

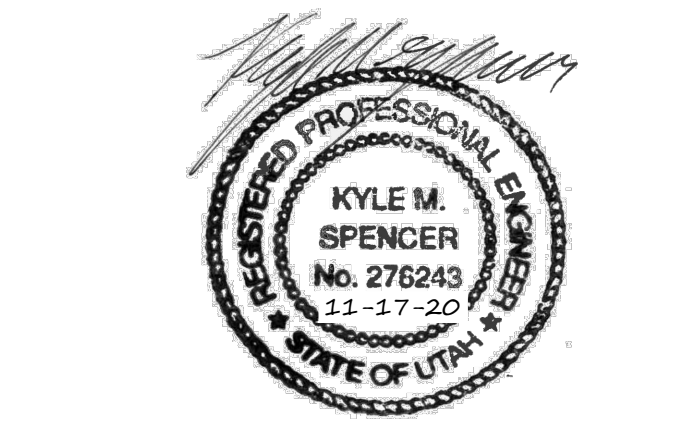
SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SEWER DEPARTMENT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE PAYSON CITY SEWER DEPARTMENT.
3. MANHOLES SHALL BE CONSTRUCTED AS PER PAYSON SEWER DEPARTMENT.
4. SEWER PIPE WITH COVER OF GREATER THAN 4 FEET , SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D-3034.
5. SEWER INSPECTIONS WILL BE BY THE PAYSON CITY SEWER DEPARTMENT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY THE PAYSON CITY SEWER DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE PAYSON CITY SEWER DEPARTMENT AT RATES ESTABLISHED BY THE PAYSON CITY SEWER DEPARTMENT FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
6. STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
7. PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH PAYSON CITY SEWER DEPARTMENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
8. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
9. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND THE PAYSON CITY SEWER DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. PAYSON CITY SEWER DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ASSOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
10. SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG.) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PAYSON CITY SEWER DEPARTMENT STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
11. THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
12. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO THE PAYSON CITY SEWER DEPARTMENT REQUIREMENTS.
13. THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY THE PAYSON CITY SEWER DEPARTMENT. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE PAYSON CITY SEWER DEPARTMENT FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION, PAYSON CITY AND PAYSON CITY SEWER DEPARTMENT.
15. ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE PAYSON CITY SEWER DEPARTMENT SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH PAYSON CITY SEWER DEPARTMENT SPECIFICATIONS.
16. THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT ELEVATION BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
17. THE CONTRACTOR SHALL PROVIDE PAYSON CITY SEWER DEPARTMENT INSPECTOR WITH "CUT SHEETS" FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. "CUT SHEETS" SHALL BE PROVIDED TO THE PAYSON CITY SEWER DEPARTMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, TEMPORARY BENCH MARKS MUST BE PROVIDED TO THE PAYSON CITY SEWER DEPARTMENT, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE PAYSON CITY SEWER DEPARTMENT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
19. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES & OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
20. MINIMUM OF FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ROADWAY/PARKING/STORM DRAIN

1. ALL ROADWAYS CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE PAYSON CITY SPECIFICATIONS. ALL IMPROVEMENTS WITHIN UDOT S.R. 198 SHALL REQUIRE UDOT APPROVAL AND MEET UDOT SPECIFICATIONS.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. INSPECTION OF WORK WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE BY PAYSON CITY.
4. ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY PAYSON CITY AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS (STANDARD PLAN 343).
5. ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR RESPONSIBILITY.
6. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
7. ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY PAYSON CITY.
8. ALL WORK SHALL BE INSPECTED BY THE CITY OF PAYSON.
9. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARD & SPECIFICATION.
10. OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY PAYSON CITY.
11. CURB, GUTTER, AND SIDEWALK SHALL BE POURED MONOLITHICALLY. SLOPE THE SIDEWALK TOWARD THE CURB AT 1/4" PER FOOT.
12. UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23. ~~DO NOT USE GRAVEL OR SEWER ROCK~~ . PLACE PER APWA SECTION 32 05 10. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LOOSE LIFT THICKNESS IS 8-INCHES.

COUNTY BENCHMARK & ELEVATION
SOUTHWEST CORNER SECTION 10
TOWNSHIP 9 SOUTH, RANGE 2 EAST
S.L.B.&M.
N. 7,183,894.01
E. 1,581,302.05
ELEV. 4603.68'
NAD 83



1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DEVELOPER
JEFF SOUTHARD
801-473-8660



Reviewed by City Planner

Revisions Required

1. Approvals: Preliminary and Final Development Plan;
waiver of RV parking; amenity package; development agreement
2. Final approval items:

a. Prepare and record easements (i.e. water line)

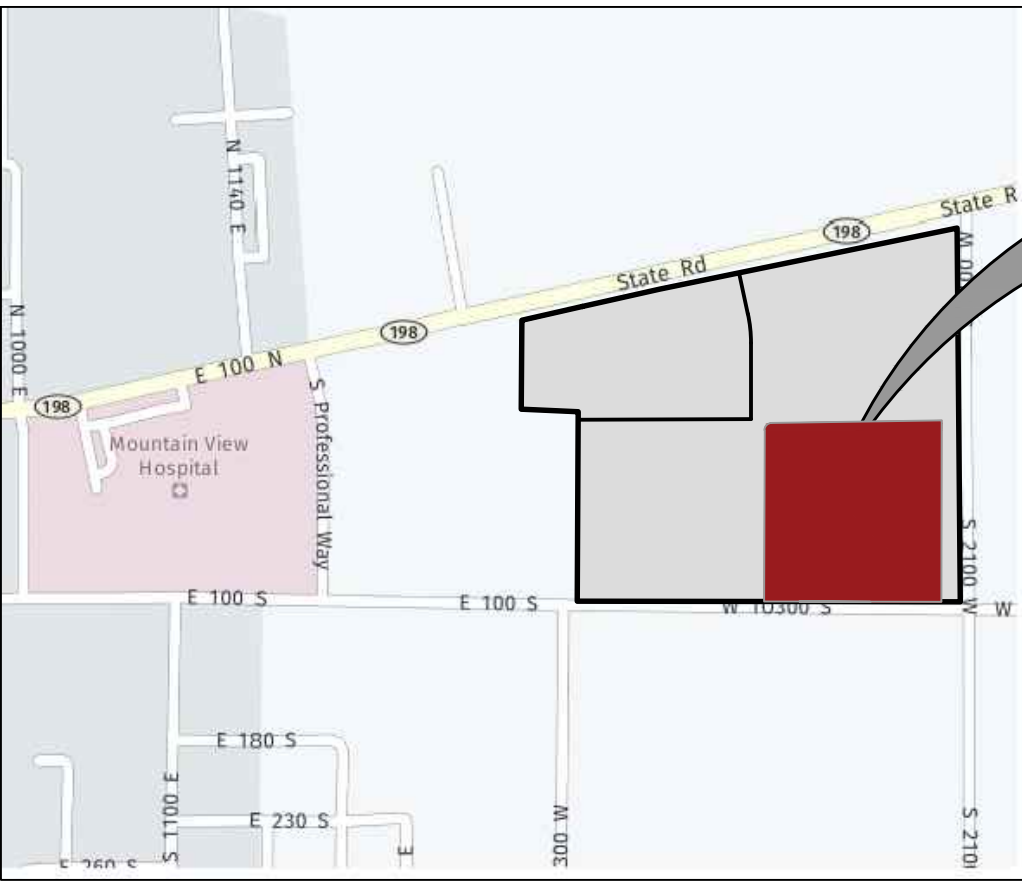
b. Development agreement

c. Payment of property taxes

d. Transfer of water

e. Performance guarantee

f. Payment of fees, including electrical invoice and testing and inspection



VICINITY MAP
-NTS-

Know what's below.



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BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

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RESIDENCE AT SOUTH HAVEN FARMS

1449 EAST 100 SOUTH
BUILDING A-1
PAYSON CITY, UTAH 84651

-INDEX OF PLAN SHEETS-

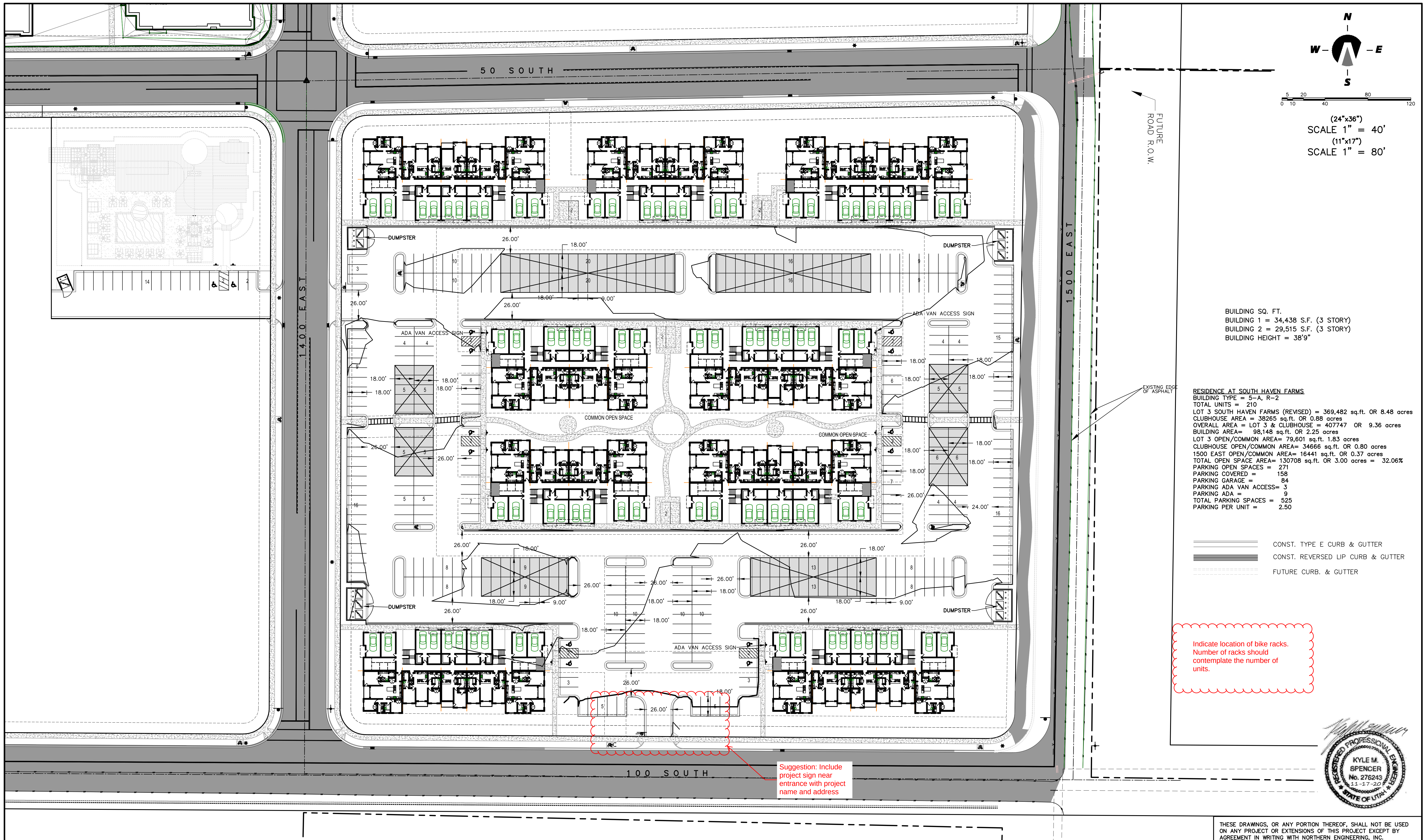
SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	SITE PLAN
3	UTILITY & INDEX SHEET
4	LIGHTING & SIGNING PLAN
5	GRADING & DRAINAGE PLAN
PS-01	PUBLIC SAFETY
ADD-01	APARTMENTS ADDRESSING PLAN
PCP-01	PEDESTRIAN CIRCULATION PLAN
DT-01	DETAILS SHEET
DT-02	DETAILS SHEET
ECP-01	EROSION CONTROL PLAN
ECP-02	EROSION CONTROL PLAN DETAILS

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF PAYSON CITY SPECIFICATIONS APPROVED IN 2019 & CURRENT A.P.W.A. STANDARDS.
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
5. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING AS PER PAYSON CITY SPECIFICATIONS.
6. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
9. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM PAYSON CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION. ALL IMPROVEMENTS WITHIN UDOT S.R. 198 SHALL REQUIRE UDOT APPROVAL AND MEET UDOT SPECIFICATIONS.
10. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
12. THE FOUNDATION INVESTIGATION AND ALL ADDENDUM AND THE RECOMMENDATION THEREIN, PREPARED BY CMT ENGINEERING LABORATORIES DATED APRIL 2018, ARE TO BE CONSIDERED A PART OF THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING THE RECOMMENDATION IN SAID REPORT AND ADDENDUM INTO HIS/HER BID.
13. THE CONTRACTORS SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
14. ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.P.W.A.
15. LOCATE ALL ABOVE GROUND APPURTENANCES (I.E. ELECTRICAL, TRANSFORMERS AND TELEPHONE PEDESTALS) BEHIND PROPERTY LINE IN THE PUBLIC UTILITY EASEMENT.
16. CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04. PLACE PER APWA SECTION 32 16 13. CURB PER APWA SECTION 0339.
17. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION, HOWEVER, AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
18. UNLESS SHOWN OTHERWISE, PROVIDE 1/2 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
19. EXPANSION JOINTS: FULL DEPTH 1/2 INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 16 13 MUST BE PLACED BETWEEN THE SIDEWALK AND THE APRON.
20. FINISH CONCRETE WITH FINE HAIR BROOM.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS", AND THE CURRENT PAYSON CITY SPECIFICATIONS AND STANDARD DRAWING.
2. WATER DISTRIBUTION MAINS 12" AND SMALLER SHALL BE CONSTRUCTED WITH PVC-C-900C (BLUE), PIPE GREATER THAN 12" TO BE PVC-C-90S (BLUE), CONFORMING TO CURRENT A.P.W.A. STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED, FLUSHED AND SANITIZED BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH PAYSON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
5. ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO CURRENT A.P.W.A. SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH PAYSON CITY SPECIFICATIONS.
6. ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE PAYSON CITY SPECIFICATIONS.
7. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST PAYSON CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
9. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
10. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS-BUILT PLANS TO THE ENGINEER.
11. RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE 1" IPS POLYETHYLENE WATER PIPE W/ 3/4" METER SETTER & BOX. METER WILL BE FURNISHED AND INSTALLED BY THE CITY OR BUILDING CONTRACTOR.
12. ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
13. ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A THREE (3) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT SEE STANDARD PLAN 203.
14. PRESSURE IRRIGATION DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH PVC-C-900 (PURPLE), CONFORMING TO CURRENT APWA STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
15. LOCATE CULINARY WATER METER BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
16. LOCATE PRESSURE IRRIGATION BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
17. INSTALL FIRE HYDRANTS ON THE WATER MAIN SIDE OF THE STREET A MINIMUM OF 2' BEHIND BACK OF CURB.
18. LOCATE FIRE HYDRANT IN MIDDLE OF 6' x 6' CONCRETE APRON (SEE STANDARD PLAN 203).
19. HYDRANT: INSTALL HYDRANT AS PER A.P.W.A. PLAN NO. 511.
20. HYDRANT VALVE: INSTALL VALVE ON THE MAIN WITH A FLANGE CONNECTION TO TEE.



N
W — — — — — E
S
0 10 20 40 80 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

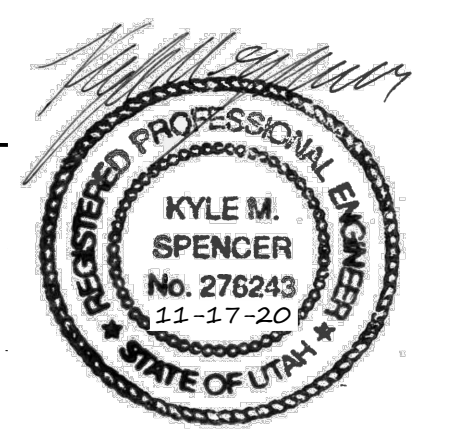
BUILDING SQ. FT.
BUILDING 1 = 34,438 S.F. (3 STORY)
BUILDING 2 = 29,515 S.F. (3 STORY)
BUILDING HEIGHT = 38'9"

RESIDENCE AT SOUTH HAVEN FARMS
BUILDING TYPE = S-A, R-2
TOTAL UNITS = 210
LOT 3 SOUTH HAVEN FARMS (REVISED) = 369,482 sq.ft. OR 8.48 acres
CLUBHOUSE AREA = 38265 sq.ft. OR 0.88 acres
OVERALL AREA = LOT 3 & CLUBHOUSE = 407747 OR 9.36 acres
BUILDING AREA = 98,148 sq.ft. OR 2.25 acres
LOT 3 OPEN/Common AREA = 79,601 sq.ft. 1.83 acres
CLUBHOUSE OPEN/Common AREA = 34666 sq.ft. OR 0.80 acres
1500 EAST OPEN/Common AREA = 16441 sq.ft. OR 0.37 acres
TOTAL OPEN SPACE AREA = 130708 sq.ft. OR 3.00 acres = 32.06%
PARKING OPEN SPACES = 271
PARKING COVERED = 158
PARKING GARAGE = 84
PARKING ADA VAN ACCESS = 3
PARKING ADA = 9
TOTAL PARKING SPACES = 525
PARKING PER UNIT = 2.50

CONST. TYPE E CURB & GUTTER
CONST. REVERSED LIP CURB & GUTTER
FUTURE CURB. & GUTTER

Indicate location of bike racks.
Number of racks should
contemplate the number of
units.

Suggestion: Include
project sign near
entrance with project
name and address



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:		DATE:	
4		DRAWN BY:		DATE:	
3		CHECKED BY:		DATE:	
2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

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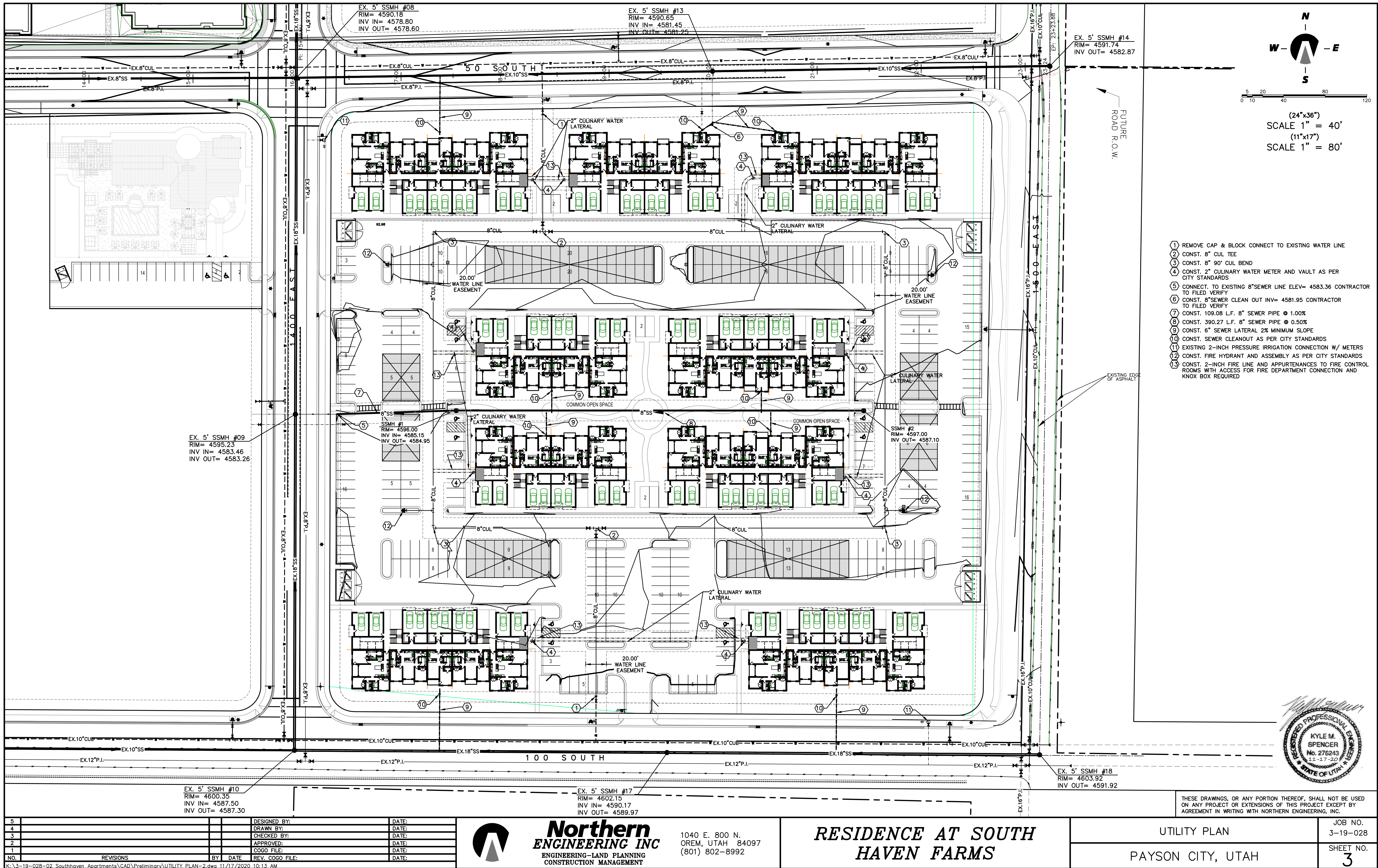


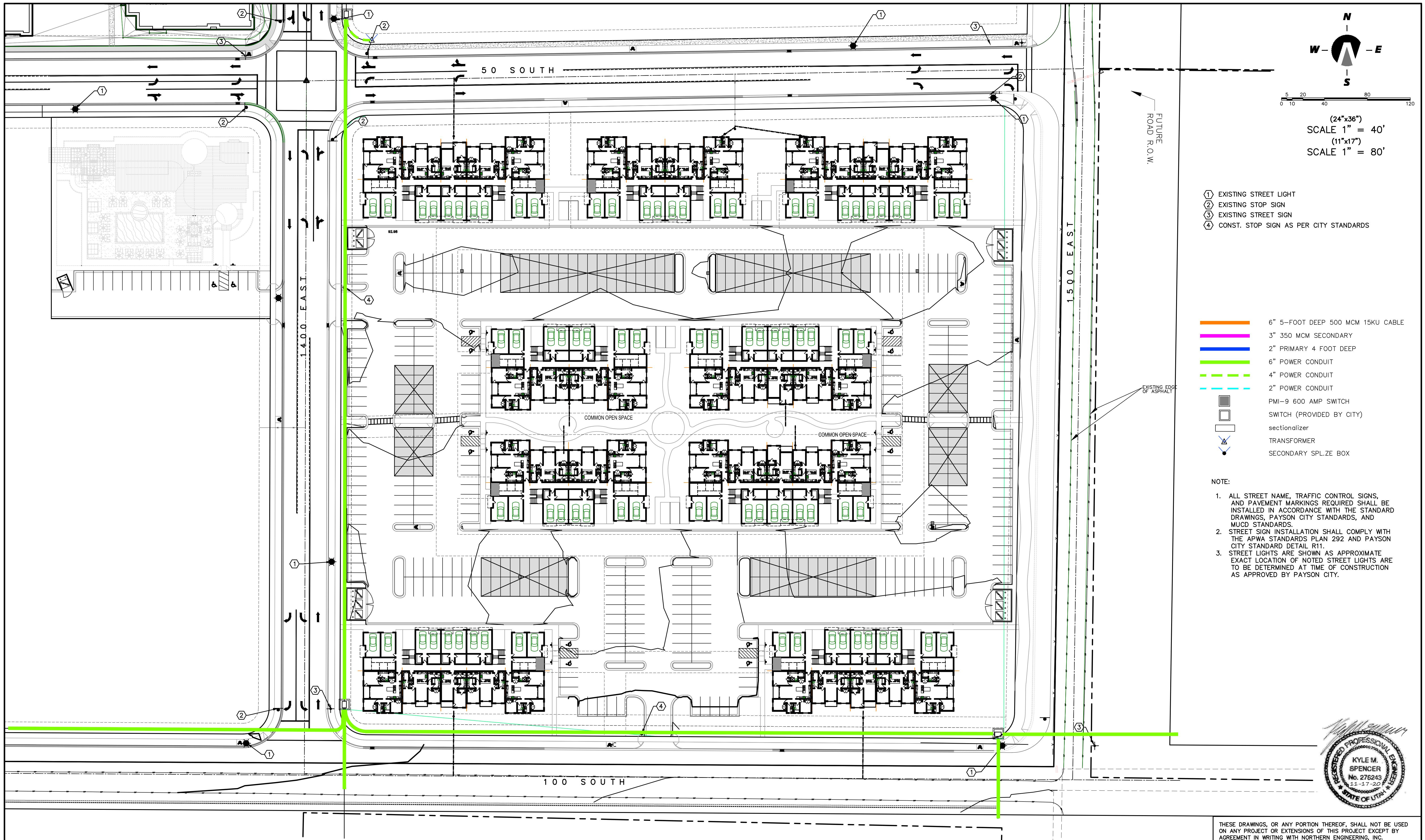
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

RESIDENCE AT SOUTH HAVEN FARMS

SITE PLAN	JOB NO. 3-19-028
PAYSON CITY, UTAH	SHEET NO. 2

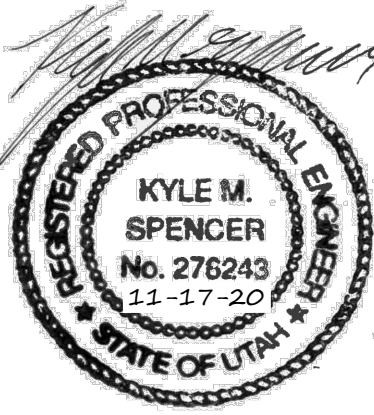




- ① EXISTING STREET LIGHT
② EXISTING STOP SIGN
③ EXISTING STREET SIGN
④ CONST. STOP SIGN AS PER CITY STANDARDS

- 6" 5-FOOT DEEP 500 MCM 15KV CABLE
3" 350 MCM SECONDARY
2" PRIMARY 4 FOOT DEEP
6" POWER CONDUIT
4" POWER CONDUIT
2" POWER CONDUIT
PMI-9 600 AMP SWITCH
SWITCH (PROVIDED BY CITY)
sectionalizer
TRANSFORMER
SECONDARY SPL. ZE BOX

- NOTE:
1. ALL STREET NAME, TRAFFIC CONTROL SIGNS, AND PAVEMENT MARKINGS REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD DRAWINGS, PAYSON CITY STANDARDS, AND MUCD STANDARDS.
2. STREET SIGN INSTALLATION SHALL COMPLY WITH THE APWA STANDARDS PLAN 292 AND PAYSON CITY STANDARD DETAIL R11.
3. STREET LIGHTS ARE SHOWN AS APPROXIMATE EXACT LOCATION OF NOTED STREET LIGHTS ARE TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY PAYSON CITY.



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5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
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2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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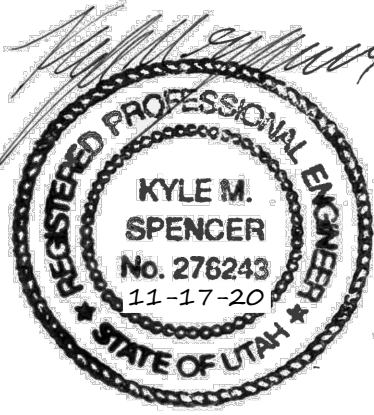
RESIDENCE AT SOUTH HAVEN FARMS

LIGHTING & SIGNING PLAN	JOB NO. 3-19-028
PAYSON CITY, UTAH	SHEET NO. 4

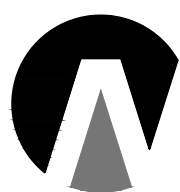


① CONST. 126.18 L.F. 15" STORM DRAIN PIPE @ 0.50%

NOTE:
REFER TO STORM DRAINAGE REPORT AND
CALCULATIONS FOR STORM WATER STORAGE
REQUIREMENTS.



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
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1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-19-028-02 Southhaven Apartments\CAD\Preliminary\GRADING & DRAINAGE-2.dwg 10/23/2020 12:51 PM			



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**RESIDENCE AT SOUTH
HAVEN FARMS**

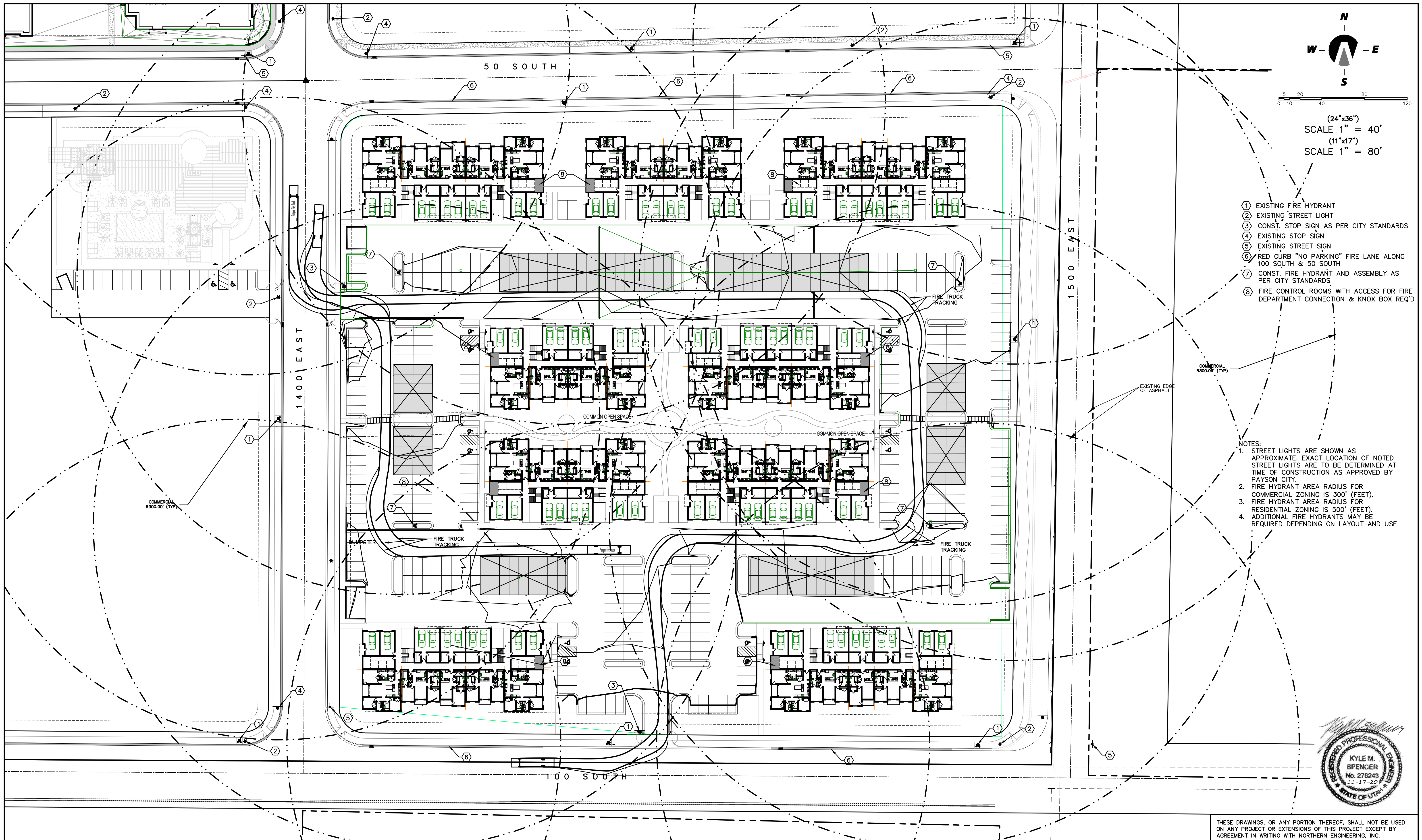
GRADING & DRAINAGE

PAYSON CITY, UTAH

JOB NO.
3-19-028

SHEET NO.
5

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AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



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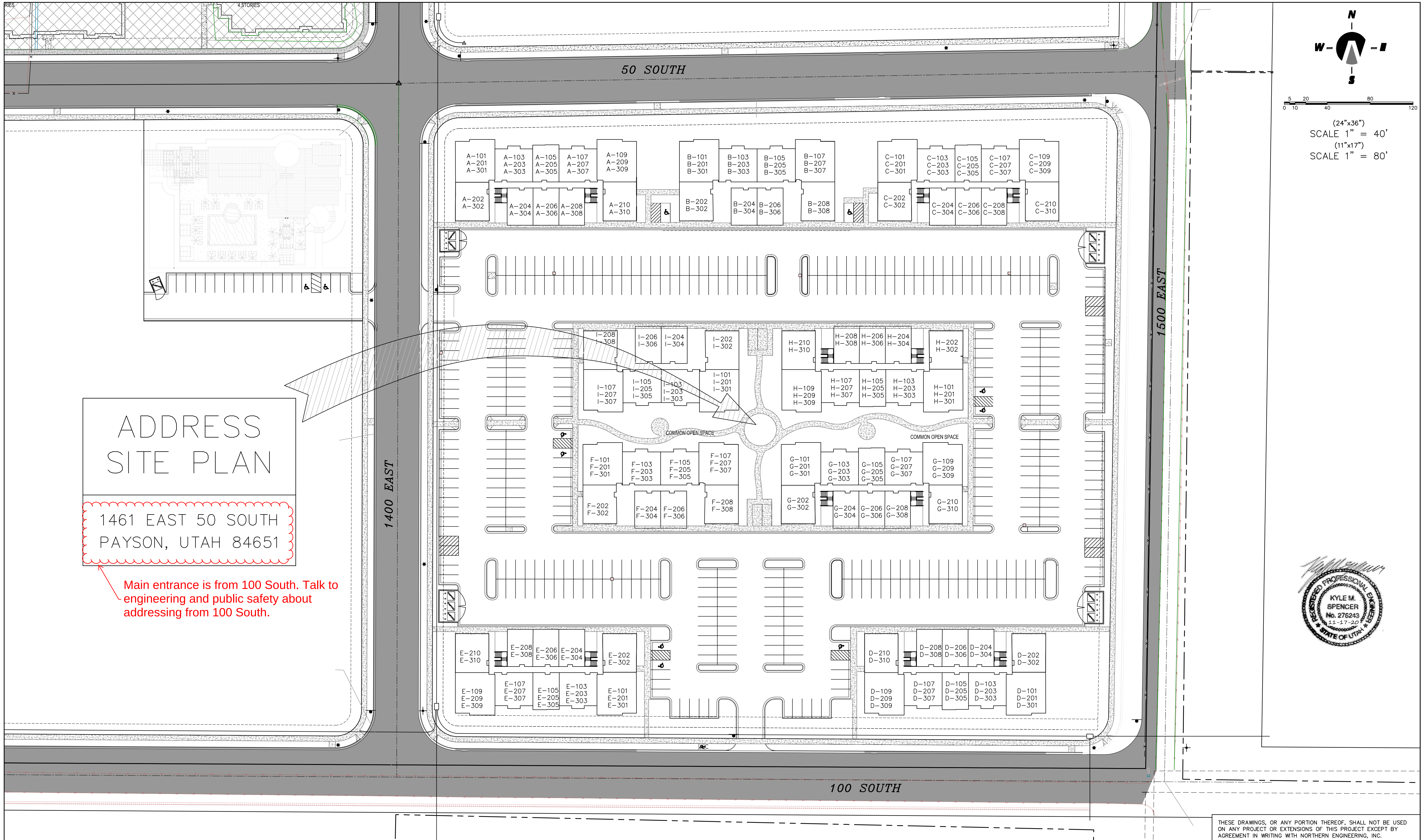
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(801) 802-8992

RESIDENCE AT SOUTH
HAVEN FARMS

PUBLIC SAFETY PLAN	JOB NO. 3-19-028
PAYSON CITY, UTAH	SHEET NO. 6

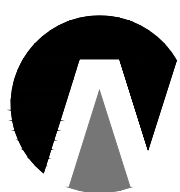
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Provide information on address detail for each building.



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SOUTH HAVEN

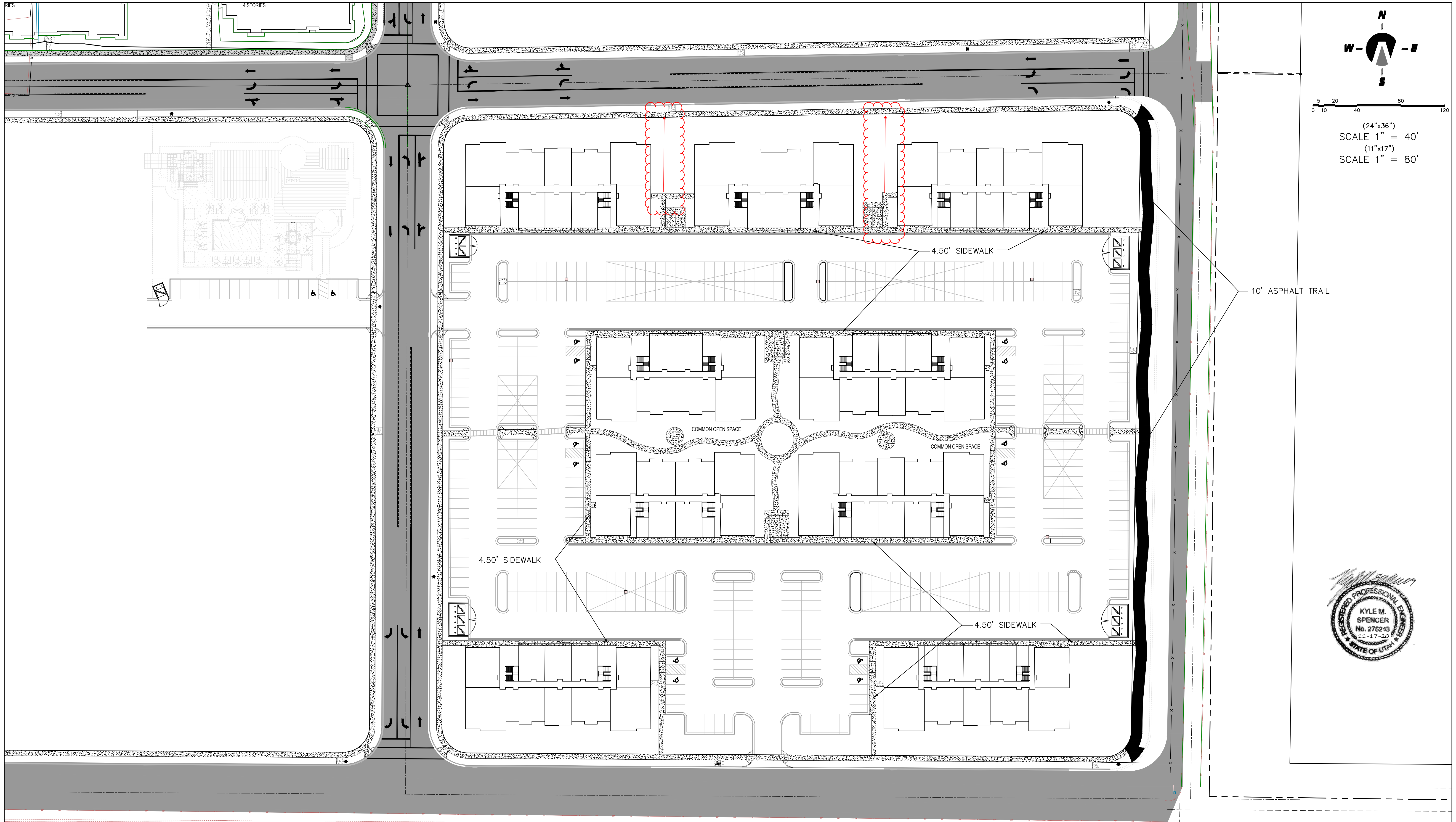
APARTMENT ADDRESS PLAN

PAYSON CITY, UTAH

JOB NO.
3-19-028

SHEET NO.
AAP-01

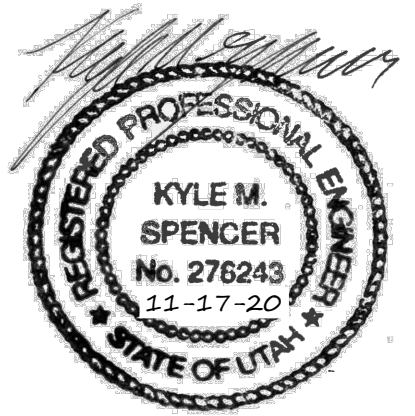
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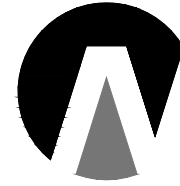
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0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



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SOUTH HAVEN

APARTMENTS PEDESTRIAN CIRCULATION PLAN

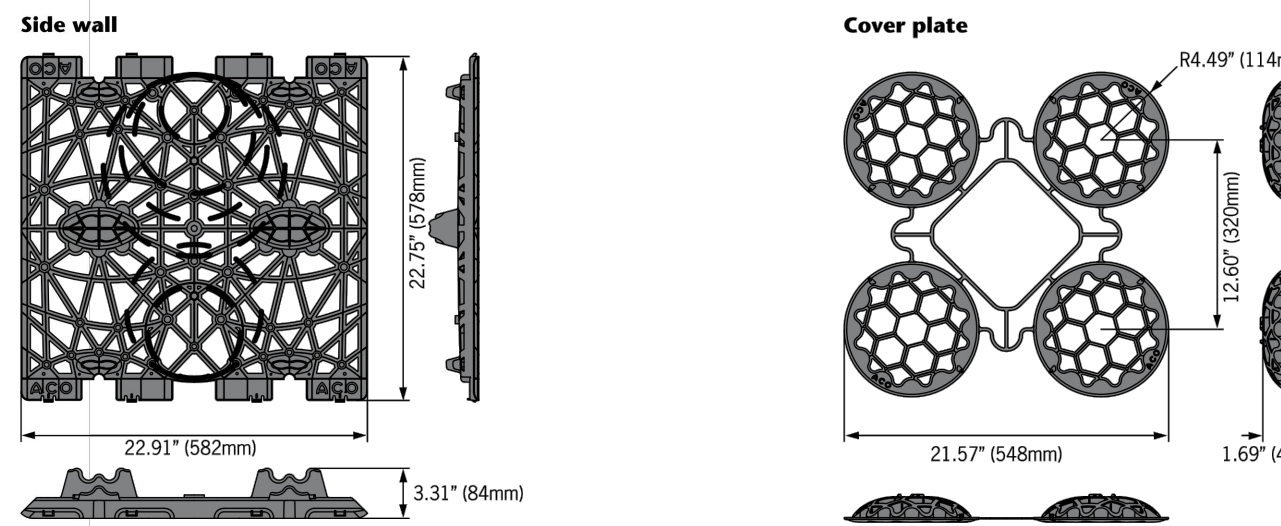
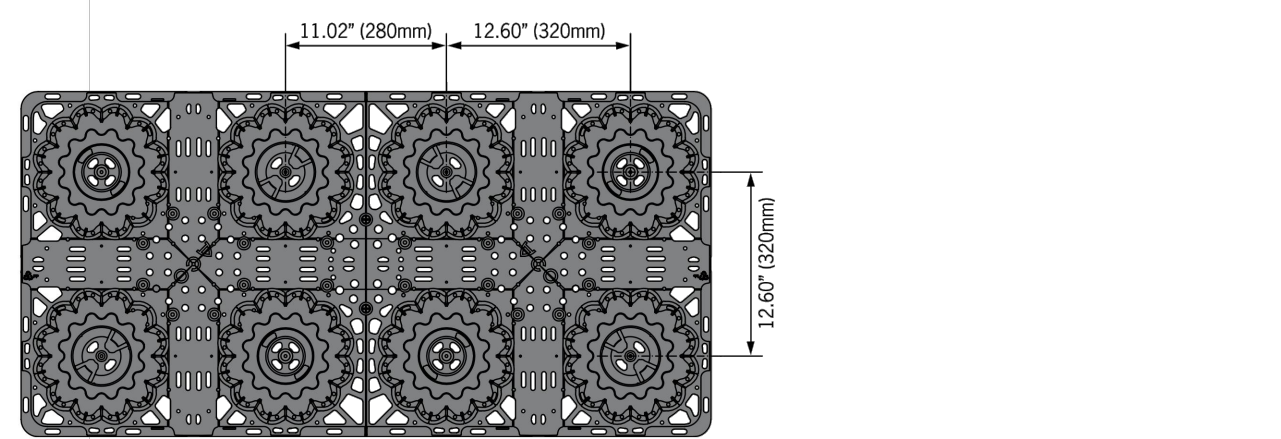
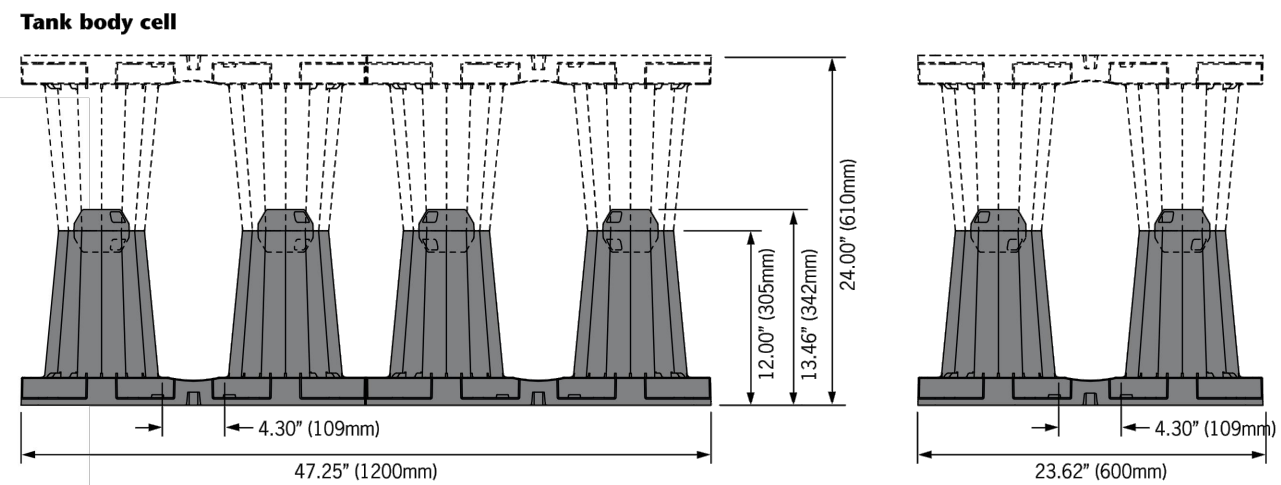
PAYSON CITY, UTAH

JOB NO.
3-19-028

SHEET NO.
PCP-01

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ACO STORMBRIXX
Stormwater Detention/Infiltration/Retention System



	B	C	H	W	L
	Inches (mm)				
Sch 40 - 4"	2.00 (51)	6.25 (159)	8.25 (210)	6.25 (159)	8.00 (203)
Sch 40 - 6"	2.00 (51)	8.25 (210)	10.25 (260)	10.25 (260)	8.00 (203)
Sch 40 - 8"	2.00 (51)	9.63 (245)	11.50 (292)	11.63 (295)	10.00 (254)
Sch 40 - 12"	1.50 (38)	15.00 (381)	17.25 (438)	17.75 (450)	9.50 (241)

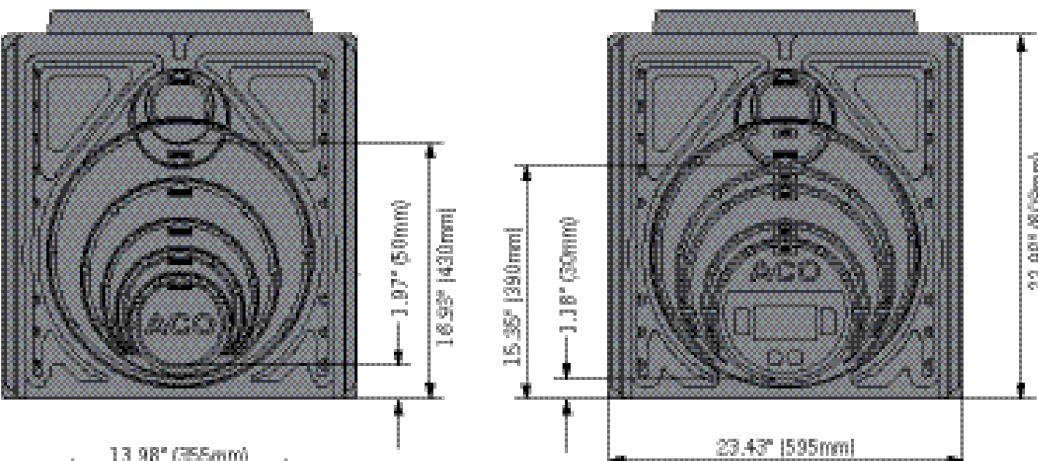
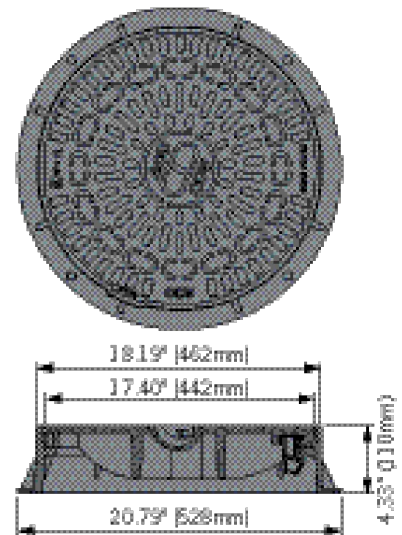
April 2018

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ACO STORMBRIXX
Stormwater Detention/Infiltration/Retention System

Access chamber - body, shaft and cover



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STORMBRIXX - Stormwater Detention/Infiltration/Retention

Parts Table	Dimensions			Weight	Part No.
	Length in (mm)	Width in (mm)	Depth in (mm)		
Stormbrixx tank body	47.24 (1200)	23.62 (600)	13.46 (342)	22.0	314020
Stormbrixx side wall	22.91 (582)	23.11 (587)	2.16 (55)	3.5	314021
Stormbrixx top cover	21.65 (550)	21.65 (550)	1.69 (43)	1.8	314022
Layer connectors	3.94 (100)	1.57 (40)	1.81 (46)	0.2	314023
Pipe connection flange - 4" Sch 40	-	-	-	0.9	93145
Pipe connection flange - 6" Sch 40	-	-	-	1.5	93146
Pipe connection flange - 8" Sch 40	-	-	-	2.9	93147
Pipe connection flange - 12" Sch 40	-	-	-	7.3	93148
Access chamber - body	23.39 (594)	23.39 (594)	24.02 (610)	70.4	27034
Access chamber - shaft	-	Ø 17.72 (450)	-	5.7	314038
Access chamber ductile iron cover (40 ton load rating)	-	Ø 20.79 (528)	4.33 (110)	83.6	314043
Inspection point shaft (with flange)	-	Ø 8.86 (225)	7.87 (200)	5.5	27018
Inspection point ductile iron cover (40 ton load rating)	16.14 (410)	16.14 (410)	7.09 (180)	114.4	314045

Specifications

General
The storm water Detention/Infiltration/Retention* system shall be ACO Stormbrixx as manufactured by ACO, Inc.

Materials
The tank body shall be manufactured from high density polyethylene (HDPE) and have minimum properties as follows:
Tensile impact strength: 152 ftlb/in²
Tensile strength, ultimate: 3,480 psi
Water absorption 0.01%
Frost proof, salt proof and fuels and oils resistant

The stormwater tank shall provide an average 95% open area¹, holding up to 110.17' net gallons per cell (2 tank bodies assembled) and offer full access to all areas and levels for maintenance.

Geomembranes/Geotextiles
The Stormbrixx system shall be wrapped in appropriate permeable geotextile* or impermeable geomembrane and protection fleece* (supplied by others) as recommended by project design engineer.

Accessories
The storm water system shall be used in conjunction with inspection shaft**/access chamber** - See separate Spec info sheets for further details.

Installation
Storm water system shall be installed in strict accordance with the manufacturer's installation instructions and recommendations.

* Choose one/** Choose none, one or more
¹ Configuration and use of side/top panels will marginally impact these figures

ACO, Inc.
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Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Toll Free: (888) 490-9552
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Fort Mill, SC 29708
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Fax: (803) 802-1063

Follow us on
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Revised: 8/2008

April 2018

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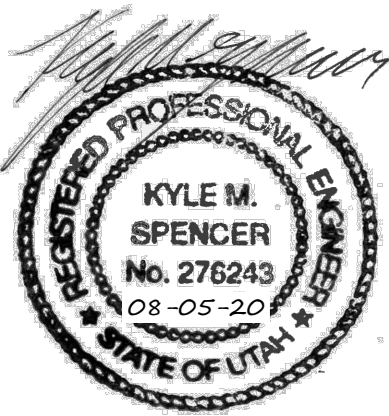
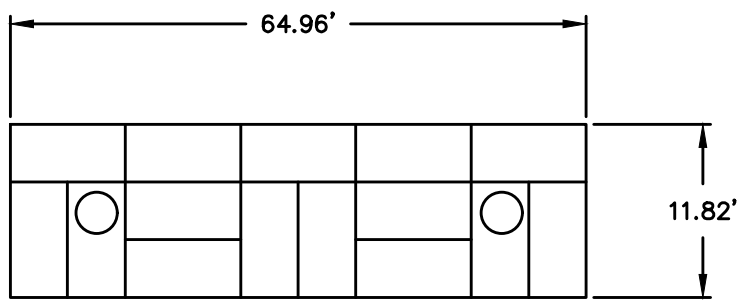
product details



	Length (in)	Width Overall (in)	Depth Overall (in)	Weight (lbs)	Part #
Half Module					
	47.25	23.63	19.45	20.90	314090
Side Panel					
	35.71	23.31	4.10	6.82	314091
Top Cover					
	21.66	21.66	1.78	1.76	314092
Layer Connectors					
	2.11	1.75	1.05	0.23	314093
Remote Access Plate					
	25.99	25.99	4.73	13.70	314083
Access Chamber Ductile Iron Vented Cover (Load Class D400)					
	20.79	20.79	4.34	83.60	314053
Vertical Inspection Point Connector					
	-	Ø8.86"	7.88	5.52	27018
Access Chamber Ductile Iron Cover (Load Class D400)					
	20.79	20.79	4.34	83.60	314056
Inspection Point Ductile Iron Cover (Load Class D400)					
	16.15 Ø8.86"	16.15 Ø8.86"	7.09	114.64	314045
Inspection Shaft					
	17.21	17.21	13.78	5.52	314038
Horizontal Pipe Connectors					
	-	4.00 (Sch. 40)*	-	1.66	93145
	-	6.00 (Sch. 40)*	-	2.76	93146
	-	8.00 (Sch. 40)*	-	3.09	93147
	-	12.00*	-	3.86	93148

*Internal Width

ACO STORMBRIXX SD TANK
TANK STRUCTURAL AREA 524 CF
TOTAL HOLDING VOLUME 508 CF
NUMBER OF LAYERS TYP. OF 1
A8-17



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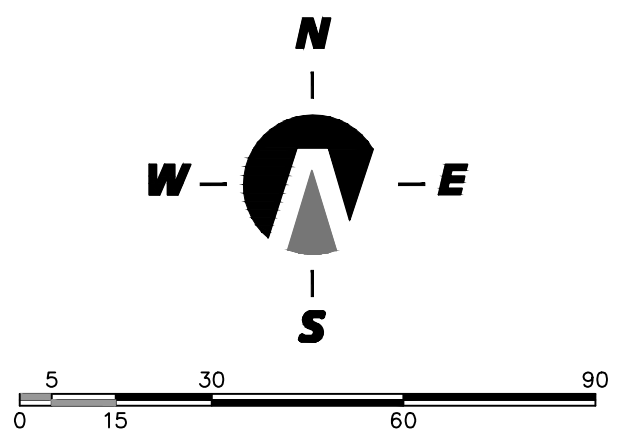
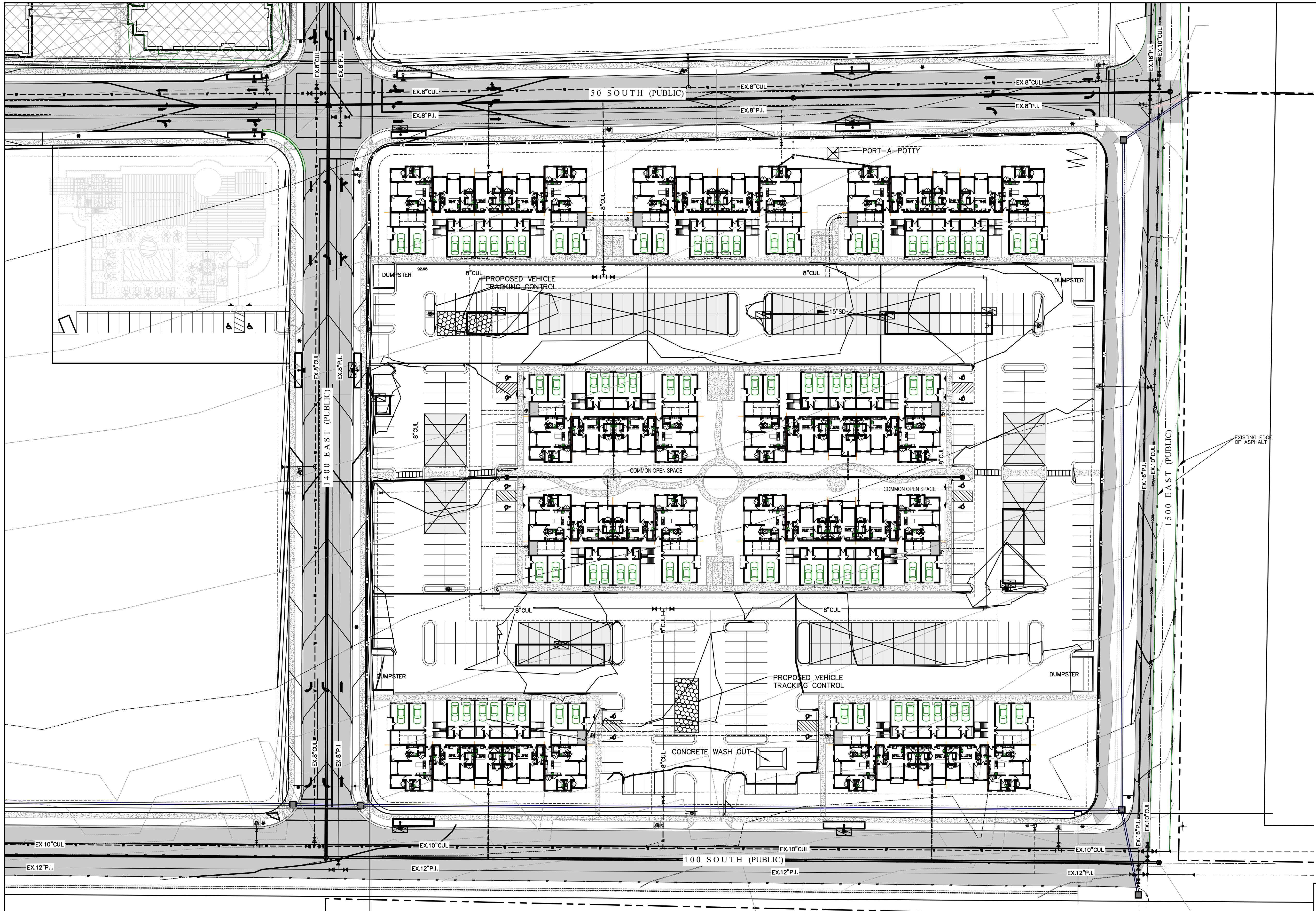


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RESIDENCE AT SOUTH
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DETAILS
PAYSON, UTAH

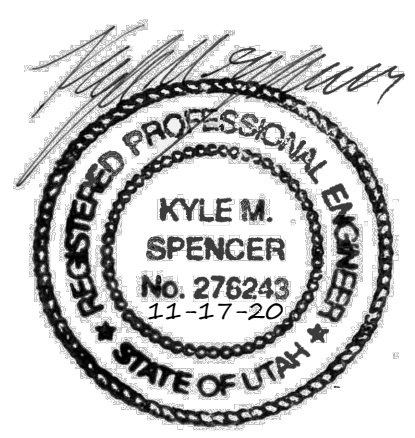
JOB NO.
3-19-028
SHEET NO.
DT-02



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND

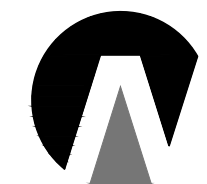
- PROPOSED SILT FENCE OR BERMING
(SEE DETAIL - A)
- PROPOSED VEHICLE TRACKING CONTROL
(SEE DETAIL - D)
- PROPOSED CURB INLET PROTECTION
(SEE DETAIL - C, E, OR F)
- PORT-A-POTTY
- CONCRETE WASH OUT
(SEE DETAIL - B)



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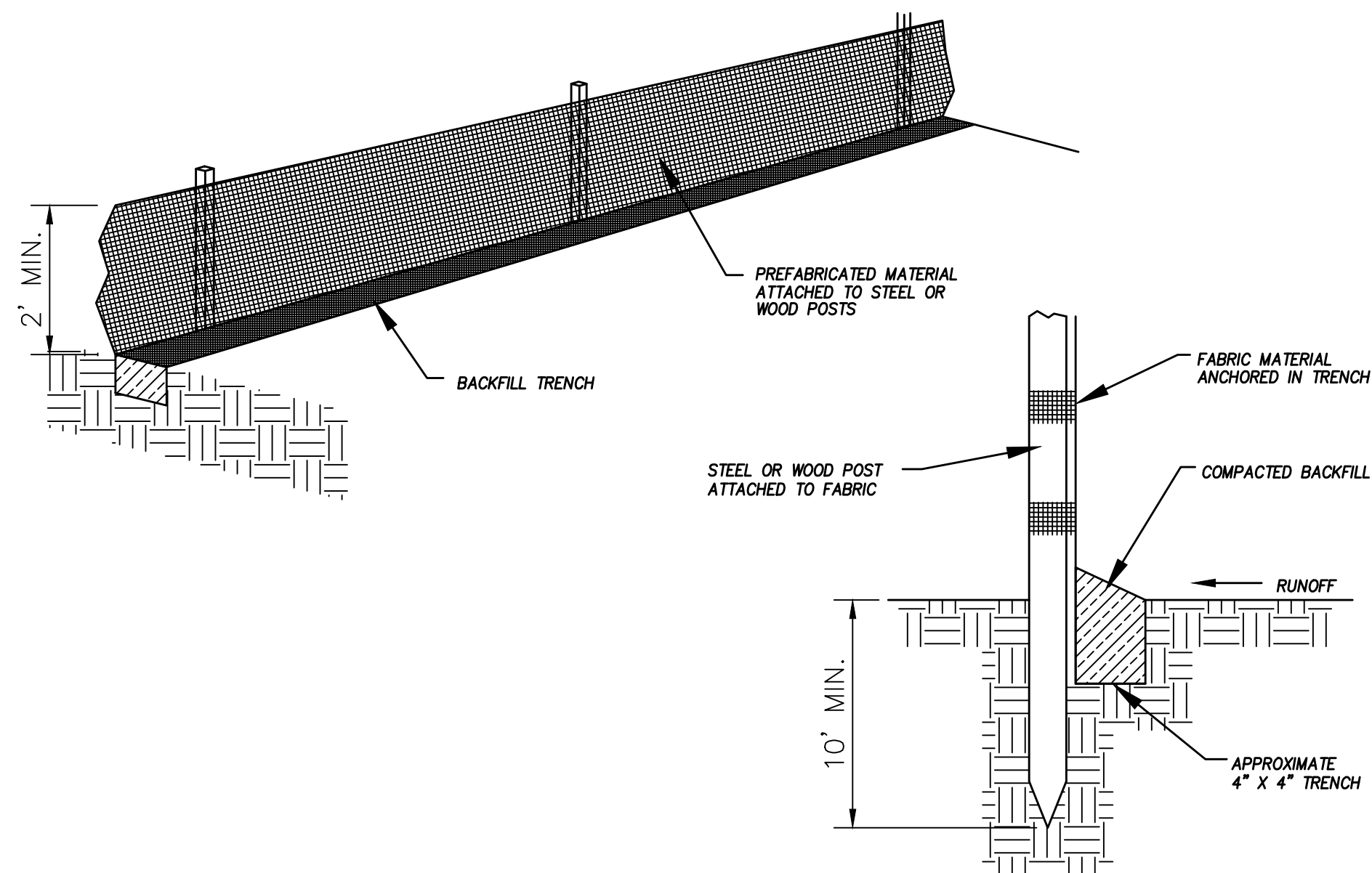


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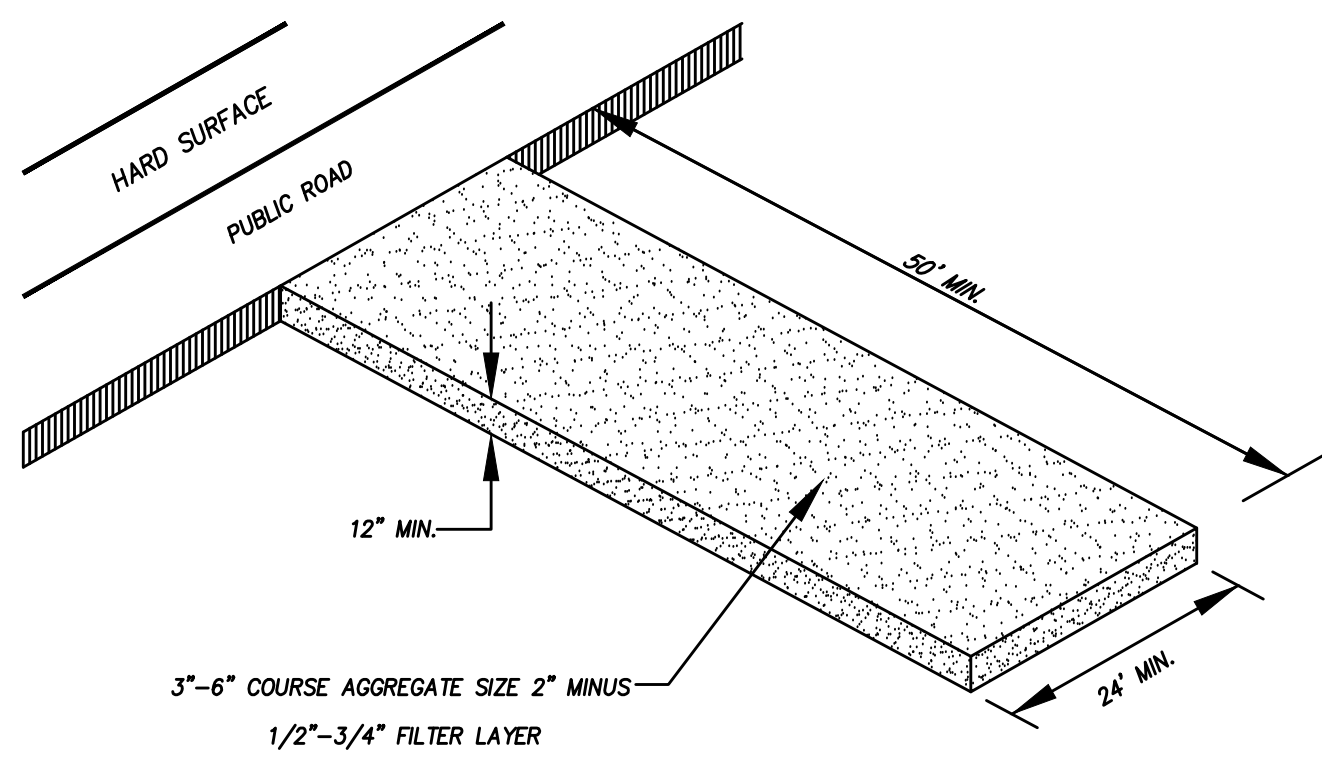
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**RESIDENCE AT SOUTH
HAVEN FARMS**

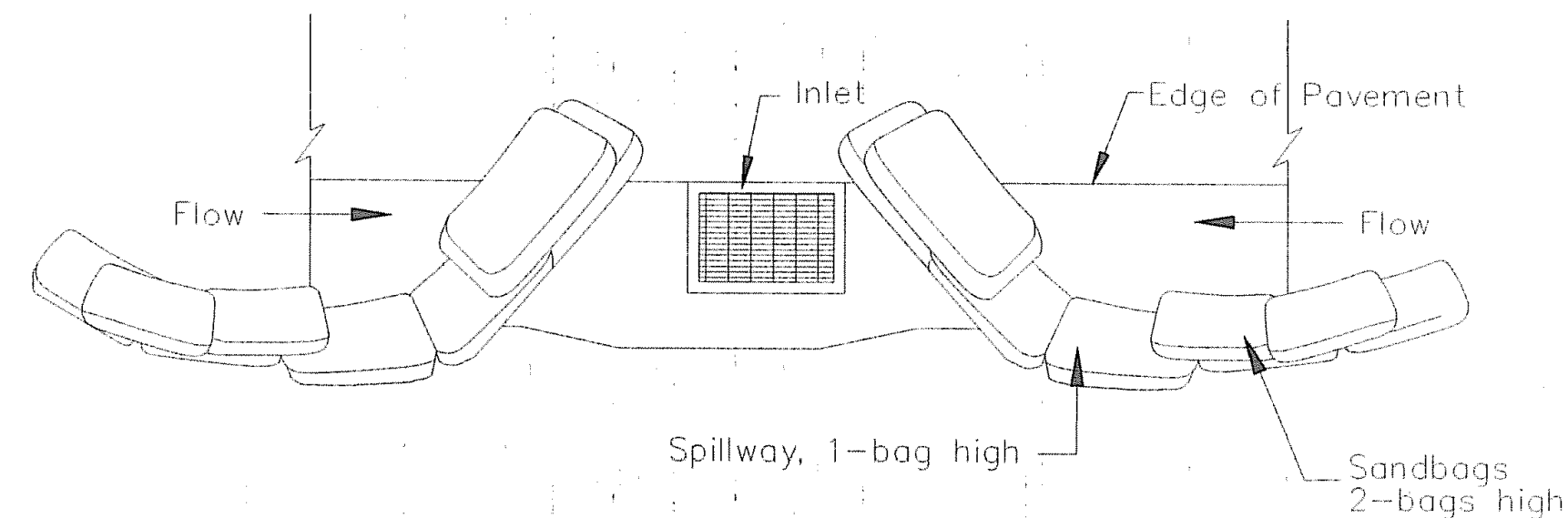
EROSION CONTROL PLAN	JOB NO. 3-19-028
PAYSON, UTAH	SHEET NO. ECP-01



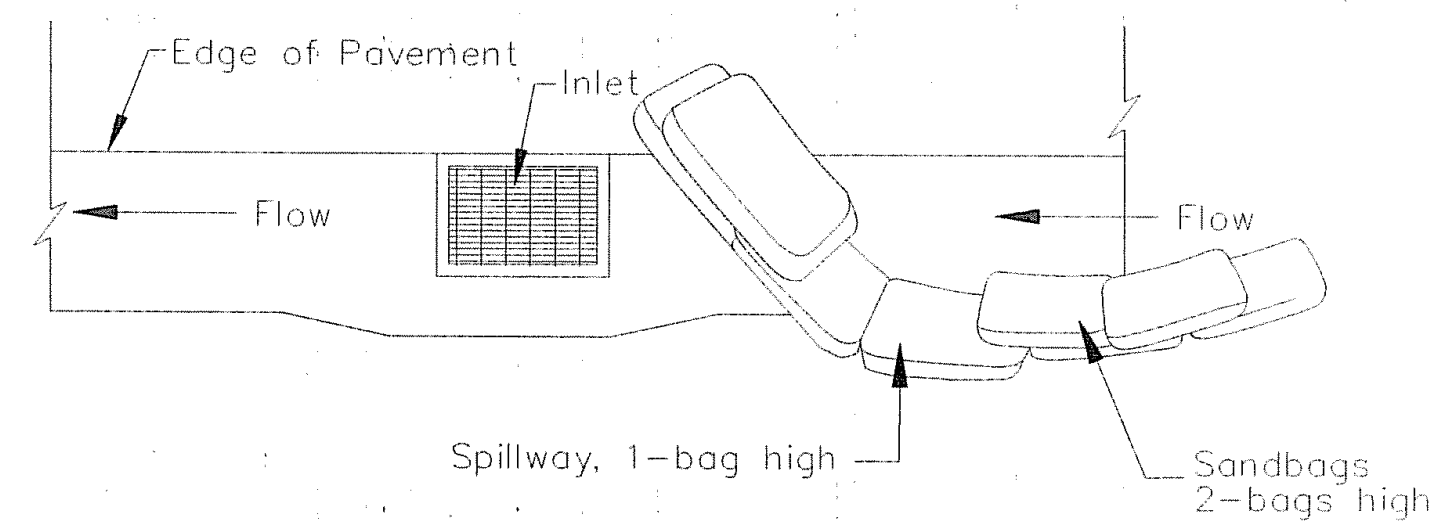
DETAIL-A
SILT FENCE DETAIL
-NTS-



DETAIL-B
VEHICLE TRACKING DETAIL
NOT TO SCALE



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE
DETAIL-C

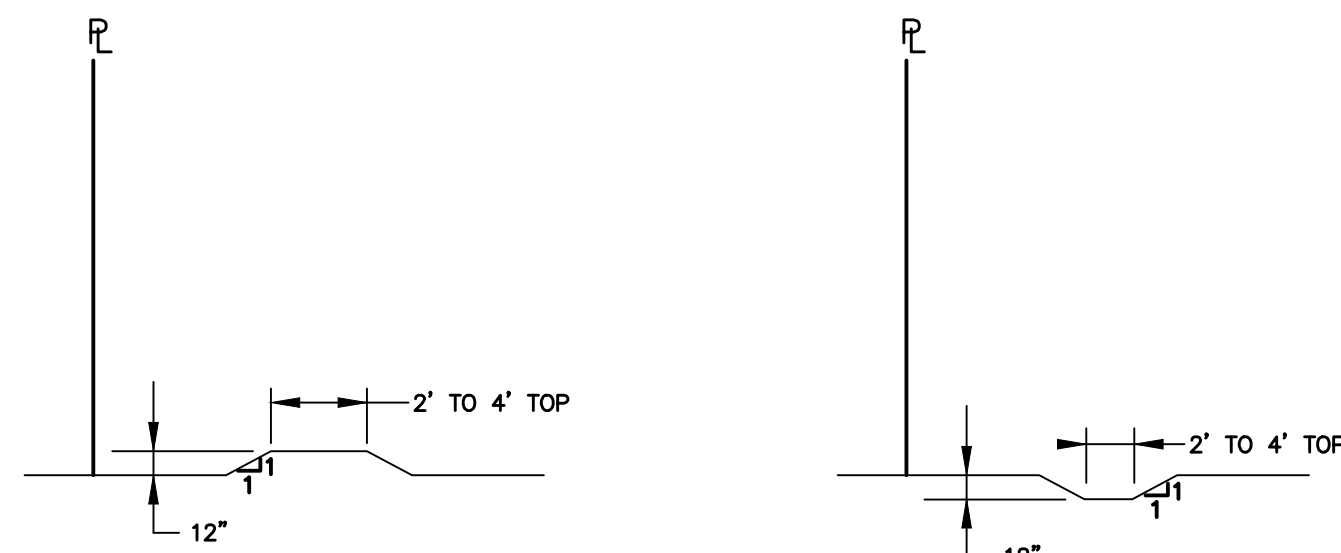
NOTES:

1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed.
5. Not applicable in areas with high silts and clays without filter fabric.

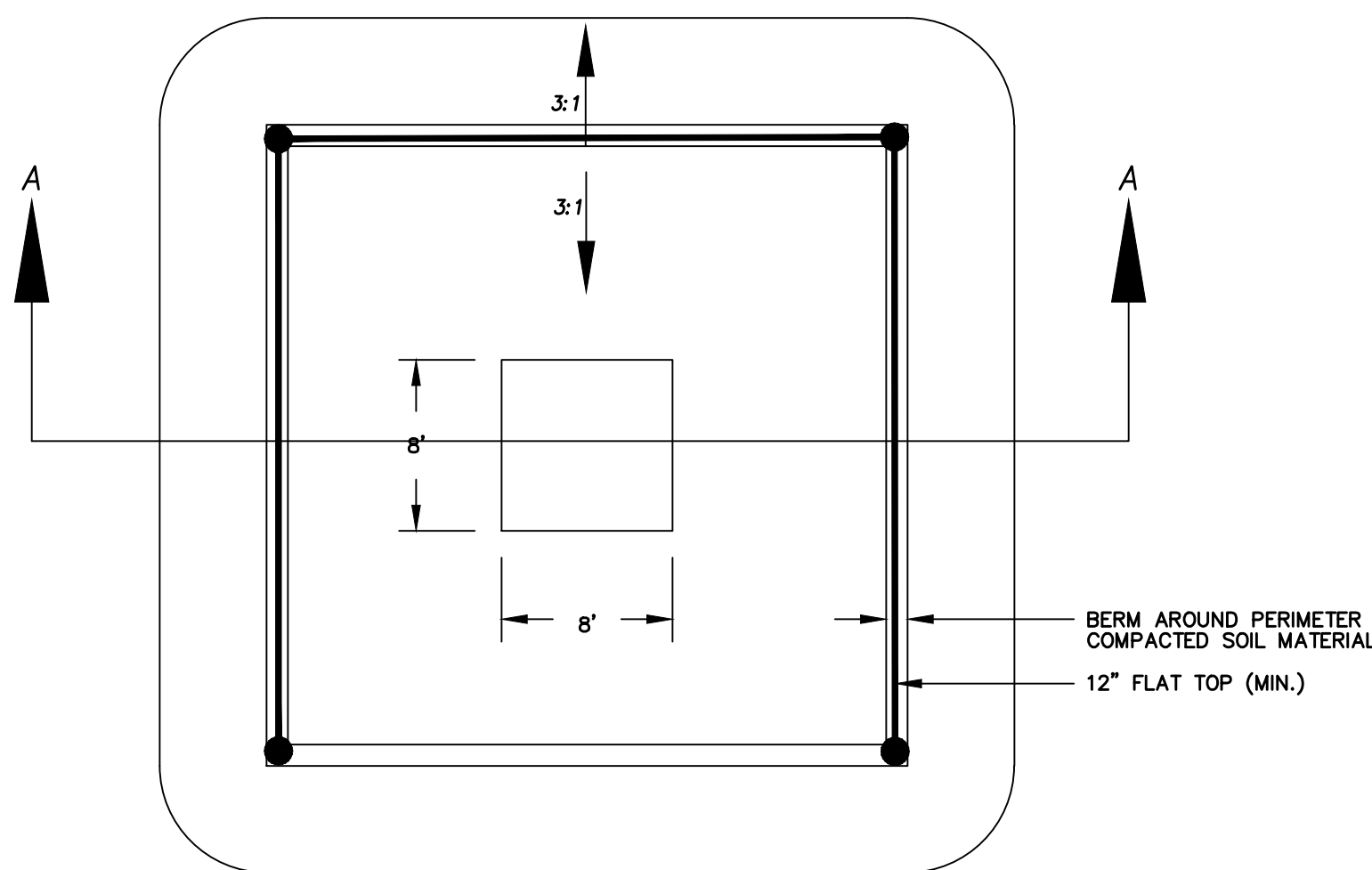
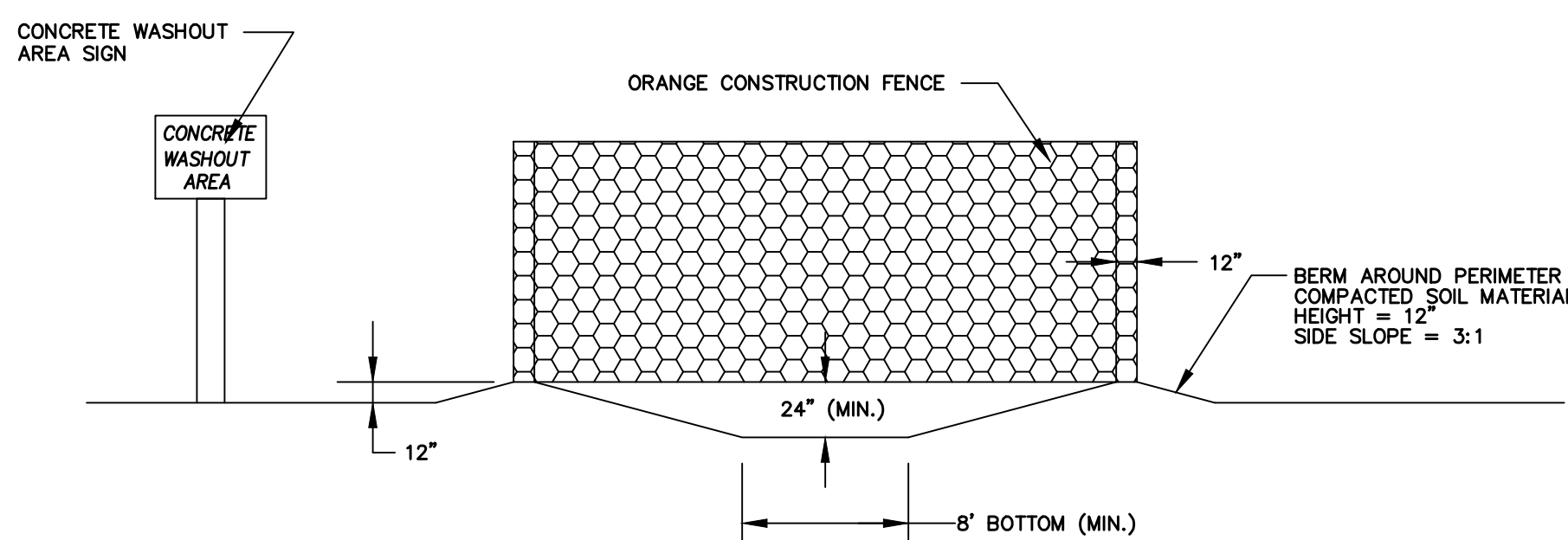
GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.

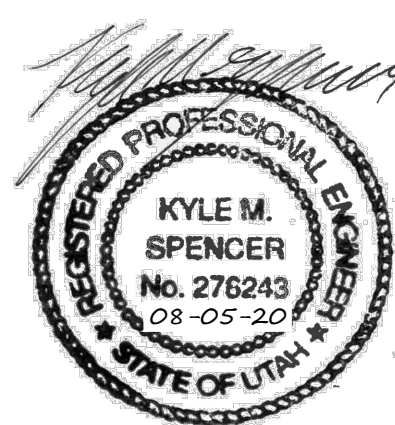
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12" BERM / SWALE
-NTS-



CONCRETE WASHOUT PIT
-NTS-



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**RESIDENCE AT SOUTH
HAVEN FARMS**

EROSION CONTROL PLAN DETAILS

PAYSON, UTAH

JOB NO.

3-19-028

SHEET NO.

ECP-02