

#### **Planning and Zoning**

47 S. Main Street • Room 208 • Tooele, UT 84074 Phone: (435) 843-3160 • Fax: (435) 843-3252 http://www.co.tooele.ut.us/Building/planning.htm

**Current Zone: C-G (Commercial General)** 

CUP 2020-139

# Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission Meeting Date: June 16, 2021

Parcel ID: 14-059-0-0001

Property Address: 5505 N Droubay Rd, Erda, UT 84074 Request: Conditional Use Approval for a welding shop

**Unincorporated: Erda** 

**Planner: Trish DuClos** 

Planning Commission Recommendation: Not yet received

**Planning Staff Recommendation: Approval** 

**Applicant Name: Robbie Palmer** 

#### PROJECT DESCRIPTION

Robbie Palmer is requesting conditional use approval for a welding shop for heavy equipment repair. The subject property was rezoned last year to C-G (Commercial General) and welding shops are a conditional use in that zone. The applicant has informed planning staff that the type of repair work would generally be welding for large equipment, not cars.

#### SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located on the West side of Droubay Rd and just South of Village Blvd. The subject property is surrounded by parcels within the RR-5 (rural residential, 5-acre minimum) zoning district. Directly North is a large C-G (commercial general) zone. Just Northeast is a A-20 (Agriculture, 20-acre minimum) zone.

#### LAND USE CONSIDERATIONS (C-G)

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Requirement	Standard	Proposed	Compliance Verified	
Height	75 Feet	Less than 75 feet	Yes	
Front Yard Setback	Shall be established in the conditional use permit and no closer than 50 feet to residential districts.	80 Feet	Yes	
Side Yard Setback	Shall be established in the conditional use permit and no closer than 50 feet to residential districts.	90+ Feet	Yes	
Rear Yard Setback	Shall be established in the conditional use permit and no closer than 50 feet to residential districts.	80+ Feet	Yes	
Lot Coverage	Maximum Building Coverage of 50%	Less than 50 Percent	Yes	
Lot Area	N/A	Complies	Yes	

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

#### **GENERAL PLAN CONSIDERATIONS**

The proposed use is consistent with the Tooele County General Plan.

#### ISSUES OF CONCERN/PROPOSED MITIGATION

Planning staff recognized in the rezone process of possible nuisance of a C-G zone could cause being surrounded by a residential zone. Planning staff placed a condition on the rezone to create berms on the sides of the property to create a buffer between those zones. This was addressed in site plan review. There will be a berm on the Southern and Eastern side of the property with water efficient landscaping including trees to further create separation.

SPID (Stansbury Park Improvement District) has an access easement through the property which will stay and not be encroached upon.

#### NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on June 16, 2021 will be forwarded to the planning commission for review and summarized at the meeting.

#### **PLANNING STAFF ANALYSIS**

Tooele County Land Use Ordinance Chapter 17-1-4 states, "Purpose of Commercial General (C-G) zoning districts are to provide areas in appropriate locations where a combination of business, commercial, entertainment, and related activities may be established, maintained and protected. Regulations of this district are designed to

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provide a suitable environment for those commercial and service uses that are vital to economic life, some of which would be intrusive and disruptive in a shopping center-type of commercial development."

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Planning staff has found the use of a welding shop would be allowed with a conditional use permit approved by planning commission.

Planning Staff completed a site plan review of the proposed CUP. During this process, all redline comments were adequately addressed by the applicant.

#### PLANNING STAFF RECOMMENDATION

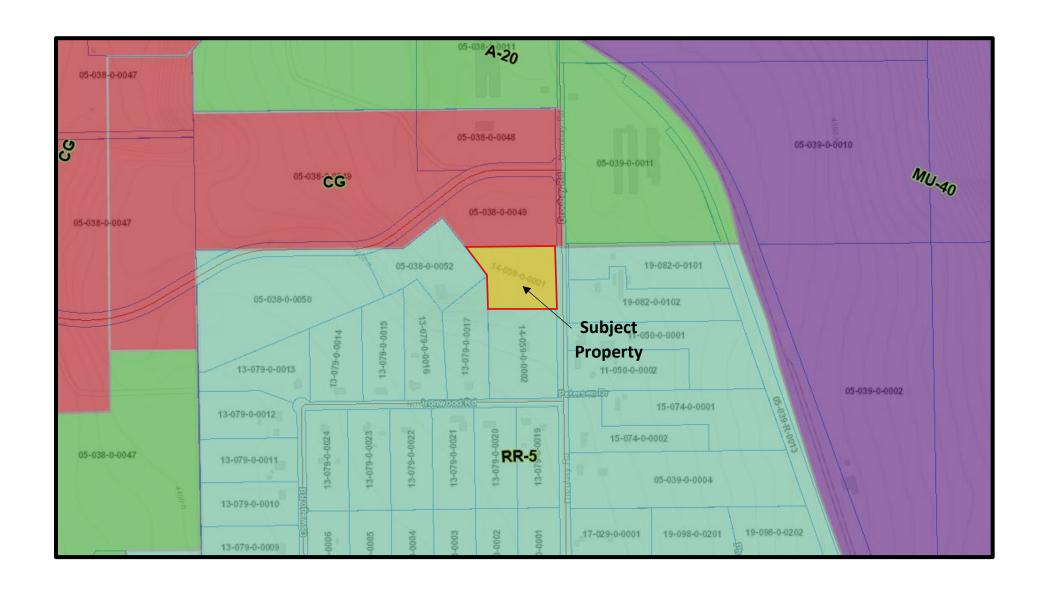
Planning Staff recommends that the Tooele County Planning Commission makes a motion to approve the proposed conditional use for a welding shop with condition of:

- The applicant complies with all federal, state and local codes.
- Hours of operation stay between 7am 6pm, Monday-Saturday. Sundays with hours between 10am-5pm.

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### **CUP 2020-139: Conditional Use Approval for an welding shop**

5505 N Droubay Rd: (Parcel ID: 14-059-0-0001)





# BENCHMARK EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4508.59'

## **\*\*TOOELE** COUNTY **Final Land Use Review** Approved **Planning** tduclos: 8014E Fab Shop Plan Set\_5.6.21 05/13/2021 **Building** Engineering Surveying Addressing Mapping **GIS** Roads Fire Health Service Agency Sewer Water Accessor

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

# CT&C FAB SHOP

# 5505 DROUBAY ROAD ERDA, UTAH

## INDEX OF DRAWINGS

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C-300 UTILITY PLAN

C-400 EROSION CONTROL PLAN

C-500 DETAILS

L-100 LANDSCAPE PLAN

L-200 LANDSCAPE DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

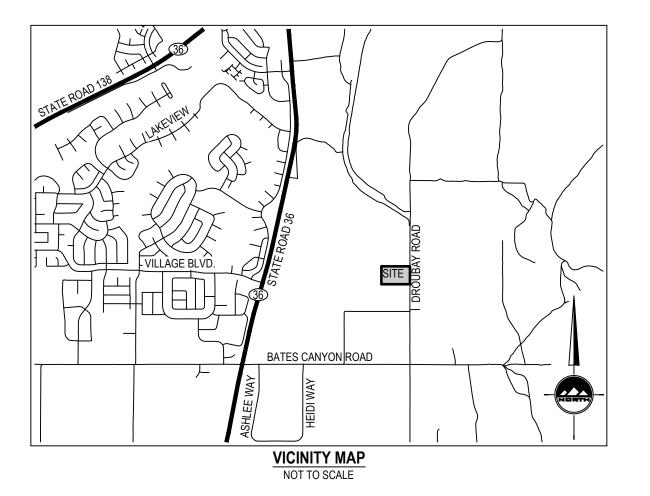
DATE PRINTED March 24, 2021

## NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



## **GENERAL NOTES**

ALL WORK SHALL CONFORM TO TOOELE COUNTY STANDARDS & SPECIFICATIONS.
 CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ADOBE ROCK PRODUCTS 5500 SR-36 STANSBURY PARK, UT 84074

> RICK PALMER 435-241-0153

ENSIGN

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CONTACT:
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C FAB SHOP
DROUBAY ROAD

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COVER

PROJECT NUMBER PRINT D 3014E 3/24/2 PRAWN BY CHECKE

C. CARPENTER C. CHILD
PROJECT MANAGER
J. CLEGG

C-000

#### **GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH APWA.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- 4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 11. 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 TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, 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 THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE
- 14. 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.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- 16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE
- CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- 18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS

REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

- 23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED
- UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM
- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

#### UTILITY NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE
- 2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- 4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S
- 5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY APWA RECOMMENDATIONS.
- 6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- 7. THE 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S
- 10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX
- 11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING
- 12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW

TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE

- ACCESS. 14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE
- 15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.

- 18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET
- 19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

### TRAFFIC CONTROL AND SAFETY NOTES

MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- 2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- 3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT
- WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS. 4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE
- 5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND
- 6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- 7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- 9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

### **DEMOLITION NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- 2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

#### **GRADING AND DRAINAGE NOTES**

LANDSCAPED AREAS

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN APWA AND ALL RELATED ADDENDUMS.
- 2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN
- 3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- 4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN APWA.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN APWA AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- 9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH
- 10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND
- 12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- 14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- 16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

#### ABBREVIATIONS

ATIONS	
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC C	BEGIN VERTICAL CURVE CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA DIP	DIAMETER DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF FC	FINISH FLOOR
FG FH	FINISH GRADE FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR K	IRRIGATION RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG NIC	NATURAL GROUND NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE PROPERTY LINE
PL PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD ROW	ROOF DRAIN RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG TOA	TOP OF GRATE TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CLIRVE

VERTICAL CURVE WALL INDICATOR VALVE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

WATER LINE

EGEND			
<u> </u>	SECTION CORNER		EXISTING EDGE OF ASPHALT
<b>Y</b> - <b>±</b> -	EXISTING MONUMENT	,	PROPOSED EDGE OF ASPHALT
· •	PROPOSED MONUMENT	•	EXISTING STRIPING
0	EXISTING REBAR AND CAP		PROPOSED STRIPING
0	SET ENSIGN REBAR AND CAP	x	EXISTING FENCE
WM	EXISTING WATER METER		PROPOSED FENCE
WM	PROPOSED WATER METER		EXISTING FLOW LINE
(W)	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
<b>(</b>	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	— — sd — —	EXISTING STORM DRAIN LINE
₩V ▶	EXISTING WATER VALVE	—— SD ——	PROPOSED STORM DRAIN LINE
₩V ✓	PROPOSED WATER VALVE	—— RD ——	ROOF DRAIN LINE
Ä	EXISTING FIRE HYDRANT		CATCHMENTS
*	PROPOSED FIRE HYDRANT	— — HWL — —	HIGHWATER LINE
~	PROPOSED FIRE DEPARTMENT CONNECTION	— — ss — —	EXISTING SANITARY SEWER
SWV	EXISTING SECONDARY WATER VALVE	—— ss ——	PROPOSED SANITARY SEWER LINE
Sw∨ ✓	PROPOSED SECONDARY WATER VALVE	ss	PROPOSED SAN. SWR. SERVICE LINE
[RR]	EXISTING IRRIGATION BOX	— — Id — —	EXISTING LAND DRAIN LINE
JRR JRR	EXISTING IRRIGATION VALVE	——LD ——	PROPOSED LAND DRAIN LINE
IRR	PROPOSED IRRIGATION VALVE	——————————————————————————————————————	PROPOSED LAND DRAIN SERVICE LINE
S	EXISTING SANITARY SEWER MANHOLE	- $-$ w $ -$	EXISTING CULINARY WATER LINE
<b>S</b>	PROPOSED SANITARY SEWER MANHOLE	—— w ——	PROPOSED CULINARY WATER LINE
co	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX	— sw — —	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	——————————————————————————————————————	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	- $-$ irr $ -$	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	—— IRR ——	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	——— ohp ———	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	— — e — —	EXISTING ELECTRICAL LINE
co	EXISTING STORM DRAIN CLEAN OUT	— g — —	EXISTING GAS LINE
$\checkmark$	EXISTING STORM DRAIN CULVERT	t	EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
E	EXISTING ELECTRICAL MANHOLE	——— SF ———	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX	——LOD——	LIMITS OF DISTURBANCE
ERI	EXISTING TRANSFORMER	========	EXISTING WALL

PROPOSED WALL

EXISTING CONTOURS

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

PROPOSED CONTOURS

PROPOSED ASPHALT

BUILDABLE AREA WITHIN SETBACKS

EXISTING ASPHALT TO BE REMOVED

PUBLIC DRAINAGE EASEMENT

PROPOSED REVERSE PAN CURB AND GUTTER

CONCRETE TO BE REMOVED

EXISTING CONCRETE

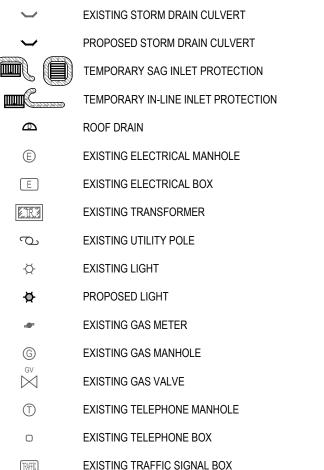
PROPOSED CONCRETE

EXISTING BUILDING

PROPOSED BUILDING

BUILDING TO BE REMOVED

TRANSITION TO REVERSE PAN CURB



EXISTING SIGN PROPOSED SIGN EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING FLOW DIRECTION EXISTING TREE



NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET

EXISTING CABLE BOX

EXISTING BOLLARD

PROPOSED BOLLARD

SHO 0 2

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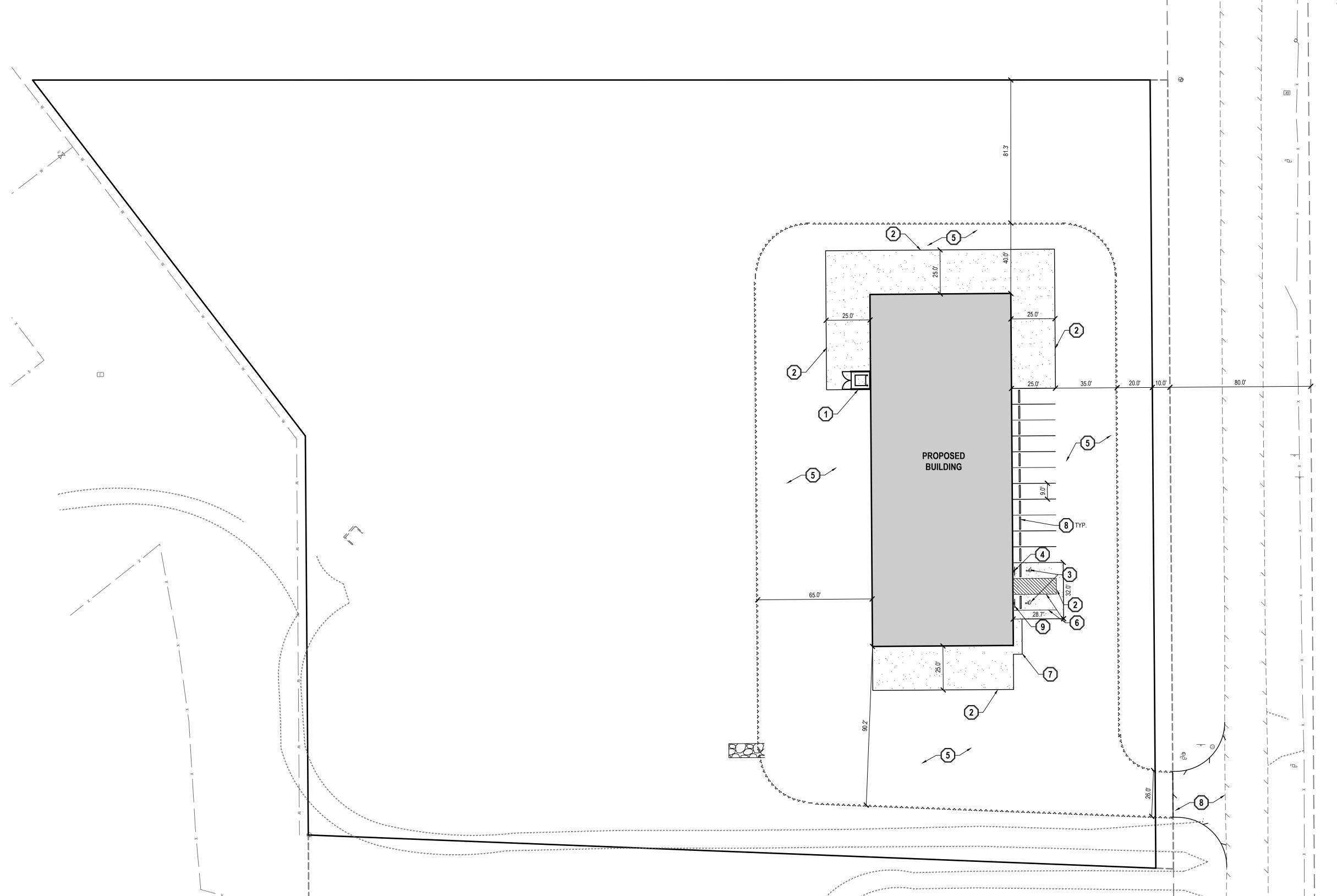
PO BOX 1336

RICK PALMER

SALT LAKE CITY

**GENERAL NOTES** 

C. CARPENTER



#### **GENERAL NOTES**

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT
- THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS. 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

- 1 TRASH ENCLOSURE PER DETAIL 9-12/C-500
- (2) 6" THICK CONCRETE APRON.
- (3) PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
- "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
- 5 GRAVEL SECTION PER DETAIL 1/C-500.
- 6 4" WIDE SOLID YELLOW PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
- 7 5' SIDEWALK PER APWA 231
- 8 CONCRETE WHEEL STOP PER 6/C-500
- (9) "HANDICAP PARKING" VAN ACCESSIBLE SIGN PER M.U.T.C.D. STANDARD PLANS.
- 8 3" ASHPAST PER DETAIL 14/C-500



## **TOOELE**

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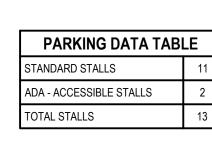
GRANTSVILLE, UTAH 84029 CONTACT: RICK PALMER

PHONE: 435-241-0153

5505 DROUE ERDA,

SITE PLAN

DRAWN BY
C. CARPENTER PROJECT MANAGER
J. CLEGG







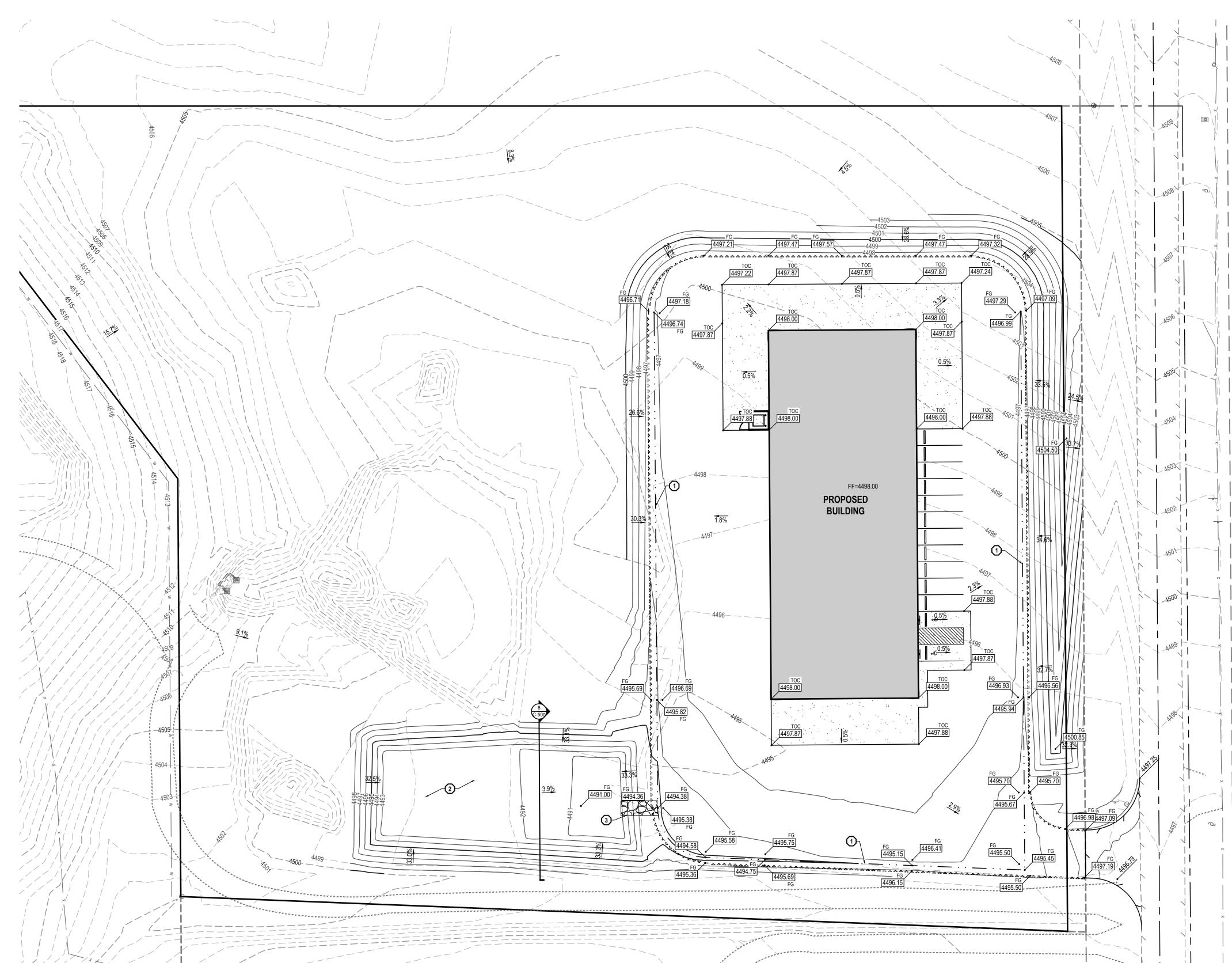
BENCHMARK EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4508.59'

Study Summary Statistics Roof SF/lot Drive SF/lot Total Lots Hardscape, SF Road Length, FT Total Gravel Hardscape SF Total Hardscape, SF Total Area, SF 137761 Landscaped Area, SF Weighted Average C

Retention Calculations (100-year storm)

Basin Tributary Area 230,942 SF Runoff coefficient C: 4.527 SF Basin Area Allowable Discharge Rate Total Discharge

		Infiltration Rate 2.0 in/hr		
		Cumulative Runoff to	Infiltration	Required
e (min)	i (in/hr)	Basin (cf)	(cf)	Storage (cf)
5	6.55	4,544	63	4,481
10	4.99	6,924	126	6,798
15	4.12	8,572	189	8,383
30	2.78	11,568	377	11,191
60	1.72	14,314	755	13,560
120	0.95	15,729	1,509	14,220
180	0.64	16,062	2,264	13,799
360	0.35	17,477	4,527	12,950
720	0.21	20,806	9,054	11,752
1440	0.13	25,383	18,108	7,275
		Requir	ed Retention:	14,220
		Provid	ed Retention:	15,860



#### **GENERAL NOTES**

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR
- 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- 8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- 9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- 10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE
- 11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- 13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

#### SCOPE OF WORK:

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

- 1) INSTALL SWALE PER PLAN. SEE 13/C-500
- 100 YEAR RETENTION BASIN SEE 8/C-500
- 2 TOP OF BASIN = 4494.0 BOTTOM OF BASIN = 4491.0
- 3 INSTALL RIPRAP

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 1, Version 5 Location name: Tooele, Utah, USA\* Latitude: 40.6304°, Longitude: -112.2833° Elevation: 4425.77 ft\*\* \* source: ESRI Maps \*\* source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

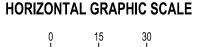
Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

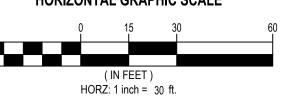
> NOAA, National Weather Service, Silver Spring, Maryland PF\_tabular | PF\_graphical | Maps\_&\_aerials

## PF tabular

Duration	Average recurrence interval (years)									
Duration	1	2	5	10	25	50	100	200	500	100
5-min	<b>1.46</b> (1.28-1.70)	<b>1.86</b> (1.63-2.16)	<b>2.56</b> (2.23-2.98)	<b>3.20</b> (2.77-3.72)	<b>4.24</b> (3.58-4.93)	<b>5.17</b> (4.25-6.08)	<b>6.28</b> (5.00-7.48)	<b>7.57</b> (5.82-9.19)	<b>9.66</b> (7.04-12.0)	<b>11.0</b> (8.06-1
10-min	<b>1.12</b> (0.978-1.29)	<b>1.42</b> (1.25-1.64)	<b>1.95</b> (1.70-2.26)	<b>2.44</b> (2.11-2.83)	<b>3.22</b> (2.72-3.76)	<b>3.94</b> (3.23-4.63)	<b>4.78</b> (3.81-5.69)	<b>5.77</b> (4.43-7.00)	<b>7.34</b> (5.36-9.12)	<b>8.7</b> 9 (6.14-1
15-min	<b>0.924</b> (0.808-1.07)	<b>1.17</b> (1.03-1.36)	<b>1.61</b> (1.41-1.87)	<b>2.02</b> (1.74-2.34)	<b>2.66</b> (2.24-3.10)	<b>3.25</b> (2.67-3.83)	<b>3.95</b> (3.15-4.70)	<b>4.76</b> (3.66-5.78)	<b>6.07</b> (4.43-7.54)	<b>7.2</b> 0 (5.07-9
30-min	<b>0.622</b> (0.542-0.720)	<b>0.788</b> (0.692-0.914)	<b>1.08</b> (0.946-1.26)	<b>1.36</b> (1.17-1.57)	<b>1.79</b> (1.51-2.09)	<b>2.19</b> (1.80-2.58)	<b>2.66</b> (2.12-3.17)	<b>3.21</b> (2.46-3.89)	<b>4.09</b> (2.98-5.07)	<b>4.8</b> 9 (3.41-6
60-min	<b>0.385</b> (0.336-0.445)	<b>0.488</b> (0.429-0.566)	<b>0.671</b> (0.586-0.778)	<b>0.839</b> (0.725-0.974)	<b>1.11</b> (0.935-1.29)	<b>1.36</b> (1.11-1.60)	<b>1.65</b> (1.31-1.96)	<b>1.99</b> (1.52-2.41)	<b>2.53</b> (1.85-3.14)	<b>3.0</b> 3 (2.11-3
2-hr	<b>0.238</b> (0.216-0.270)	<b>0.300</b> (0.270-0.340)	<b>0.392</b> (0.350-0.444)	<b>0.478</b> (0.423-0.542)	<b>0.618</b> (0.534-0.704)	<b>0.744</b> (0.627-0.855)	<b>0.892</b> (0.728-1.04)	<b>1.07</b> (0.840-1.27)	<b>1.35</b> (1.01-1.65)	<b>1.6</b> (1.15-2
3-hr	<b>0.182</b> (0.166-0.203)	<b>0.225</b> (0.205-0.252)	<b>0.286</b> (0.259-0.318)	<b>0.340</b> (0.305-0.379)	<b>0.427</b> (0.376-0.479)	<b>0.505</b> (0.436-0.571)	<b>0.600</b> (0.504-0.700)	<b>0.713</b> (0.582-0.854)	<b>0.901</b> (0.700-1.11)	<b>1.0</b> (0.799-
6-hr	<b>0.118</b> (0.109-0.128)	<b>0.145</b> (0.134-0.157)	<b>0.176</b> (0.162-0.192)	<b>0.204</b> (0.188-0.223)	<b>0.246</b> (0.222-0.270)	<b>0.281</b> (0.250-0.310)	<b>0.321</b> (0.281-0.359)	<b>0.371</b> (0.318-0.433)	<b>0.463</b> (0.383-0.561)	<b>0.54</b> (0.439-0
12-hr	<b>0.073</b> (0.068-0.079)	<b>0.089</b> (0.083-0.097)	<b>0.108</b> (0.100-0.118)	<b>0.124</b> (0.114-0.135)	<b>0.147</b> (0.134-0.161)	<b>0.165</b> (0.149-0.183)	<b>0.185</b> (0.164-0.207)	<b>0.208</b> (0.180-0.235)	<b>0.246</b> (0.208-0.284)	<b>0.27</b> (0.229-0
24-hr	<b>0.047</b> (0.043-0.051)	<b>0.057</b> (0.052-0.063)	<b>0.069</b> (0.063-0.076)	<b>0.079</b> (0.072-0.086)	<b>0.091</b> (0.083-0.100)	<b>0.101</b> (0.092-0.111)	<b>0.111</b> (0.100-0.122)	<b>0.121</b> (0.109-0.133)	<b>0.134</b> (0.119-0.148)	<b>0.14</b> (0.128-0
2-day	<b>0.026</b> (0.024-0.029)	<b>0.032</b> (0.029-0.035)	<b>0.039</b> (0.035-0.042)	<b>0.044</b> (0.040-0.048)	<b>0.051</b> (0.047-0.056)	<b>0.057</b> (0.052-0.063)	<b>0.063</b> (0.057-0.069)	<b>0.069</b> (0.062-0.076)	<b>0.077</b> (0.068-0.085)	<b>0.08</b> (0.073-0
3-day	<b>0.019</b> (0.017-0.020)	<b>0.023</b> (0.021-0.025)	<b>0.027</b> (0.025-0.030)	<b>0.031</b> (0.029-0.034)	<b>0.037</b> (0.034-0.040)	<b>0.041</b> (0.037-0.045)	<b>0.045</b> (0.041-0.050)	<b>0.050</b> (0.045-0.055)	<b>0.056</b> (0.050-0.062)	<b>0.06</b> (0.053-0
4-day	<b>0.015</b> (0.014-0.016)	<b>0.018</b> (0.017-0.020)	<b>0.022</b> (0.020-0.024)	<b>0.025</b> (0.023-0.027)	<b>0.030</b> (0.027-0.032)	<b>0.033</b> (0.030-0.036)	<b>0.037</b> (0.033-0.040)	<b>0.040</b> (0.036-0.044)	<b>0.046</b> (0.041-0.050)	<b>0.05</b> (0.044-0
7-day	<b>0.010</b> (0.009-0.011)	<b>0.012</b> (0.011-0.013)	<b>0.014</b> (0.013-0.016)	<b>0.016</b> (0.015-0.018)	<b>0.019</b> (0.018-0.021)	<b>0.021</b> (0.020-0.023)	<b>0.024</b> (0.021-0.026)	<b>0.026</b> (0.023-0.028)	<b>0.029</b> (0.026-0.031)	<b>0.03</b> (0.028-0
10-day	<b>0.008</b> (0.007-0.008)	<b>0.009</b> (0.009-0.010)	<b>0.011</b> (0.010-0.012)	<b>0.013</b> (0.012-0.014)	<b>0.015</b> (0.014-0.016)	<b>0.016</b> (0.015-0.018)	<b>0.018</b> (0.016-0.019)	<b>0.019</b> (0.018-0.021)	<b>0.021</b> (0.019-0.023)	<b>0.02</b> (0.020-0
20-day	<b>0.005</b> (0.005-0.005)	<b>0.006</b> (0.006-0.007)	<b>0.007</b> (0.007-0.008)	<b>0.008</b> (0.008-0.009)	<b>0.009</b> (0.009-0.010)	<b>0.010</b> (0.009-0.011)	<b>0.011</b> (0.010-0.012)	<b>0.012</b> (0.011-0.013)	<b>0.013</b> (0.012-0.014)	<b>0.01</b> (0.012-0
30-day	<b>0.004</b> (0.004-0.004)	<b>0.005</b> (0.004-0.005)	<b>0.006</b> (0.005-0.006)	<b>0.006</b> (0.006-0.007)	<b>0.007</b> (0.007-0.008)	<b>0.008</b> (0.007-0.009)	<b>0.009</b> (0.008-0.009)	<b>0.009</b> (0.009-0.010)	<b>0.010</b> (0.009-0.011)	<b>0.01</b> (0.010-0
45-day	<b>0.003</b> (0.003-0.003)	<b>0.004</b> (0.004-0.004)	<b>0.005</b> (0.004-0.005)	<b>0.005</b> (0.005-0.006)	<b>0.006</b> (0.005-0.006)	<b>0.006</b> (0.006-0.007)	<b>0.007</b> (0.006-0.007)	<b>0.007</b> (0.007-0.008)	<b>0.008</b> (0.007-0.008)	<b>0.00</b>
60-day	0.003	0.003 (0.003-0.004)	0.004	0.005	0.005	0.006	0.006	0.006	0.007	0.00

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.







THE STANDARD IN ENGINEERING

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Phone: 801.255.0529

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**WWW.ENSIGNENG.COM** 

ADOBE ROCK PRODUCTS

CONTACT: RICK PALMER

GRANTSVILLE, UTAH 84029

PO BOX 1336

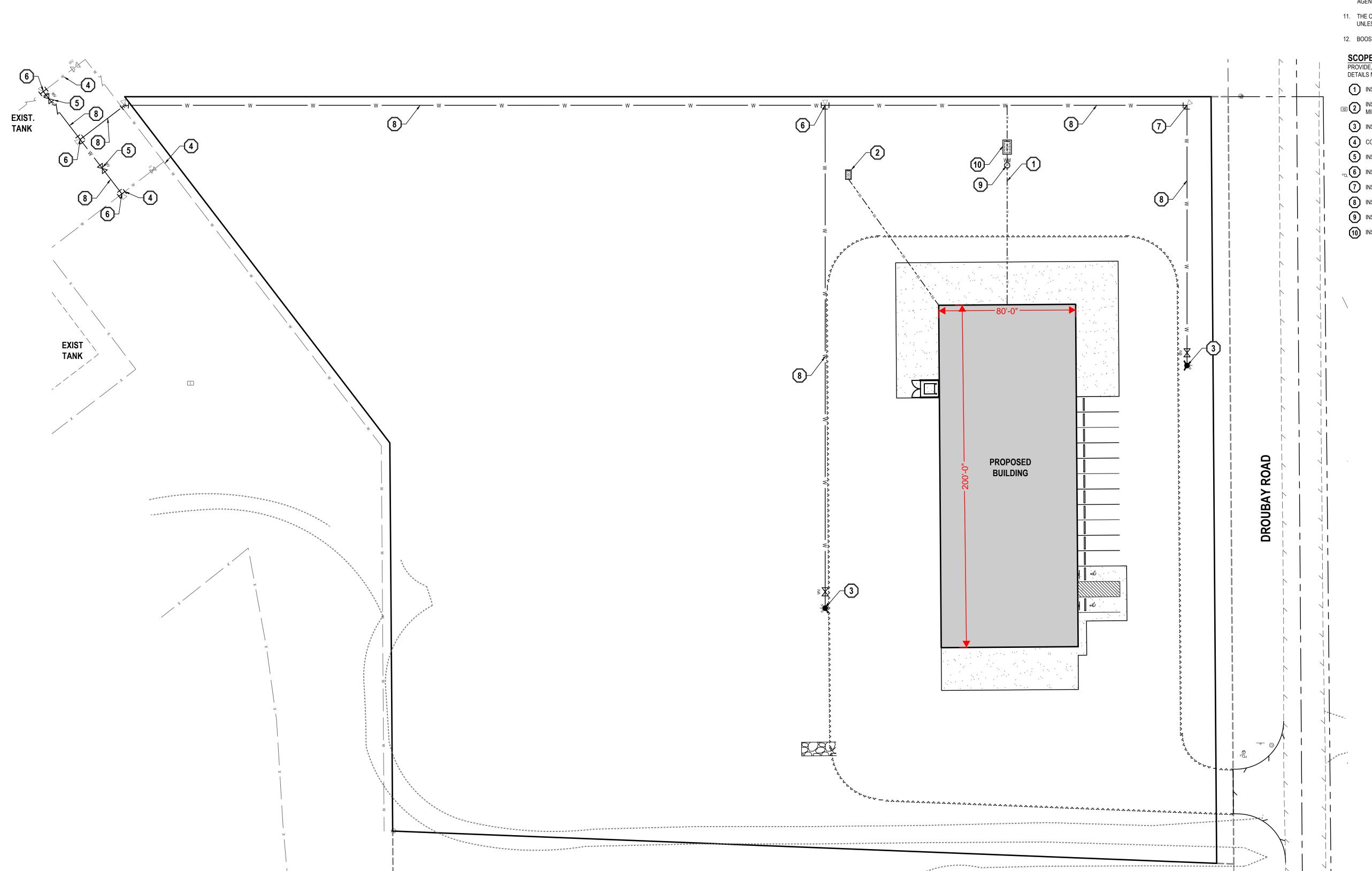
PHONE: 435-241-0153

OUB, ERDA, DR

5205

**GRADING PLAN** 

8014E C. CARPENTER C. CHILD



#### **GENERAL NOTES**

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS
- 6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- 8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- 12. BOOSTER PUMP SHALL BOOST PRESSURE TO 60 PSI MINIMUM.

#### SCOPE OF WORK:

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

- 1 INSTALL 1" CULINARY WATER LATERAL
- INSTALL SEPTIC SYSTEM WITH 4" SEWER LATERAL, LATERAL TO BE INSTALLED WITH CLEANOUTS EVERY 100' MINIMUM.

( IN FEET ) HORZ: 1 inch = 30 ft.

- 3 INSTALL FIRE HYDRANT COMPLETE
- (4) CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE
- (5) INSTALL VALVE
- 6 INSTALL 6" TEE WITH THRUST BLOCK
- 7) INSTALL 6" 90 DEGREE ELBOW WITH THRUST BLOCK
- 8 INSTALL 6" C900 PVC CULINARY WATER LINE
- 9 INSTALL 1" WATER METER PER STANSBURY IMPROVEMENT DISTRICT STANDARDS.
- 10 INSTALL VAULT WITH BOOSTER PUMP



## TOOELE

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#### WWW.ENSIGNENG.COM

FOR: ADOBE ROCK PRODUCTS PO BOX 1336

GRANTSVILLE, UTAH 84029 CONTACT: RICK PALMER

PHONE: 435-241-0153

C FAB SHOP

ERD,

03/24/2021 10:05:29 AM

UTILITY PLAN

PROJECT NUMBER PRINT DATE 8014E 3/24/21

DRAWN BY CHECKED BY C. CARPENTER C. CHILD

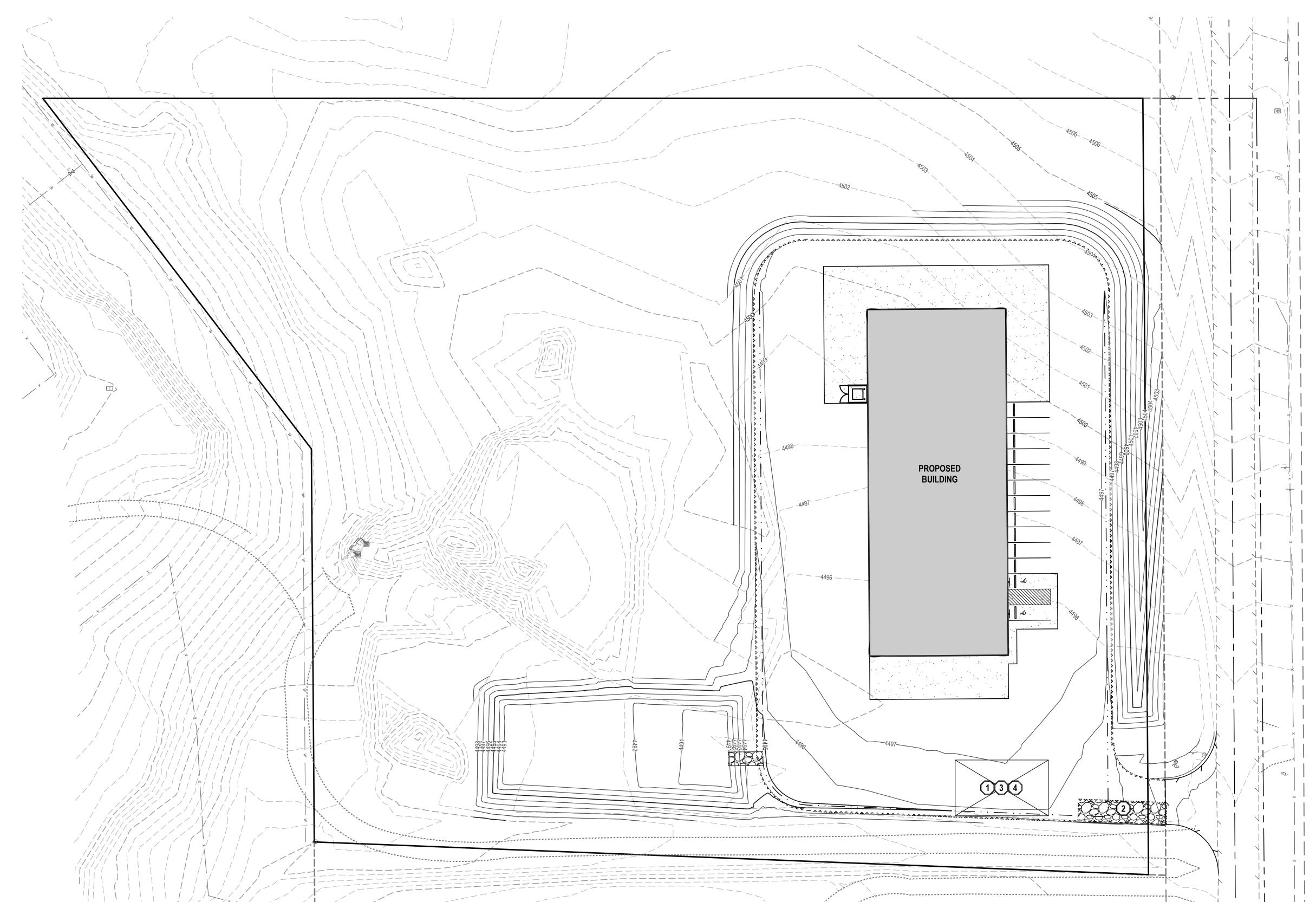
PROJECT MANAGER
J. CLEGG

C-300



**BENCHMARK** EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4508.59'



#### **GENERAL NOTES**

- 1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- 2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS.

#### SCOPE OF WORK:

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

- 1 PORTABLE TOILET PER DETAIL 2/C-500.
- 2 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/C-500.
- 3 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.

HORIZONTAL GRAPHIC SCALE

( IN FEET ) HORZ: 1 inch = 30 ft.

4 SUGGESTED STOCKPILE AREA.



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ADOBE ROCK PRODUCTS PO BOX 1336

GRANTSVILLE, UTAH 84029 CONTACT:

RICK PALMER PHONE: 435-241-0153

SHOP 5505 DROUE ERDA, CT&C

**EROSION CONTROL** 

DRAWN BY
C. CARPENTER

#### **ASPHALT NOTES**

**GRAVEL SECTION** 

NOTES:

SIGNS TO BE CENTERED AT FRONT

2. HANDICAP PARKING LOGO, COLOR,

SIGN TO BE INSTALLED PER

HEIGHT, OF POLE, DIMENSIONS OF

GOVERNMENTAL REQUIREMENTS.

SEALANT -

ACCESIBLE PARKING SIGN

9 TRASH ENCLOSURE (TYP.)

EDGE OF GRAVEL

NOTES:

1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND /OR ROCK CHECK

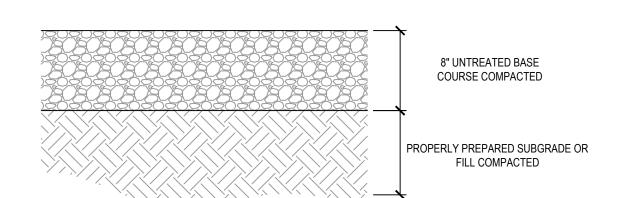
SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT. 3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED

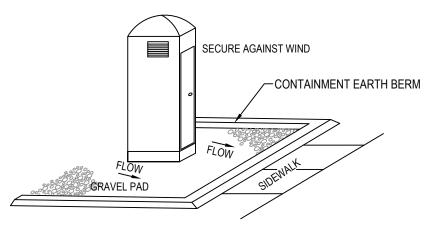
2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS

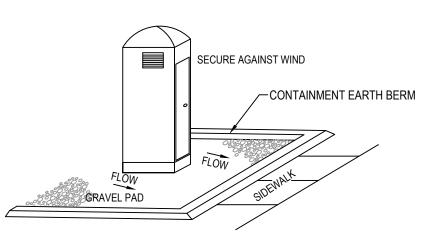
AT EVERY THREE FEET OF DROP IN FLOWLINE.

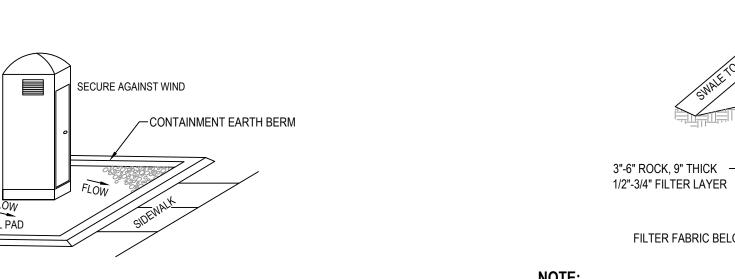
OF PARKING SPACE.

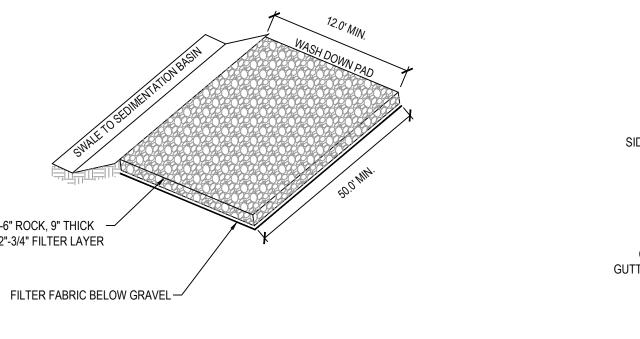
- 1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- 2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- 3. REMOVE SURFACE VEGETATION AND OTHER DELETRIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED







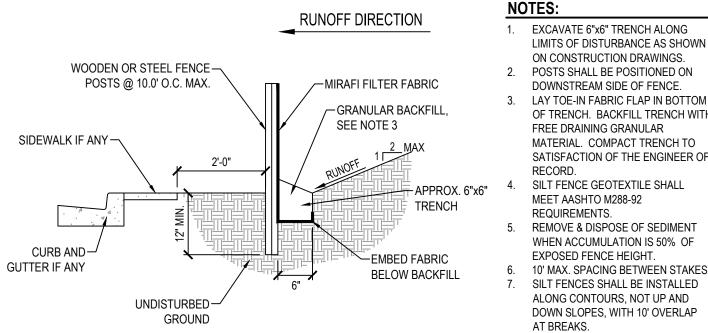


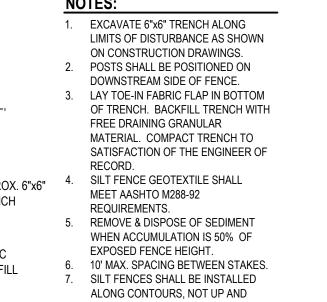


SCALE: NONE

SCALE: NONE

SCALE: NONE





SCALE: NONE

SCALE: NONE

SCALE: NONE

 $6\frac{1}{2}$ " PORTLAND CEMENT CONCRETE (4,000 PSI, 28 DAY COMPRESSION STRENGTH, 6% AIR

ENTRAINED, 4" SLUMP)

**6" UNTREATED BASE COURSE** 

COMPACTED PER SPECIFICATIONS

PROPERLY PREPARED NATIVE

(NON-COLLAPSIBLE) SUBGRADE OR

SITE GRADING STRUCTURAL FILLS



**TOOELE** 

THE STANDARD IN ENGINEERING

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**CEDAR CITY** 

## **WWW.ENSIGNENG.COM**

ADOBE ROCK PRODUCTS PO BOX 1336 GRANTSVILLE, UTAH 84029 RICK PALMER

PHONE: 435-241-0153

SHOP

AB

CT S

**OUBAY ROAD** DR 5205

ERD,

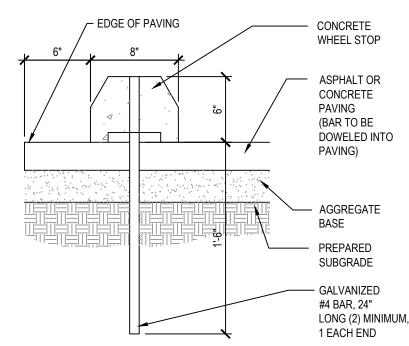
**DETAILS** 

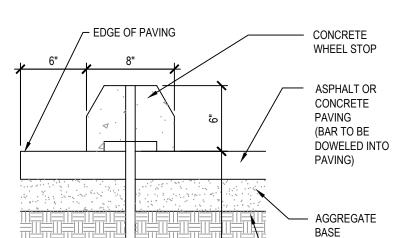
J. CLEGG

8014E C. CARPENTER C. CHILD PROJECT MANAGER

PORTABLE TOILET

SCALE: NONE



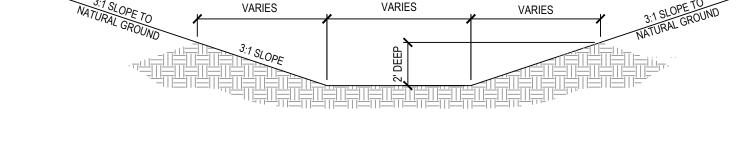


STABILIZED CONSTRUCTION ENTRANCE

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

> 1. INTERNATIONAL PICTOGRAPH SYMBOL WHITE FED. STD. 17875.

2. 4"-BORDER-WHITE FED. STD. 17875. 3. BACKGROUND-BLUE FED. STD. 15180.

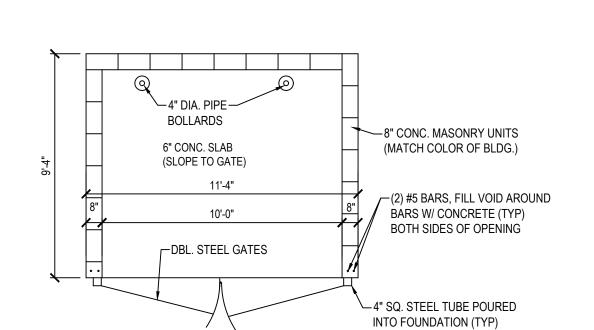


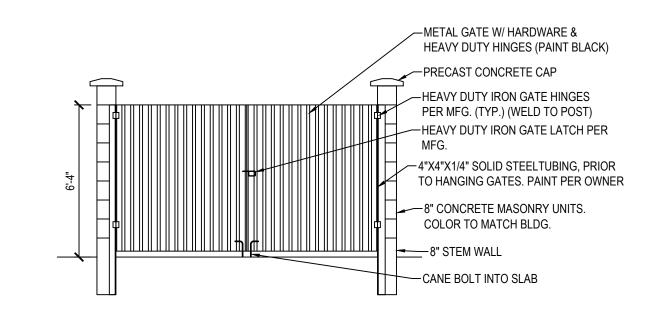
TEMPORARY SILT FENCE

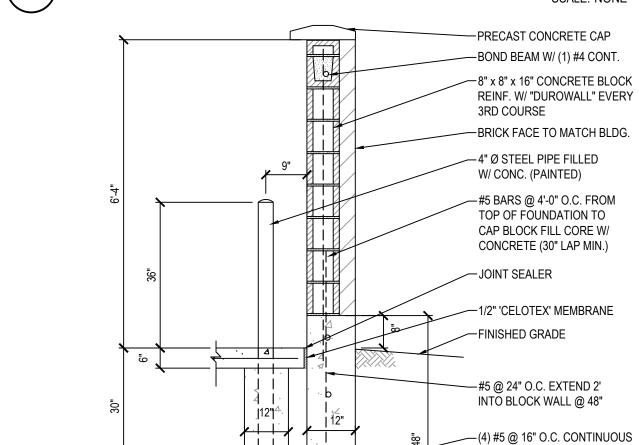
**RETENTION BASIN LAYOUT** 



SCALE: NONE

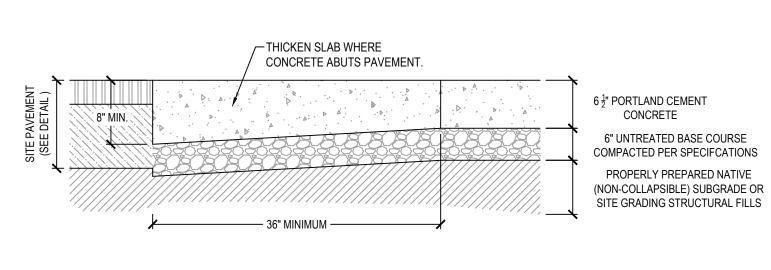






TRASH ENCLOSURE WALL & BOLLARD

STALL PAVEMENT MARKING



DUMPSTER PAD / APRON SECTION

SCALE: NONE

SCALE: NONE

1 1/2" RADIUS AT ALL 4 CORNERS

-16 GA. STEEL BAKED ENAMEL

-VAN ACCESSIBLE DESIGNATION (WHERE

REQUIRED). WHITE LETTERS ON BLUE

-2" SQUARE 14 GA GALV. QUICK-PUNCH

←2-1/4" SQUARE 12 GA. GALV. QUICK PUNCH

BACKGROUND 80 MIL ALUMINUM

-8" DIA. CONC. FOOTING

SCALE: NONE

INTERNATIONAL HANDICAP

-BLUE BACKGROUND

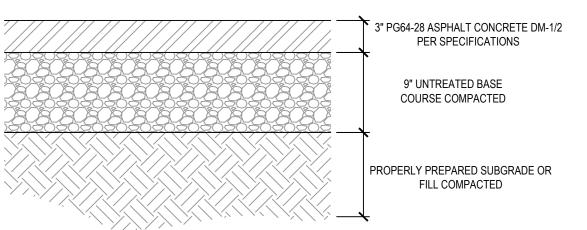
WHITE SYMBOL

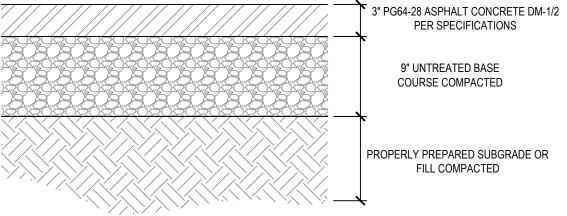
SYMBOL SIGN

TRASH ENCLOSURE ELEVATION

**ASPHALT NOTES** 

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- 3. REMOVE SURFACE VEGETATION AND OTHER DELETRIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED





ASPHALT SECTION

SCALE: NONE

DRAINAGE SWALE

SCALE: NONE

SCALE: NONE



EXIST. TANK

EXIST TANK

#### Landscape

11003			
Qty	Symbol	Common Name	Plant Size
12		PURPLEBLOW MAPLE	2" Cal.
9		AUSTRIAN PINE	2" Cal.
Total: 43			•

Qty	Symbol	Description
1	<b>(A)</b>	Wilkins Model 375, FEBCO LF860
-	•	Rain Bird 100-PGA Globe
-	<b>⊕</b>	Rain Bird XCZ-100 COM
1	▲	Irritrol Total Control R Series
		Pipe Sleeve 2x Diameter
		Mainline: 1 1/4" Schedule 40 PVC
	(\s\)\	XT-700 XERIGATION DRIP TUBE (2) XB-10 EMITTER PER SHRUB (4) XB-10 EMITTER PER TREE

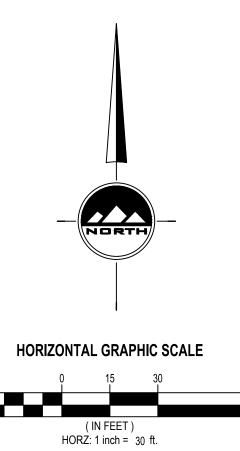
THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY. PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.



<u>|</u>•------

PROPOSED BUILDING

Qty	Symbol	Description
1	<b>(A)</b>	Wilkins Model 375, FEBCO LF860
-	•	Rain Bird 100-PGA Globe
-	<b>⊕</b>	Rain Bird XCZ-100 COM
1	<b>A</b>	Irritrol Total Control R Series
		Pipe Sleeve 2x Diameter
		Mainline: 1 1/4" Schedule 40 PVC
	1000	XT-700 XERIGATION DRIP TUBE (2) XB-10 EMITTER PER SHRUB (4) XB-10 EMITTER PER TREE



THE STANDARD IN ENGINEERING **TOOELE** 

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LAYTON

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CONTACT: RICK PALMER

PHONE: 435-241-0153

FAB SHOP

CT&C

5505 DROUBAY ROAD ERDA, UTAH

LANDSCAPE PLAN

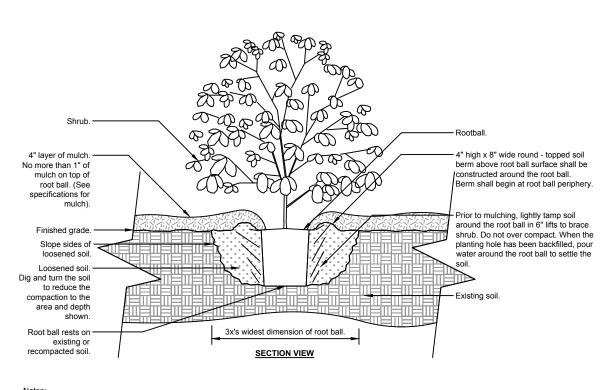
DRAWN BY CHECKED BY C. CARPENTER C. CHILD

#### **GENERAL LANDSCAPE NOTES:**

- LANDSCAPE CONTRACTOR HAS THE OPTION TO SUBSTITUTE PLANT MATERIAL IF SPECIFIED GENUS, SPECIES, AND/OR VARIETIES ARE NOT LOCALLY OR REGIONALLY AVAILABLE. LANDSCAPE CONTRACTOR SHALL REPLACE SAID PLANTS WITH THOSE OF LIKE HARDINESS ZONE, SIZE, FORM, MOISTURE AND SOLAR REQUIREMENTS, AND MEET THE GENERAL INTENT OF THE ORIGINAL DESIGN. ANY REPLACEMENT PLANTINGS SHALL BE APPROVED BY ENSIGN ENGINEERING AND LAND SURVEYING INC. OR PROJECT REPRESENTATIVE PRIOR TO INSTALLATION. ALL REPLACEMENT PLANT MATERIALS SHALL CONFORM TO CITY APPROVED PLANTS. ALL PLANTING SUBSTITUTION WILL BE APPROVED BY CITY.
- 2. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- 3. NOTIFY LANDSCAPE REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- 4. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERILIZER.
- 5. MULCH. PER PLAN, SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 6. LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, POP-UP IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE AND MEETS COUNTY/CITY REQUIREMENTS AT OR BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS.
- 7. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-1986)
- 8. CONTRACTOR SHALL USE AVAILABLE SUITABLE TOPSOIL THAT HAD BEEN STOCKPILED ONSITE. IF QUANTITIES ARE NOT SUFFICIENT TO MEET SITE MINIMUMS CONTRACTOR SHALL PROVIDE ADDITIONAL MATERIALS. ADDITIONAL MATERIAL SHALL BE SUPPLIED BY A COMMERCIAL TOPSOIL SUPPLIER
- 9. PROVIDE THE FOLLOWING TOP SOIL MINIMUMS: A. 4" TOPSOIL IN ALL SOD AREAS
- B. 6" TOP SOIL IN ALL PLANTER BEDS
- 10. WEED FABRIC SHALL BE A DEWITT SUNBELT WOVEN GROUND COVER INSTALLED W/ GROUND STAPLES ACCORDING TO MANUFACTURER RECCOMMENDATIONS.

#### **IRRIGATION NOTES:**

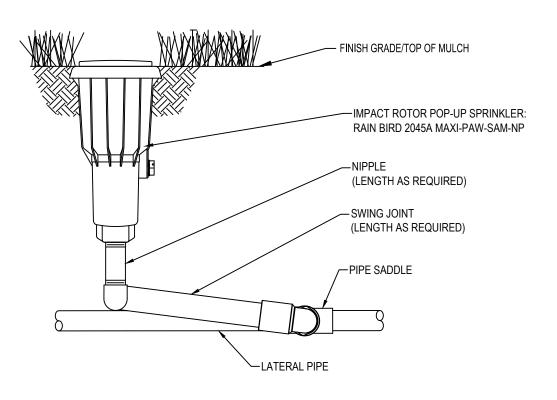
- 1. IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR AND EXPERIENCED WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- 2. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST.
- 3. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED ONE ABOVE THE OTHER.
- 4. TRENCHES ARE TO BE DEEP ENOUGH TO ALLOW FOR 18" MIN. COVER, ON MAIN LINES AND 12" MIN. COVER ON LATERAL LINES. BACKFILL TO BE WATERED IN AND COMPACTED.
- 5. ALL MAIN AND LATERAL LINES SHALL BE SCHEDULE 40 PVC PIPE.
- 6. ALL ELECTRICAL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH LOCKING LIDS.
- 7. DIRECT BURIAL 14 GAGE WIRE WITH SPEARS DRI-SPLICE CONNECTORS (OR EQUAL) SHALL BE USED. 6" SEPERATION BETWEEN MAIN LINE & WIRE EITHER BELOW PIPE OR TO SIDE.
- 8. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER COVERAGE OF ALL IRRIGATED AREAS.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL LINES AND SHALL INSTALL MANUAL DRAINS AT ALL VALVE MANIFOLDS AND AT ALL LOW POINTS ON MAIN LINES - MANUAL VALVES SHALL BE INSTALLED IN WELL MARKED VALVE BOXES WITH LOCKING LIDS. KING AUTOMATIC DRAIN VALVES TO BE INSTALLED AT ALL LOW POINTS ON LATERAL LINES. CONTRACTOR TO INSTALL QUICK COUPLER VALVE AT ALL VALVE MANIFOLD LOCATIONS.
- 10. ALL SPRINKLER LINES AND CONTROL WIRES CROSSING UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE TWICE THE SIZE OF THE PIPE.
- 11. FLUSH MAIN LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF HEADS. MAIN LINES TO BE INSPECTED FOR LEAKS UNDER FULL PRESSURE PRIOR TO BACKFILLING TRENCHES.
- 12. CONTRACTOR TO MAINTAIN A SET OF "AS BUILT" DRAWINGS, A REPRODUCABLE COPY OF WHICH WILL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.
- 13. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT CONTRACTOR'S EXPENSE.



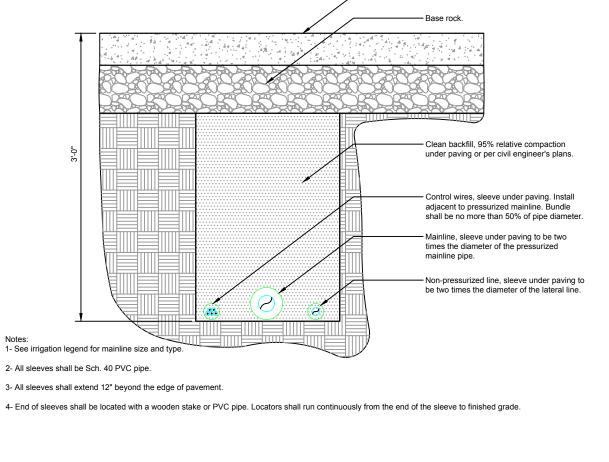
1- Shrubs shall be of quality prescribed in the root observations detail and specifications

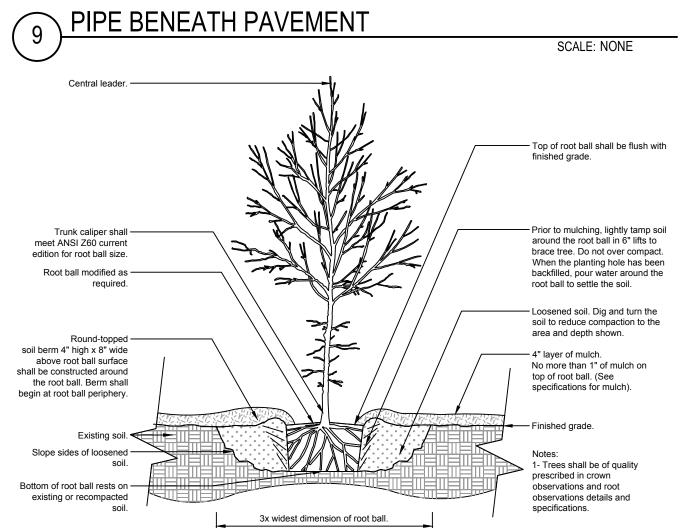
2- See specifications for further requirements related to this detail.

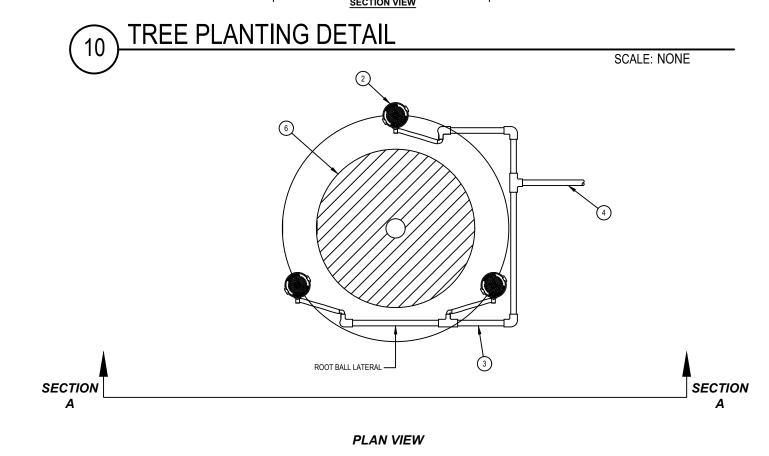
# SHRUB PLANTING DETAIL

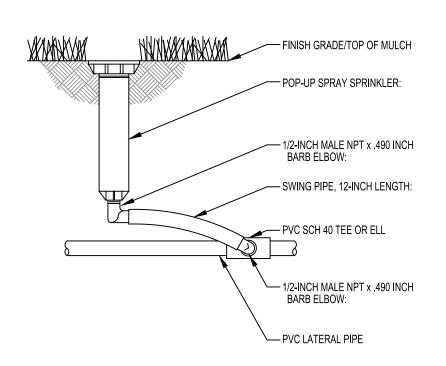


1. A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.









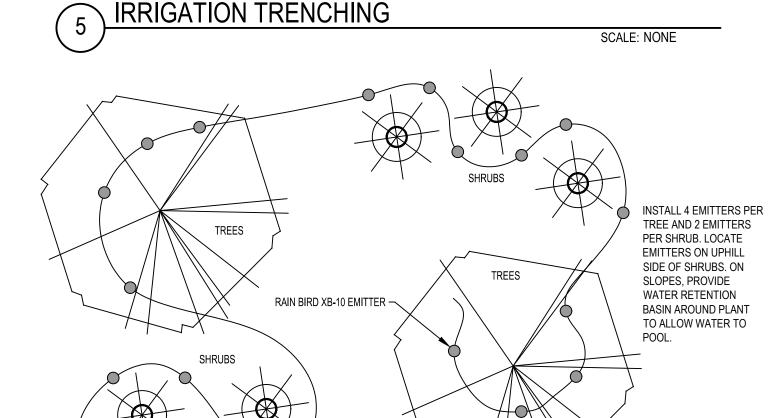
### POP-UP SPRAY SPRINKLER

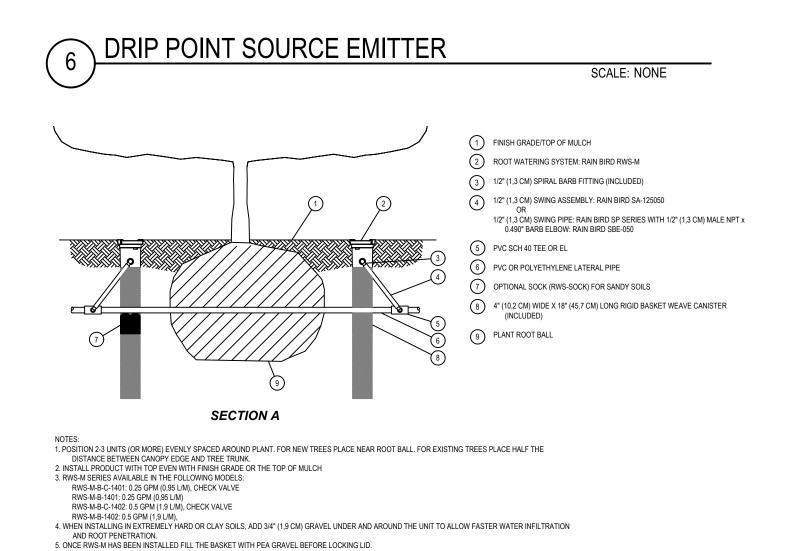
**ROOT WATERING SYSTEM** 

RWS-M-B-1401

SCALE: NONE

Finished grade. Direct burial low voltage Detectable locator tape See irrigation legend for mainline and lateral line pipe size and type. 2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required 3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit. 4- Detectable locator tape shall be located six inches (6") above the entire mainline ru

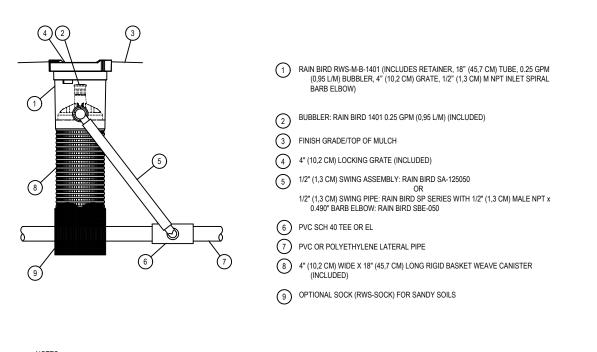




## ROOT WATERING SYSTEM RWS-M

 ${\bf 6.}$  OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

RAIN BIRD XBS BLACK STRIPE TUBING



1, 4" (10.2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P). 2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH. 3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86.4 CM) IN LENGTH, CUT TO LENGTH NEEDED TO COVER MESH BASKET AREA 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION 5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

## QUICK-COUPLING VALVE

Backflow prevention device. (See the irrigation plans for make and model). Threaded galvanized Install the device per Tooele City standards and specifications. Galvanized ninety degree (90°) elbow. Galvanized nipple. -Galvanized union. Wrap 20 mil tape twice around all 4" thick concrete pad, 1" above finished galvanized pipe under finished grade and through the concrete. Galvanized nipple. Galvanized coupling. - Sch. 80 PVC male adapter. Concrete thrust 1- All assembly parts (threaded nipples, fittings, etc.) shall be galvanized or brass per local codes and requirements. blocks required on 2- Galvanized nipple shall extend 12" past the edge of the concrete footing. backflow devices 2.5" 3- Sch. 80 PVC male adapter shall be used in connection from galvanize to the mainline. and larger. 4- Backflow prevention device shall be located as close as possible to the landscape meter. 5- Backflow prevention device shall be located in planting area unless approved by Owner's Representative. 6- See detail for backflow cage installation. 7- All backflow prevention devices shall have freeze blanket included upon installation.

8- All galvanized connections shall to be made using pipe thread sealant. All Sch. 80 PVC to galvanized connections to be made using teflon tape.



9- See also Tooele City detail 593R on sheet C-502

2" PVC electrical conduit for remote control -

1" PVC electrical conduit for input power -

½" DIA. x 4" long cadium plated 'J' anchor

Concrete footing. (Install per manufacture's -

wires up to 24 stations

per local and national

1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.

PO BOX 1336

SCALE: NONE

SIDE ELEVATION

SCALE: NONE

SCALE: NONE

GRANTSVILLE, UTAH 84029 RICK PALMER PHONE: 435-241-0153

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2- Grounding rods shall be located between 8'-0" and 12'-0" away from the controller. Grounding rods shall be ½" in diameter x 8' in length. Connect the grounding rod to the controller using 6 gauge bare copper wire or per the manufacturer's specifications. 3- ET Station to be installed no further than 90' away from the controller and a minimum of 15' off of the ground, out from under any overhead obstructions such as, but not limited to building overhangs, trees, or utilities.

Pedestal mounted controller. -

model. Install controller per the

manufacturer's specifications).

(See irrigation legend for make and

Optional 2" electrical -

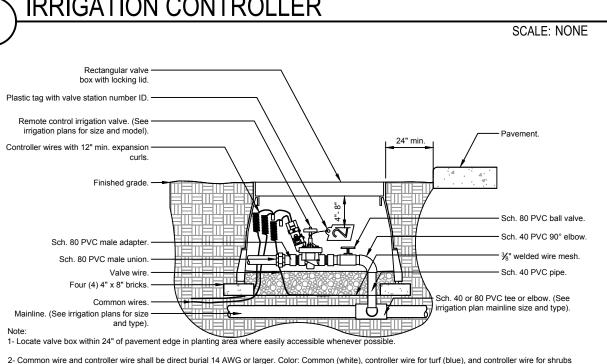
conduit for grounding rod wire.

conduit for an additional 24

-1" PVC electrical conduit for

- 1" PVC electrical

sensor wires.



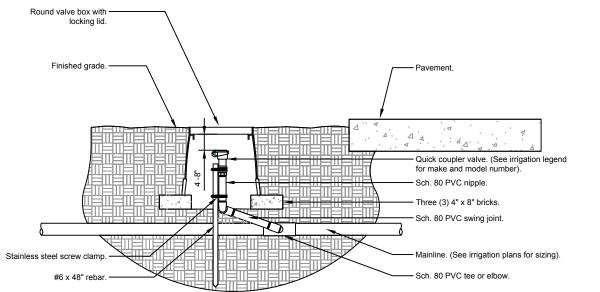
**FRONT ELEVATION** 

(red). (See specifications for 2-wire controllers). 3- All wire runs shall be continuous without any splices unless approved by the Owner's Representative. See splice box detail. Wire connections shall be made using DBR/Y-6 connectors or approved equal.

4-Valve box shall be wrapped with min. 3 mil thick plastic and secure it using duct tape or electrical tape. 5- Mainlines 4" or larger shall use saddles at the connections points to the irrigation valve. (See specifications for irrigations saddles). 6- All Sch. 80 PVC to Sch. 40 PVC threaded connections shall be made using teflon tape.

**CONTROL VALVE** 

7- Valve boxes shall be located in planting areas



1- All threaded connections shall be installed using teflon tape. 2- Valve box shall be wrapped with a minimum 3 mil thick plastic and secured to the valve box using duct tape or electrical tape.

3- All quick couplers shall be installed a minimum of 18" off of the mainline.

4- Valve boxes shall be located in planting areas

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ADOBE ROCK PRODUCTS

0 0 ERD, DR

2

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LANDSCAPE **DETAILS** 

C. CARPENTER C. CHILD

PROJECT MANAGER J. CLEGG

IMPACT ROTOR POP-UP HEAD

SCALE: NONE

SCALE: NONE

SCALE: NONE

## EXHIBIT "A" ROAD DEDICATION BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 22, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and in Erda, more particularly described as follows:

The East 10 feet of Lot 1 of Ironwood Phase 3 Subdivision as recorded in the Tooele County Recorders Office, entry number 196914. Said parcel also beginning at a point of the West line of Droubay road, also located South 89°59'49" West 55.54 feet along the Quarter Section line from the East Quarter Corner of Section 22, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 00°25'00" East 448.19 feet, along said Westerly line; thence North 87°45'25" West 10.01 feet; thence North 00°25'00" West 447.80 feet, to the Quarter Section line; thence North 89°59'49" East 10.00 feet, along said quarter section line to the Point of Beginning.

Contains 4,480 square feet or 0.10 acres.



