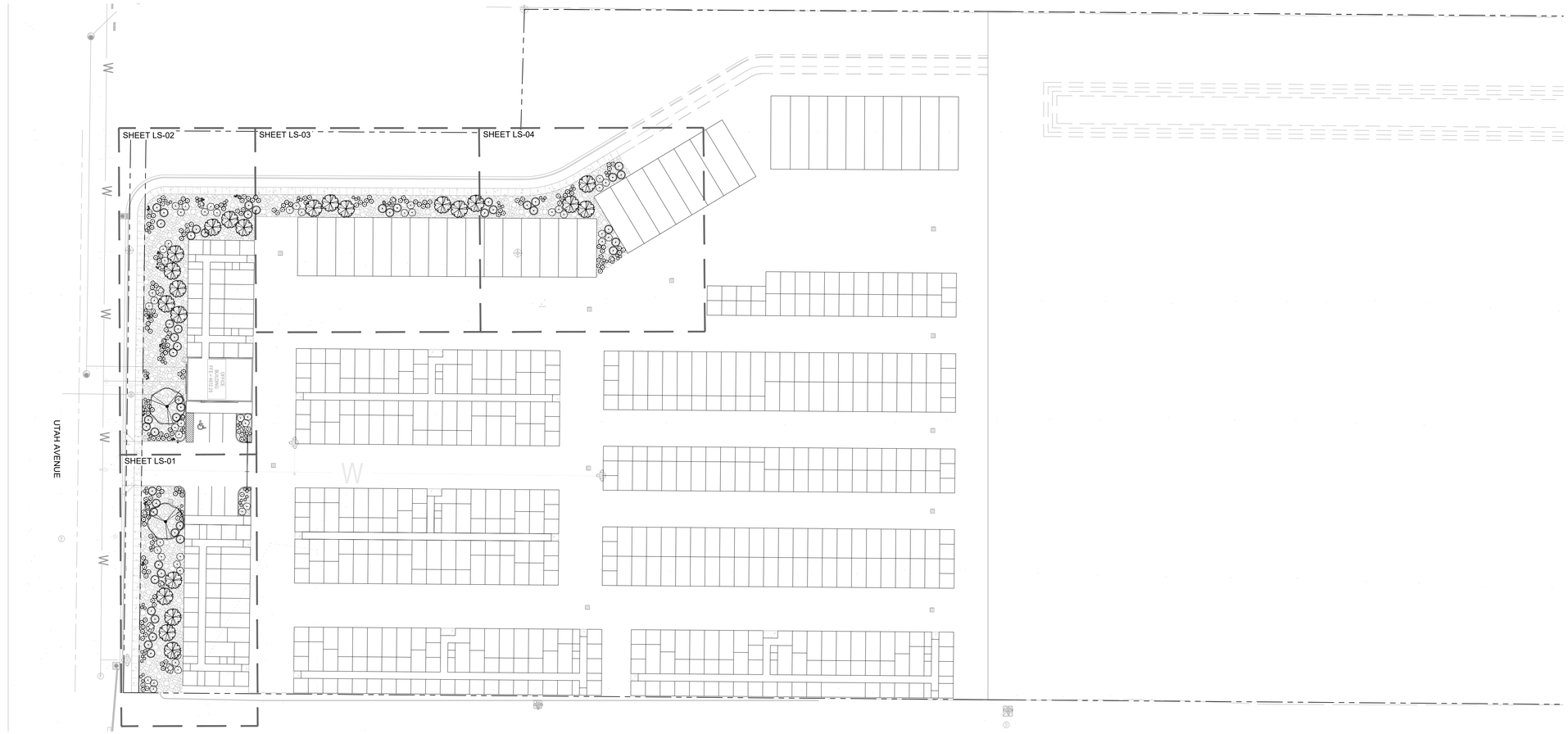
PROJECT NO:	19365
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MAY 19, 2020

CIVIL DETAILS

C5.03

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LANDSCAPE PLANS FOR PAYSON STORAGE



SHEET INDEX

1. LS- 00 - OVERALL LANDSCAPE PLAN
2. LS-01 - LS-02 - LANDSCAPE PLAN, NOTES, AND SCHEDULE
3. LS- 03 - LANDSCAPE DETAILS

PAYSON CITY CODE

CODE	NOTES
19.6.16.14	LANDSCAPING EACH LOT OR PARCEL SHALL BE COMPLETELY LANDSCAPED EXCEPT THOSE AREAS USED FOR BUILDINGS OR PARKING. EACH PROJECT APPLICATION SHALL BE ACCOMPANIED BY A COMPLETE LANDSCAPING PLAN DETAILING THE TYPES AND SIZES OF PLANTING MATERIALS TO BE USED. THE LANDSCAPING SHALL BE MAINTAINED USING AN AUTOMATIC SPRINKLING SYSTEM AND SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ON LARGER PARCELS, AN ALTERNATIVE METHOD OF LANDSCAPING MAY BE PRESENTED TO THE CITY COUNCIL FOR THEIR CONSIDERATION AND APPROVAL.

SUMMARY OF LANDSCAPE PLAN

A SUMMARY OF THE TOTAL PERCENTAGE OF LANDSCAPED AREAS AND LANDSCAPE ELEMENTS.

TOTAL LANDSCAPED AREAS: 15,710 SQ FT

TREES TOTAL: 24

SHRUBS / GRASSES / PERENNIALS: 392

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL VEGETATION AREAS.
4. 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL NEW PLANTER BEDS WHERE SHRUBS AND TREES WILL BE PLANTED.
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
6. STONE AND COBBLE MULCH WITH A MINIMUM ROCK SIZE OF 1.5"-4" TO BE IMPLEMENTED AT A DEPTH OF 4" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL COBBLE MULCH AND CRUSHED STONE MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
7. CONTRACTOR SHALL SUPPLY A SOILS REPORT FOR ALL IMPORTED TOPSOIL TO ENSURE THAT IT IS CLEAN AND FREE OF WEEDS, CONTAMINANTS, AND UNDESIRABLE MATERIAL TO THE CITY AND OWNER.
8. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
9. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
10. BASE PLAN & LOCATION OF PROPOSED PLANT MATERIAL ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CRA TOB	CRATAEGUS X MORDENENSIS `TOBA` / TOBA HAWTHORN	B & B	2" CAL	22
	FRA PEN	FRAXINUS PENNSYLVANICA `PATMORE` / `PATMORE` ASH	B & B	2" CAL	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BER CON	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL	50
	COR BAI	CORNUS BAILEYI / BAILEY`S RED-TWIG DOGWOOD	5 GAL	47
	HEU OBS	HEUCHERA X `OBSIDIAN` / CORAL BELLS	5 GAL	36
	MIS GRA	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	49
	PER FIL	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` / RUSSIAN SAGE	5 GAL	59
	PIN SLO	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	50

GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BOU BLO	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL	52
	SPO AIR	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL	49

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	COB MU4	COBBLE ROCK MULCH / 3``-4`` NEPHI COBBLE	--		15,710 SF

OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
NO. 8843574-5301
Signature
ELECTRONIC SEAL
STATE OF UTAH

PI:	LA
PM:	LA
DRAWN BY:	CG
CHECKED BY:	TK
PLOT DATE:	4-22-2020

SUBMISSION DATE	PROJECT #
4-22-2020	UT 19-056

NO.	REVISION	DATE
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----
7	----	----
8	----	----
9	----	----
10	----	----

PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org
811
CALL BEFORE YOU DIG.
IT'S FREE AND IT'S THE LAW

0' 20' 40' 80' 160'

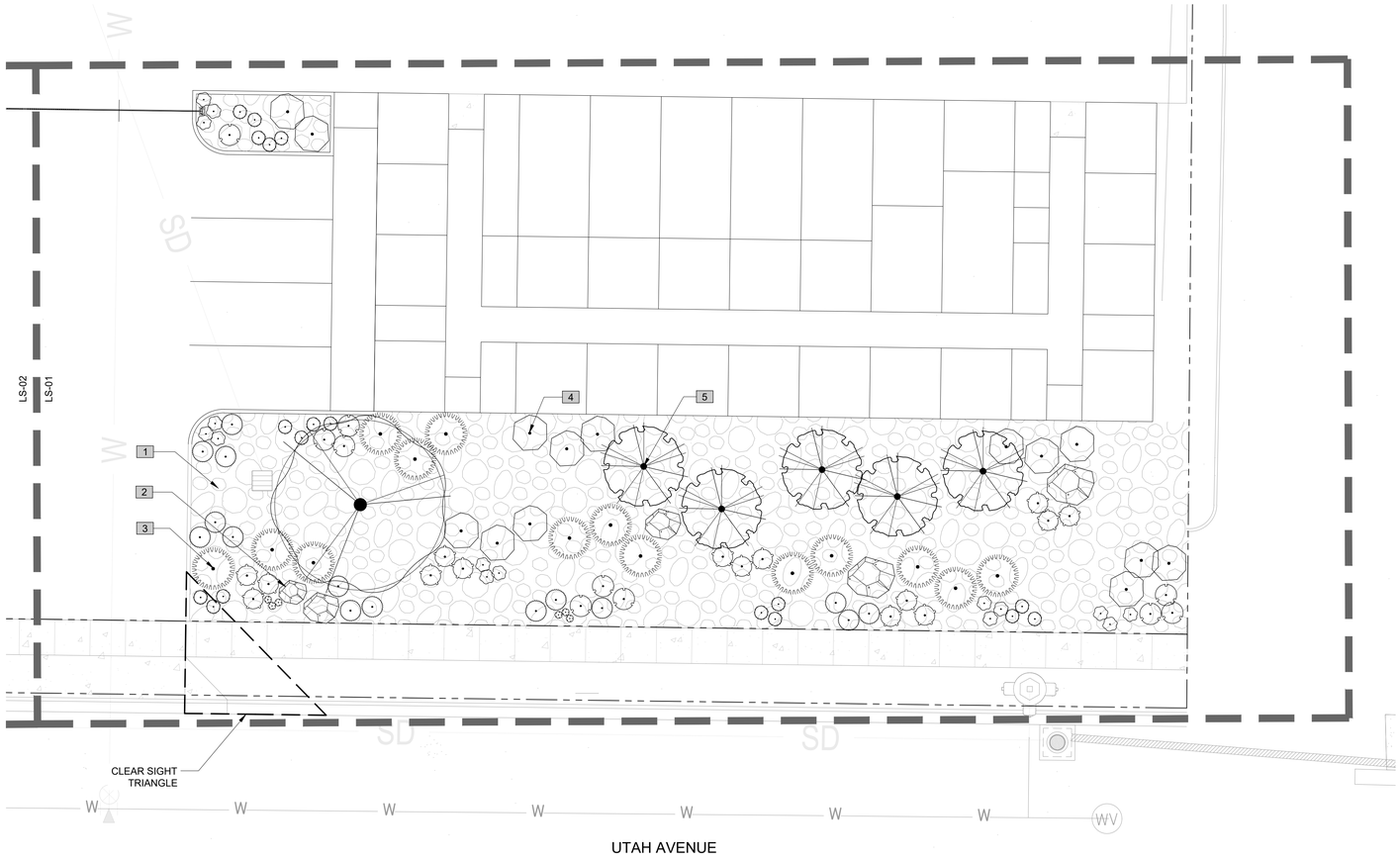
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FOR 24"x36" PRINT

SHEET NAME

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LS-00



PLANT SCHEDULE LS-01

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	CRA TOB	CRATAEGUS X MORDENENSIS `TOBA` / TOBA HAWTHORN	B & B	2" CAL
	FRA PEN	FRAXINUS PENNSYLVANICA `PATMORE` / `PATMORE` ASH	B & B	2" CAL
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	BER CON	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL	
	COR BAI	CORNUS BAILEYI / BAILEY`S RED-TWIG DOGWOOD	5 GAL	
	HEU OBS	HEUCHERA X `OBSIDIAN` / CORAL BELLS	5 GAL	
	MIS GRA	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	
	PER FIL	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` / RUSSIAN SAGE	5 GAL	
	PIN SLO	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	BOU BLO	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL	
	SPO AIR	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	COB MU4	COBBLE ROCK MULCH / 3``-4`` NEPHI COBBLE	--	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	COBBLE MULCH	LS-03 DETAIL 1
2	ACCENT BOULDER	LS-03 DETAIL 2
3	PERENNIAL/ORNAMENTAL GRASS PLANTING, TYP.	LS-03 DETAIL 3
4	SHRUB PLANTING, TYP.	LS-03 DETAIL 4
5	TREE PLANTING, TYP.	LS-03 DETAIL 5

OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
No. 8843574-5301
Signature
ELECTRONIC SEAL
STATE OF UTAH

PI:	LA
PM:	LA
DRAWN BY:	CG
CHECKED BY:	TK
PLOT DATE:	4-22-2020

SUBMISSION DATE 4-22-2020 — **PROJECT #** UT 19-056

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0' 5' 10' 20' 40'

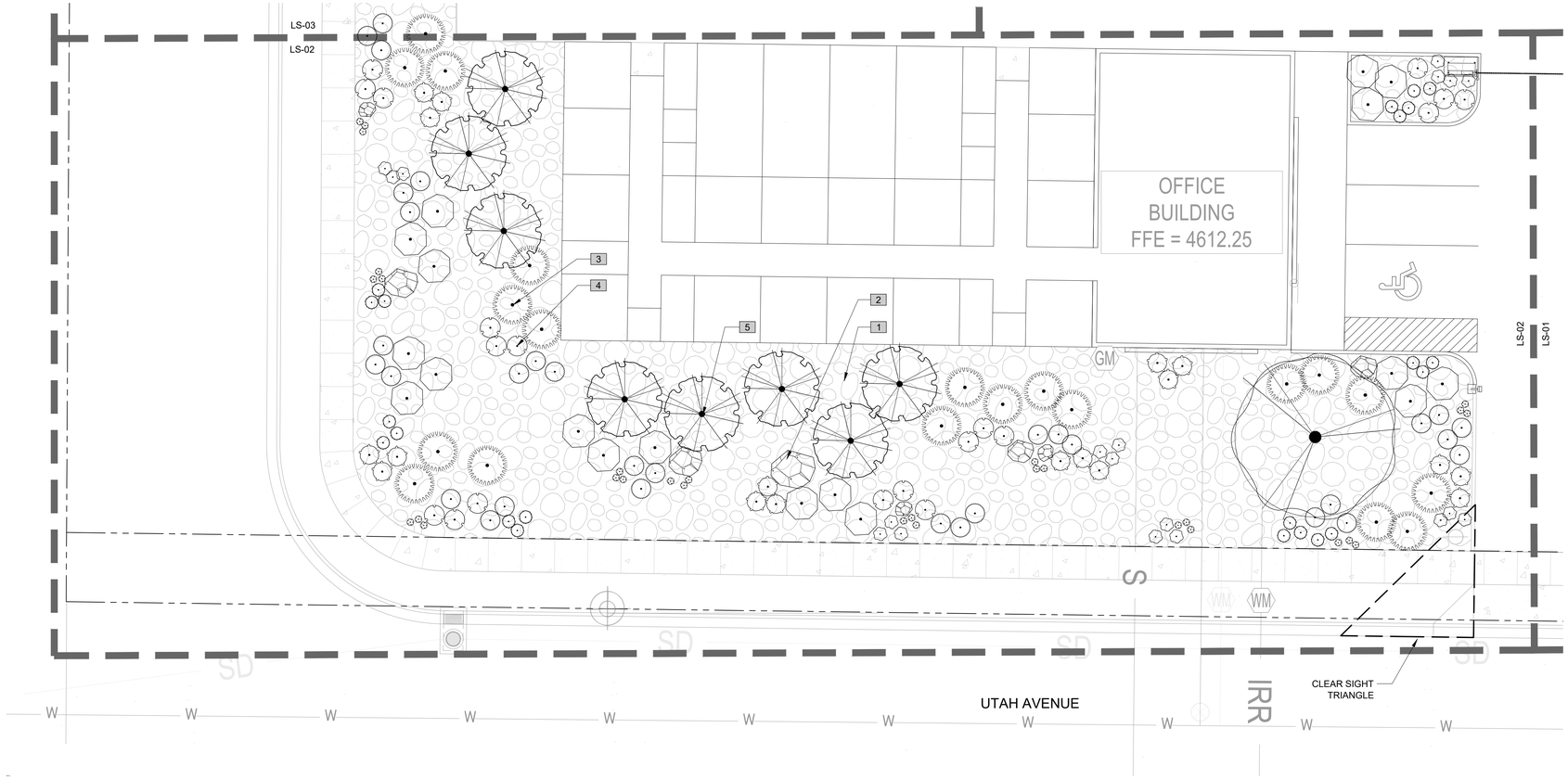
GRAPHIC SCALE: 1" = 10'
FOR 24"x36" PRINT

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-01



PLANT SCHEDULE LS-02

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	CRA TOB	CRATAEGUS X MORDENENSIS `TOBA` / TOBA HAWTHORN	B & B	2" CAL
	FRA PEN	FRAXINUS PENNSYLVANICA `PATMORE` / `PATMORE` ASH	B & B	2" CAL
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	BER CON	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL	
	COR BAI	CORNUS BAILEYI / BAILEY`S RED-TWIG DOGWOOD	5 GAL	
	HEU OBS	HEUCHERA X `OBSIDIAN` / CORAL BELLS	5 GAL	
	MIS GRA	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL	
	PER FIL	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` / RUSSIAN SAGE	5 GAL	
	PIN SLO	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	BOU BLO	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL	
	SPO AIR	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	
	COB MU4	COBBLE ROCK MULCH / 3``-4`` NEPHI COBBLE	--	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	COBBLE MULCH	LS-03 DETAIL 1
2	ACCENT BOULDER	LS-03 DETAIL 2
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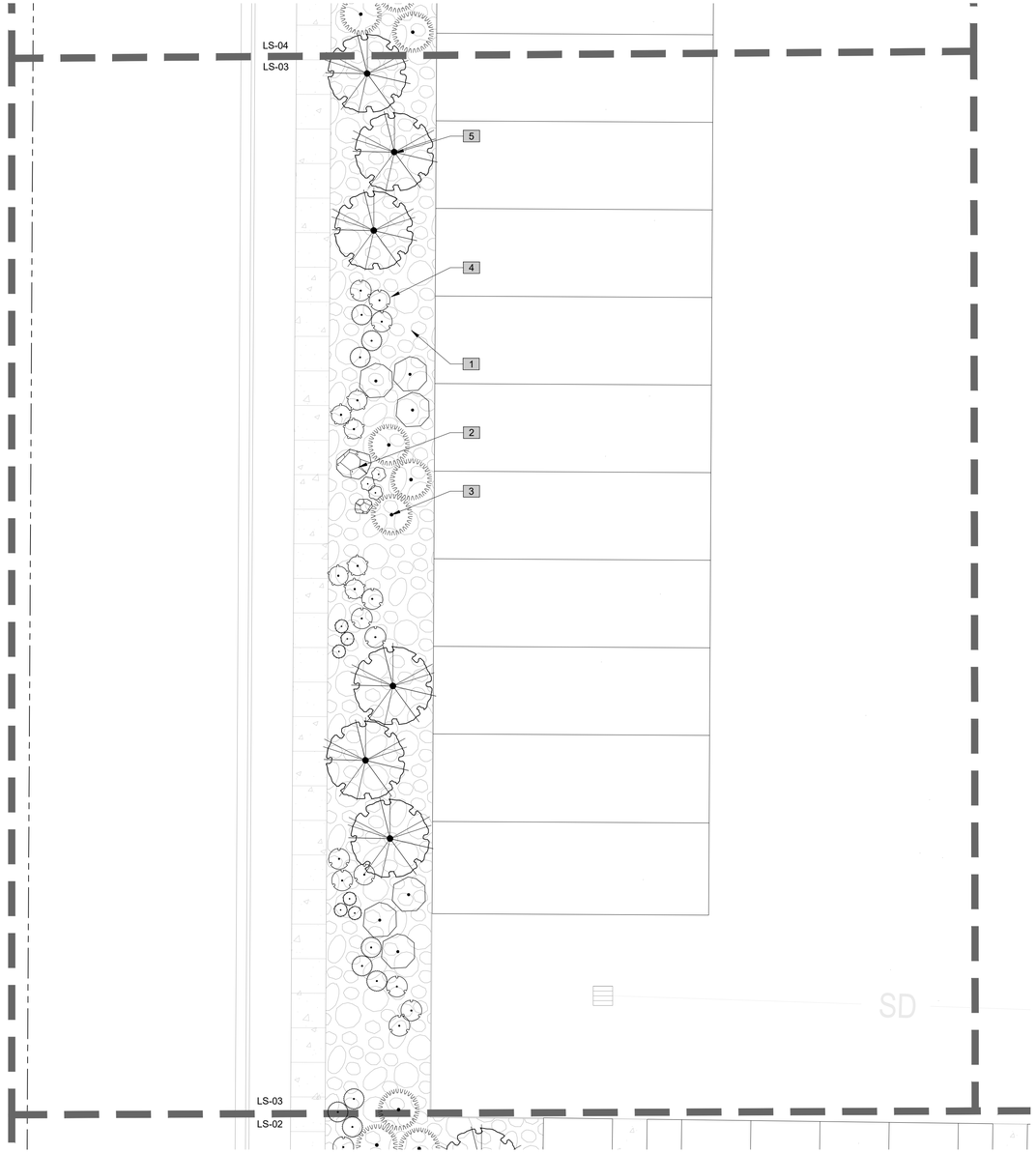
GRAPHIC SCALE: 1" = 10'
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SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-02



PLANT SCHEDULE LS-03

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CRA TOB	CRATAEGUS X MORDENENSIS `TOBA` / TOBA HAWTHORN	B & B	2" CAL	6
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	BER CON	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL		6
	COR BAI	CORNUS BAILEYI / BAILEY`S RED-TWIG DOGWOOD	5 GAL		6
	MIS GRA	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL		4
	PER FIL	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` / RUSSIAN SAGE	5 GAL		8
	PIN SLO	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL		12
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	BOU BLO	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL		3
	SPO AIR	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL		6

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	COBBLE MULCH	LS-03 DETAIL 1
2	ACCENT BOULDER	LS-03 DETAIL 2
3	PERENNIAL/ORNAMENTAL GRASS PLANTING, TYP.	LS-03 DETAIL 3
4	SHRUB PLANTING, TYP.	LS-03 DETAIL 4
5	TREE PLANTING, TYP.	LS-03 DETAIL 5

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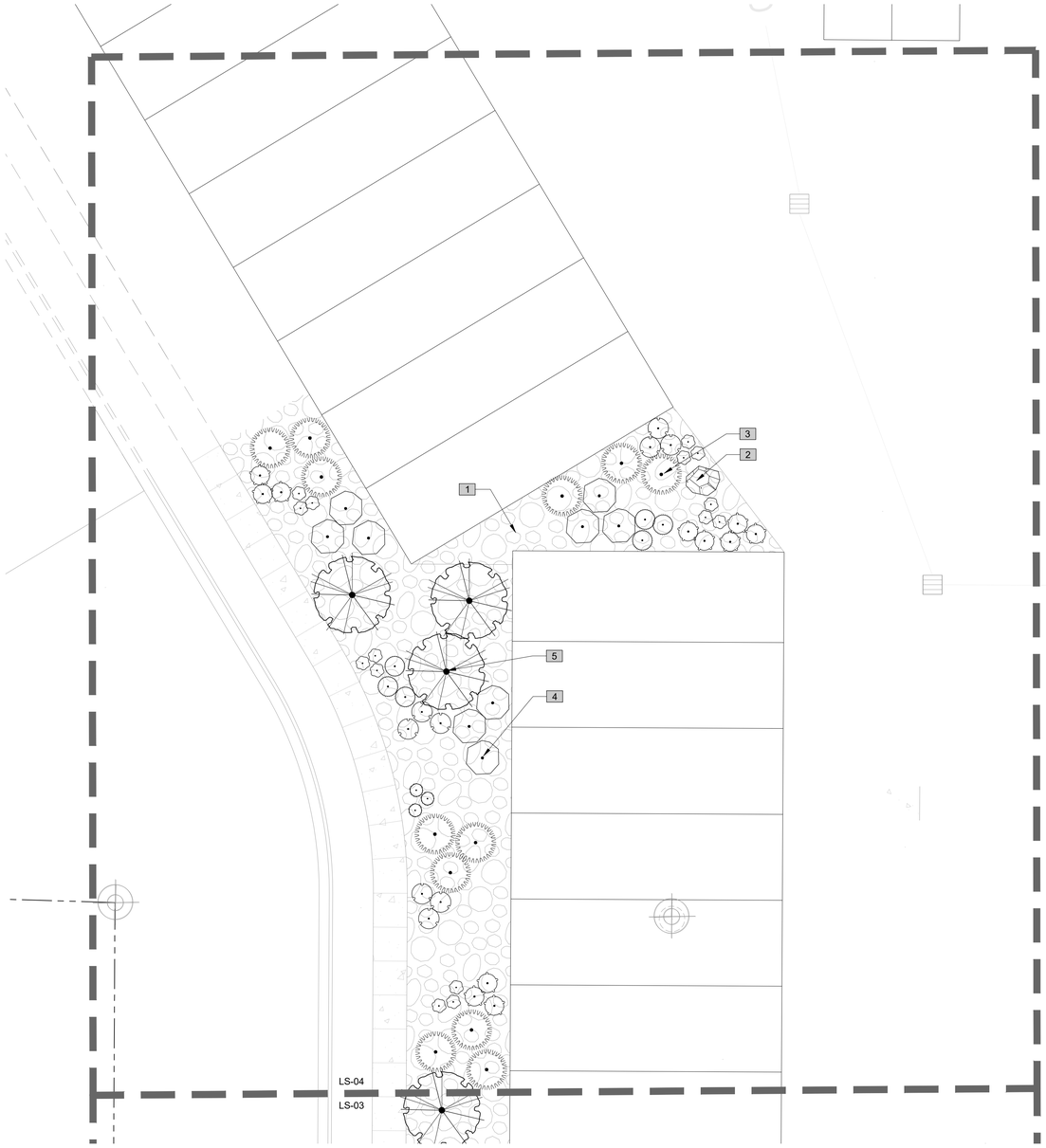
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FOR 24"x36" PRINT

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-03



PLANT SCHEDULE LS-04

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CRA TOB	CRATAEGUS X MORDENENSIS `TOBA` / TOBA HAWTHORN	B & B	2" CAL	3
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	BER CON	BERBERIS THUNBERGII `CONCORDE` / CONCORDE BARBERRY	5 GAL		11
	COR BAI	CORNUS BAILEYI / BAILEY`S RED-TWIG DOGWOOD	5 GAL		9
	MIS GRA	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL		12
	PER FIL	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` / RUSSIAN SAGE	5 GAL		6
	PIN SLO	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL		9
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	BOU BLO	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL		15
	SPO AIR	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL		3

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	COBBLE MULCH	LS-03 DETAIL 1
2	ACCENT BOULDER	LS-03 DETAIL 2
3	PERENNIAL/ORNAMENTAL GRASS PLANTING, TYP.	LS-03 DETAIL 3
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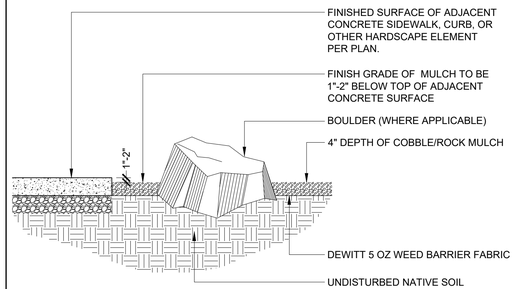
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SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

LS-04

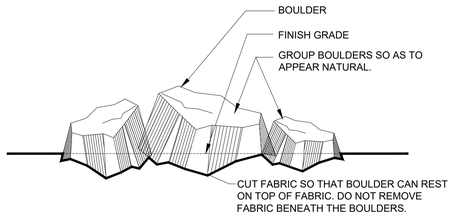


NOTES:

1. KEEP TOP OF MULCH 1"-2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.

1 COBBLE MULCH

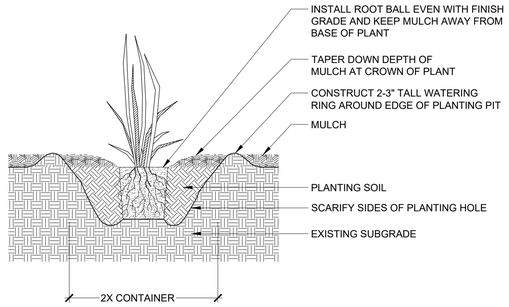
3/4" = 1'-0" P-UT19056-04



NOTES:

1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

2 ACCENT BOULDER DETAIL

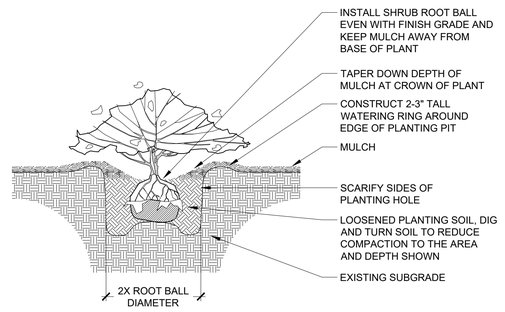


NOTES:

1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

3 PERENNIAL/ORNAMENTAL GRASS PLANTING

3/4" = 1'-0" P-UT19056-01

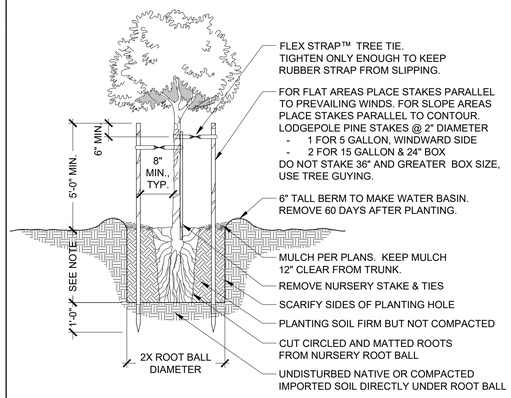


NOTES:

1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.

4 SHRUB PLANTING

1/2" = 1'-0" P-UT19056-02



NOTES:

1. PLANT PIT DEPTH TO BE 1" LESS THAN ROOT BALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.

5 DECIDUOUS TREE PLANTING

1/2" = 1'-0" P-UT19056-03

OWNER/CLIENT

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PROJECT INFORMATION

PAYSON STORAGE

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PAYSON CITY, UT

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SHEET NAME

LANDSCAPE DETAILS

SHEET NUMBER

LSDT-01



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	2
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	15,728 S.F.
	Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	 101 582 96

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1
C	RAIN BIRD ESP4ME 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS. INCLUDE LNK WIFI MODULE.	1
F	AMIAD 1-TS-STEEL SCREEN AMIAD 1" T-SUPER PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
POC PVC 1"	POINT OF CONNECTION 1" CONNECT TO PIPE DOWNSTREAM FROM WATER METER.	1

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC CLASS 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: CONNECT TO PIPE DOWNSTREAM ROM WATER METER.

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 20.24 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 70.00 psi
Pressure Available: 70.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 12.36 gpm
Flow Available at POC: 20.24 gpm
Residual Flow Available: 7.88 gpm

Critical Station: 1
Design Pressure: 30.00 psi
Friction Loss: 5.39 psi
Fittings Loss: 0.54 psi
Elevation Loss: 0.00 psi
Loss through Valve: 11.78 psi
Pressure Req. at Critical Station: 47.71 psi
Loss for Fittings: 0.42 psi
Loss for Main Line: 4.21 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 0.00 psi
Critical Station Pressure at POC: 52.34 psi
Pressure Available: 70.00 psi
Residual Pressure Available: 17.66 psi

NOTE: CONTRACTOR TO FIELD VERIFY EXISTING PSI AND FLOW INFORMATION.

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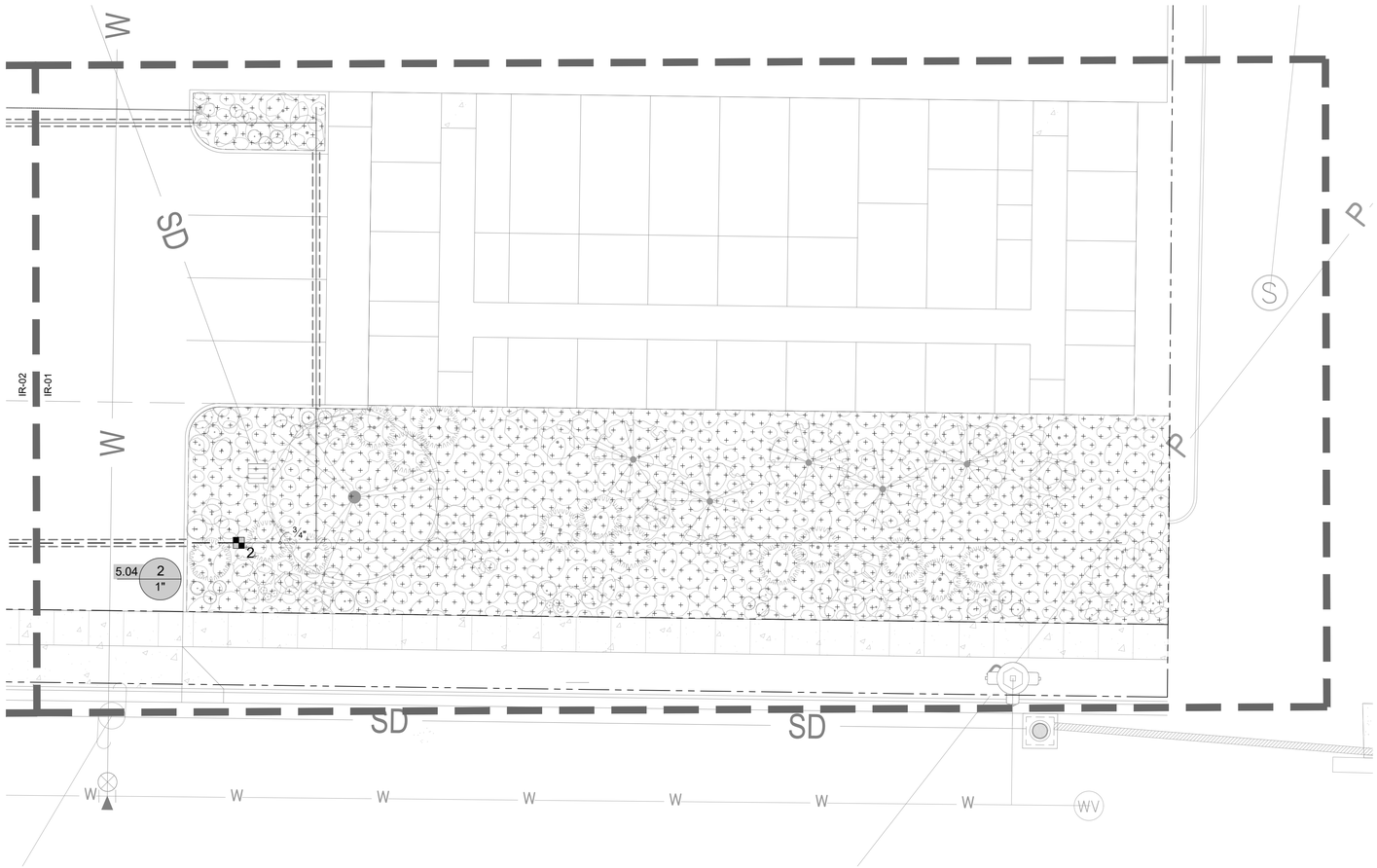
GRAPHIC SCALE: 1" = 40'
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SHEET NAME

OVERALL
IRRIGATION PLAN

SHEET NUMBER

IR-00



IRRIGATION SCHEDULE IR-01

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	RAIN BIRD XCZ-100-PRB-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	1
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	4,360 S.F. 33 148 24

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40
= = = = = = =	PIPE SLEEVE: PVC CLASS 200 SDR 21

Valve Callout
Valve Number
Valve Flow
Valve Size

OWNER/CLIENT

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PLAN INFORMATION

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
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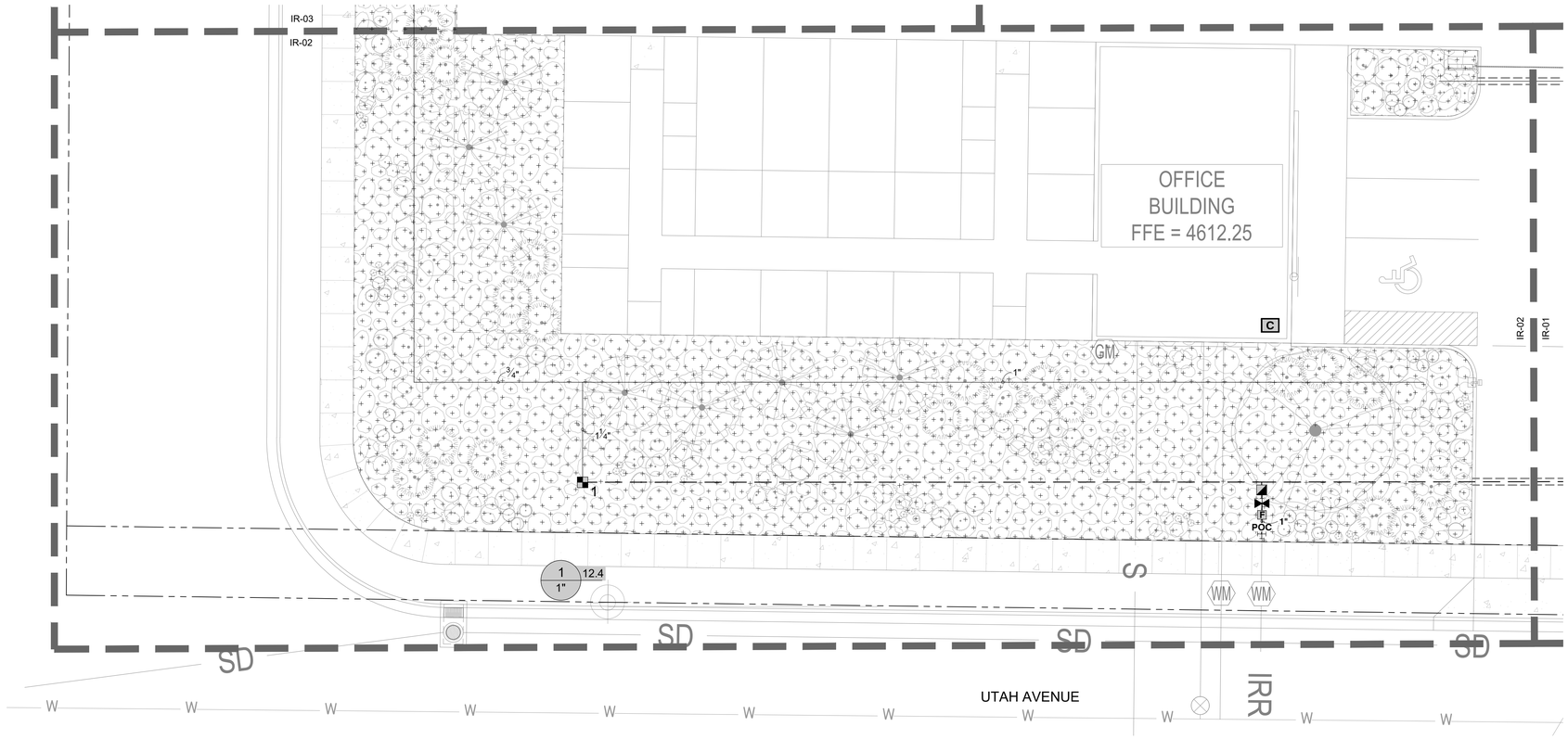
0' 5' 10' 20' 40'
GRAPHIC SCALE: 1" = 10'
FOR 24"x36" PRINT

SHEET NAME

IRRIGATION PLAN

SHEET NUMBER

IR-01



IRRIGATION SCHEDULE IR-02

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	1
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	6,601 S.F.
	Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	 41 268 36

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1
C	RAIN BIRD ESP4ME 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS. INCLUDE LNK WIFI MODULE.	1
F	AMIAD 1-TS-STEEL SCREEN AMIAD 1" T-SUPER PLASTIC FILTER, NPT THREAD, STEEL SCREEN ELEMENT. ENGINEERED-PLASTIC MATERIAL, MAXIMUM WORKING PRESSURE 150PSI.	1
POC 1"	POINT OF CONNECTION 1" CONNECT TO PIPE DOWNSTREAM FROM WATER METER.	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
NO. 6043574-5301
STATE OF UTAH
ELECTRONIC SEAL

PI:	LA
PM:	LA
DRAWN BY:	CG
CHECKED BY:	TK
PLOT DATE:	4-22-2020

SUBMISSION DATE 4-22-2020 — **PROJECT #** UT 19-056

NO.	REVISION	DATE
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N

0' 5' 10' 20' 40'

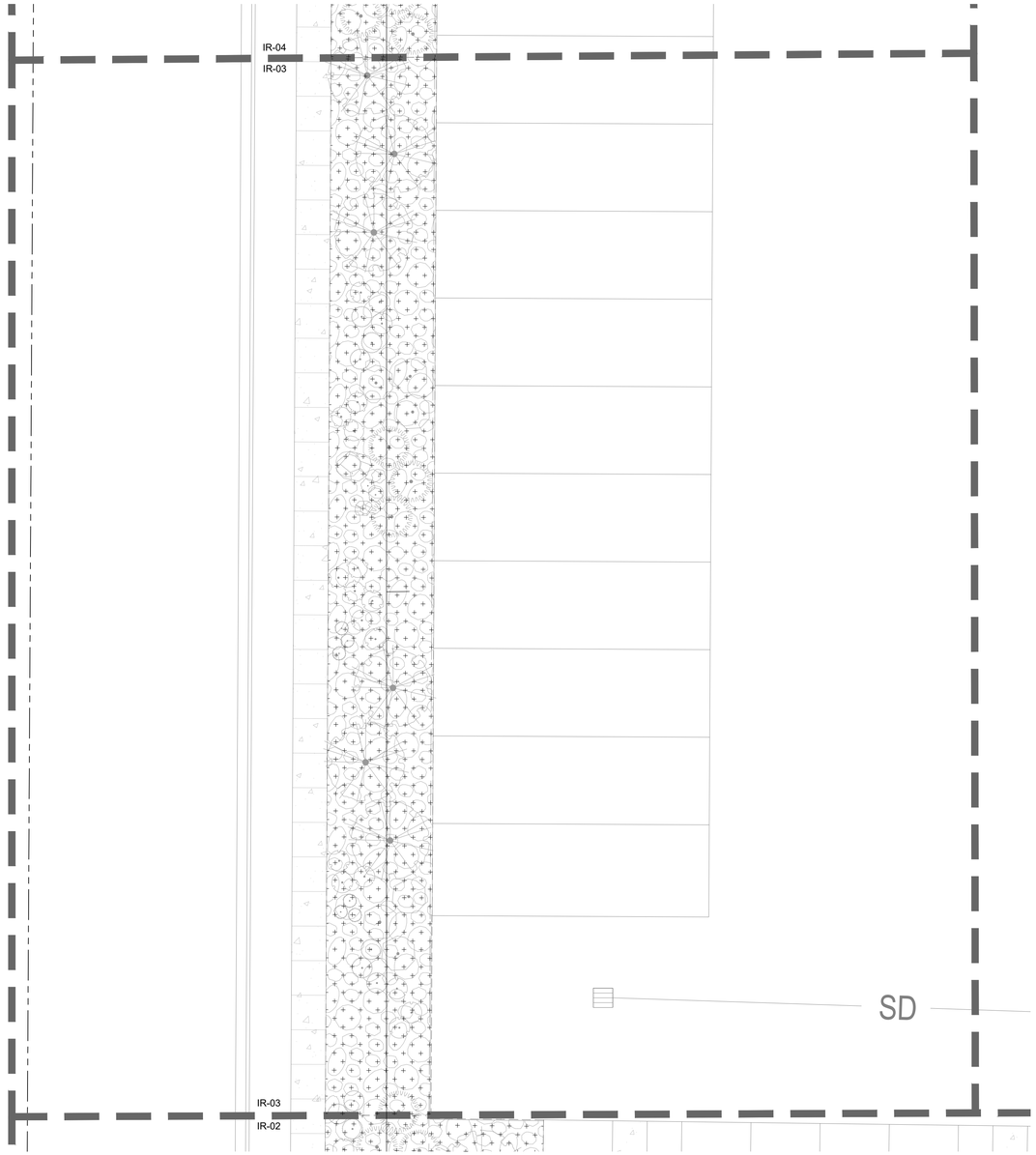
GRAPHIC SCALE: 1" = 10'
FOR 24"x36" PRINT

SHEET NAME

IRRIGATION PLAN

SHEET NUMBER

IR-02



IRRIGATION SCHEDULE IR-03

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	 2,338 S.F. 9 72 24

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40

OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION
LICENSED LANDSCAPE ARCHITECT
NO. 6043574-5301
Signature
ELECTRONIC SEAL
STATE OF UTAH

PI:	LA
PM:	LA
DRAWN BY:	CG
CHECKED BY:	TK
PLOT DATE:	4-22-2020

SUBMISSION DATE 4-22-2020 — **PROJECT #** UT 19-056

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0' 5' 10' 20' 40'

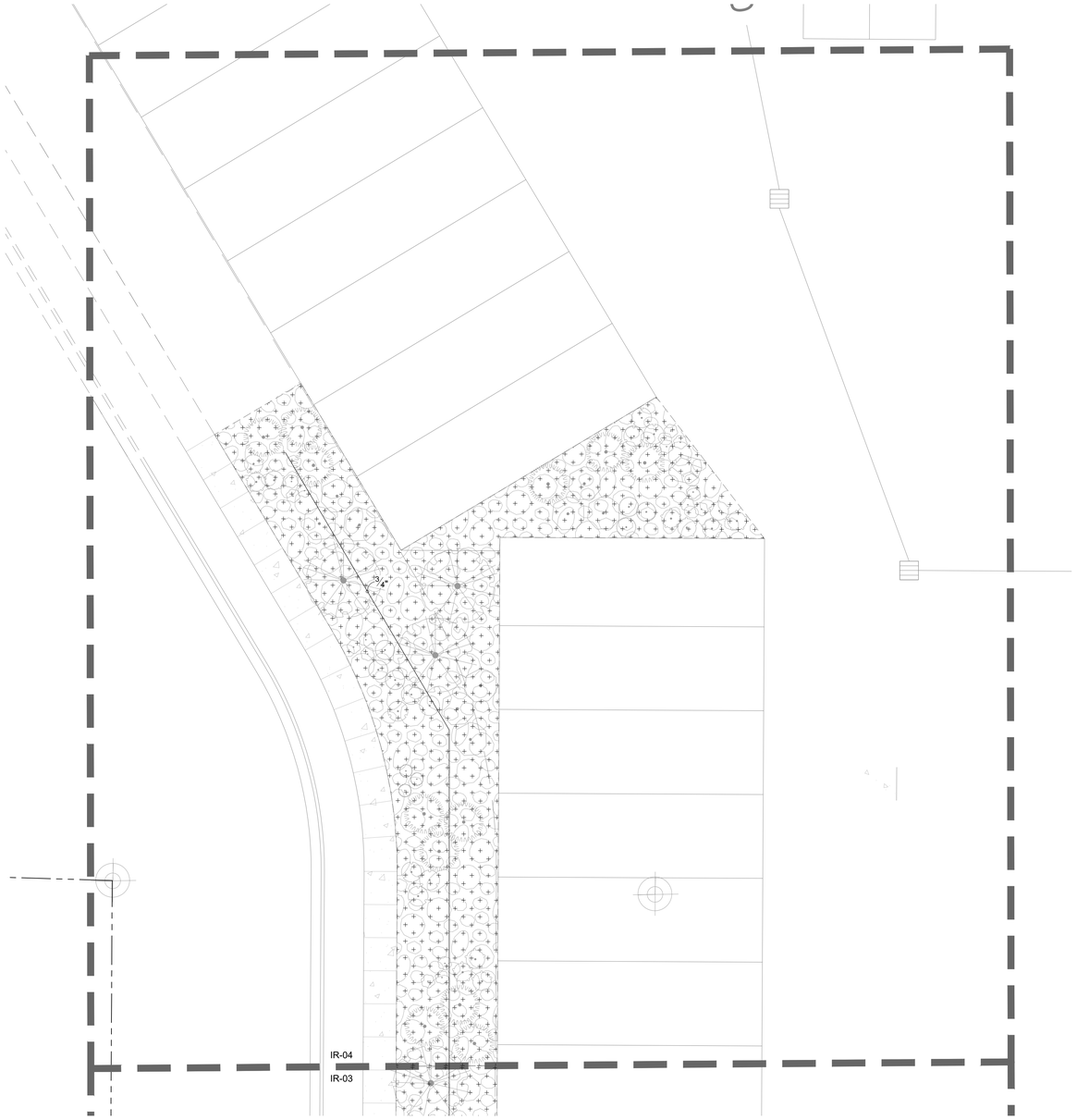
GRAPHIC SCALE: 1" = 10'
FOR 24"X36" PRINT

SHEET NAME

IRRIGATION PLAN

SHEET NUMBER

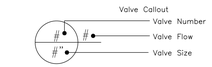
IR-03



IRRIGATION SCHEDULE IR-04

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (4 assigned to each B & B, 2" Cal plant)	2,429 S.F. 18 94 12

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40



OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
NO. 6043574-5301
TROY KENNARD
ELECTRONIC SEAL
STATE OF UTAH

PI:	LA
PM:	LA
DRAWN BY:	CG
CHECKED BY:	TK
PLOT DATE:	4-22-2020

SUBMISSION DATE 4-22-2020 — **PROJECT #** UT 19-056

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0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'
FOR 24"x36" PRINT

SHEET NAME

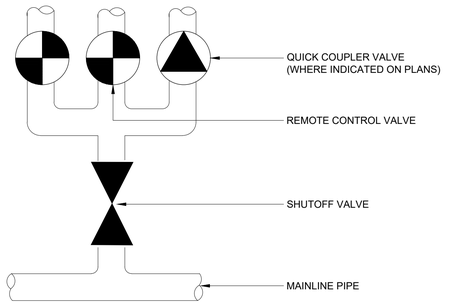
IRRIGATION PLAN

SHEET NUMBER

IR-04

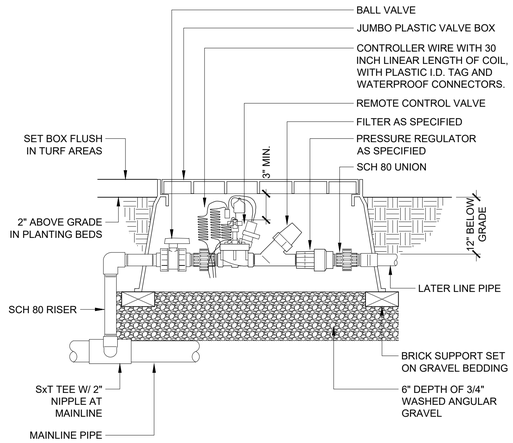
NOTES:

1. GROUP VALVES TOGETHER & PROVIDE ONE (1) SHUTOFF VALVE, LINE SIZE PER GROUP



1 VALVE MANIFOLD

3" = 1'-0" P-UT19056-IRRI-03

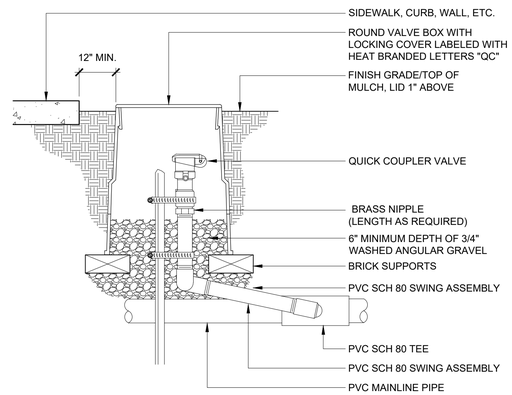


2 DRIP CONTROL VALVE

1 1/2" = 1'-0" P-UT19056-IRRI-04

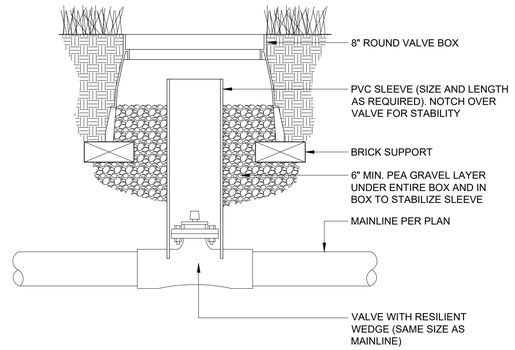
NOTES:

1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



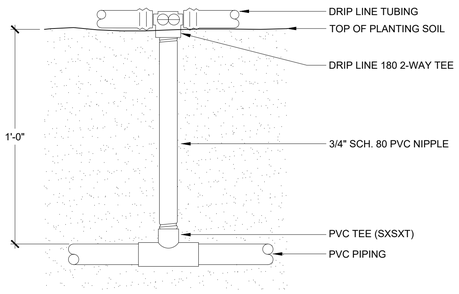
3 QUICK COUPLER VALVE

1 1/2" = 1'-0" P-UT19056-IRRI-01



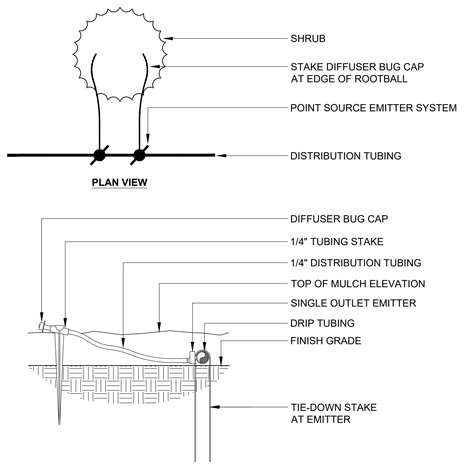
4 GATE VALVE

3" = 1'-0" P-UT19056-IRRI-02



5 DRIP LINE CONNECTION

3" = 1'-0" P-UT19056-IRRI-09

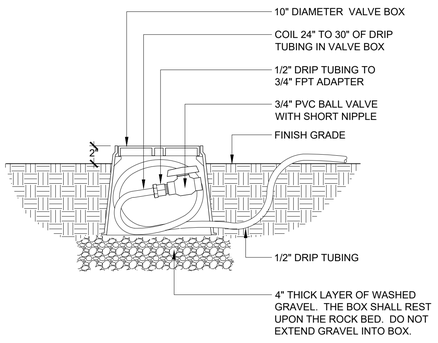


6 SINGLE OUTLET DRIP EMITTER

3" = 1'-0" P-UT19056-IRRI-07

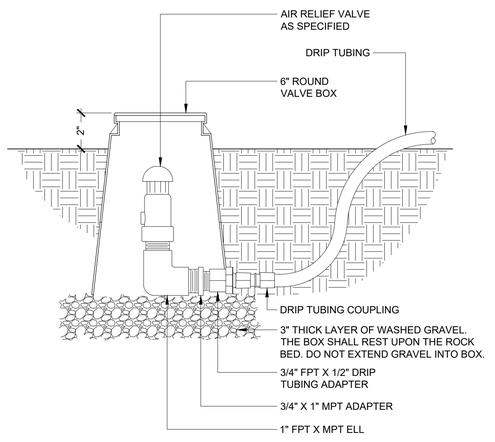
NOTES:

1. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.



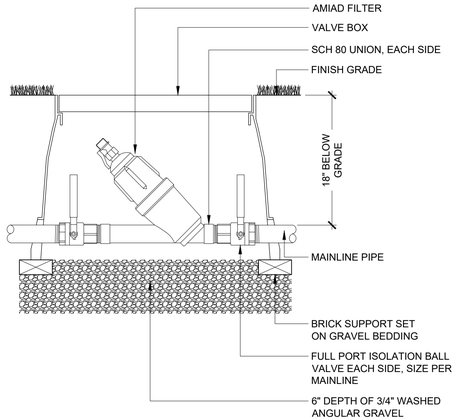
7 DRIP FLUSH VALVE

1 1/2" = 1'-0" P-UT19056-IRRI-05



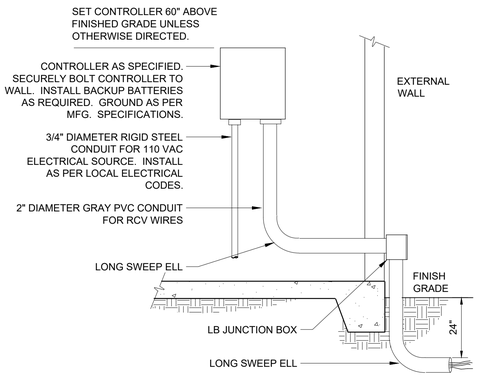
8 DRIP AIR RELIEF VALVE

3" = 1'-0" P-UT19056-IRRI-06



9 IRRIGATION FILTER

1 1/2" = 1'-0" P-UT19056-IRRI-10

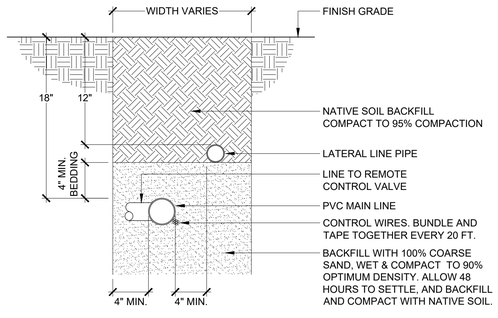


10 INTERIOR WALL MOUNT CONTROLLER

1" = 1'-0" P-UT19056-IRRI-15

NOTES:

1. MAIN LINE SHALL BE PLACED AT A DEPTH OF 24" BELOW ANY PAVED SURFACE.
2. MAINLINE AND LATERAL PIPE UNDER ANY PAVED SURFACE SHALL BE SLEEVED WITH A PIPE THAT IS TWO PIPE SIZES LARGER THAN THE IRRIGATION LINE.
3. ALL CONTROL WIRES UNDER ANY PAVED SURFACE SHALL BE PLACED IN CONDUIT.



11 PIPE TRENCH SECTION

1 1/2" = 1'-0" P-UT19056-IRRI-08

OWNER/CLIENT

MENLOVE CONSTRUCTION
4243 WEST NIKE DRIVE SUITE C
WEST JORDAN, UTAH 84088
ATTN: KEN MENLOVE
(801) 671-4697
MENLOVEC@GMAIL.COM

ENGINEER/LANDSCAPE ARCHITECT

PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE:801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

PAYSON STORAGE

820 WEST, UTAH AVENUE
PAYSON CITY, UT

SEAL/STAMP OF APPROVAL

NOT FOR CONSTRUCTION

PI: LA
PM: LA
DRAWN BY: CG
CHECKED BY: TK
PLOT DATE: 4-22-2020

SUBMISSION DATE 4-22-2020 *PROJECT #* UT 19-056

NO.	REVISION	DATE
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SHEET NAME

IRRIGATION DETAILS

SHEET NUMBER

IRDT-01



SOUTH ELEVATION

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



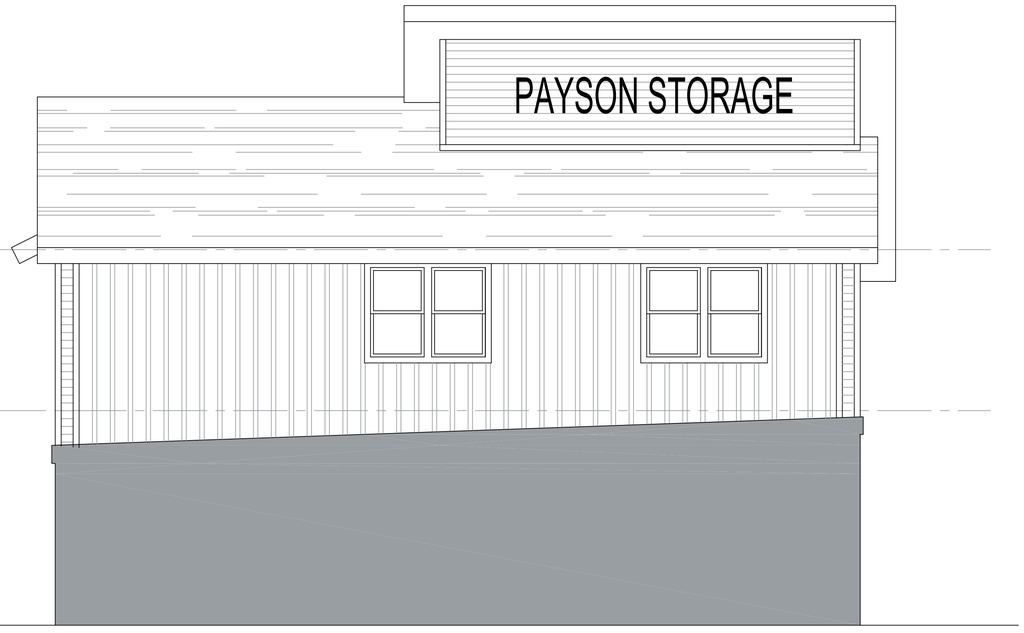
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

STATE OF UTAH
BRENT HURD VINCENT
339124
LICENSED ARCHITECT

PROPOSED STORAGE OFFICE/ RESIDENCE FOR:

EXTRA SPACE STORAGE
PAYSON UTAH

820 W UTAH AVENUE
PAYSON, UTAH

EXTERIOR ELEVATIONS

ARCH. PROJECT NO:	19-101
DATE:	2/12/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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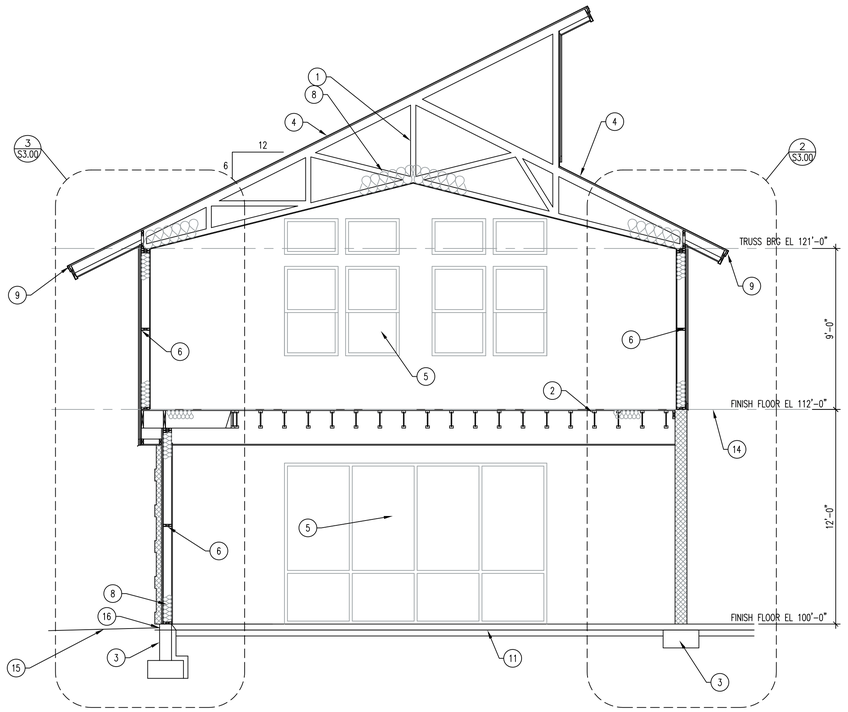
DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL 1 of 1

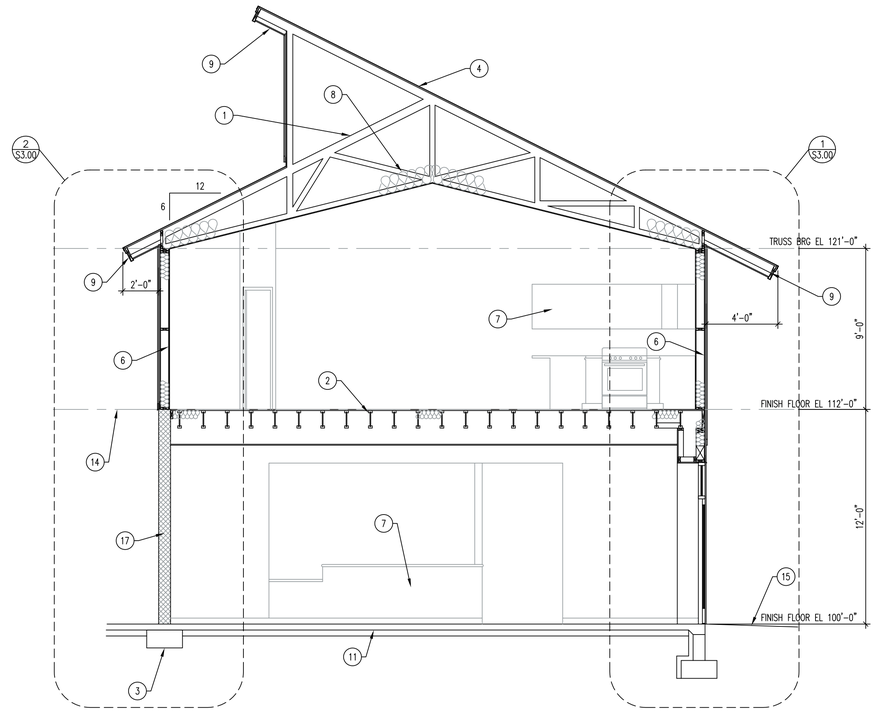
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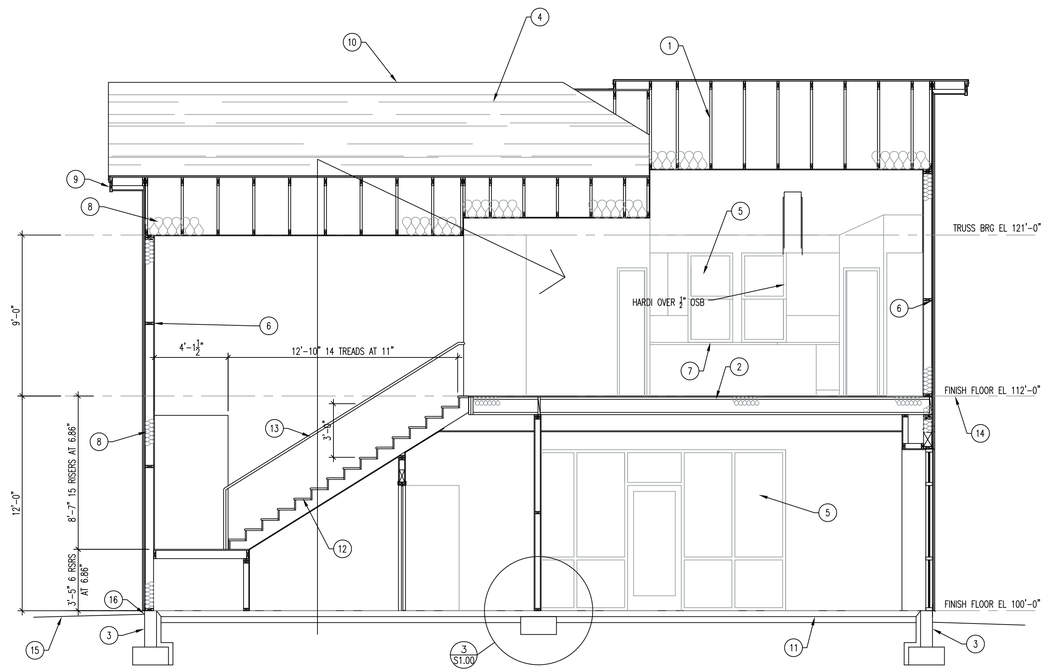
BUILDING SECTION 1
SCALE: 1/4" = 1'-0"
A3.00

R VALUES FOR BUILDING	
WALLS	R19 BATT
ATTIC	R49 BATT
FOUNDATION	R13 RIGID
SOUND	R11 BATT
VINYL WINDOWS	U0.30 MAX
ALUM STOREFRONT	U0.35 MAX

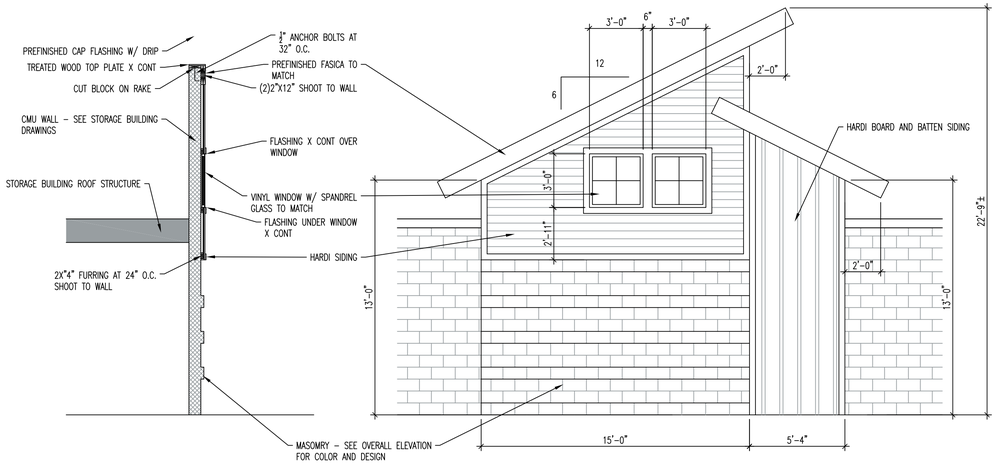
KEYED NOTES:
1. TRUSSES – SEE FRAMING PLAN
2. FLOOR JOISTS – SEE FRAMING PLAN
3. CONCRETE FOOTING AND FOUNDATION – SEE PLANS
4. ROOFING – SEE WALL SECTIONS
5. WINDOWS BEYOND – SEE TYPES AND ELEVATIONS
6. WOOD FRAMED – WALLS – SEE SECTIONS
7. CABINETRY – SEE PLANS
8. INSULATION – SEE VALUES THIS SHEET
9. PREFINISHED FASCIA AND SOFFIT. VENT SOFFIT EVERY THIRD PIECE
10. RUN CONTINUOUS RIDGE VENT ON RIDGE LINE
11. 4" CONCRETE FLOOR OVER 4" GRANULAR FILL MATERIAL
12. WOOD STAIR TREADS AND RISERS
13. WOOD RAILING AS SELECTED BY OWNER
14. FLOOR LINE – SEE WALL SECTIONS
15. SLOPE GRADE AWAY FROM BUILDING – SEE CIVIL DRAWINGS
16. RUN AND PLASTER ALL EXPOSED CONCRETE FOUNDATIONS
17. CMU WALL SHARED WITH STORAGE BUILDING



BUILDING SECTION 2
SCALE: 1/4" = 1'-0"
A3.00



DECORATIVE WALL 4
SCALE: 1/4" = 1'-0"
A3.00



TOWER ELEVATION 3
SCALE: 1/4" = 1'-0"
A3.00

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, IN.C. AND WERE CREATED , EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.

VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

STATE OF UTAH
BRENT HURD VINCENT
139912-2201
LICENSED ARCHITECT

PROPOSED STORAGE OFFICE/ RESIDENCE FOR:
EXTRA SPACE STORAGE
PAYSON UTAH
820 W UTAH AVENUE
PAYSON, UTAH

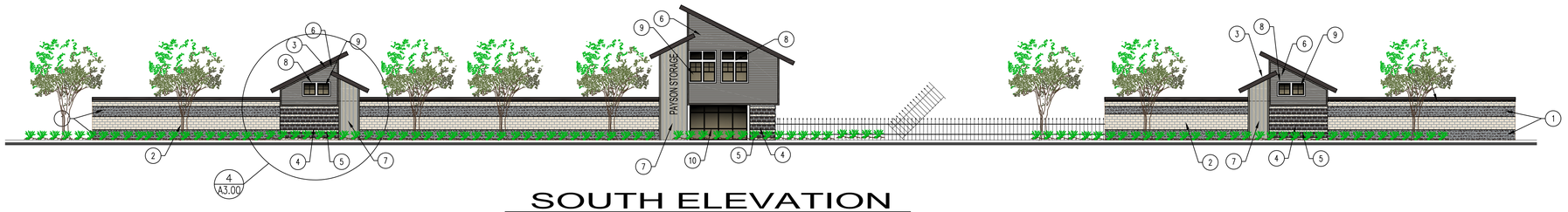
BUILDING SECTIONS

ARCH. PROJECT NO:	19–101
DATE:	2/12/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE
A-3.00
ARCHITECTURAL 1 of 1



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



MATERIALS SPECIFICATIONS:
1. SPLIT FACED CMU – CHARCOAL
2. SMOOTH FINISH CMU – IVORY
3. PREFINISHED METAL – BURNISHED SLATE
4. SMOOTH FACED CMU CHARCOAL
5. 10" SPLIT FACED CMU – IVORY
6. HARDI PLANK LAP SIDING– PAINT MEDIUM GRAY
7. HARDI PLANK BOARD AND BATTEN – LIGHT GRAY
8. HARDI TRIM – WHITE
9. WHITE VINYL WINDOWS
10. BRONZE ALUM STOREFRONT WITH CLEAR GLASS
11. ASPHALT ROOFING – CHARCOAL

WEST ELEVATION

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



EAST ELEVATION

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

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401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

STATE OF UTAH
BRENT HURD VINCENT
LICENSED ARCHITECT

PROPOSED STORAGE OFFICE/ RESIDENCE FOR:
EXTRA SPACE STORAGE
PAYSON UTAH
820 W UTAH AVENUE
PAYSON, UTAH

OVERALL ELEVATIONS

ARCH. PROJECT NO:	19–101
DATE:	2/12/20
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

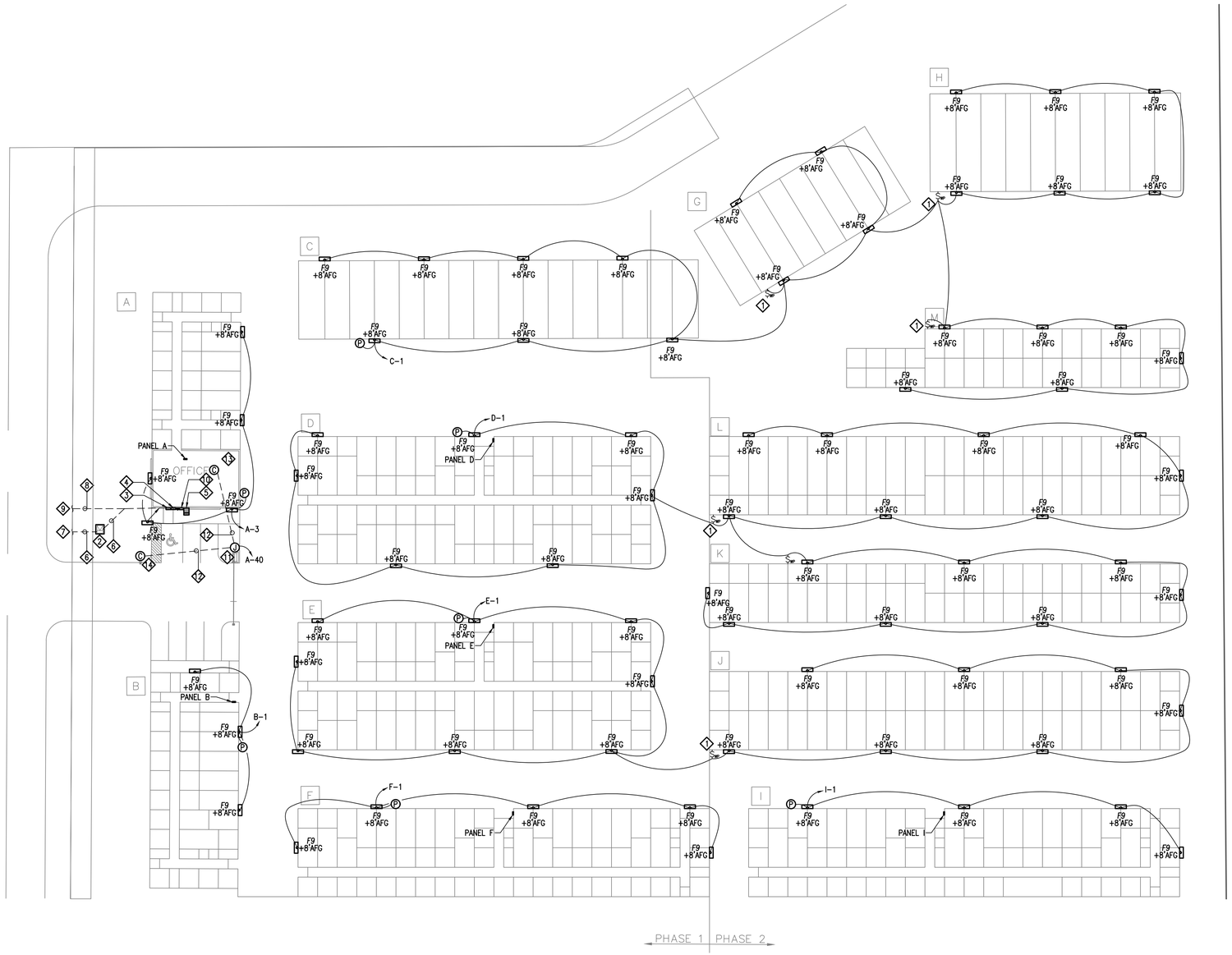
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DATE	REVISION

SHEET TITLE

A-2.10

ARCHITECTURAL 1 of 1



ELECTRICAL KEYED NOTES:

1. BUILDING DISCONNECT.
2. UTILITY TRANSFORMER. COORDINATE EXACT LOCATION WITH POWER COMPANY PRIOR TO INSTALLATION.
3. CATV ENCLOSURE.
4. TELE TERM ENCLOSURE.
5. MDP.
6. SEE POWER ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
7. TO LOCATION AS DIRECTED BY POWER COMPANY.
8. SEE COMMUNICATIONS RISER DIAGRAM FOR CONDUIT REQUIREMENTS.
9. TO LOCATIONS AS DIRECTED BY COMMUNICATIONS COMPANY.
10. METER/CT ENCLOSURE.
11. JUNCTION BOX AND CONDUIT FOR GATE POWER. VERIFY EXACT CONNECTION REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.
12. (2) 1" CONDUIT WITH NYLON PULL CORD FOR GATE CONTROL. COORDINATE WITH GATE AND SECURITY INSTALLER.
13. COORDINATE FINAL CONDUIT PLACEMENT IN LEASE OFFICE WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
14. (2) 1" CONDUIT FOR GATE POWER KEYPAD. COORDINATE EXACT CONNECTION REQUIREMENTS WITH GATE INSTALLER PRIOR TO ROUGH-IN.

SITE ELECTRICAL PLAN

SCALE: 1" = 30'-0"

VINCENT DESIGN GROUP, INC.
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REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
10368361
RYAN BEAGLES
4/29/20

PROPOSED STORAGE OFFICE/ RESIDENCE FOR:

EXTRA SPACE STORAGE
PAYSON UTAH

820 W UTAH AVENUE
PAYSON, UTAH

SITE ELECTRICAL PLAN

PROJECT NO:	
DATE:	4/29/2020
DRAWN BY:	EB
CHECKED BY:	RB
DESIGNED BY:	EB

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N

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

VDG
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PROPOSED STORAGE OFFICE/ RESIDENCE FOR:

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SITE PHOTOMETRIC PLAN

PROJECT NO:	
DATE:	4/29/2020
DRAWN BY:	EB
CHECKED BY:	RB
DESIGNED BY:	EB

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E1.1