Planning Commission Staff Report

File # 43C21

Public Hearing and Consideration of a Conditional Use Permit Amendment for Improvements to Valley Regional Park Located at 5135 S. Jordan Canal Rd., in Taylorsville, Utah.

CITY OF
TAYLORSVILLE
UTAH

Department of Community Development

Date:	November 4, 2021
Meeting Date:	November 9, 2021
Agenda Item:	Public Hearing and Consideration of a Conditional Use Permit Amendment for Improvements to Valley Regional Park Located at 5135 S. Jordan Canal Rd., in Taylorsville, Utah.
Subject Property Address:	5135 S. Jordan Canal Road
Applicant:	Andrea Sorensen, Salt Lake County Parks & Recreation
Applicant Agent:	n/a
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21093270050000; 21093270020000; 21093270030000; and 21093270040000
Applicable Ordinances:	Including, but not limited to Chapter 13.10 and 13.33
Agenda Item #:	3

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property Aerial Image
Exhibit D: Subject Property Vicinity Map
Exhibit E: Proposed Improvements Package

Summary:

Andrea Sorensen, on behalf of Salt Lake County Parks & Recreation, is requesting Planning Commission review and approval of a conditional use permit amendment for improvements to Valley Regional Park located at 5135 S. Jordan Canal Rd., in Taylorsville, Utah.

The softball complex at Valley Regional Park is an existing facility that was constructed around 1975. This has been a well-used facility and has served as a great asset to the community and Taylorsville. Due to its age, current deterioration, and extensive use, Salt Lake County is requesting to replace the facility with a new facility in the same footprint. The updated facility would comply with ADA accessibility standards, provide new concessions, and improved seating. The improvements are intended to serve the next several generations of facility users. The proposed improvements include resurfacing of south parking area; replacement of the pedestrian accessway from the south parking area to the sports complex; reconstruction of the sports complex building; and various utility upgrades.

Site Description

The subject property is made up of four (4) parcels with a cumulative area of approximately 39.32 acres. The property already serves as an outdoor recreation facility, changes to land use or intensity are not being proposed with this request. Surrounding zoning designations are as follows:

North	South	East	West
Single-Family R-1-40 Open Space (OS)	Single-Family R-1-8 Open Space (OS)	Single-Family R-1-7 Residential Multifamily RM-10	Single-Family R-1-40 Single-Family R-1-8

Land Development Code Analysis

The property is in the Open Space (OS) zoning district. Pursuant to Section 13.10.010 of the Taylorsville Land Development Code, all development in the OS district is subject to Planning Commission review and approval. In addition, the “recreation, outdoor” land use requires non-administrative conditional use permit review and approval in the OS zoning district.

> *“All developments within the open space district shall be reviewed and approved by the planning commission. The planning commission shall review all requests for public facilities including parks, pavilions, trails, equestrian areas, and indoor/outdoor recreation centers within this district. During the review process, the planning commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the planning commission upon consultation with the parks and recreation department and in compliance with the city's water efficient landscaping ordinance.”*

Section 13.33.040 establishes the general review criteria for all conditional use permit requests:

Code Reference	Review Criteria	Compliant
13.33.040(A)(1)	The health, safety, and welfare of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(2)	The prosperity of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(3)	The morals, peace and good order, comfort, convenience, and aesthetics of the city and its present and future inhabitants and businesses.	Yes
13.33.040(A)(4)	The tax base.	Yes
13.33.040(A)(5)	Economy in governmental expenditures.	Yes
13.33.040(A)(6)	The state's agricultural and other industries.	Yes
13.33.040(A)(7)	The urban and nonurban development.	Yes
13.33.040(A)(8)	Access to sunlight for solar energy devices.	Yes
13.33.040(A)(9)	Property values.	Yes
13.33.040(C)	The proposed conditional use shall promote and conform with the objectives of the general plan and shall not limit the effectiveness of land use controls, promote blight, or injure property values.	Yes

As the current use and size of structure is not changing, the proposed construction is not expected to change the traffic or parking demand from the current use. No detrimental impacts are anticipated as a result of this request.

The proposed upgrades are consistent with the current use and structures on-site. Staff does not recommend additional conditions or modifications be made to the submitted proposal.

The applicant has filed a building permit application with the City, (CBLD-301998-2021). Conditional use permit and Planning Commission approval are required before the Community Development Department can approve the building permit. Construction activity is not permitted on-site until applicable permits have been issued by the City.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on October 29, 2021. As of November 4, 2021, no public comments have been received by staff.

Findings

1. This application was initiated by Andrea Sorensen, Salt Lake County Parks & Recreation.
2. The subject property is made up of four (4) parcels with a cumulative area of approximately 39.32 acres.
3. The subject property is in the Open Space (OS) zoning district.

4. The subject property is in the “Parks and Open Space” designation in the City’s General Plan.
5. This conditional use permit request is consistent with current zoning and General Plan designations.
6. The applicant is requesting improvements related to resurfacing of south parking area; replacement of the pedestrian accessway from the south parking area to the sports complex; reconstruction of the sports complex building; and various utility upgrades.
7. The proposed site plan has been reviewed by City departments and review agencies and is determined to be complete and in compliance with City standards.
8. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission prior to issuance of final plat approval.
9. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff does not recommend that conditions of approval be associated with this review.

Staff Recommendation

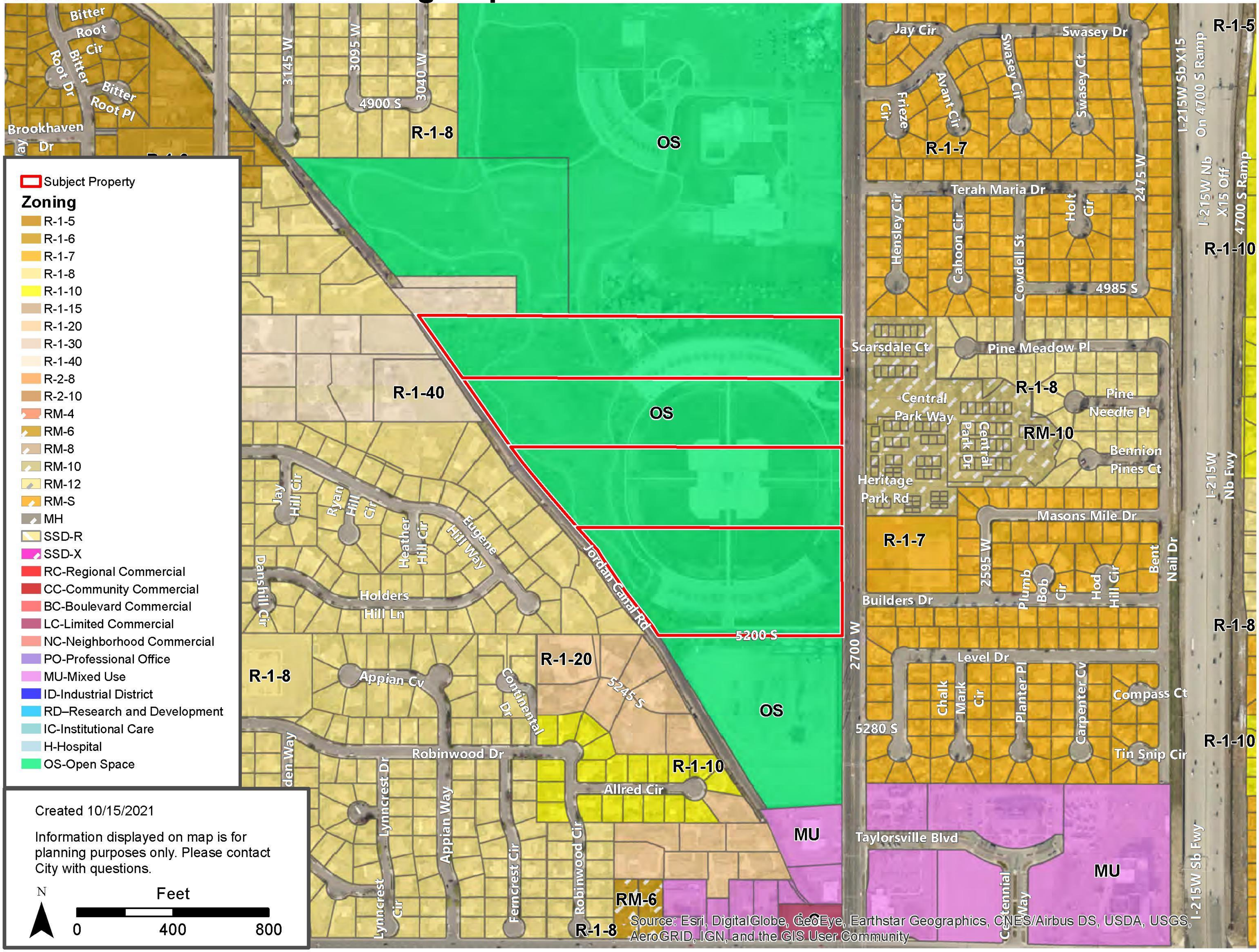
Staff recommends the Planning Commission approve File #43C21, a conditional use permit amendment for improvements to Valley Regional Park located at 5135 S. Jordan Canal Rd., in Taylorsville, Utah, as identified in Exhibit E, subject to the findings outlined in this Staff Report.

Recommended Motion

I move that we approve File #43C21, a conditional use permit amendment for improvements to Valley Regional Park located at 5135 S. Jordan Canal Rd., in Taylorsville, Utah, as identified in Exhibit E, subject to the findings outlined in this Staff Report.

Exhibit A

Zoning Map: 5135 S. Jordan Canal Road



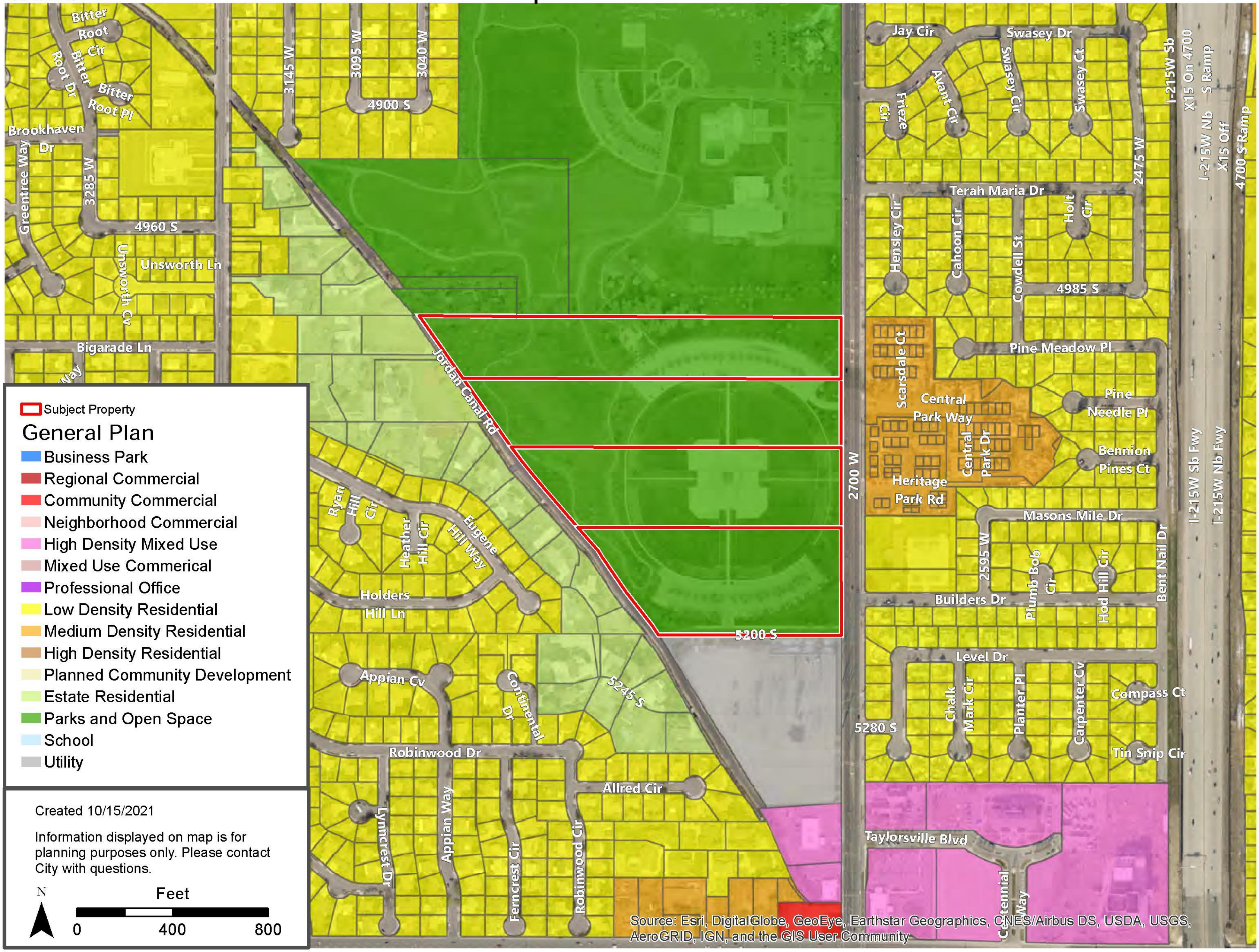
Created 10/15/2021

Information displayed on map is for planning purposes only. Please contact City with questions.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit B

General Plan Map: 5135 S. Jordan Canal Road



Created 10/15/2021

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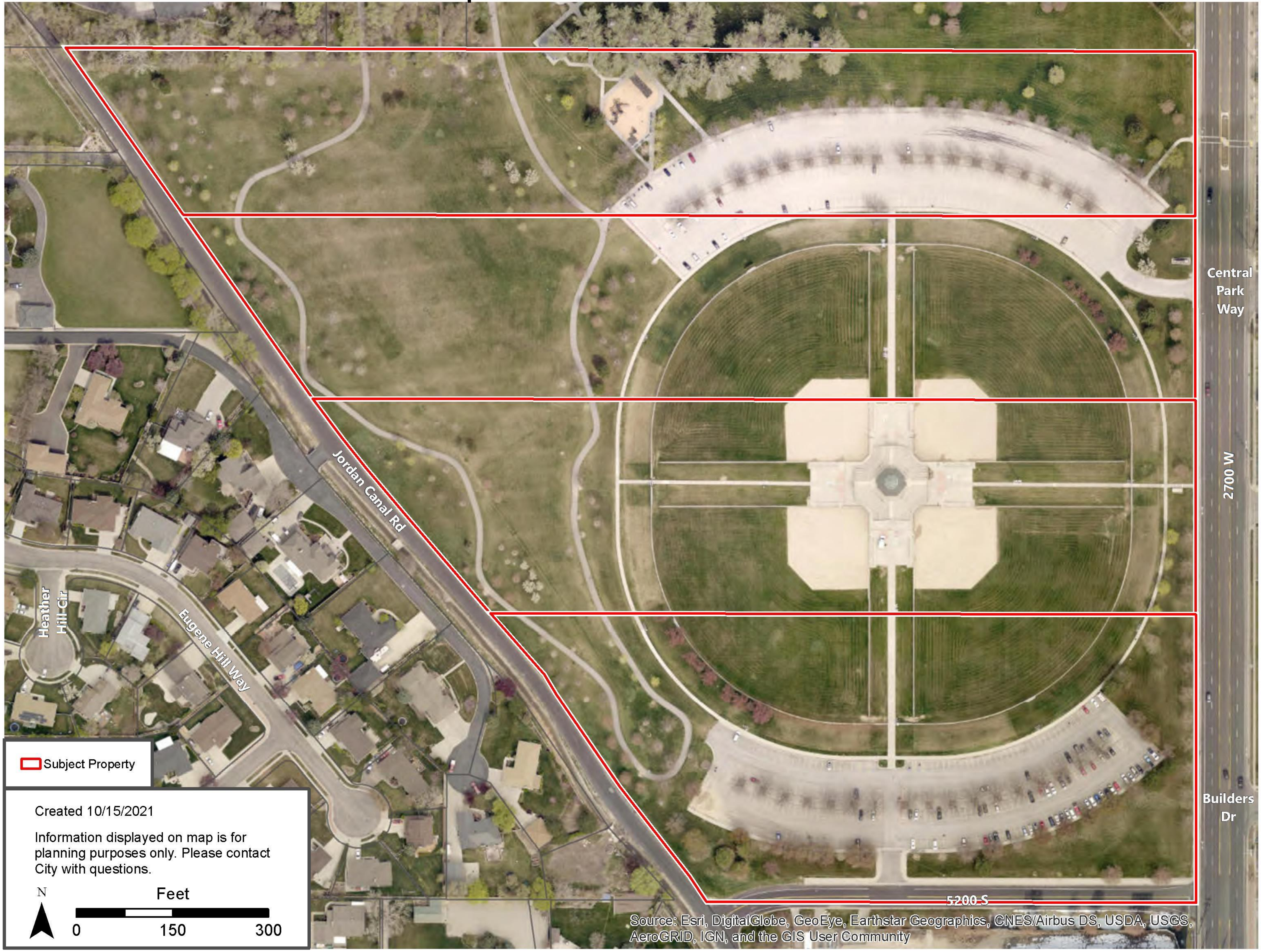
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit C

Site Map: 5135 S. Jordan Canal Road



Created 10/15/2021

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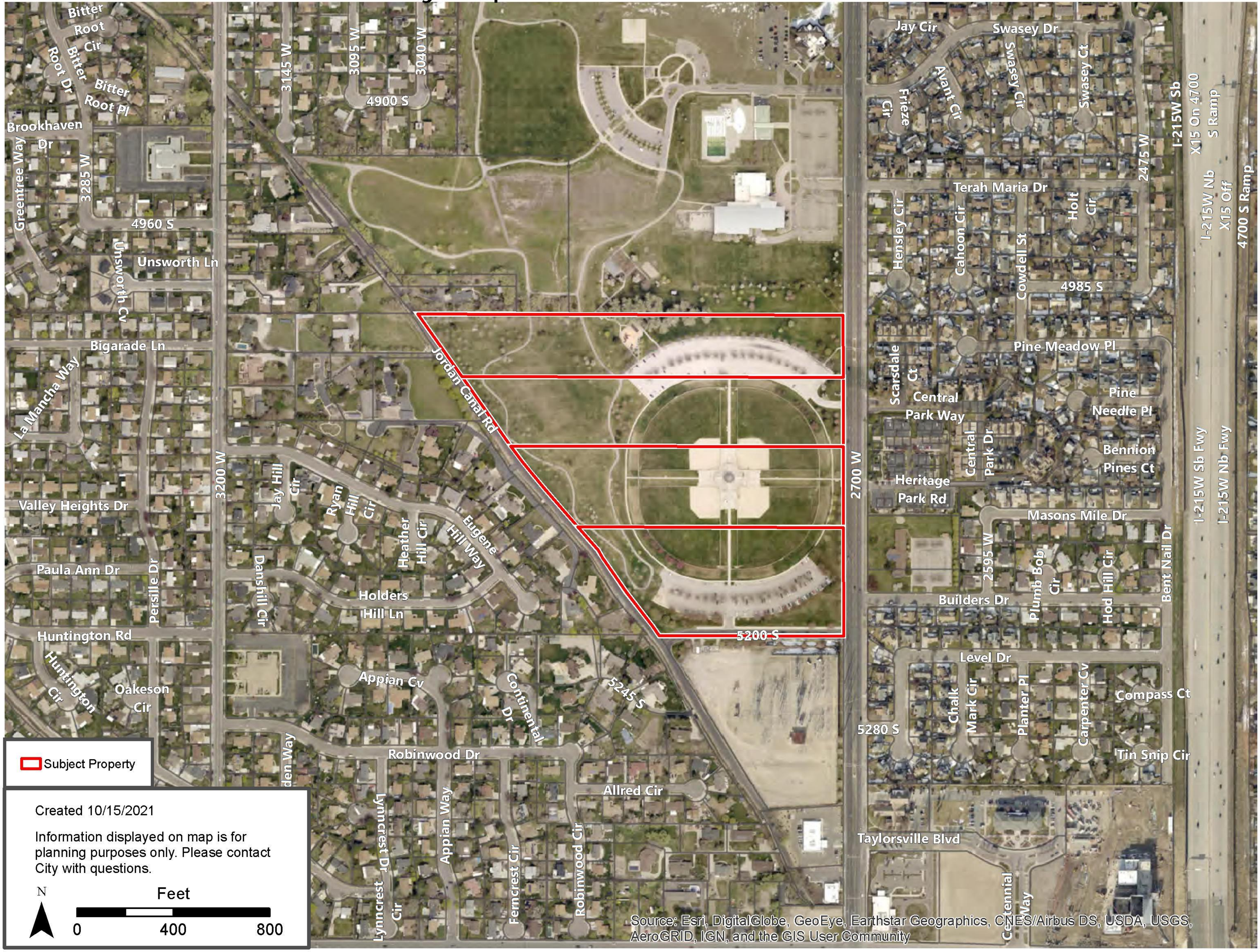
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit D

Vicinity Map: 5135 S. Jordan Canal Road



🟥 Subject Property

Created 10/15/2021

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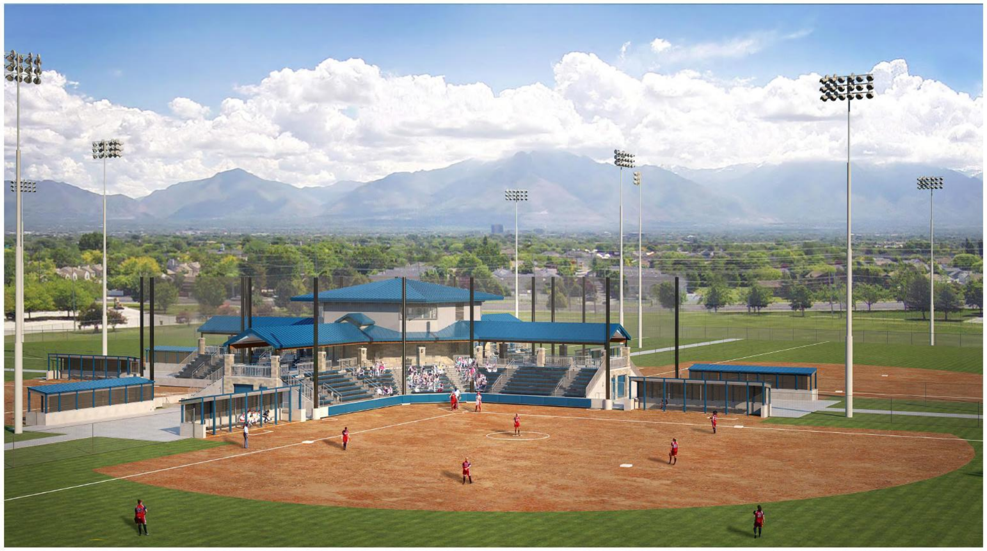
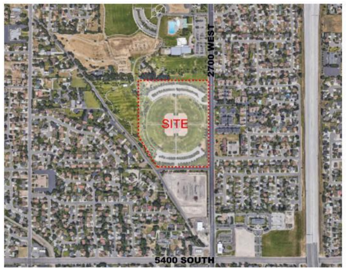


SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

VICINITY MAP



Nexus Project #: 18095.01
09/16/2021
PERMIT SET

APPROVALS

Signer 1	Date	Signer 3	Date
Signer 2	Date	Signer 4	Date

OWNER
Salt Lake County
2001 South State Street
Salt Lake City, UT 84190
CONTACT: Andrea Sorensen
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E-MAIL: ajsorensen@slco.org
INTERNET: http://www.slco.org

LANDSCAPE ARCHITECT
ArcSitio Design
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Salt Lake City, UT 84106
CONTACT: Eric Powell
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E-MAIL: epowell@arcsitiodesign.com
INTERNET: http://www.arcsitiodesign.com

CIVIL ENGINEER
Ensign Engineering
45 West 10000 South, Suite 500
Sandy, UT 84070
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INTERNET: http://www.ensignutah.com

ARCHITECT
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2505 East Parleys Way
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STRUCTURAL ENGINEER
Dunn Associates
380 West 800 South, Suite 100
Salt Lake City, UT 84101
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INTERNET: http://www.dunn-se.com

MECHANICAL ENGINEER
Van Boerum & Frank Associates, Inc.
330 South 300 East
Salt Lake City, UT 84111
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INTERNET: http://www.vbfa.com

ELECTRICAL ENGINEER
Electrical Engineering Lighting Design
1220 South 300 West
Salt Lake City, UT 84101
CONTACT: Mansour Aghdasi
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INTERNET: http://www.ee-ld.com

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HOLLI K. ADAMS
261119-0301
9·14·21
Holli Adams

SALT LAKE COUNTY
VALLEY REGIONAL FIELD SUPPORT REPLACEMENT
5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

PERMIT SET

NEXUS PROJECT #18095.01
CHECKED BY: KH
DRAWN BY: AS
DATE: 09/16/2021

COVER SHEET

G001

GENERAL NOTES

1. 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.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. 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 SOILS REPORT.
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. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
10. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
11. 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.
12. 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.
13. 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.
14. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
15. 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.
16. 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.
17. 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 OUTLINED BELOW:
    - 17.1. 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.
    - 17.2. 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 17.1 ABOVE.
    - 17.3. IN ADDITION TO 17.1 AND 17.2 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.
    - 17.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 17.1, 17.2 OR 17.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 17.5. 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 17.1, 17.2 AND 17.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
18. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
19. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
20. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
21. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
22. 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.
23. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
30. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
31. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
32. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
33. 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 ENGINEER.
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.
3. 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 EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2012 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
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 PROJECT LIMITS.
8. 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 STANDARDS AND SPECIFICATIONS.
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 AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
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 ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
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, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

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 MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
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 CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. 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

1. 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 DISCOVERED.
3. 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

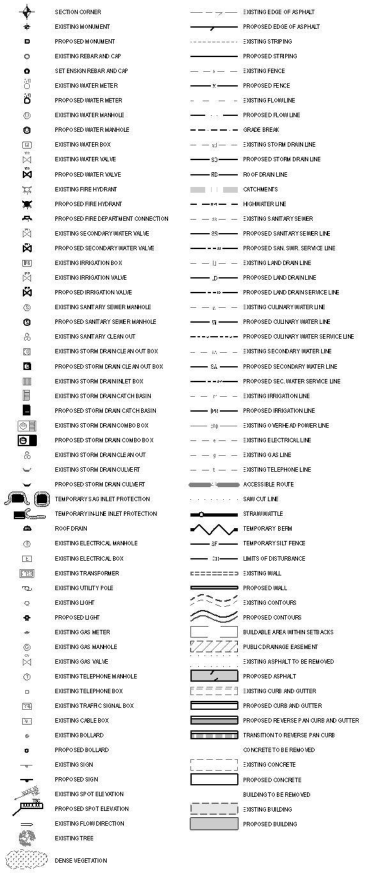
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
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 LANDSCAPED AREAS.
5. 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 THE GEOTECHNICAL REPORT.
6. 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 THE GEOTECHNICAL REPORT 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 BASINS.
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 SLOPES SHOWN.
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

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	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	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	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
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	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
SWL	SECONDARY WATERLINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
WL	WATER LINE

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

LEGEND



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No. 362051
BRENT ALLEN MORGAN
09/16/21

SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

PERMIT SET

NEXUS PROJECT #: 18095
CHECKED BY: BAM
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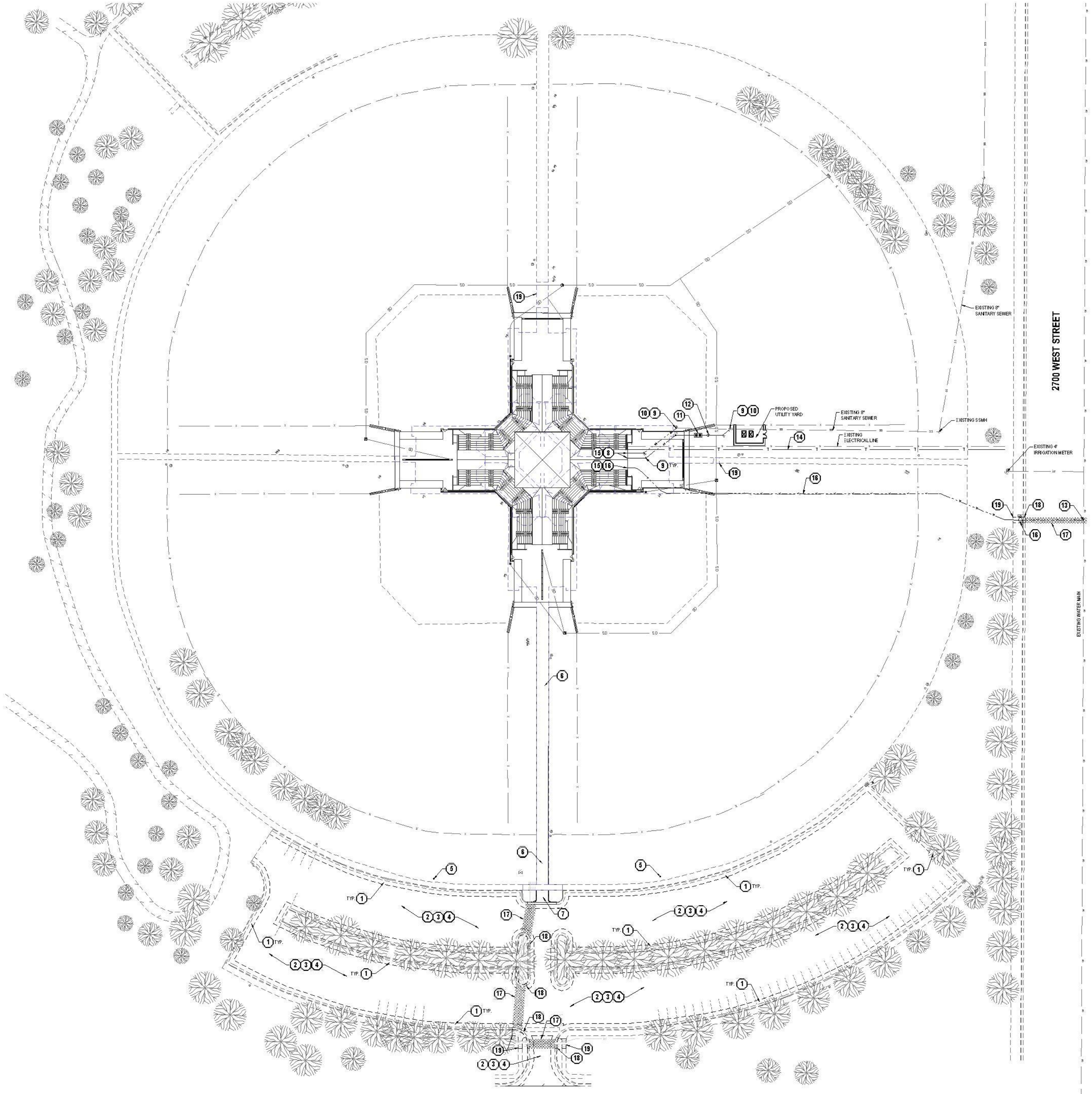
DATE: 09/16/2021

GENERAL NOTES

C-001



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.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. SEE ARCHITECTURAL PLANS FOR PRESS BOX/BLEACHER BUILDING INFORMATION.
9. SEE LANDSCAPE PLANS FOR SIDEWALK LAYOUT AND DIMENSIONS, MOW CURBS, FENCING, AND SIGNAGE INFORMATION.
10. 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.
11. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
12. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
13. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
14. 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.
15. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
16. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
17. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

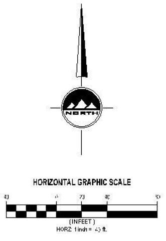
ENGINEER APPROVAL REQUIRED PRIOR TO CONCRETE PLACEMENT

WORK IN THE PARKING LOT SHOWN ON THESE PLANS IS AN ALTERNATE. SEE LANDSCAPE PLANS FOR LIMIT OF CONSTRUCTION LINES.

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 EDGE-MILL EXISTING ASPHALT PAVEMENT 2" IN DEPTH PER APWA STANDARD PLAN NO. 253 AND SPECIFICATION 32 01 16.71.
② APPLY TACK COAT AT COLD JOINT PER APWA STANDARD PLANS AND SPECIFICATION 32 12 13.13.
③ APPLY 2" OVERLAY. USE 1/2" DM MIX PER APWA STANDARD PLANS AND SPECIFICATION 32 12 16.13.
④ STRIPE PARKING LOT WITH PAVEMENT MARKINGS USING ALKYD RESIN PAINT PER APWA STANDARD PLANS AND SPECIFICATION 32 17 23 AND PER M.U.T.C.D. STANDARD PLANS AND SPECIFICATIONS. ENSURE THAT ALL EXISTING PAVEMENT MARKINGS ARE REPLACED IN-KIND. STRIPES SHALL BE YELLOW FOR ALL STALL MARKINGS AND DIVIDER LANE LINES AND WHITE FOR ALL CROSSWALKS, STOP BARS, AND ARROWS.
⑤ LIGHT POLE SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
⑥ 6" THICK CONCRETE SIDEWALK ON 6" BASE COURSE PER APWA STANDARD PLAN NO. 231.
⑦ OPEN DRIVEWAY APPROACH SIMILAR TO APWA STANDARD PLAN NO. 225 WITH 6" CONCRETE OVER 6" BASE COURSE. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
⑧ 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
⑨ SANITARY SEWER CLEANOUT PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
⑩ CONNECT TO EXISTING SANITARY SEWER PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
⑪ GREASE INTERCEPTOR. SEE MECHANICAL PLANS FOR DESIGN INFORMATION.
⑫ SAMPLING MANHOLE. SEE MECHANICAL PLANS FOR DESIGN INFORMATION.
⑬ HOT TAP AND CONNECT TO EXISTING WATER MAIN PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
⑭ 4" SCHEDULE 40 PVC COMMUNICATIONS CONDUIT.
⑮ SEE MECHANICAL PLANS FOR CONTINUATION.
⑯ REMOVE EXISTING 1" CULINARY WATER METER AND 1" SERVICE AND INSTALL 2" CULINARY WATER METER WITH VAULT AND 4" C-900 PVC CULINARY WATER SERVICE. INSTALLATION AND TRENCHING PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
⑰ SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AS NECESSARY FOR UTILITY INSTALLATION. T-PATCH PER APWA STANDARD PLAN NO. 255 AND SPECIFICATIONS. RETURN DISTURBED AREA TO EXISTING CONDITIONS OR BETTER.
⑱ SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER TO NEAREST JOINT, AS NECESSARY FOR UTILITY INSTALLATION. REPLACE CURB AND GUTTER TO EXISTING CONDITIONS OR BETTER.
⑲ SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT AS NECESSARY FOR UTILITY INSTALLATION. RETURN DISTURBED AREA TO EXISTING CONDITIONS OR BETTER. MATCH EXISTING CONCRETE THICKNESS.



HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ: 1 inch = 40 ft.

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09/16/21

SALT LAKE COUNTY
VALLEY REGIONAL FIELD SUPPORT REPLACEMENT
5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

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NEXUS PROJECT #: 18095
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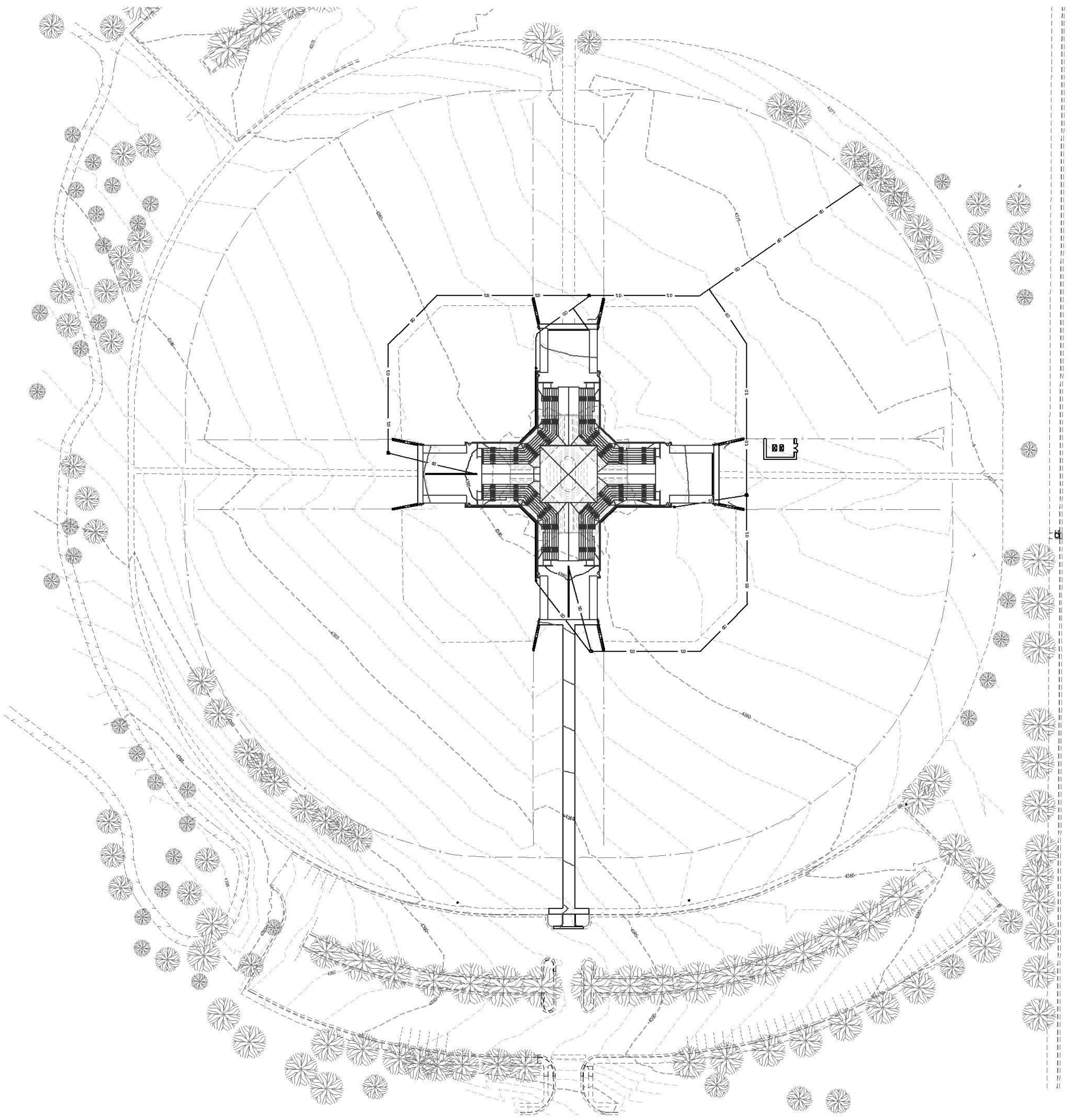
DATE: 09/16/2021

OVERALL SITE UTILITY PLAN

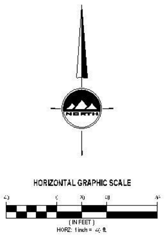
C-100



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.
5. 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 ADDITIONAL INFORMATION.
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 MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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.

**ENGINEER APPROVAL REQUIRED
PRIOR TO CONCRETE PLACEMENT**



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#	Date	Revision

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NEXUS PROJECT #: 18095
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DATE: 09/16/2021

OVERALL GRADING & DRAINAGE PLAN

C-200

GENERAL NOTES

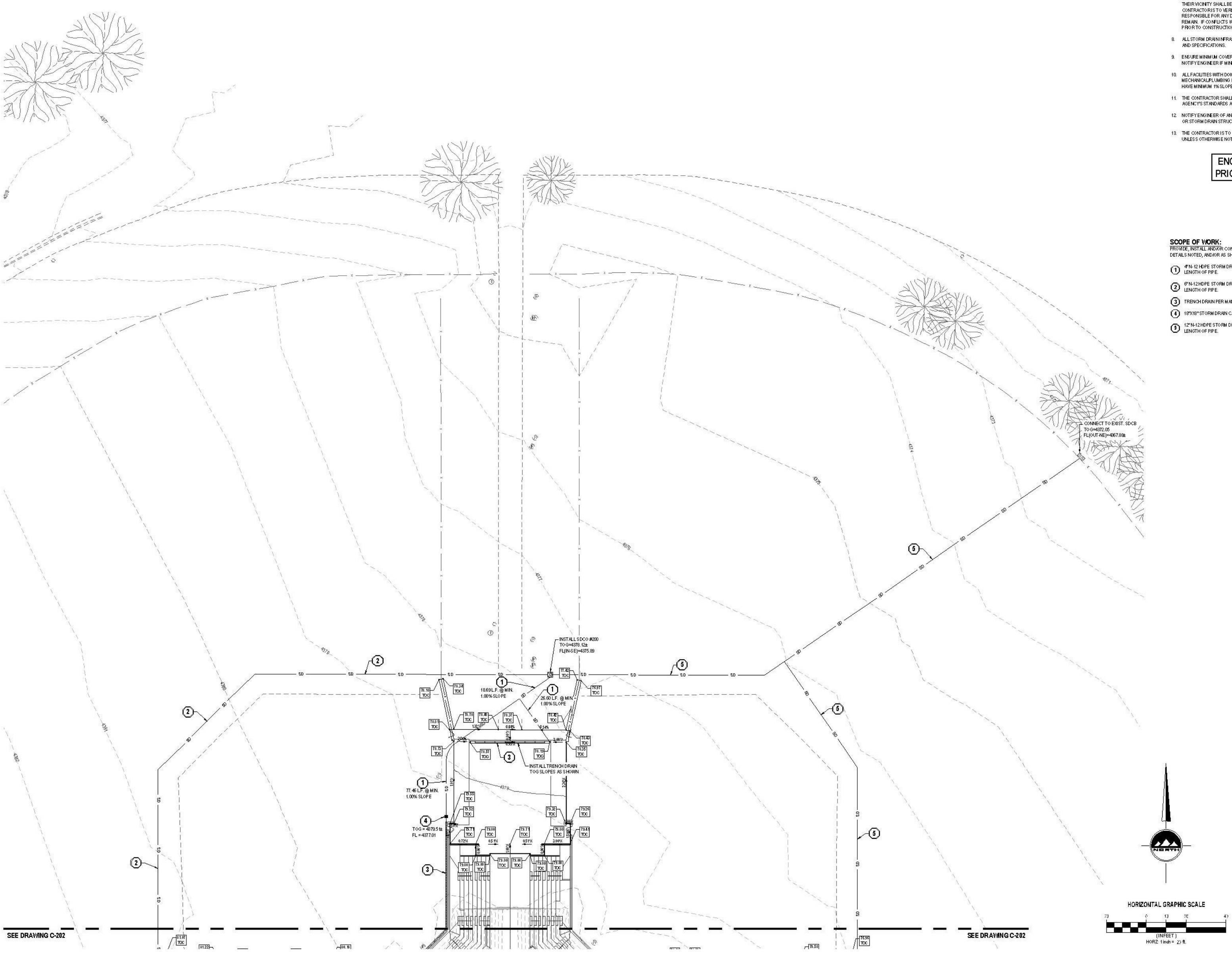
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, 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.
5. 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 ADDITIONAL INFORMATION.
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 MECHANICAL/PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
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.

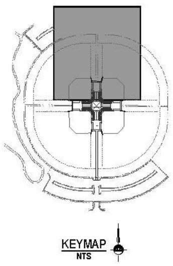
**ENGINEER APPROVAL REQUIRED
PRIOR TO CONCRETE PLACEMENT**

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 4"N-12 HDPE STORM DRAIN @ MINIMUM 1.00% SLOPE. PROVIDE A MINIMUM OF 1' COVER ALONG ENTIRE LENGTH OF PIPE.
② 6"N-12 HDPE STORM DRAIN @ MINIMUM 0.50% SLOPE. PROVIDE A MINIMUM OF 18" COVER ALONG ENTIRE LENGTH OF PIPE.
③ TRENCH DRAIN PER MANUFACTURER'S SPECIFICATIONS.
④ 18"X18" STORM DRAIN CATCH BASIN WITH 12" SUMP.
⑤ 12"N-12 HDPE STORM DRAIN @ MINIMUM 1.00% SLOPE. PROVIDE A MINIMUM OF 18" COVER ALONG ENTIRE LENGTH OF PIPE.





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MORGAN
09/16/21

SALT LAKE COUNTY
VALLEY REGIONAL FIELD SUPPORT REPLACEMENT
5130 South 2700 West
Taylorsville, Utah 84118

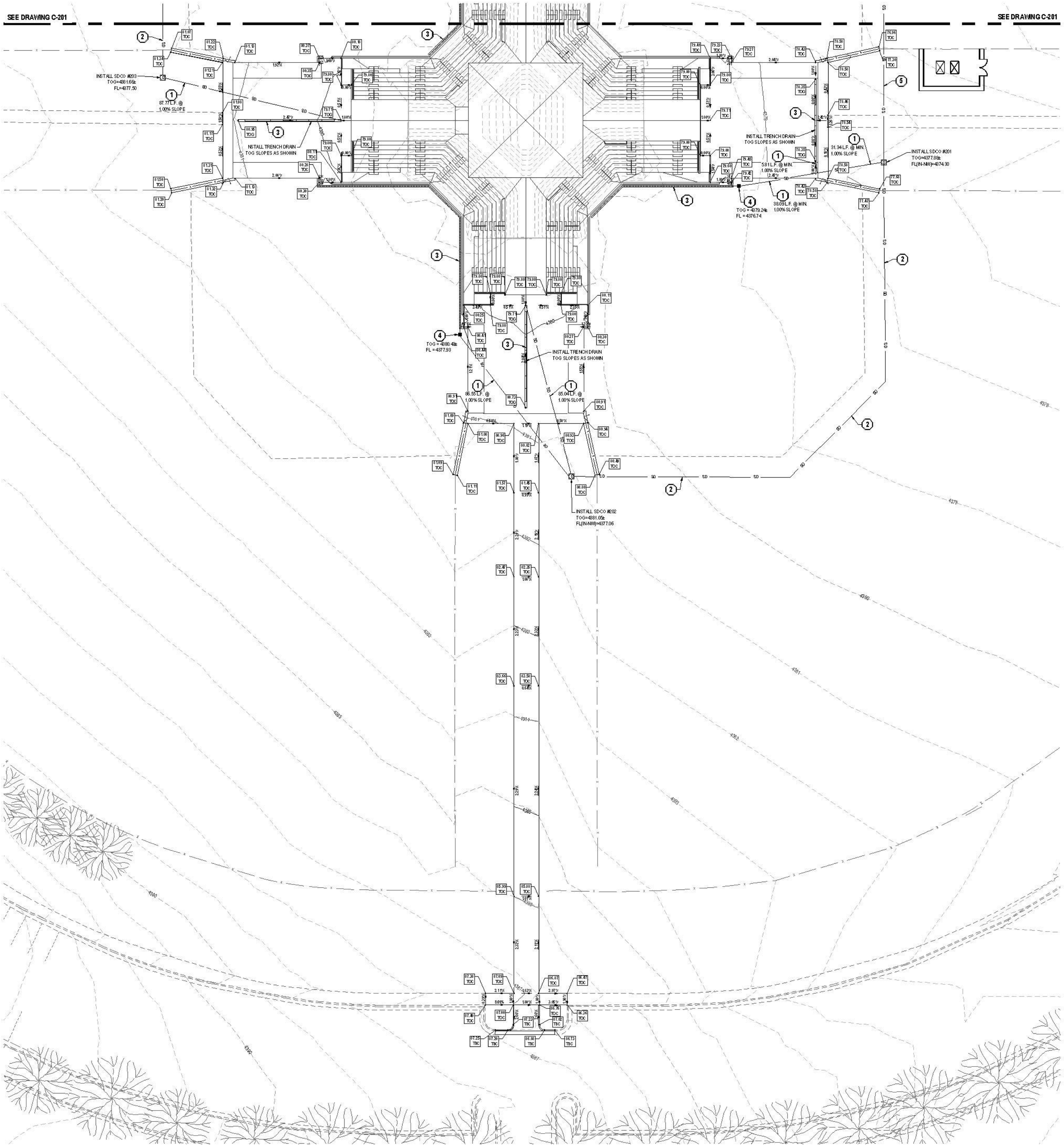
#	Date	Revision

PERMIT SET

NEXUS PROJECT #: 18095
CHECKED BY: BAM
DRAWN BY: TJM
DATE: 09/16/2021

GRADING & DRAINAGE PLAN

C-201



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.
5. 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 ADDITIONAL INFORMATION.
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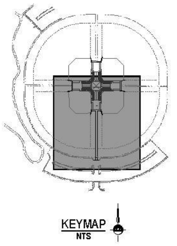
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.



KEYMAP
NTS

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MORGAN
09/16/21

SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

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NEXUS PROJECT #:	18095
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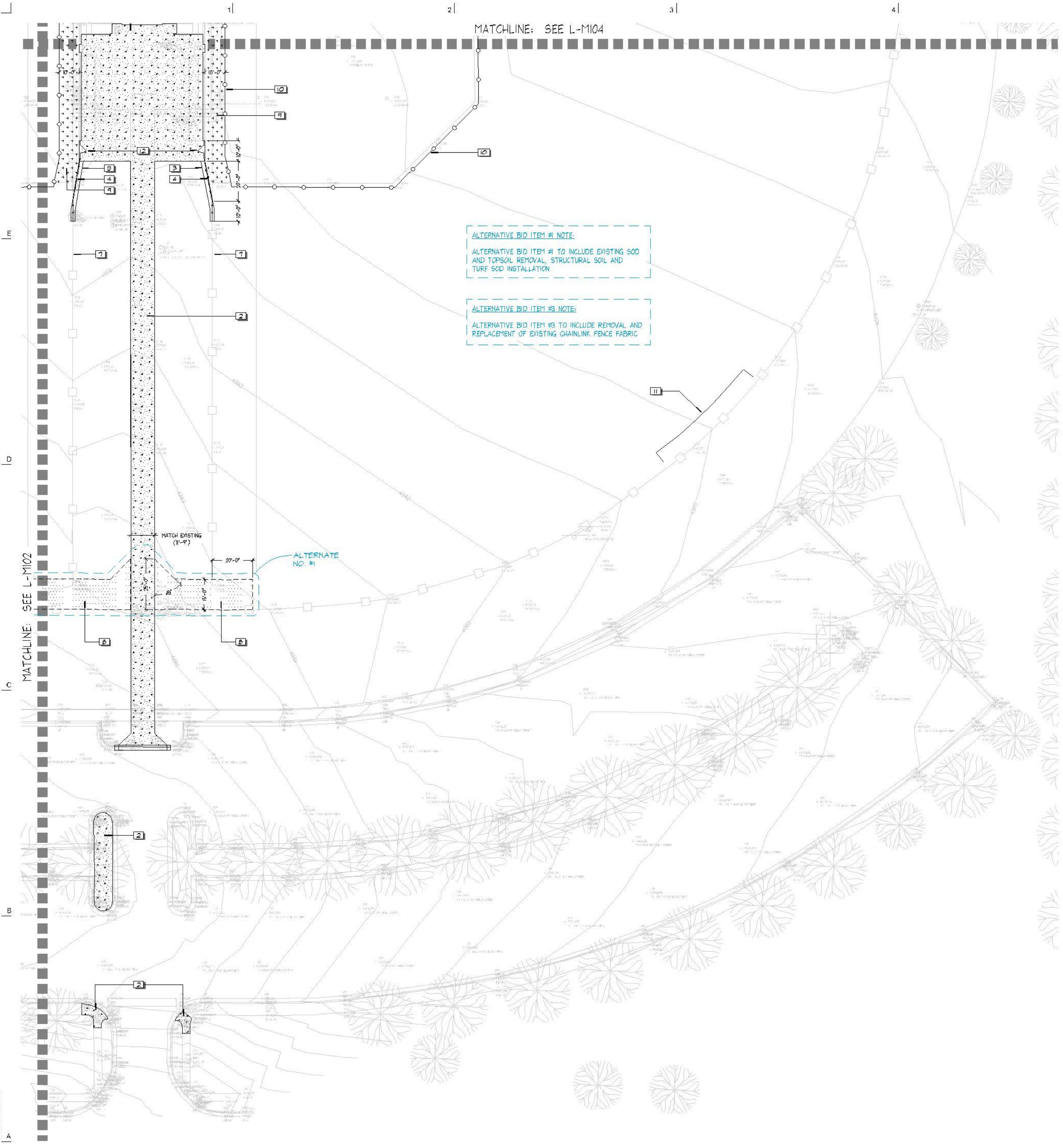
DRAWN BY:	TJM
DATE:	09/16/2021

GRADING &
DRAINAGE
PLAN

C-202



ALTERNATIVE BID ITEM #1 NOTE:

ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

ALTERNATIVE BID ITEM #3 NOTE:

ALTERNATIVE BID ITEM #3 TO INCLUDE REMOVAL AND REPLACEMENT OF EXISTING CHAINLINK FENCE FABRIC

5/27/2018 2:22:14 PM

LAYOUT NOTES

A

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHERE MEASURED UNLESS OTHERWISE INDICATED
2. ALL LAYOUT AND GRADE WORK AS PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR.
3. ALL CURVES TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
4. WHEN THE WRITTEN DIMENSION IS DIFFERENT FROM THE SCALED DIMENSION, THE WRITTEN DIMENSION SHALL PREVAIL AND THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH WORK IN THE AREA IN QUESTION.
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6. OWNER'S REPRESENTATIVE SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE.
7. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE

REFERENCE SCHEDULE

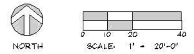
B

SYMBOL	DESCRIPTION	QTY
2	CONCRETE PAVING, - REFER TO CIVIL DWGS	19,990 sF
3	CONCRETE MOWCURB, - SEE SHT. L-M501 DTL -A	311 lF
4	CHAINLINK FENCING: 10FT. HIGH, - SEE SHT. L-M501, DTL.-B, C	330 lF
7	EXISTING FENCING TO REMAIN	
8	STRUCTURAL SOIL, - SEE SHT. L-M501, DTL.-D	158.37 cy
9	REPAIR INFIELD DAMAGED BY PROPOSED CONSTRUCTION WITH SLCO-APPROVED MIX	
10	TEMPORARY CHAINLINK FENCING, 6FT - INSTALL 10FT FROM BACKSTOP WALL TO PROTECT INFIELD SOIL MIX	1,855 lF
11	BATTER'S EYE FABRIC (BLACK, WOVEN POLYPROPYLENE MESH WITH HEAVY WEBBING, REINFORCED TRIPLE STITCHED HEMS AND GROMMETS) 10FT x 120FT (FOLD FABRIC IN HALF FOR 10FTx60FT FINAL LENGTH), CENTERED ON OUTFIELD FENCE. CONNECT TO OUTFIELD FENCING WITH CORROSION RESISTANT HOG RINGS.	
12	CHAINLINK FENCE GATE, - SEE SHT L-M501, DTL.-E	

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE

D



KEY MAP

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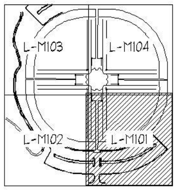

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#	Date	Revision

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NEXUS PROJECT #: 18095.01
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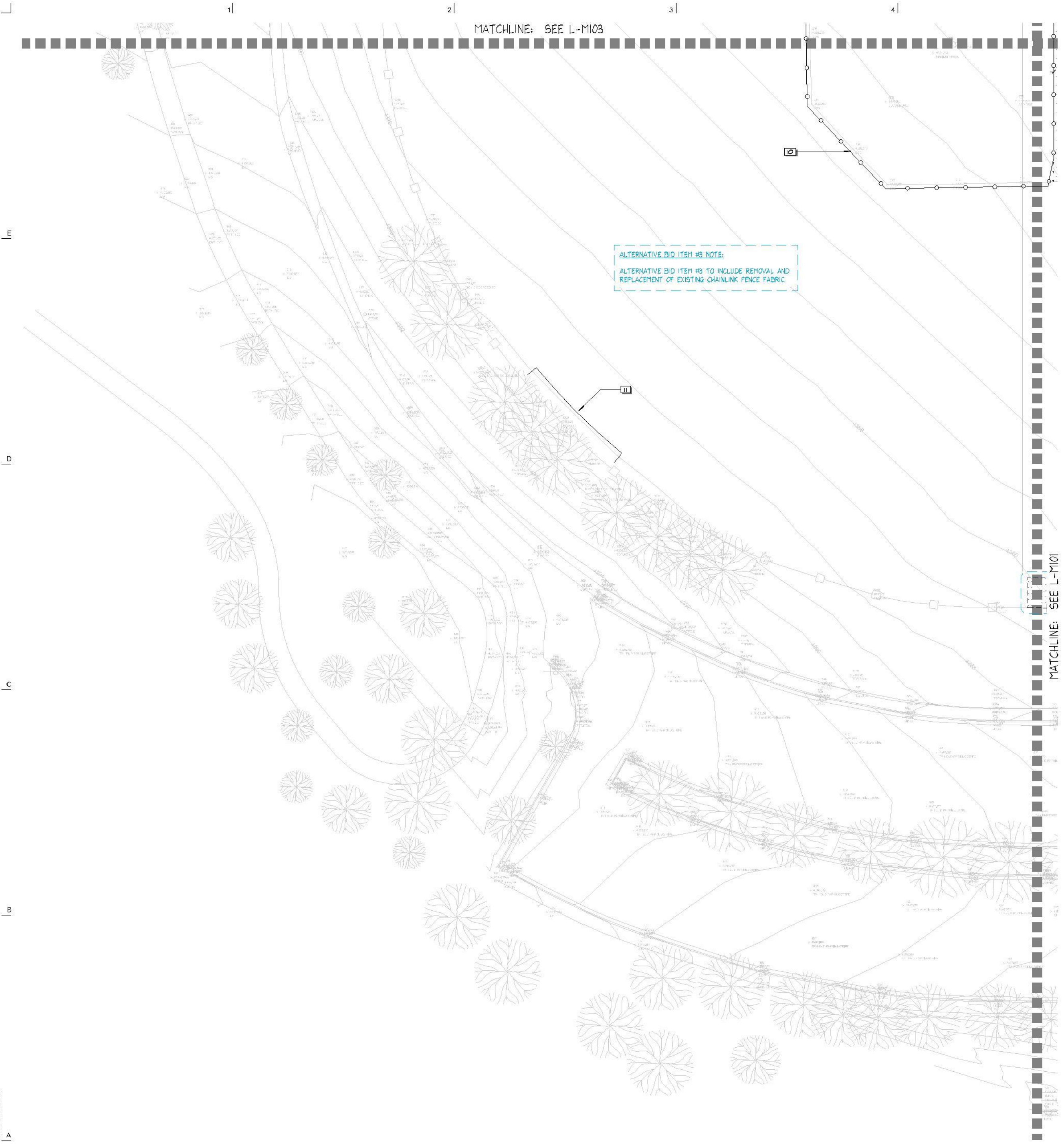
DATE: 09/16/2021

SITE LAYOUT & MATERIALS PLAN

L-M101



ALTERNATIVE BID ITEM #3 NOTE:

ALTERNATIVE BID ITEM #3 TO INCLUDE REMOVAL AND REPLACEMENT OF EXISTING CHAINLINK FENCE FABRIC

LAYOUT NOTES

A

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REFERENCE SCHEDULE

B

SYMBOL	DESCRIPTION	QTY
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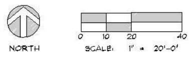
3	CONCRETE MOWCURB, - SEE SHT. L-M501 DTL.-A	311 lf
4	CHAINLINK FENCING. 10FT HIGH, - SEE SHT L-M501, DTL -B, C	330 lf
7	EXISTING FENCING TO REMAIN	
8	STRUCTURAL SOIL. - SEE SHT. L-M501, DTL.-D	158.37 cy
9	REPAIR INFIELD DAMAGED BY PROPOSED CONSTRUCTION WITH SLCO-APPROVED MIX	
10	TEMPORARY CHAINLINK FENCING, 6FT - INSTALL 10FT FROM BACKSTOP WALL TO PROTECT INFIELD SOIL MIX	1,855 lf
11	BATTER'S EYE FABRIC (BLACK, WOVEN POLYPROPYLENE MESH WITH HEAVY WEBBING, REINFORCED TRIPLE STITCHED HEMS AND GROMMETS) 10FT x 120FT (FOLD FABRIC IN HALF FOR 10FTx60FT FINAL LENGTH), CENTERED ON OUTFIELD FENCE. CONNECT TO OUTFIELD FENCING WITH CORROSION RESISTANT HOG RINGS.	
12	CHAINLINK FENCE GATE, - SEE SHT. L-M501, DTL.-E	

Eric J. Powell
No. 6329788
Sept. 16 2021

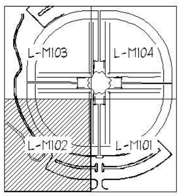
NORTH ARROW/SCALE

D



KEY MAP

C



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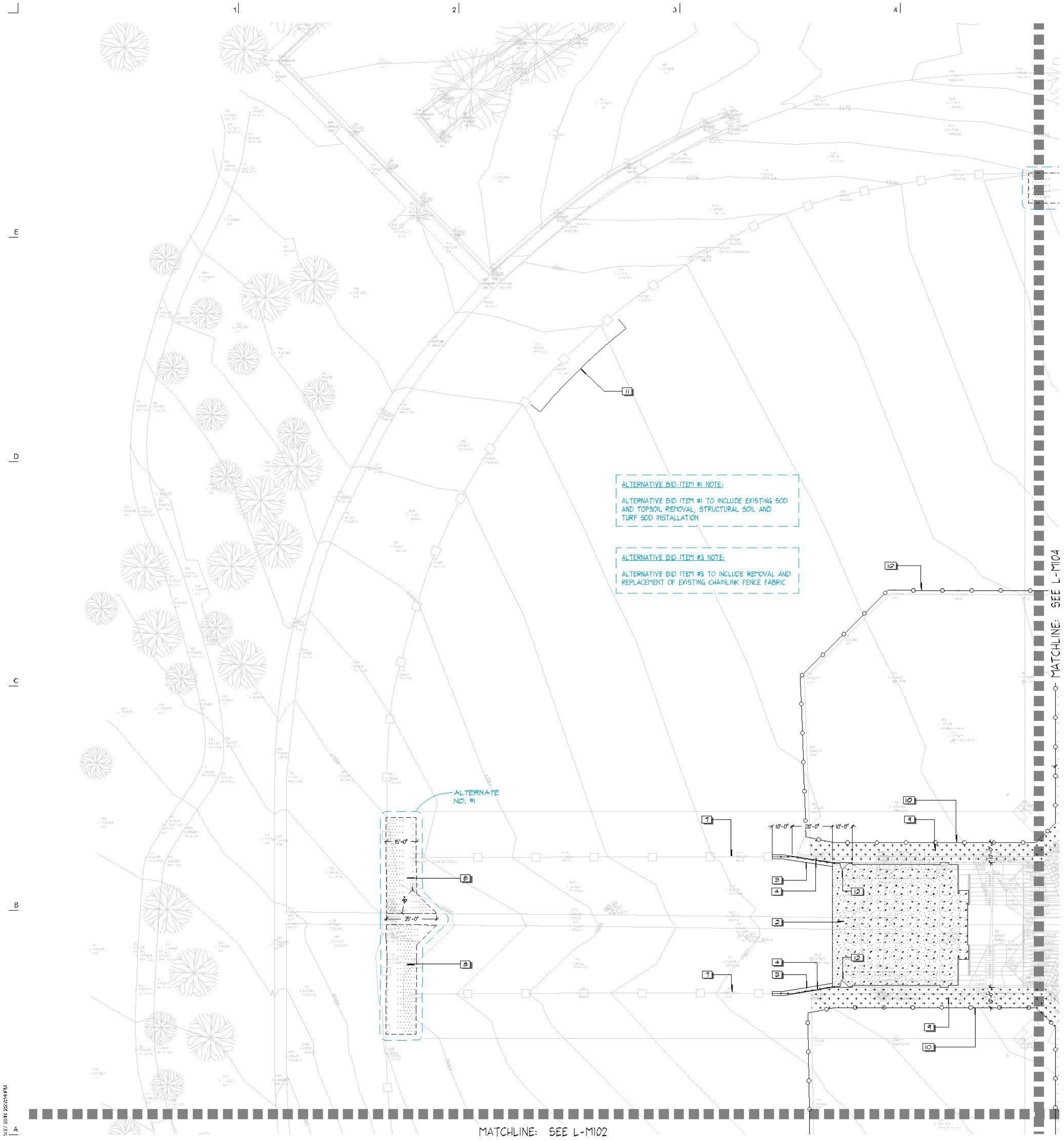
SITE LAYOUT & MATERIALS PLAN

L-M102



ALTERNATIVE BID ITEM #1 NOTE:

ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

ALTERNATIVE BID ITEM #3 NOTE:

ALTERNATIVE BID ITEM #3 TO INCLUDE REMOVAL AND REPLACEMENT OF EXISTING CHAINLINK FENCE FABRIC

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4	CHAINLINK FENCING. 10FT HIGH, - SEE SHT L-M501, DTL -B, C	330 lf
7	EXISTING FENCING TO REMAIN	
8	STRUCTURAL SOIL, - SEE SHT. L-M501, DTL.-D	158.37 cy
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Eric J. Powell
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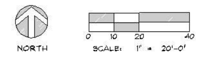
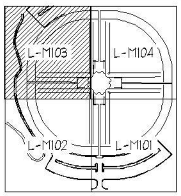
NORTH ARROW/SCALE — D



KEY MAP — C



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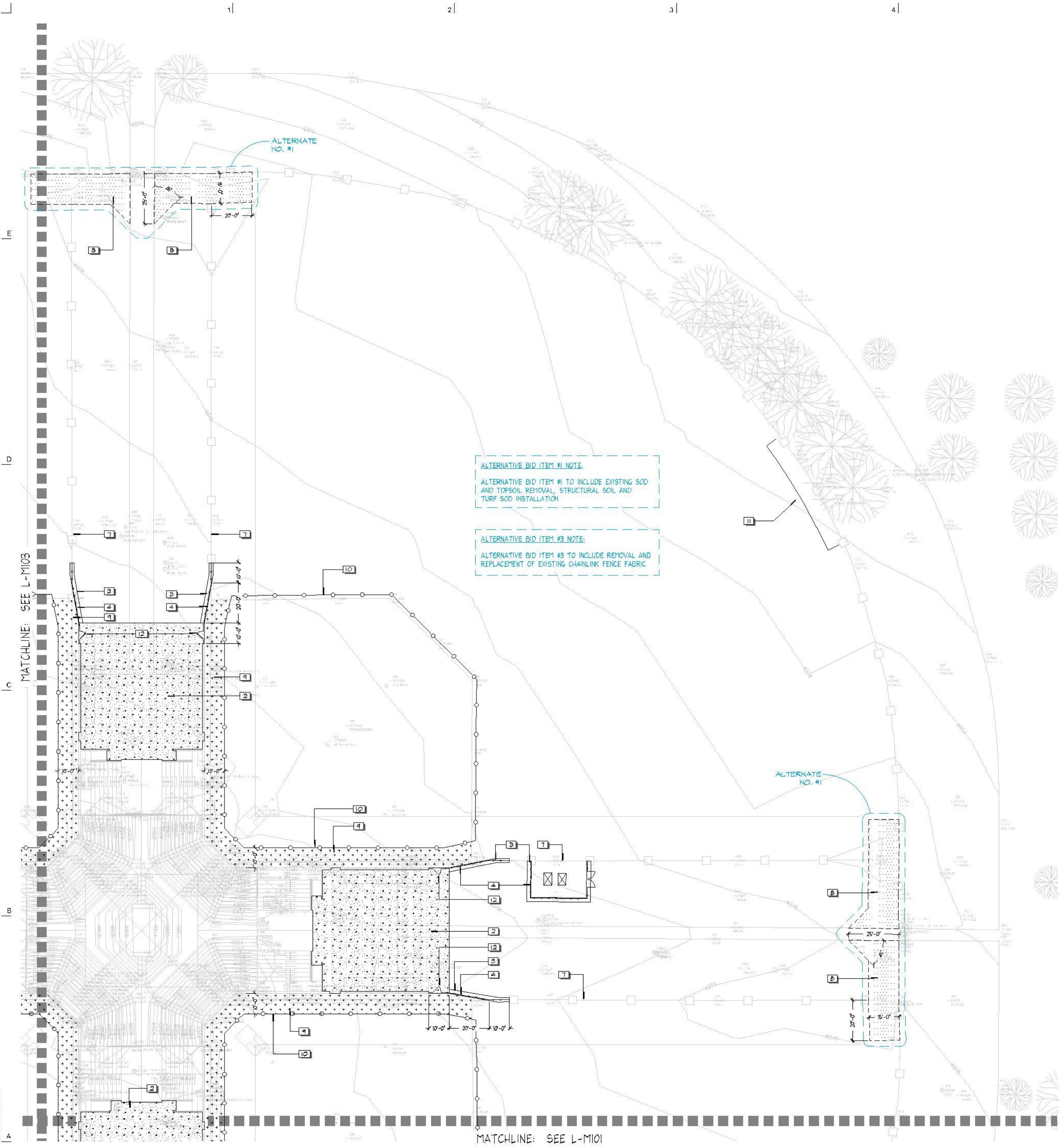
SITE LAYOUT & MATERIALS PLAN

L-M103



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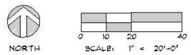
9	REPAIR INFIELD DAMAGED BY PROPOSED CONSTRUCTION WITH SLCO-APPROVED MIX	
10	TEMPORARY CHAINLINK FENCING, 6FT - INSTALL 10FT FROM BACKSTOP WALL TO PROTECT INFIELD SOIL MIX	1,855 lf
11	BATTER'S EYE FABRIC (BLACK, WOVEN POLYPROPYLENE MESH WITH HEAVY WEBBING, REINFORCED TRIPLE STITCHED HEMS AND GROMMETS) 10FT x 120FT (FOLD FABRIC IN HALF FOR 10FTx60FT FINAL LENGTH), CENTERED ON OUTFIELD FENCE. CONNECT TO OUTFIELD FENCING WITH CORROSION RESISTANT HOG RINGS.	
12	CHAINLINK FENCE GATE, - SEE SHT L-M501, DTL.-E	

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE

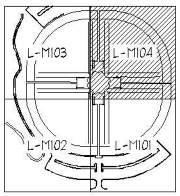
D



SCALE: 1" = 20'-0"

KEY MAP

C



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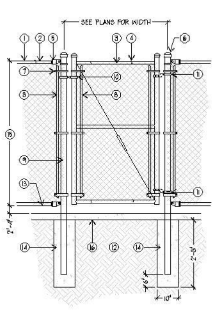
SITE LAYOUT & MATERIALS PLAN

L-M104

HEIGHT	GATE OPENING	GATE POST	GATE FRAME
UNDER 6 FT	SINGLE TO 6 FT OR DOUBLE TO 12 FT	2"	1"
	SINGLE OVER 6 TO 8 FT OR DOUBLE OVER 12 TO 16 FT	2 ½"	1 ½"
	SINGLE OVER 8 TO 12 FT OR DOUBLE 16 TO 24 FT	3 ½"	
6 FT AND OVER*	SINGLE TO 6 FT OR DOUBLE TO 12 FT	2 ½"	1 ½"
	SINGLE 6 TO 13 FT OR DOUBLE OVER 12 TO 24 FT	3 ½"	
	SINGLE OVER 13 TO 18 FT OR DOUBLE OVER 24 TO 36 FT	6"	
	SINGLE OVER 18 FT OR DOUBLE OVER 36 FT	8"	

* GATES OVER 6 FT IN HEIGHT AND WIDER THAN 12 FT REQUIRE (3) INDUSTRIAL PRESSED STEEL HINGES.

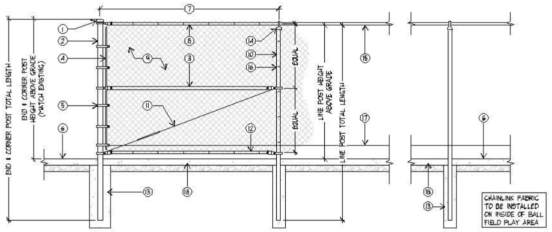


① TOP RAIL
② FABRIC
③ GATE - SUBMIT SHOP DWGS.
④ TIE WIRE
⑤ RAIL END
⑥ POST CAP
⑦ TENSION BAND
⑧ TENSION BAR
⑨ END POST
⑩ FORK LATCH WITH LOCKING CAPABILITY
⑪ GATE HINGE, BALL AND SOCKET
⑫ COMPACTED SUBGRADE
⑬ BOTTOM RAIL
⑭ CONCRETE FOOTING, 4X POST DIA.
⑮ MATCH EXISTING HEIGHT (APPROX 10FT)
⑯ CONCRETE MOW CURB C/L-M501

NOTES
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION/INSTALLATION
2. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153
3. DO NOT USE ALUMINUM TIES

E CHAINLINK FENCE GATE - HINGED
SCALE: NTS
SECTION

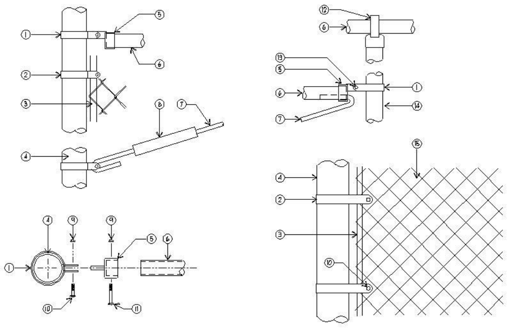
FENCE HEIGHT	END AND CORNER POSTS				LINE POSTS			
NOMINAL HEIGHT	O.D.	PIPE WEIGHT LBS/FT	POST LENGTH	HEIGHT ABOVE GRADE	O.D.	PIPE WEIGHT LBS/FT	POST LENGTH	HEIGHT ABOVE GRADE
4'-0"	2 ⅜"	3.65	6'-0"	4'-0 ⅝"	1 ⅝"	2.72	5'-8"	3'-8 ⅞"
6'-0"	2 ⅜"	3.65	9'-0"	6'-0 ⅝"	1 ⅞"	2.72	8'-8"	5'-8 ⅞"
8'-0"	3"	5.80	11'-0"	8'-0 ⅝"	2 ⅜"	3.65	10'-8"	7'-8 ⅞"
10'-0"	3"	5.80	13'-0"	10'-0 ⅝"	2 ⅜"	3.65	12'-8"	9'-8 ⅞"
12'-0"	4"	5.80	15'-0"	12'-0 ⅝"	2 ⅞"	3.65	14'-8"	11'-8 ⅞"


END & CORNER POST TOTAL LENGTH
END & CORNER POST HEIGHT ABOVE GRADE (MATCH EXISTING)
EQUAL
EQUAL
LINE POST HEIGHT ABOVE GRADE
LINE POST TOTAL LENGTH
CHAINLINK FABRIC TO BE INSTALLED ON INSIDE OF BALL FIELD PLAY AREA

① DOME POST CAP
② ROUND END/CORNER POST (MAX. DISTANCE 500FT. O.C.)
③ 1 ⅝" O.D. BRACE RAIL (CENTERED) FOR FENCE HEIGHTS OF 6'-0" AND ABOVE
④ ¼" x ¾" TENSION BAR
⑤ ⅛" x ¾" TENSION BAND @ 12" O.C.
⑥ FINISH GRADE
⑦ 8'-0" POST SPACING FOR FENCE HEIGHTS OF 6'-0" AND BELOW. 10'-0" SPACING FOR HEIGHTS ABOVE 6'-0".
⑧ RAIL TIE
⑨ 2"x2"x9 GA CORROSION-RESISTANT FABRIC KNUCKLED TOP & BOTTOM
⑩ LINE POST
⑪ ADJUSTABLE TRUSS ROD W/ TURNBUCKLE @ ALL CORNERS & INTERSECTIONS
⑫ CONT. 1 ⅝" O.D BOTTOM RAIL FOR FENCE HEIGHTS OF 6'-0" AND ABOVE
⑬ CONCRETE FOOTING, 4X POST DIA.
⑭ LINE POST LOOP CAP
⑮ CONT. 1 ⅝" O.D. TOP RAIL
⑯ LINE POST TIE, TYP.
⑰ TENSION WIRE (MIN 7 GA.) W/ HOG RINGS AS REQUIRED
⑱ CONCRETE MOWCURB A/L-M501

NOTES:
1. POSTS: SCHED. 40 PIPE, TRIPLE COATED HIGH TENSILE STEEL PIPE OR ROLL-FORMED C-SECTION OF THE SIZE SHOWN IN TABLE AND MEETING ASTM 1043 GROUP II.
2. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153
3. DO NOT USE ALUMINUM TIES

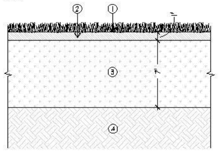
B CHAINLINK FENCING
SCALE: NTS
SECTION



① BRACE BAND
② TENSION OR FABRIC BAND
③ TENSION BAR
④ END, CORNER OR GATE POST
⑤ RAIL END WITH OFFSET LUG
⑥ 2" O.D. BRACE RAIL, TYP.
⑦ TRUSS ROD
⑧ TURNBUCKLE
⑨ 5/16" HEX NUT, TYP.
⑩ 5/16" x 1-½" CARRIAGE BOLT, TYP.
⑪ 5/16" x 2-½" CARRIAGE BOLT, TYP
⑫ LOOP CAP
⑬ 5/16" DIA. BOLT WITH HEX NUT
⑭ LINE POST
⑮ 2"x2"x9 GA. CORROSION-RESISTANT FABRIC KNUCKLED TOP & BOTTOM

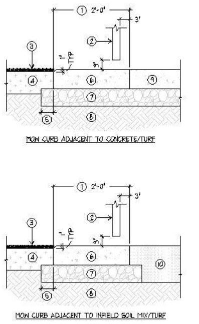
NOTES.
1. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A153
2. DO NOT USE ALUMINUM TIES

C CHAINLINK FENCING CONNECTIONS
SCALE: NTS
SECTION



① TURFGRASS SOD
② TOPSOIL LAYER
③ STRUCTURAL SOIL MIX - REFER TO SPECS
④ SUBGRADE - REFER TO STRUCTURAL SOIL SPECS.

D STRUCTURAL SOIL AT ROLLING GATE
SCALE: NTS
SECTION


2'-0"
3"
1" TYP
MOW CURB ADJACENT TO CONCRETE/TURF
MOW CURB ADJACENT TO INFIELD SOIL MIX/TURF

① 24" WIDTH OR MATCH WIDTH OF EXISTING MOW CURB WHERE PROPSED FENCING MEETS EXISTING FENCING
② FENCE - REFER TO SHT. L-M501 DTL B, C
③ TURF GRASS - REFER TO PLANTING PLANS
④ TOPSOIL - SEE SPECS
⑤ EXTEND UNTREATED BASE COURSE (FULL DEPTH) MIN. 4" BEYOND MOW CURB
⑥ CONCRETE MOW CURB (24" WIDE X 6" THICK)
⑦ UNTREATED BASE COURSE
⑧ COMPACTED SUBGRADE
⑨ CONCRETE PAVING
⑩ INFIELD SOIL MIX

A CONCRETE MOW CURB WITH FENCING
SCALE: NTS
SECTION

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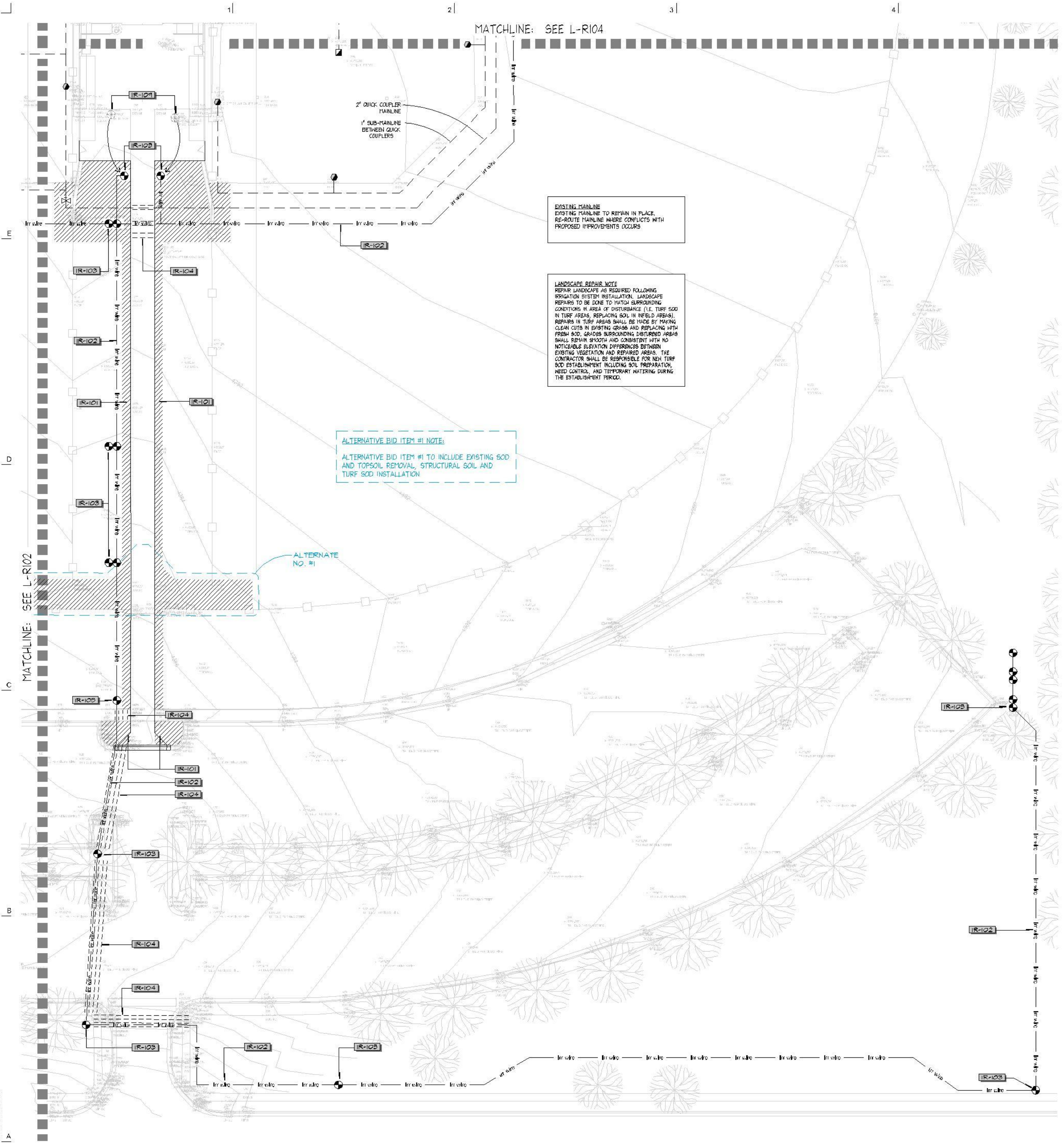
SITE CONSTRUCTION DETAILS

L-M501



EXISTING MAINLINE
EXISTING MAINLINE TO REMAIN IN PLACE.
RE-ROUTE MAINLINE WHERE CONFLICTS WITH
PROPOSED IMPROVEMENTS OCCURS

LANDSCAPE REPAIR NOTE
REPAIR LANDSCAPE AS REQUIRED FOLLOWING IRRIGATION SYSTEM INSTALLATION. LANDSCAPE REPAIRS TO BE DONE TO MATCH SURROUNDING CONDITIONS IN AREA OF DISTURBANCE (I.E. TURF SOD IN TURF AREAS, REPLACING SOIL IN INFIELD AREAS). REPAIRS IN TURF AREAS SHALL BE MADE BY MAKING CLEAN CUTS IN EXISTING GRASS AND REPLACING WITH FRESH SOD. GRADES SURROUNDING DISTURBED AREAS SHALL REMAIN SMOOTH AND CONSISTENT WITH NO NOTICEABLE ELEVATION DIFFERENCES BETWEEN EXISTING VEGETATION AND REPAIRED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEW TURF SOD ESTABLISHMENT INCLUDING SOIL PREPARATION, WEED CONTROL, AND TEMPORARY WATERING DURING THE ESTABLISHMENT PERIOD.

ALTERNATIVE BID ITEM #1 NOTE:

ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

IRRIGATION SCHEDULE — A

(SEE SHEET L-R501 FOR IRRIGATION SCHEDULE)

IRRIGATION NOTES — B

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK, HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING.
3. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. LOCATION OF VALVE BOXES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL FLUSH & ADJUST ALL SPRINKLER HEADS & VALVES. INSTALL NOZZLES OF THE APPROPRIATE DEGREE & RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
5. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURES SPECS.
6. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED (SEE IRRIGATION SCHEDULE AND DETAILS).
7. SETTLE TRENCHES WITH WATER WHEN BACKFILLING TO PREVENT SETTLING
8. INSTALL ALL WIRING IN 1" HDPE PIPE BETWEEN CONTROLLER AND VALVE BOXES. PROVIDE SWEEP ELS AT ALL CORNERS AND ANGLES. USE EXPANDING FOAM TO SEAL CONDUIT BETWEEN VALVE BOXES AND AT ENDS OF CASING UNDER BRIDGE TO DETER PESTS
9. INSTALL PAIGE ELECTRIC DECODER CABLE FUSE DEVICES (DCFD) WHERE 2 WIRE PATH SPLITS. USE DIFFERENT COLOR WIRES TO IDENTITY DIFFERENT LEGS OF 2-WIRE PATH (WHERE PATH SPLITS)

EXISTING IRRIGATION SYSTEM NOTES

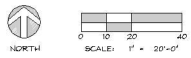
1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING IRRIGATION SYSTEM IN GOOD WORKING CONDITION & PHASE/SEQUENCE CONSTRUCTION TO ENSURE THAT EXISTING PLANT MATERIAL RECEIVES THE PROPER AMOUNT OF WATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAKE MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM AS REQUIRED WHERE EXISTING ZONES WILL BE DISRUPTED DUE TO PROPOSED CONSTRUCTION. MODIFICATIONS MAY INCLUDE BUT IS NOT LIMITED TO: RE-ROUTING EXISTING MAINLINES & LATERAL LINES, RELOCATING EXISTING VALVES & CONTROL WIRING, & RELOCATING EXISTING HEADS
3. THE CONTRACTOR MAY ALSO BE REQUIRED TO HAND-WATER EXISTING PLANT MATERIAL AS REQUIRED DURING CONSTRUCTION IN ORDER TO KEEP EXISTING PLANT MATERIAL HEALTHY AND IN GOOD CONDITION.
4. DEAD, OR DYING PLANT MATERIAL NEEDING TO BE REPLACED DUE TO LACK OF IRRIGATION DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. ABANDON EXISTING MAINLINE PIPING (REFER TO TRANSITE PIPE NOTE). IN ORDER TO REDUCE STRESS TO EXISTING PLANT MATERIAL, EXISTING MAINLINE PIPING SHOULD REMAIN OPERATIONAL AND ONLY BE DISCONNECTED AND ABANDONED WHEN PROPOSED IRRIGATION MAINLINE HAS BEEN INSTALLED, INSPECTED, AND READY TO BE PRESSURIZED. NO PORTION OF THE IRRIGATION SYSTEM WILL BE PERMITTED TO BE OFFLINE FOR MORE THAN 72 HOURS
6. ADJUST HEADS AND NOZZLES IN PLACE TO BEST ACHIEVE HEAD-TO-HEAD COVERAGE
7. DO NOT TRENCH WITHIN 10FT OF BASE OF EXISTING TREES.

REFERENCE SCHEDULE — C

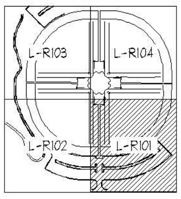
SYMBOL	IRRIGATION DESCRIPTION
IR-101	MODIFY/REPAIR EXISTING IRRIGATION SYSTEM TO ACCOMODATE PROPOSED IMPROVEMENTS.
IR-102	INSTALL CONTROL WIRING (2-WIRE PATH) IN 1" HDPE CONDUIT , SEE SPECS.
IR-103	REPLACE EXISTING VALVES (SEE IRRIGATION SCHEDULE) AND CONNECT TO PROPOSED CONTROLLER VIA 2-WIRE PATH. INSTALL NEW JUMBO VALVE BOX FOR EACH CONTROL VALVE
IR-104	INSTALL 4' SLEEVE FOR FUTURE USE
IR-105	CONNECT TO CULINARY WATERLINE STUB - SEE PLUMBING DWGS.
IR-106	INSTALL 2' SLEEVE FOR CONTROL VALVE WIRING
IR-107	INSTALL 2' SLEEVE FOR CONTROLLER GROUNDING
IR-108	INSTALL EXTRA 2" SLEEVE FOR FUTURE USE

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE — E



KEY MAP — D



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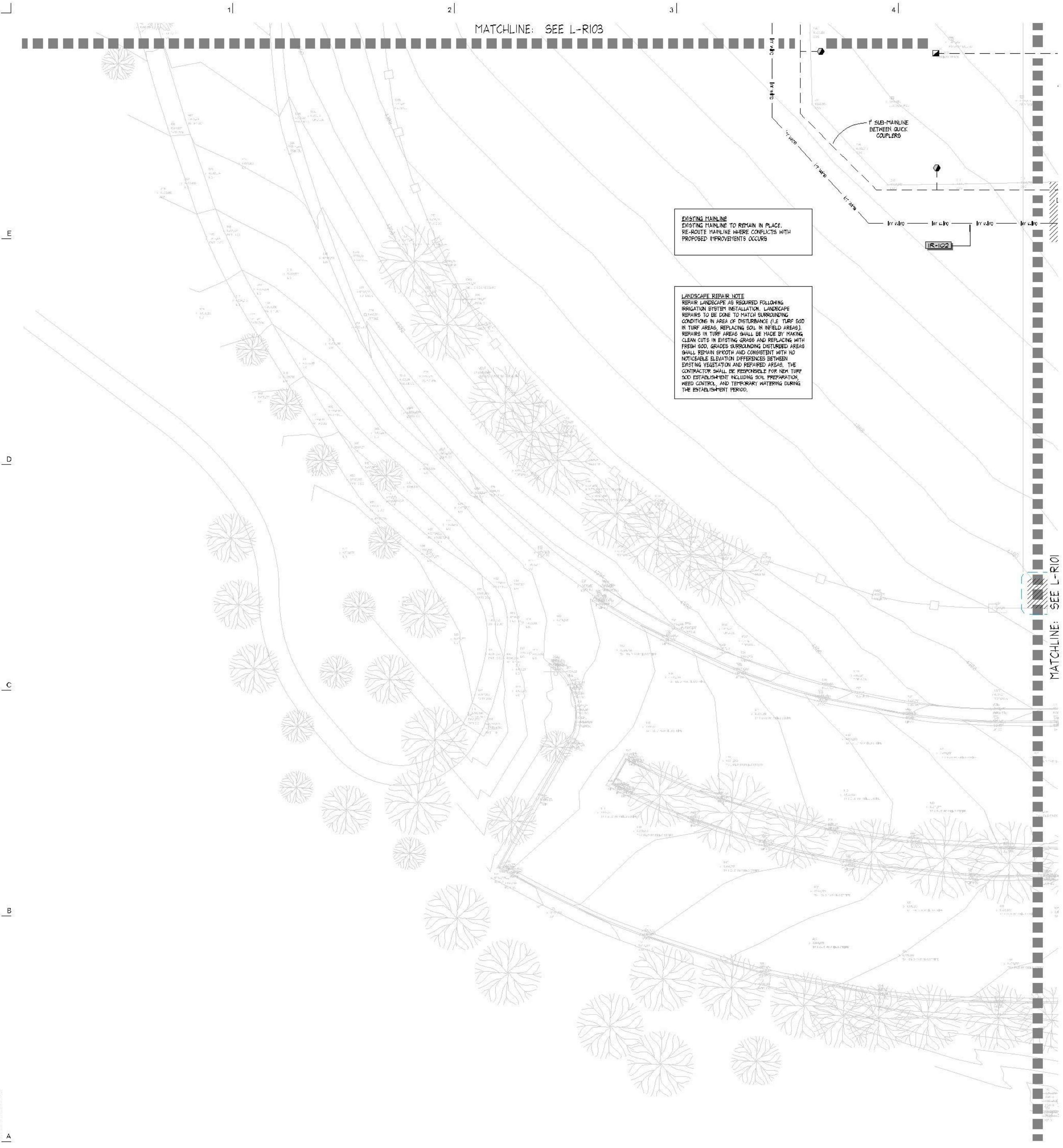
IRRIGATION PLAN

L-R101



EXISTING MAINLINE
EXISTING MAINLINE TO REMAIN IN PLACE.
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IRRIGATION SCHEDULE A

(SEE SHEET L-R501 FOR IRRIGATION SCHEDULE)

IRRIGATION NOTES B

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5. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURES SPECS.

6. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED (SEE IRRIGATION SCHEDULE AND DETAILS).

7 SETTLE TRENCHES WITH WATER WHEN BACKFILLING TO PREVENT SETTLING.

8. INSTALL ALL WIRING IN 1" HDPE PIPE BETWEEN CONTROLLER AND VALVE BOXES. PROVIDE SWEEP ELS AT ALL CORNERS AND ANGLES. USE EXPANDING FOAM TO SEAL CONDUIT BETWEEN VALVE BOXES AND AT ENDS OF CASING UNDER BRIDGE TO DETER PESTS

9. INSTALL PAIGE ELECTRIC DECODER CABLE FUSE DEVICES (DCFD) WHERE 2 WIRE PATH SPLITS. USE DIFFERENT COLOR WIRES TO IDENTITY DIFFERENT LEGS OF 2-WIRE PATH (WHERE PATH SPLITS).

EXISTING IRRIGATION SYSTEM NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING IRRIGATION SYSTEM IN GOOD WORKING CONDITION & PHASE/SEQUENCE CONSTRUCTION TO ENSURE THAT EXISTING PLANT MATERIAL RECEIVES THE PROPER AMOUNT OF WATER DURING ALL PHASES OF CONSTRUCTION.

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6 ADJUST HEADS AND NOZZLES IN PLACE TO BEST ACHIEVE HEAD-TO-HEAD COVERAGE.

7 DO NOT TRENCH WITHIN 10FT OF BASE OF EXISTING TREES

REFERENCE SCHEDULE C

SYMBOL	IRRIGATION DESCRIPTION
IR-101	MODIFY/REPAIR EXISTING IRRIGATION SYSTEM TO ACCOMODATE PROPOSED IMPROVEMENTS.
IR-102	INSTALL CONTROL WIRING (2-WIRE PATH) IN 1" HDPE CONDUIT, SEE SPECS.
IR-103	REPLACE EXISTING VALVES (SEE IRRIGATION SCHEDULE) AND CONNECT TO PROPOSED CONTROLLER VIA 2-WIRE PATH. INSTALL NEW JUMBO VALVE BOX FOR EACH CONTROL VALVE.
IR-104	INSTALL 4" SLEEVE FOR FUTURE USE
IR-105	CONNECT TO CULINARY WATERLINE STUB - SEE PLUMBING DWGS
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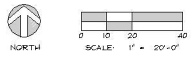
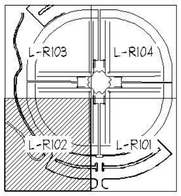
IR-107	INSTALL 2" SLEEVE FOR CONTROLLER GROUNDING
IR-108	INSTALL EXTRA 2" SLEEVE FOR FUTURE USE

Eric J. Powell
No. 5329788
Sept. 16 2021

NORTH ARROW/SCALE E



KEY MAP D



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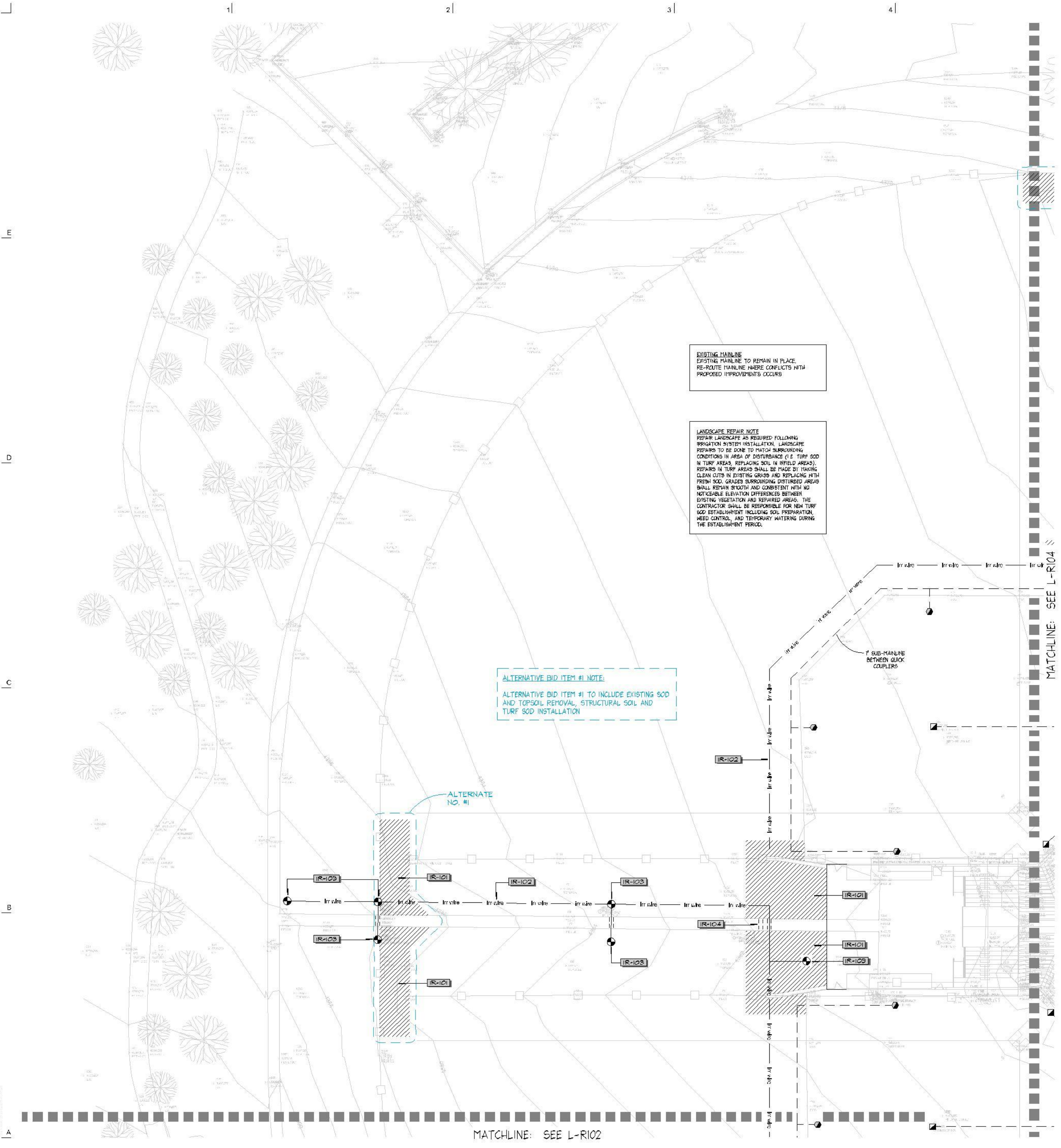
DRAWN BY:
DATE: 09/16/2021

IRRIGATION PLAN

L-R102



EXISTING MAINLINE
EXISTING MAINLINE TO REMAIN IN PLACE. RE-ROUTE MAINLINE WHERE CONFLICTS WITH PROPOSED IMPROVEMENTS OCCURS

LANDSCAPE REPAIR NOTE
REPAIR LANDSCAPE AS REQUIRED FOLLOWING IRRIGATION SYSTEM INSTALLATION. LANDSCAPE REPAIRS TO BE DONE TO MATCH SURROUNDING CONDITIONS IN AREA OF DISTURBANCE (I.E. TURF SOD IN TURF AREAS, REPLACING SOIL IN INFIELD AREAS). REPAIRS IN TURF AREAS SHALL BE MADE BY MAKING CLEAN CUTS IN EXISTING GRASS AND REPLACING WITH FRESH SOD. GRADES SURROUNDING DISTURBED AREAS SHALL REMAIN SMOOTH AND CONSISTENT WITH NO NOTICEABLE ELEVATION DIFFERENCES BETWEEN EXISTING VEGETATION AND REPAIRED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEW TURF SOD ESTABLISHMENT INCLUDING SOIL PREPARATION, WEED CONTROL, AND TEMPORARY WATERING DURING THE ESTABLISHMENT PERIOD.

ALTERNATIVE BID ITEM #1 NOTE:
ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

IRRIGATION SCHEDULE — A

(SEE SHEET L-R501 FOR IRRIGATION SCHEDULE)

IRRIGATION NOTES — B

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM TO PROVIDE AND INSTALL A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, WALKS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS AND UNDER PAVING
3. THIS DESIGN IS DIAGRAMMATIC, ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. LOCATION OF VALVE BOXES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL FLUSH & ADJUST ALL SPRINKLER HEADS & VALVES. INSTALL NOZZLES OF THE APPROPRIATE DEGREE & RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE SPRAYING ONTO WALKS, BUILDINGS, ETC.
5. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURES SPECS.
6. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED (SEE IRRIGATION SCHEDULE AND DETAILS).
7. SETTLE TRENCHES WITH WATER WHEN BACKFILLING TO PREVENT SETTLING.
8. INSTALL ALL WIRING IN 1" HDPE PIPE BETWEEN CONTROLLER AND VALVE BOXES. PROVIDE SWEEP ELS AT ALL CORNERS AND ANGLES. USE EXPANDING FOAM TO SEAL CONDUIT BETWEEN VALVE BOXES AND AT ENDS OF CASING UNDER BRIDGE TO DETER PESTS
9. INSTALL PAIGE ELECTRIC DECODER CABLE FUSE DEVICES (DCFD) WHERE 2 WIRE PATH SPLITS. USE DIFFERENT COLOR WIRES TO IDENTITY DIFFERENT LEGS OF 2-WIRE PATH (WHERE PATH SPLITS).

EXISTING IRRIGATION SYSTEM NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING IRRIGATION SYSTEM IN GOOD WORKING CONDITION & PHASE/SEQUENCE CONSTRUCTION TO ENSURE THAT EXISTING PLANT MATERIAL RECEIVES THE PROPER AMOUNT OF WATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAKE MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM AS REQUIRED WHERE EXISTING ZONES WILL BE DISRUPTED DUE TO PROPOSED CONSTRUCTION. MODIFICATIONS MAY INCLUDE BUT IS NOT LIMITED TO RE-ROUTING EXISTING MAINLINES & LATERAL LINES, RELOCATING EXISTING VALVES & CONTROL WIRING, & RELOCATING EXISTING HEADS
3. THE CONTRACTOR MAY ALSO BE REQUIRED TO HAND-WATER EXISTING PLANT MATERIAL AS REQUIRED DURING CONSTRUCTION IN ORDER TO KEEP EXISTING PLANT MATERIAL HEALTHY AND IN GOOD CONDITION
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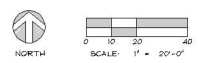
6. ADJUST HEADS AND NOZZLES IN PLACE TO BEST ACHIEVE HEAD-TO-HEAD COVERAGE.
7. DO NOT TRENCH WITHIN 10FT OF BASE OF EXISTING TREES

REFERENCE SCHEDULE — C

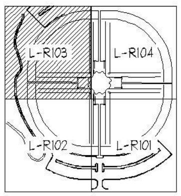
SYMBOL	IRRIGATION DESCRIPTION
IR-101	MODIFY/REPAIR EXISTING IRRIGATION SYSTEM TO ACCOMODATE PROPOSED IMPROVEMENTS.
IR-102	INSTALL CONTROL WIRING (2-WIRE PATH) IN 1" HDPE CONDUIT , SEE SPECS.
IR-103	REPLACE EXISTING VALVES (SEE IRRIGATION SCHEDULE) AND CONNECT TO PROPOSED CONTROLLER VIA 2-WIRE PATH. INSTALL NEW JUMBO VALVE BOX FOR EACH CONTROL VALVE.
IR-104	INSTALL 4" SLEEVE FOR FUTURE USE
IR-105	CONNECT TO CULINARY WATERLINE STUB - SEE PLUMBING DWGS
IR-106	INSTALL 2" SLEEVE FOR CONTROL VALVE WIRING
IR-107	INSTALL 2" SLEEVE FOR CONTROLLER GROUNDING
IR-108	INSTALL EXTRA 2" SLEEVE FOR FUTURE USE

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE — E



KEY MAP — D



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SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

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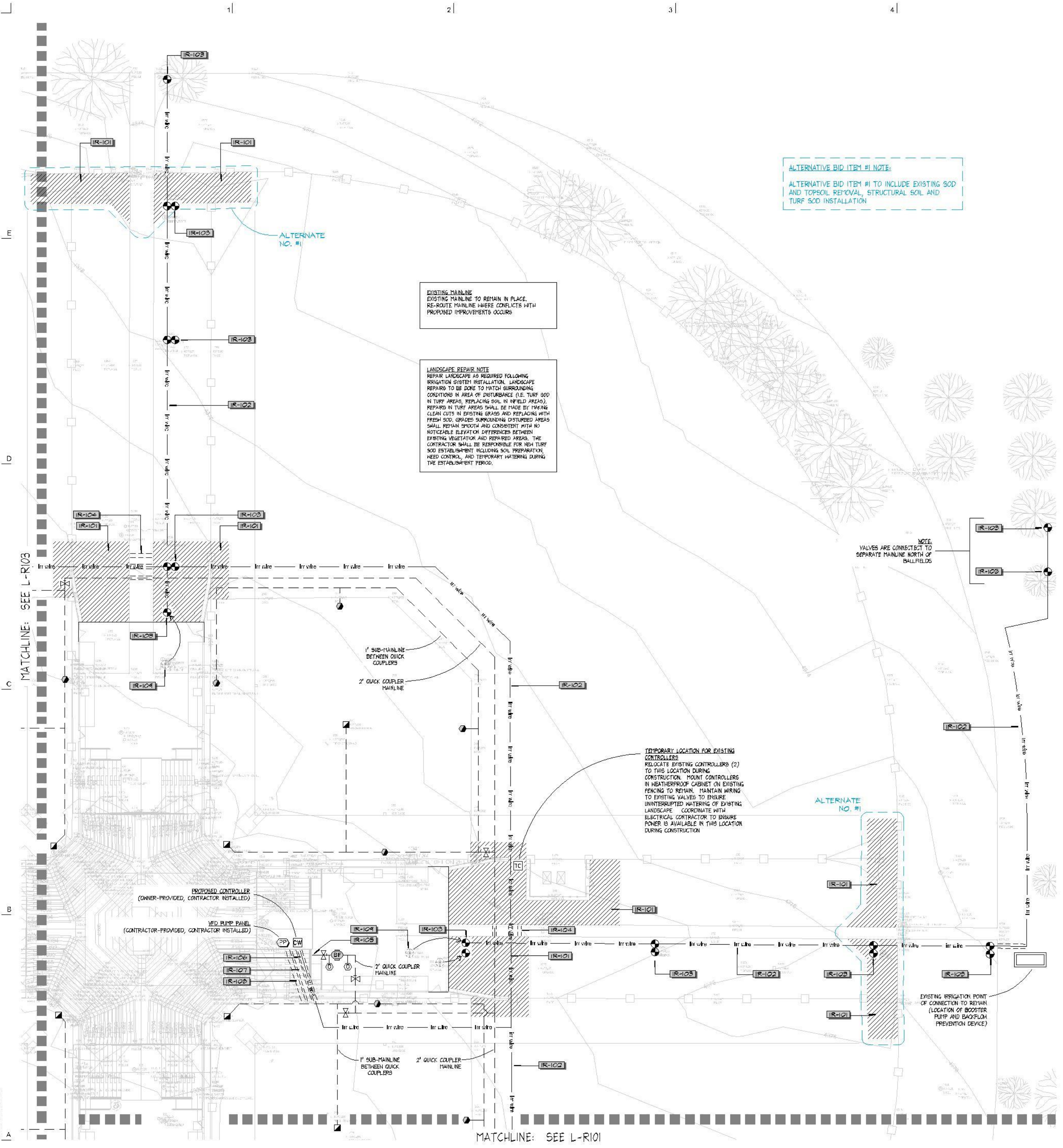
IRRIGATION PLAN

L-R103



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NOTE:
VALVES ARE CONNECTECT TO SEPARATE MAINLINE NORTH OF BALLFIELDS

TEMPORARY LOCATION FOR EXISTING CONTROLLERS
RELOCATE EXISTING CONTROLLERS (2) TO THIS LOCATION DURING CONSTRUCTION. MOUNT CONTROLLERS IN WEATHERPROOF CABINET ON EXISTING FENCING TO REMAIN. MAINTAIN WIRING TO EXISTING VALVES TO ENSURE UNINTERRUPTED WATERING OF EXISTING LANDSCAPE. COORDINATE WITH ELECTRICAL CONTRACTOR TO ENSURE POWER IS AVAILABLE IN THIS LOCATION DURING CONSTRUCTION

PROPOSED CONTROLLER
(OWNER-PROVIDED, CONTRACTOR INSTALLED)

VFD PUMP PANEL
(CONTRACTOR-PROVIDED, CONTRACTOR INSTALLED)

EXISTING IRRIGATION POINT OF CONNECTION TO REMAIN (LOCATION OF BOOSTER PUMP AND BACKFLOW PREVENTION DEVICE)

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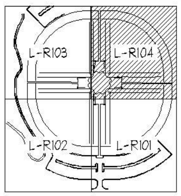
NORTH ARROW/SCALE — E

KEY MAP — D



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IRRIGATION PLAN

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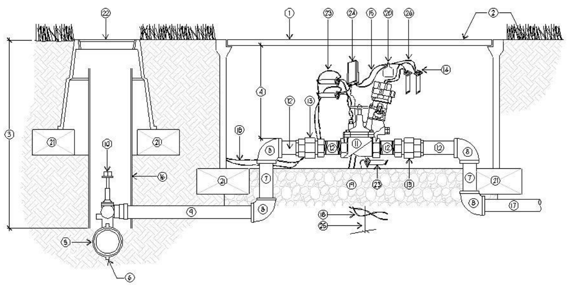
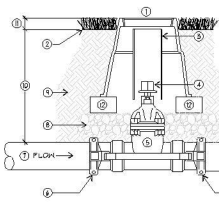


1. ① CARSON-BROOKS 1419-12 STANDARD OR 1220-12 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION) INSTALL AT GRADE
2. ② INSTALL AT FINISH GRADE (IN SHRUBS-2'; SOD-1 1/2"; SEED-1')

③ FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)
④ 10"-14"
⑤ MAIN WATER SUPPLY LINE
⑥ DUCTILE IRON SWIVEL SERVICE TEE WITH NECESSARY PIPE RESTRAINTS (SEE NOTE #5)
⑦ PVC SCH. 80 NIPPLE, LENGTH AS REQUIRED (TYP.)
⑧ PVC SCH. 80 ELL SAME SIZE AS VALVE
⑨ SCH. 80 PIPE AND FITTINGS AS NEEDED
⑩ SWIVEL ANGLE VALVE W/ SQUARE OPERATING NUT SIZE PER LINE
⑪ ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
⑫ SCH. 80 NIPPLE ON EITHER SIDE OF UNION
⑬ PVC SCH. 80 UNION
⑭ WATER TIGHT CONNECTORS (3M DBY ONLY)
⑮ CONTROL WIRES- 30-INCH LINEAR LENGTH OF WIRE, COILED
⑯ 6' PVC SCH. 40 PIPE SLEVE NOTCHED OVER VALVE
⑰ LATERAL LINE
⑱ 2-WIRE PATH. INSTALL ALL WIRING IN 1" HDPE PIPE BETWEEN CONTROLLER AND VALVE BOXES
⑲ 6' MIN. DEPTH CLEAN PEA GRAVEL
⑳ ID TAG: RAINBIRD VID SERIES
㉑ STANDARD BRICK - TYPICAL ALL BOXES
㉒ 10' ROUND GREEN PLASTIC VALVE BOXES, STACK AS NECESSARY CARSON-BROOKS 910 OR EQUAL
㉓ DIRECT BURY WIRE SPLICE
㉔ DECODER
㉕ TO DECODER GROUNDING PLATE INSTALL PER MANUFACTURER'S RECOMMENDATIONS
㉖ TWO BLACK WIRES TO VALVE SOLENOID

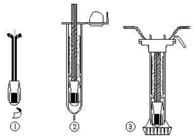
NOTES
1. ONE REMOTE CONTROL VALVE PER STANDARD SIZE VALVE BOX
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE BE SCH. 80 THREADED PVC USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
4. CUT ALL VALVE BOXES AS REQUIRED SO BOXES DO NOT SIT ON PIPING
5. MAIN LINE PIPE 3' AND LARGER SHALL HAVE GASKETED DUCTILE IRON, HARCO, LEEMCO OR APPROVED EQUAL TYPE FITTINGS WITH TRANSITION GASKETS IF NEEDED, AT ALL CHANGES OF DIRECTION TEES, ELLS, CAPS, ETC. INSTALL JOINT RESTRAINTS AT FITTINGS PER JOINT RESTRAINT DETAILS.

Ⓛ ELECTRIC REMOTE CONTROL VALVE ASSEMBLY
SCALE: NTS
SECTION



① 10' ROUND GREEN PLASTIC VALVE BOX, W/ BOLT LOCK, CARSON-BROOKS OR EQUAL
② FINISH GRADE
③ 6' PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
④ 2' SQUARE OPERATING NUT
⑤ PUSH ON GATE VALVE SEE EQUIPMENT SCHEDULE
⑥ JOINT RESTRAINT, 1 PER SIDE
⑦ MAIN WATER SUPPLY LINE
⑧ 6' MIN. GRAVEL
⑨ SUBGRADE COMPACTED TO 95%
⑩ DEPTH: 18' - 24'
⑪ SHRUBS-2', SOD-1 1/2', SEED-1'
⑫ STANDARD BRICK - TYPICAL

Ⓕ GATE VALVE ASSEMBLY
SCALE: NTS
SECTION



① STRIP WIRES AND APPLY SCOTCHLOK Y ELECTRICAL SPRING CONNECTOR IN A CLOCKWISE DIRECTION.
② INSERT SPLICE TO BOTTOM OF GEL FILLED TUBE. VISUALLY CHECK TO MAKE SURE SCOTCHLOK CONNECTOR HAS BEEN PUSHED PAST THE LOCKING FINGERS AND IS SEATED ON THE BOTTOM OF THE TUBE.
③ POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER

NOTE:
1. ALL WIRE SPLICES TO BE PLACED IN 10' ROUND VALVE BOX

Ⓖ 3M DBY DIRECT BURY SPLICE KIT
SCALE: NTS
SECTION

INSTALLATION CHART

REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

AS AN EXAMPLE, IF YOU HAVE A 3' PIPE, YOU WILL NEED 2 BOLTS THAT ARE 3/8 X 2.5' AND TIGHTEN THEM WITH A TORQUE WRENCH TO 20 FT-LBS.

PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
2'	2	3/8' x 2.5'	20
2.5'	2	3/8' x 2.5'	20
3'	2	3/8' x 2.5'	20
4'	2	1/2' x 3'	50
6'	2	1/2' x 3.5'	50
8'	4	1/2' x 4'	50
10"	4	5/8' x 5.5'	100
12"	4	5/8' x 5.5'	100

DISTANCE CHART

REFER TO THE FOLLOWING TABLE THAT LISTS THE LENGTH (IN FEET) FOR EACH SIZE/TYPE FITTING WITHIN WHICH ALL JOINTS JUST BE RESTRAINED. ALL FITTINGS AND JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.

AS AN EXAMPLE, IF YOU ARE INSTALLING A 3" MAINLINE WITH A DIRECTIONAL CHANGE OF 90°, REFER TO CHART UNDER PIPE SIZE TO 3" AND UNDER BENDS 90 YOU WILL SEE THE DISTANCE OF 11'. IF THERE IS ANY JOINT (VALVE, BELL, ETC.) YOU MUST INSTALL A JOINT RESTRAINT WITHIN 11' OF THE 90° MAINLINE DIRECTIONAL CHANGE.

PIPE SIZE	BENDS				REDUCERS			DEAD END	
	11°	22°	45°	90°	1 STEP	2 STEP	3 STEP	BLIND	SERV. B.
2'	1'	1'	2'	6'	-	-	-	19'	6'
2.5'	1'	2'	4'	9'	4'	-	-	23'	10'
3'	2'	3'	6'	11'	8'	10'	-	30'	15'
4'	2'	4'	9'	20'	14'	20'	31'	45'	25'
6'	3'	6'	13'	29'	30'	40'	53'	63'	40'
8'	4'	8'	15	38'	33'	55'	63'	75'	70'
10"	5'	9'	19'	45'	36'	56'	75'	96'	90'
12"	5'	10'	21'	53'	38'	60'	83'	112'	110'

THESE CHARTS ARE BASED ON USE OF LEEMCO PRODUCTS, AND PROVIDED AS REFERENCE ONLY. CONTRACTOR SHALL CONTACT CORRESPONDING MANUFACTURER REPRESENTATIVE FOR PROPER CHARTS, TRAINING AND CERTIFICATION IF OTHER PRODUCTS ARE SUBMITTED AND APPROVED. FOR USE OF LEEMCO PRODUCTS, CONTACT TONY GARNER @ (208) 631-7787, THE LEEMCO REPRESENTATIVE, FOR ALL QUESTIONS CONCERNING LEEMCO PRODUCTS.

Ⓒ JOINT RESTRAINT TABLES
SCALE: NTS
NOTES/TABLES

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◓	Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
◪	Existing Quick Coupler Valve
◑	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Locking Thermoplastic Rubber Cover, and 2-Piece Body.
⧗	Matco-Norca 514TX 1/2"-4' Brass Gate Valve, Full Port, with Solid Wedge. IPS. Cross Handle. Same size as mainline pipe.
D	Ford Manual Drain B11-333W-HB-34S-NL
BF	Febco 825YA 1-1/2" Reduced Pressure Backflow Preventer. Location to be approved by Owner prior to installation. Contractor to verify dimensions prior to ordering.
CW	HydroPoint WTOXR-C-2W96-SPH * Two-Wire Decoder Commercial Controller. 96 Stations - stainless steel wall-mount
TC	Temporary Controller Location Relocate existing controllers to temporary location shown on plans during construction. Coordinate with electrical contractor to ensure power is available in this location
PP	Watertronics CPV-HC-7A(10x1)-480-3-xx-xx VFD Pump Panel. Install and connect to controller and reconnect to booster pump - refer to electrical dwgs. Coordinate installation with electrical contractor.
— — — —	Irrigation Mainline: PVC Schedule 40
=========	Pipe Sleeve. PVC Class 200 SDR 21

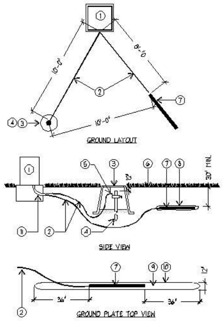
* EQUIPMENT NOTE:

1. OWNER SHALL PROVIDE CONTROLLER & VALVE DECODERS FOR REMOTE CONTROL VALVES. OWNER-PROVIDED EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE DECODERS FOR SURGE PROTECTION AS WELL AS OTHER GROUNDING EQUIPMENT & INSTALL PER MANUFACTURER'S RECOMMENDATIONS

* IRRIGATION CONTROLLER

PROVIDE ALL NECESSARY EQUIPMENT AND WIRING TO INSTALL AND CONNECT IRRIGATION CONTROLS. WIRE ALL COMPONENTS AS PER MANUFACTURERS GUIDELINES. INCOMING POWER TO CONTROLLER SHALL BE GROUNDED WITH AG2401 SURGE ARRESTOR AND AS RECOMMENDED BY THE MANUFACTURER. INSTALL WEATHERTRAK WT2W-SVD-11P SINGLE-STATION DECODERS (OWNER FURNISHED CONTRACTOR INSTALLED) AND WEATHERTRAK WT2W-LSP SURGE PROTECTION (CONTRACTOR PROVIDED CONTRACTOR INSTALLED) PER MANUFACTURER'S RECOMMENDATIONS (EVERY 500FT. OR EVERY 5 VALVES).

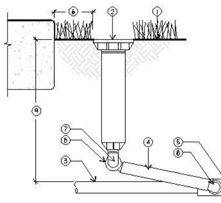
THE FOLLOWING ITEMS SHALL BE INCLUDED AS PART OF THE IRRIGATION CONTROLLER INSTALLATION:
1. OPTIFLOW 48 STATION OR MORE SERVICE PLAN - CIMXL+OFS-10YA
2. PROVIDE 2 CONSULTS FOR EACH OPTIFLOW CONTROLLER
3. 5-YEAR ADDITIONAL EXTENDED WARRANTY: XTD-WAR-5



① IRRIGATION CONTROLLER
② SOLID BARE COPPER WIRE (#6 AWG) FROM GROUNDING ROD OR GROUNDING PLATE TO CONTROLLER ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
③ COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN
④ 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD.
⑤ CADWELD CONNECTION
⑥ FINISH GRADE
⑦ COPPER GROUND PLATE (4' X 96' X .0625') ATTACHED TO #6 AWG BARE COPPER WIRE W/ CADWELD CONNECTION OR APPROVED EQUAL
⑧ EARTH CONTACT MATERIAL
⑨ DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE
⑩ ELECTRODE SPHERE OF INFLUENCE BOUNDARIES
⑪ PLASTIC SWEEP ELL (1 1/2" OR LARGER)

NOTE:
1. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. TEST GROUNDING 1 MONTH AFTER INSTALLATION. GROUNDING MUST ACHIEVE RESISTANCE OF TEN (10) OHMS OR LESS.

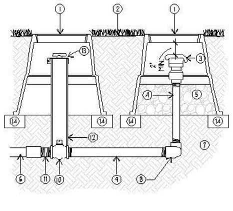
Ⓜ GROUNDING GRID Y DESIGN LAYOUT
SCALE: NTS
PLAN/SECTION



① FINISH GRADE/TOP OF MULCH
② POP-UP SPRAY SPRINKLER. SEE IRRIGATION SCHEDULE
③ PVC LATERAL PIPE
④ SWING ASSEMBLY: FLEX TUBE 24' MAX. LENGTH. SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.
⑤ PVC SCH 40 TEE OR ELL
⑥ ALL SPRAY HEADS TO BE PLACED 3" CLEAR OF ALL HARDSCAPE SURFACES AND 2'-0" FROM BUILDINGS
⑦ 1/2" MARLEX 90° ELL
⑧ 1/2' BARB 90°
⑨ DEPTH - SEE NOTES AND TRENCH DETAIL

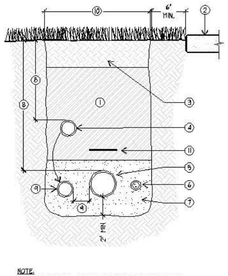
Ⓙ POP-UP SPRAY HEAD
SCALE: NTS
SECTION

NOTE:
1. INSTALL (1) QUICK COUPLING VALVE AT ALL VALVE MANIFOLDS AS SHOWN ON PLANS.



① 10' ROUND GREEN PLASTIC VALVE BOX, CARSON-BROOKS 910
② INSTALL BOX AT FINISH GRADE IN SHRUBS-2'; SOD-1 1/2'; SEED-1'
③ QUICK COUPLER - SEE IRRIGATION SCHEDULE (MOUNT 4 - 6" BELOW GRADE)
④ 1' GALVANIZED RISER, LENGTH AS REQUIRED
⑤ 6' MIN. DEPTH CLEAN PEA GRAVEL
⑥ MAIN SUPPLY LINE
⑦ SUB-GRADE COMPACTED TO 90% (TYP.)
⑧ 1' GALVANIZED DOUBLE ELBOW SWING JOINT
⑨ 1' GALVANIZED NIPPLE, MIN. LENGTH 24' BEFORE TRANSITION TO PVC PIPE
⑩ 1' BALL B11444 FORD VALVE
⑪ SCH. 80 NIPPLE
⑫ 2' SCH. 40 PVC SLEEVE NOTCHED OVER BALL VALVE
⑬ 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4' - 6' BELOW GRADE
⑭ STANDARD BRICK, TYP

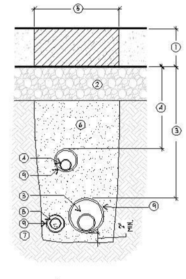
Ⓗ QUICK COUPLER VALVE ASSEMBLY
SCALE: NTS
SECTION



① CLEAN BACKFILL- SEE SPECS
② ADJACENT HARD SURFACE
③ TOPSOIL FREE FROM ROCKS GREATER THAN 1' DIAMETER
④ NON-PRESSURE LATERAL LINE
⑤ PRESSURE MAIN LINE
⑥ INSTALL ELECTRICAL WIRING IN 1" HDPE CONDUIT, SEE SPECS.
⑦ MORTAR SAND BEDDING 2' BELOW AND TO EITHER SIDE OF PIPE AND ELECTRICAL WIRING
⑧ PIPE DEPTHS:
   MAIN LINE: 18 - 30' COVER
   LATERAL LINE: 12 - 14' COVER FOR SMALL POP-UP HEADS AND 12' - 16' FOR LARGER ROTOR HEADS
⑨ WHERE LATERAL AND MAIN LINES ARE PLACED IN THE SAME TRENCH, MAKE TRENCH WIDE ENOUGH TO ALLOW MIN. 24' HORIZONTAL SEPARATION BETWEEN MAIN LINE AND LATERAL LINE PIPING AS WELL AS CONTROL WIRING (NO VERTICAL SPACING ALLOWED)
⑩ IF TRENCHING THROUGH EXISTING TURF, REPLACE SOD PER SPECIFICATIONS
⑪ DETECTABLE TRACER TAPE, SEE SPECS.

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. SEE SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

Ⓓ TRENCHING
SCALE: NTS
SECTION

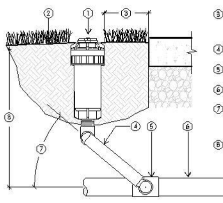


① HARDSCAPE PAVING
② COMPACTED AGGREGATE SUB-BASE
③ MAIN LINE PIPE: 18 - 30' COVER
④ LATERAL LINE PIPE: 12 - 14' COVER FOR SMALL POP-UP HEADS AND 12" - 16" FOR LARGER ROTOR HEADS
⑤ SAWCUT & PATCH HARDSCAPE PAVING WIDTH AS REQUIRED
⑥ COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1" IN DIA.
⑦ SUB-GRADE COMPACTED TO 95% (TYP.)
⑧ CONTROL WIRES 6' TO EITHER SIDE OR 6' UNDER MAINLINE.
⑨ SLEEVING:
   - SLEEVES SHALL BE 2" LARGER THAN PIPE
   - SLEEVES 3-1/2' AND SMALLER SHALL BE PVC SCH. 40
   - SLEEVES 4' AND GREATER SHALL BE PVC SEWER PIPE

NOTE:
1. SETTLE ALL TRENCHES WITH WATER PRIOR TO INSTALLATION OF TOPSOIL.
2. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH, MAINTAIN 6' SEPARATION BETWEEN PIPES & PLACE EACH IN SEPARATE SLEEVES.
3. EXTEND ALL SLEEVING 12" MIN. BEYOND EDGE OF PAVING

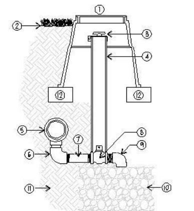
Ⓐ SLEEVING
SCALE: NTS
SECTION

NOTE:
1. SWING PIPE SHALL SLOPE TOWARDS LATERAL PIPE FOR COMPLETE DRAINAGE.



① POP-UP ROTOR SPRINKLER - SEE IRRIGATION SCHEDULE
② SET HEAD FLUSH WITH FINISH GRADE/TOP OF MULCH
③ ALL ROTOR HEADS TO BE PLACED 2" CLEAR OF ALL HARDSCAPE SURFACES AND 2'-0" FROM BUILDINGS
④ SCH. 80 THREADED NIPPLE W/ MARLEX STREET ELBOWS
⑤ PVC SCH. 40 SxSxT TEE (OR ELL)
⑥ PVC LATERAL LINE, SIZE AS NOTED ON PLAN
⑦ SWING JOINT ARM INSTALLED AT ANGLE BETWEEN 30 AND 45 DRG OF LATERAL PIPE. USE MALE THREAD MODEL
⑧ DEPTH - SEE NOTES & TRENCH DETAIL

Ⓚ POP-UP ROTOR HEAD
SCALE: NTS
SECTION

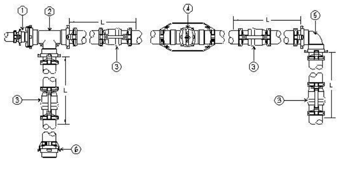


① 10' ROUND VALVE BOX W/ LOCK BOLT, CARSON-BROOKS 910 OR EQUAL
② FINISH GRADE
③ 906L WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF MARKER 4' - 6' BELOW GRADE
④ 2' PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
⑤ PVC SCH. 80 TEE & MAIN LINE
⑥ 3/4" PVC SCH. 80 ELBOW
⑦ 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
⑧ 3/4" FORD B11333 BALL VALVE
⑨ 3/4" MARLEY STREET ELBOW
⑩ GRAVEL SUMP - 18' x 18" x 12' MIN. SIZE
⑪ SUBGRADE COMPACTED TO 90%
⑫ STANDARD BRICK - TYPICAL

NOTES
1. ALL LINES SHALL SLOPE TO MANUAL DRAIN. IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM.
2. ALL PVC NIPPLES TO BE SCH. 80
3. PROVIDE VALVE KEY TO OWNER

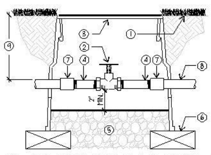
Ⓘ MAINLINE DRAIN ASSEMBLY
SCALE: NTS
SECTION

NOTE
REPRESENTATIVE SAMPLING OF FITTINGS WITH JOINT RESTRAINTS INSTALLED. PIPE TO PIPE RESTRAINTS SHOWN, NOT NECESSARILY ALWAYS REQUIRED. REFER TO JOINT RESTRAINT TABLES.



① REDUCER BUSHING WITH RESTRAINT
② TEE WITH 3 RESTRAINTS
③ PIPE TO PIPE RESTRAINT
④ VALVE WITH RESTRAINT
⑤ ELBOW WITH RESTRAINT
⑥ CAP WITH RESTRAINT

Ⓔ TYPICAL JOINT RESTRAINT LAYOUT
SCALE: NTS
PLAN



① SET FLUSH TO FINISH GRADE / TOP OF MULCH
② ISOLATION BALL VALVE W/ HANDLE TURNED UPWARD (SEE IRRIGATION SCHEDULE)
③ VALVE BOX (LOCATION MUST BE APPROVED BY OWNER'S REP. PRIOR TO INSTALL).
④ PVC SCH 80 NIPPLE
⑤ ISOLATION GATE VALVE (SEE IRRIGATION LEGEND)
⑥ BRICK FOUNDATION
⑦ PVC SCH 80 SLIP X THREAD COUPLING (SAME SIZE AS MAINLINE PIPING)
⑧ MAINLINE PIPING
⑨ FOR TRENCH DEPTHS (SEE TRENCHING AND SLEEVING DETAIL)

Ⓑ ISOLATION GATE VALVE ASSEMBLY
SCALE: NTS
SECTION

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SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

18095.01

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NEXUS PROJECT #: 18095.01
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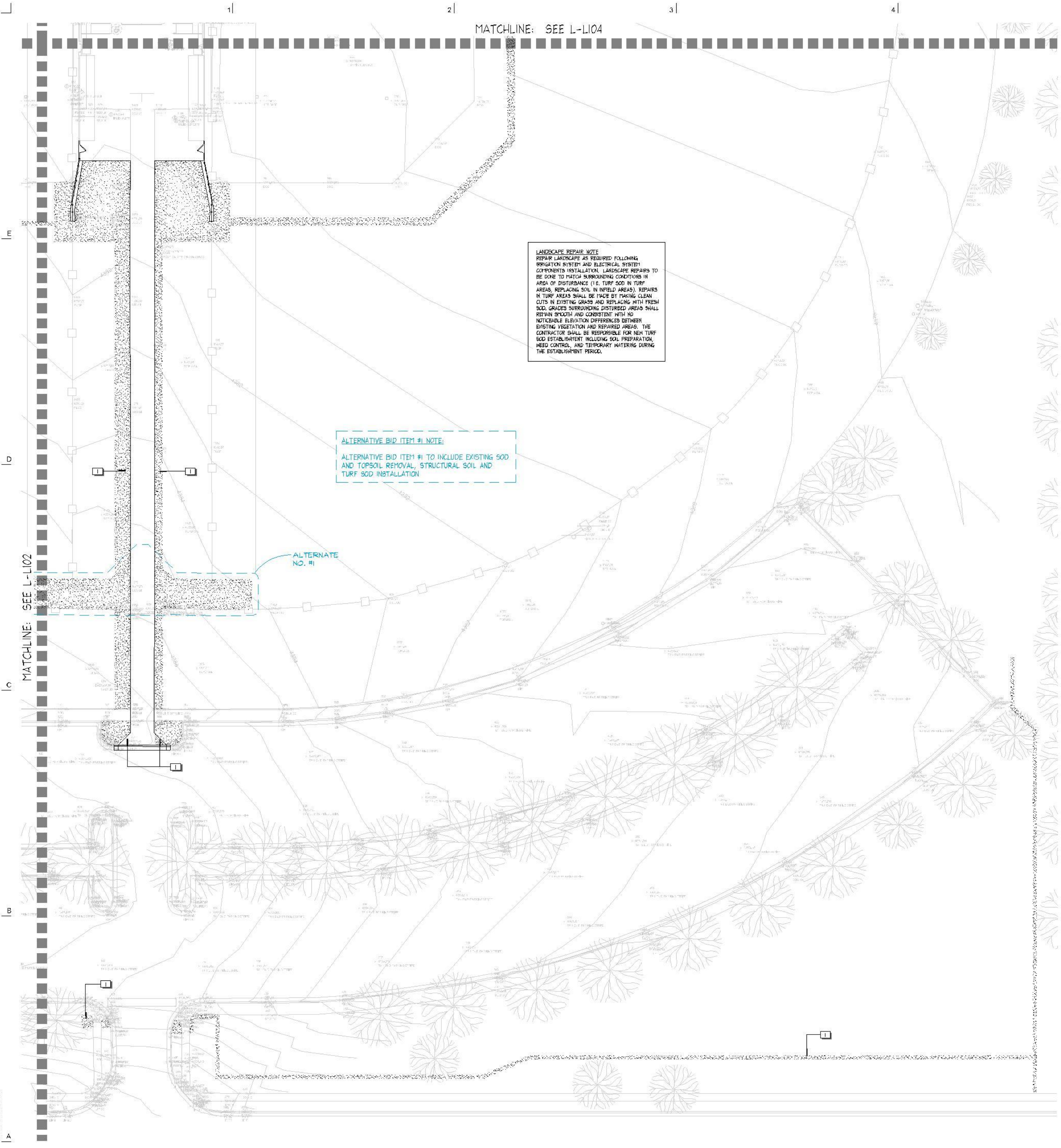
IRRIGATION SCHEDULE & DETAILS

L-R501



ALTERNATIVE BID ITEM #1 NOTE:

ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

LANDSCAPE REPAIR NOTE

REPAIR LANDSCAPE AS REQUIRED FOLLOWING IRRIGATION SYSTEM AND ELECTRICAL SYSTEM COMPONENTS INSTALLATION. LANDSCAPE REPAIRS TO BE DONE TO MATCH SURROUNDING CONDITIONS IN AREA OF DISTURBANCE (I.E. TURF SOD IN TURF AREAS, REPLACING SOIL IN INFIELD AREAS). REPAIRS IN TURF AREAS SHALL BE MADE BY MAKING CLEAN CUTS IN EXISTING GRASS AND REPLACING WITH FRESH SOD. GRADES SURROUNDING DISTURBED AREAS SHALL REMAIN SMOOTH AND CONSISTENT WITH NO NOTICEABLE ELEVATION DIFFERENCES BETWEEN EXISTING VEGETATION AND REPAIRED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEW TURF SOD ESTABLISHMENT INCLUDING SOIL PREPARATION, WEED CONTROL, AND TEMPORARY WATERING DURING THE ESTABLISHMENT PERIOD.

PLANT SCHEDULE A

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
▨	Turf-Grass	sod	30,767 sf

LANDSCAPE NOTES B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE CONSTRUCTION FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL BE SELECTED AND TAGGED BY THE PROJECT MANAGER LANDSCAPE ARCHITECT AT THE PLACE OF GROWTH PRIOR TO DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION, SEE SPECS. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED IN WRITING BY THE PROJECT MANAGER. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER.
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6. ALL TREES LESS THAN 2" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED.
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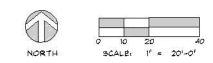
REFERENCE SCHEDULE C

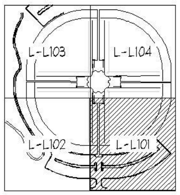
SYMBOL	DESCRIPTION
1	SOD AREA TO RECEIVE TURF TOPSOIL AS NECESSARY TO MATCH EXISTING GRADES TYP. - REFER TO SPECS.

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE E



KEY MAP D



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VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

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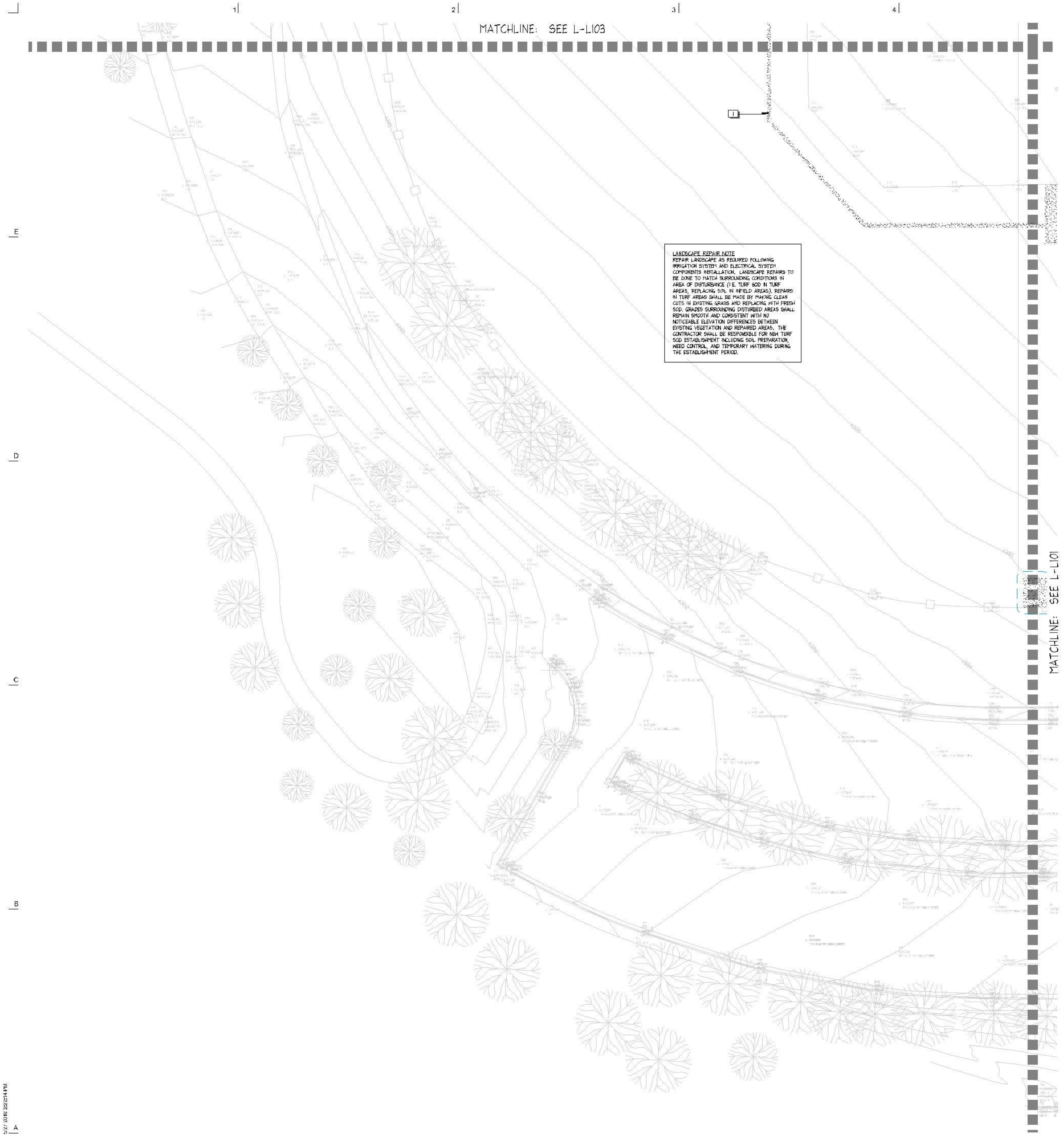
LANDSCAPE PLAN

L-L101



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PLANT SCHEDULE A

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
▨	Turf-Grass	sod	30,767 sf

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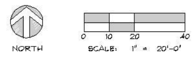
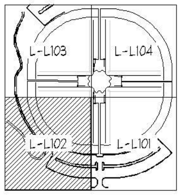
LICENSED LANDSCAPE ARCHITECT
Eric J. Powell
No. 8329788
Sept. 16, 2021
STATE OF UTAH

NORTH ARROW/SCALE E



KEY MAP D



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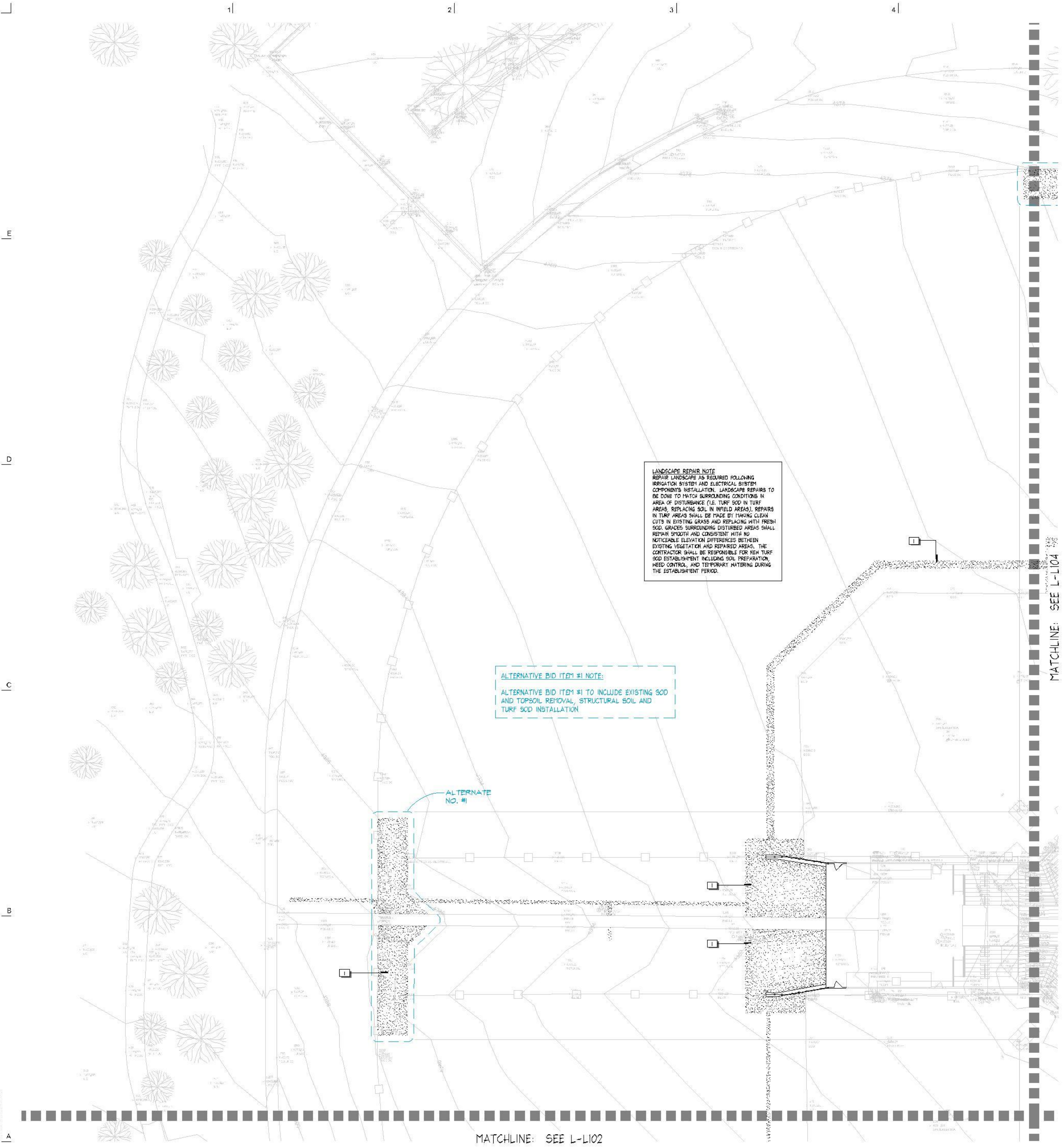
DATE: 09/16/2021

LANDSCAPE PLAN

L-L102

5/27/2016 2:22:14 PM



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ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

PLANT SCHEDULE — A

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
▨	Turf-Grass	sod	30,767 sf

LANDSCAPE NOTES — B

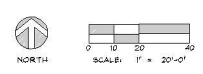
1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE CONSTRUCTION FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL BE SELECTED AND TAGGED BY THE PROJECT MANAGER LANDSCAPE ARCHITECT AT THE PLACE OF GROWTH PRIOR TO DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION, SEE SPECS. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED IN WRITING BY THE PROJECT MANAGER. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER.
4. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING THAT IS DESIGNATED TO REMAIN. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING OUTSIDE DRIP LINE (OUTER PERIMETER OF BRANCHES) OF TREES TO PROTECT FROM DAMAGE (SEE DETAIL). DO NOT STORE CONSTRUCTION MATERIALS, PERMIT VEHICULAR TRAFFIC OR PEDESTRIAN ACCESS WITHIN DRIP LINE TO AVOID SOIL COMPACTION.
6. ALL TREES LESS THAN 2" CAL. SHALL BE DOUBLE STAKED AND ALL DECIDUOUS TREES GREATER THAN 2" CAL. AND ALL EVERGREEN TREES 6'-0" AND TALLER SHALL BE TRIPLE STAKED.
7. A SOILS REPORT SHALL BE PROVIDED BY THE CONTRACTOR, AND SHALL DESCRIBE THE DEPTH, COMPOSITION, AND BULK DENSITY OF THE TOPSOIL AT THE SITE AND SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENTS. REFER TO SPECS. EXISTING SOILS MAYBE USED IF THEY MEET THE SPECIFICATIONS STANDARDS AND/OR AMENDED TO MEET THE SPECIFICATIONS STANDARDS.

REFERENCE SCHEDULE — C

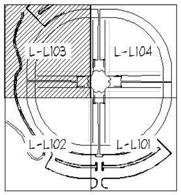
SYMBOL	DESCRIPTION
1	SOD AREA TO RECEIVE TURF TOPSOIL AS NECESSARY TO MATCH EXISTING GRADES TYP. - REFER TO SPECS.

Eric J. Powell
No. 8329788
Sept. 16 2021

NORTH ARROW/SCALE — E



KEY MAP — D



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18095.01

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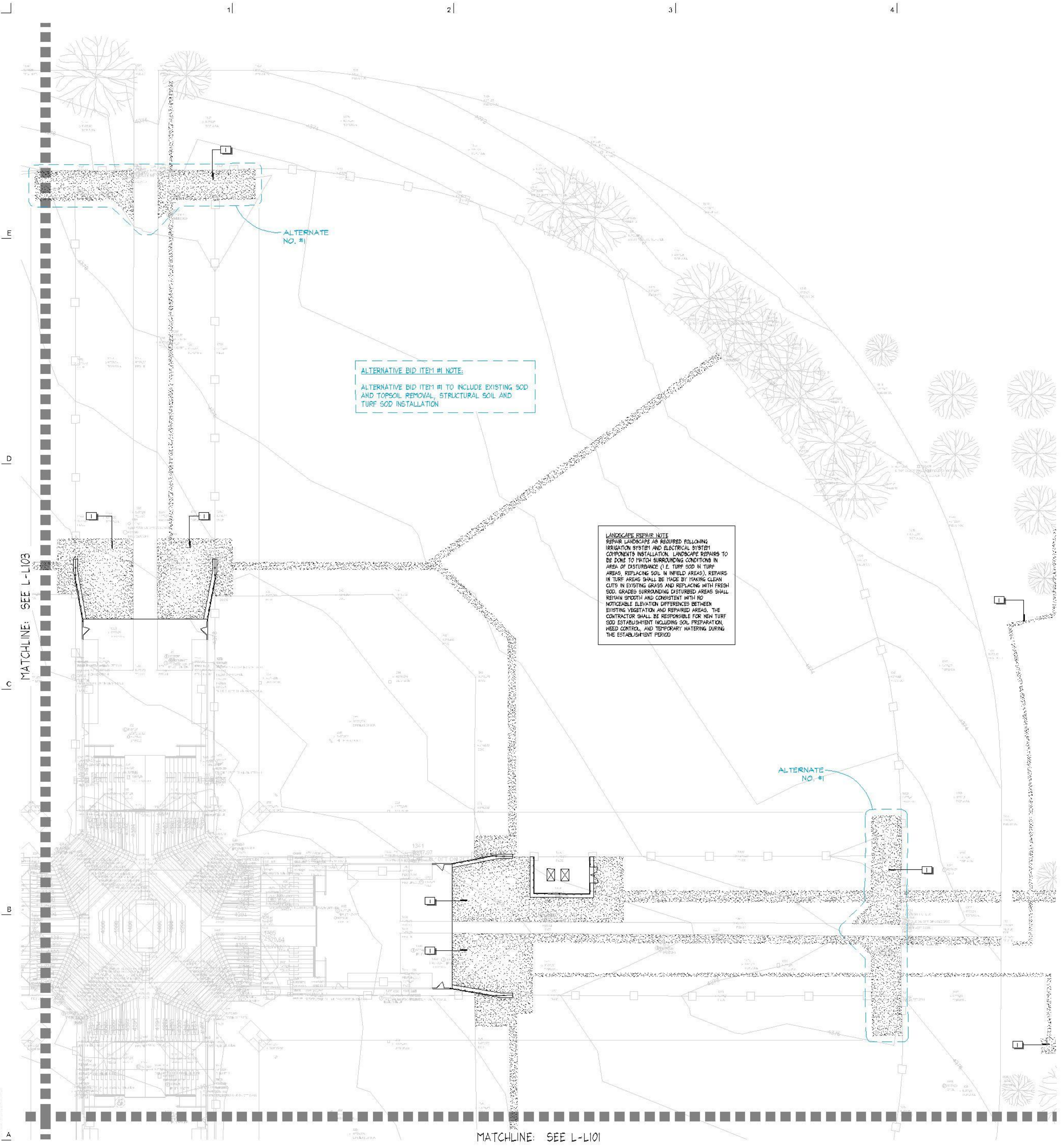
LANDSCAPE PLAN

L-L103



ALTERNATIVE BID ITEM #1 NOTE:

ALTERNATIVE BID ITEM #1 TO INCLUDE EXISTING SOD AND TOPSOIL REMOVAL, STRUCTURAL SOIL AND TURF SOD INSTALLATION

LANDSCAPE REPAIR NOTE

REPAIR LANDSCAPE AS REQUIRED FOLLOWING IRRIGATION SYSTEM AND ELECTRICAL SYSTEM COMPONENTS INSTALLATION. LANDSCAPE REPAIRS TO BE DONE TO MATCH SURROUNDING CONDITIONS IN AREA OF DISTURBANCE (I.E. TURF SOD IN TURF AREAS, REPLACING SOIL IN INFIELD AREAS). REPAIRS IN TURF AREAS SHALL BE MADE BY MAKING CLEAN CUTS IN EXISTING GRASS AND REPLACING WITH FRESH SOD. GRADES SURROUNDING DISTURBED AREAS SHALL REMAIN SMOOTH AND CONSISTENT WITH NO NOTICEABLE ELEVATION DIFFERENCES BETWEEN EXISTING VEGETATION AND REPAIRED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEW TURF SOD ESTABLISHMENT INCLUDING SOIL PREPARATION, WEED CONTROL, AND TEMPORARY WATERING DURING THE ESTABLISHMENT PERIOD

PLANT SCHEDULE A

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
▨	Turf-Grass	sod	30,767 sf

LANDSCAPE NOTES B

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REFERENCE SCHEDULE C

SYMBOL	DESCRIPTION
1	SOD AREA TO RECEIVE TURF TOPSOIL AS NECESSARY TO MATCH EXISTING GRADES TYP. - REFER TO SPECS.

Eric J. Powell
No. 8329788
Sept. 16 2021

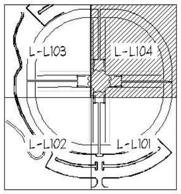
NORTH ARROW/SCALE E

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

KEY MAP D



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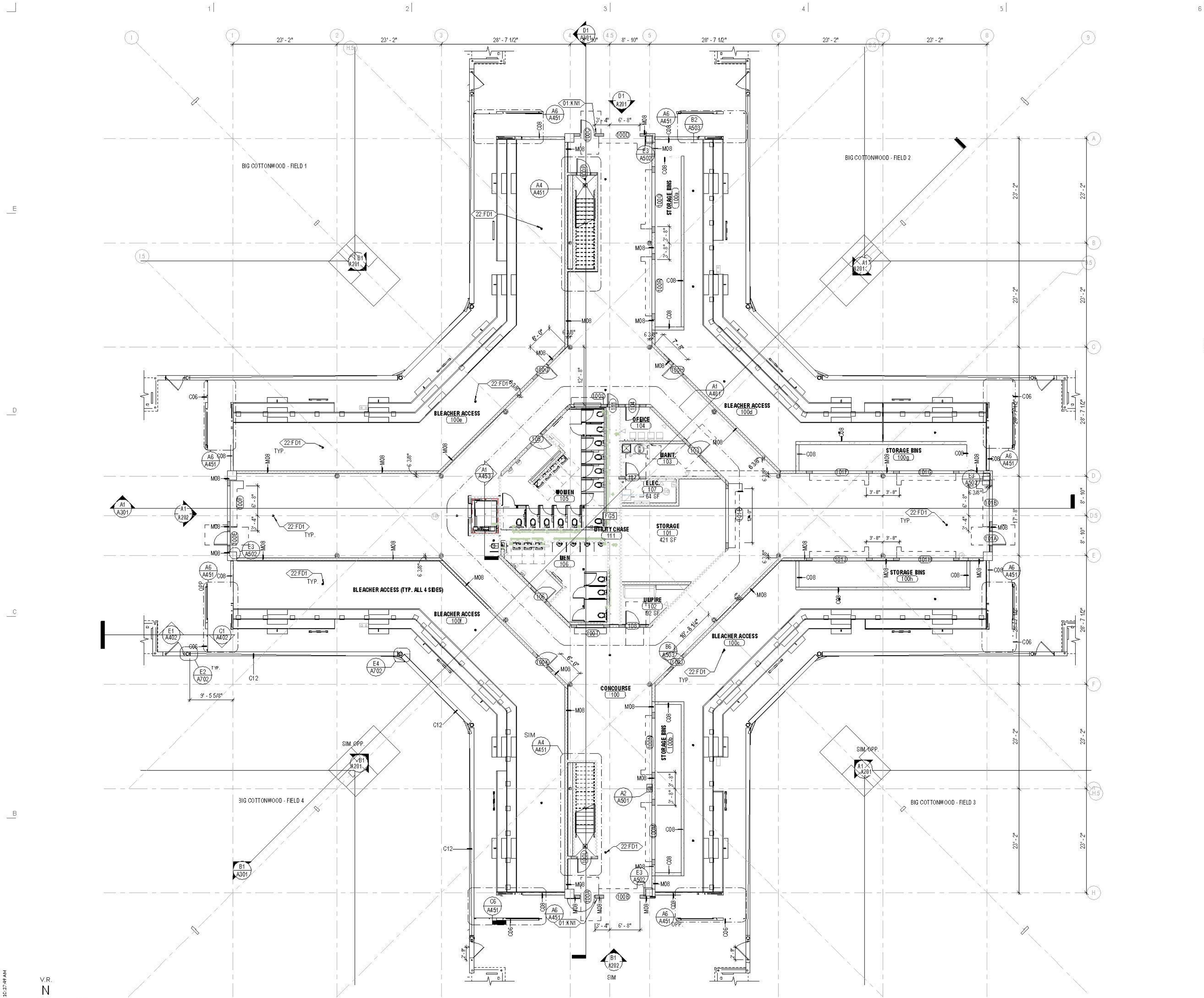
LANDSCAPE PLAN

L-L104



A1 LOWER CONCOURSE LEVEL
A101 1/8" = 1'-0"

9/17/2021 10:37:49 AM

GENERAL NOTE - FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL B6/A701
G. WHERE PROVIDED, DOOR AND WINDOW DIMENSIONS ARE TO EDGE OF ROUGH OPENING. OPENING DIMENSIONS ARE NOMINAL. CONTRACTOR SHALL COORDINATE DIMENSIONS OF ALL ROUGH OPENINGS AND ACTUAL FRAME SIZES. WHERE DOOR LOCATIONS ARE NOT DIMENSIONED, SEE DETAILS REFERENCED IN DOOR SCHEDULE BY SPECIFIC CONDITION. OTHERWISE, THE HINGE SIDE OF DOOR ROUGH OPENINGS SHALL BE LOCATED 4" FROM THE ADJACENT PERPENDICULAR WALL, SUBJECT TO MAINTENANCE OR REQUIRED ADA CLEARANCES. SEE SHEET G701.
H. NO SURFACE MOUNTED CONDUIT & OUTLETS PERMITTED.
I. INFILL BETWEEN METAL DECK FLUTES WITH FOAM CLOSURES BETWEEN OTS ROOMS, INSULA FOAM OR EQUAL.
J. PROVIDE BULLNOSE CMU ON BOTH SIDES OF OPENINGS. UNLESS NOTED OTHERWISE.
K. SLOPE TO DRAINS SHALL BE ADA COMPLIANT TO WALKING SURFACES. (ICC 403.3 SLOPE)

KEYNOTE LEGEND

01:KN1	FIRE DEPARTMENT KNOX BOX
22:FD1	FLOOR DRAIN

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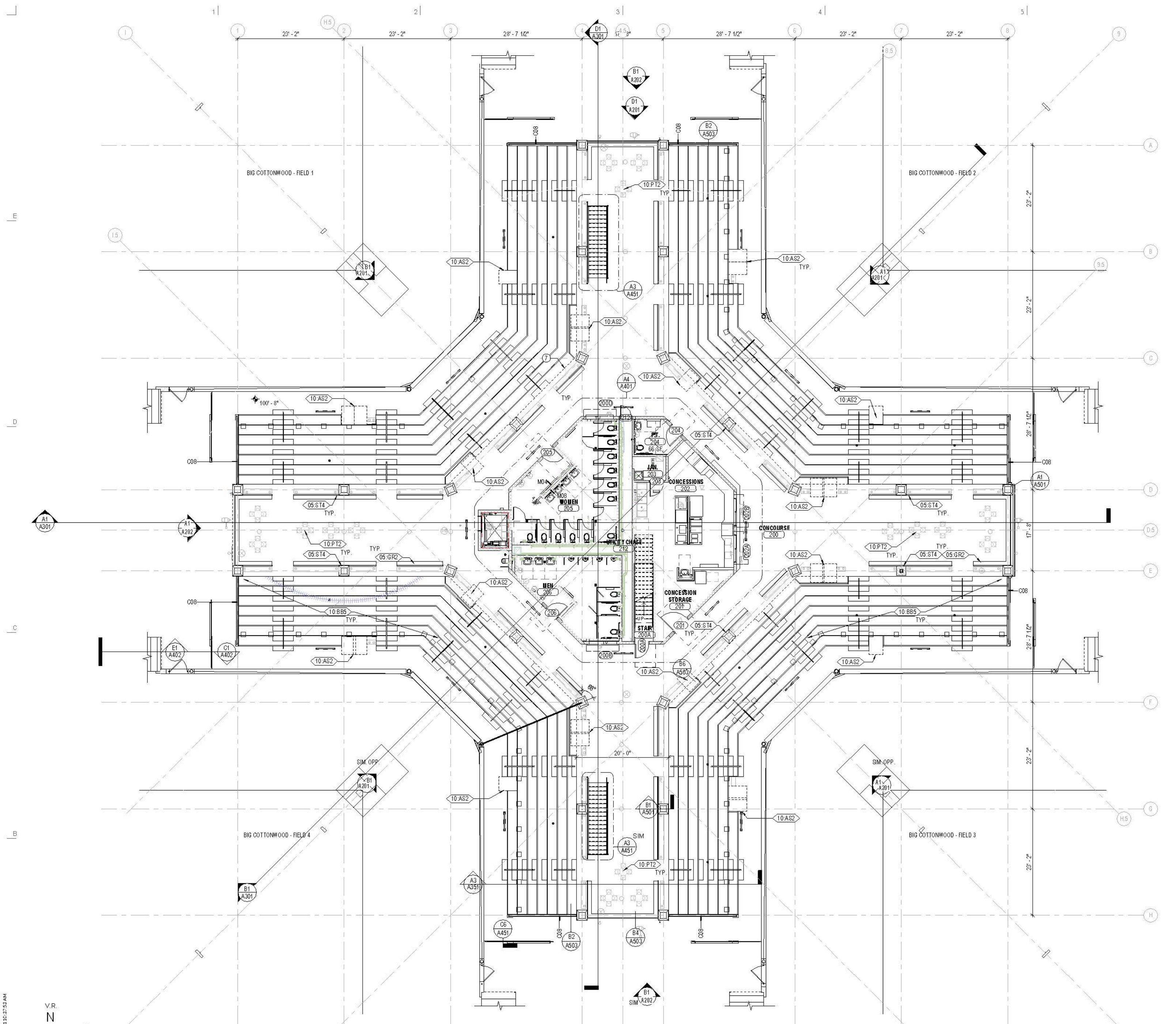
LOWER
CONCOURSE
LEVEL -
FLOOR
PLAN

A101



A1 UPPER CONCOURSE LEVEL
A102 1/8" = 1'-0"

GENERAL NOTE - FLOOR PLAN

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KEYNOTE LEGEND

05:GR2	GALVANIZED DECORATIVE 42" HIGH RAIL WITH 10" SOLID SURFACE DRINK SHELF
05:ST4	CONTINUOUS RAILING, REMOVE BAULSTER INFRONT OF ELECTRICAL OUTLET; SEE ELECTRICAL
10:AS2	ACCESSIBLE SEATING
10:BB5	BLEACHER SYSTEM, RE: A102B
10:PT2	PREFINISHED 36" DIAMETER TABLE WITH 4 INTEGRAL FIXED STOOLS

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CONCOURSE
LEVEL -
FLOOR
PLAN

A102

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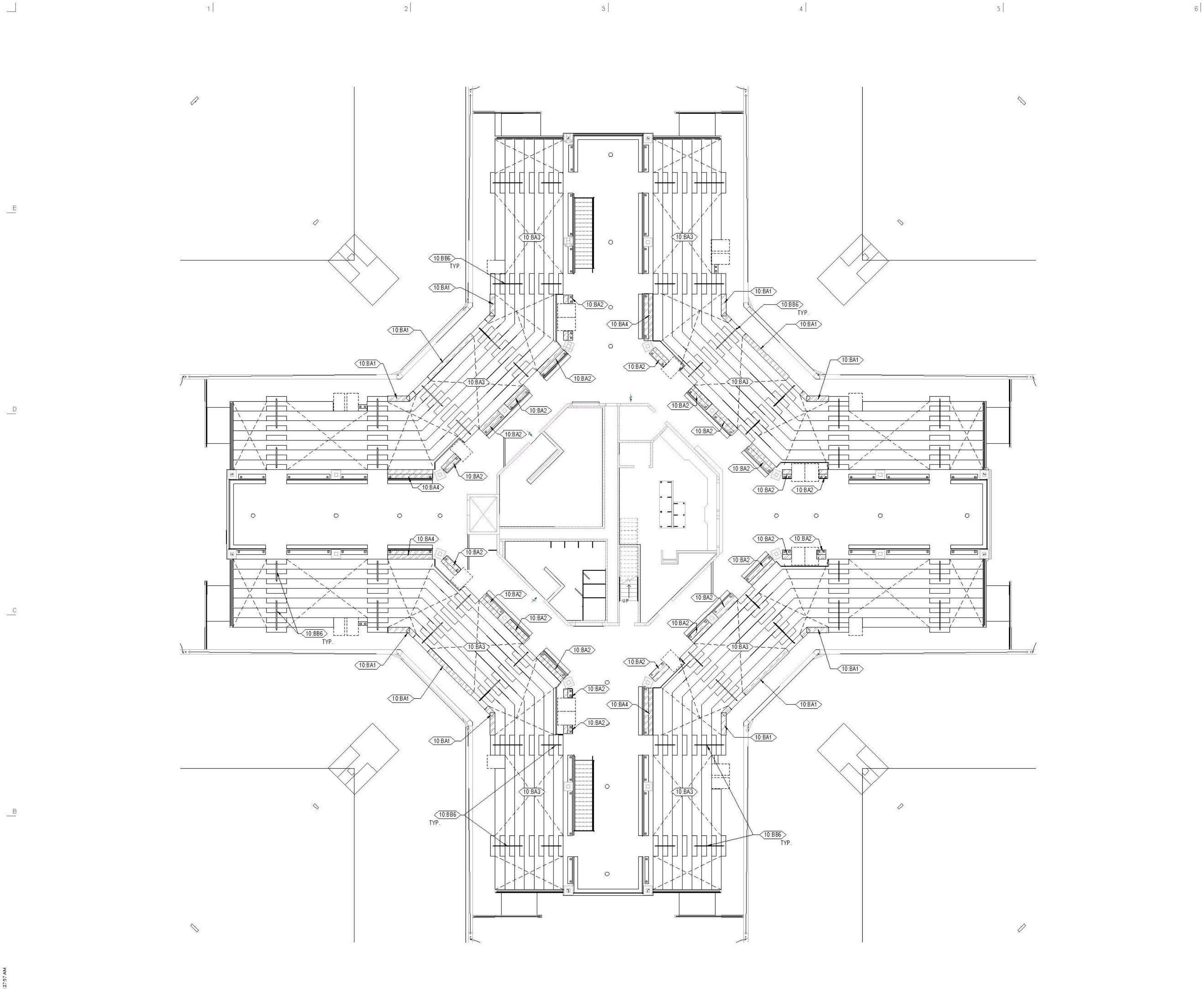

A1 **BLEACHER SYSTEM LAYOUT**
A102b 1/8" = 1'-0"

KEYNOTE LEGEND

10:BA1	BASE BID- BLEACHER SEAT WITH COLOSSEUM TWO; SEAT BOTTOM ATTACHED TO BLEACHER SYSTEM RISER. BID ALT # 4- BLEACHER SEAT COLOSSEUM TWO; SEAT BOTTOM & BACKREST ATTACHED TO FLOOR.
10:BA2	BASE BID- BLEACHER SEAT WITH COLOSSEUM TWO; SEAT BOTTOM ATTACHED TO FLOOR. BID ALT #4- BLEACHER SEAT COLOSSEUM TWO; SEAT BOTTOM & BACKREST ATTACHED TO FLOOR. NO RAILING BEHIND SEATS.
10:BA3	BASE BID-BLEACHER SEAT WITH COLOSSEUM TWO; SEAT BOTTOM ATTACHED TO BLEACHER SYSTEM RISER.
10:BA4	BASE BID- BLEACHER SEAT WITH COLOSSEUM TWO; SEAT BOTTOM ATTACHED TO FLOOR. BID ALT #4- BLEACHER SEAT COLOSSEUM TWO; SEAT BOTTOM & BACKREST ATTACHED TO FLOOR. NO DRINK SHELF & RAILING BEHIND SEATS.
10:BB6	MID AISLE 1 1/2" DIA. ALUMINUM GRAB RAIL, PER BLEACHER SYSTEM MANUFACTURER.

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OVERALL
PLAN -
BLEACHER
SYSTEM

A102b

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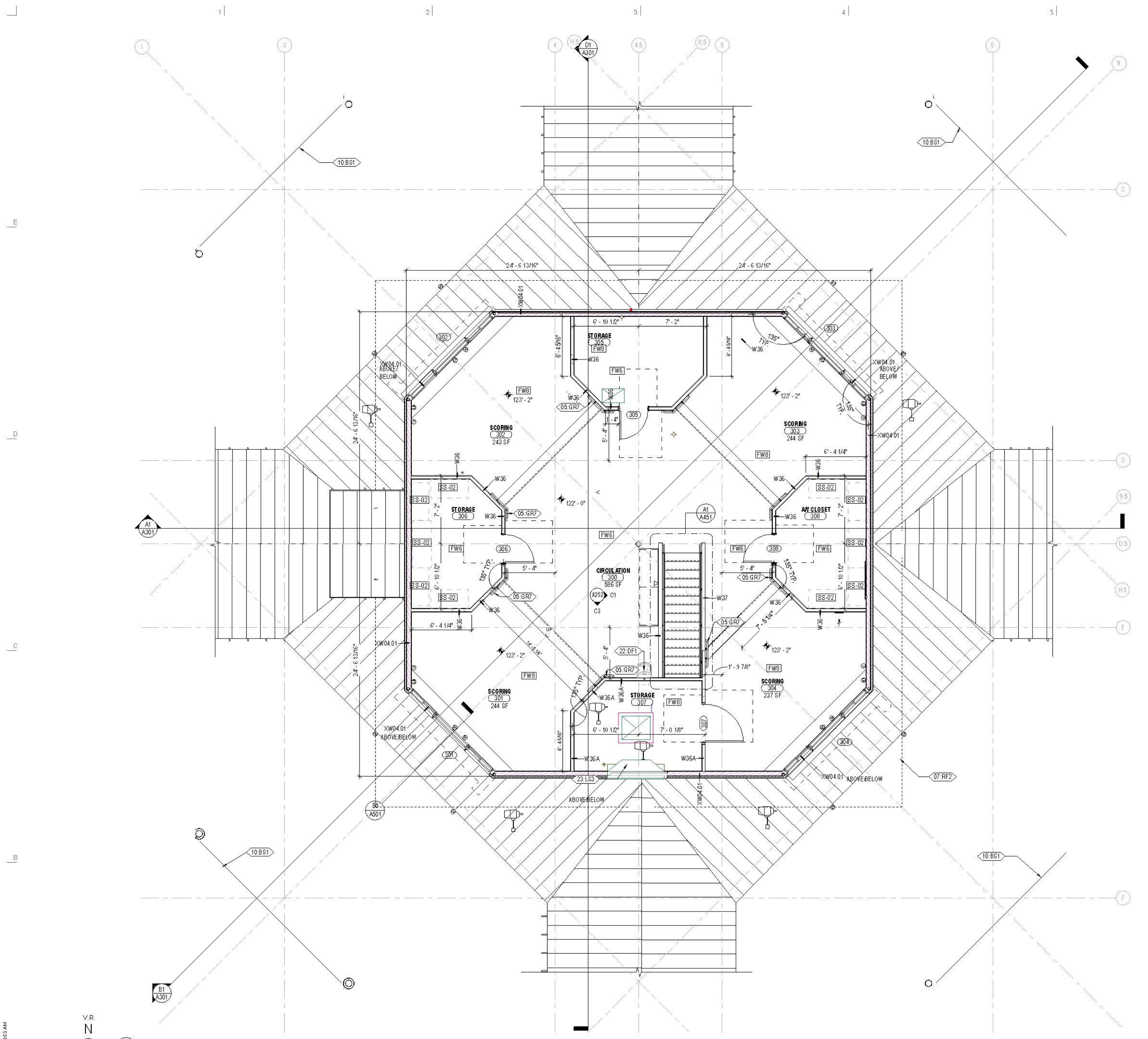

A1 SCOREKEEPERS LEVEL
A103 1/4" = 1'-0"

9/17/2021 10:38:01 AM

GENERAL NOTE - FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
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K. SLOPE TO DRAINS SHALL BE ADA COMPLIANT TO WALKING SURFACES. (ICC 403.3 SLOPE)

KEYNOTE LEGEND

05:GR7	PAINTED 1 1/2" STEEL TUBE HANDRAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES FROM TOP RISER & CONTINUE TO SLOPE FOR THE DEPTH OF 1 TREAD BEYOND THE BOTTOM RISER. COLOR P-02
07:RF2	ROOF LINE ABOVE
10:BS1	36'-0" HIGH BACKSTOP MOUNTED ON TOP OF CONCRETE WALL.
22:DF1	ACCESSIBLE HEIGHT DRINKING FOUNTAIN WITH JUG FILLER
23:LS3	L-1 LOUVER. RE: MECHANICAL

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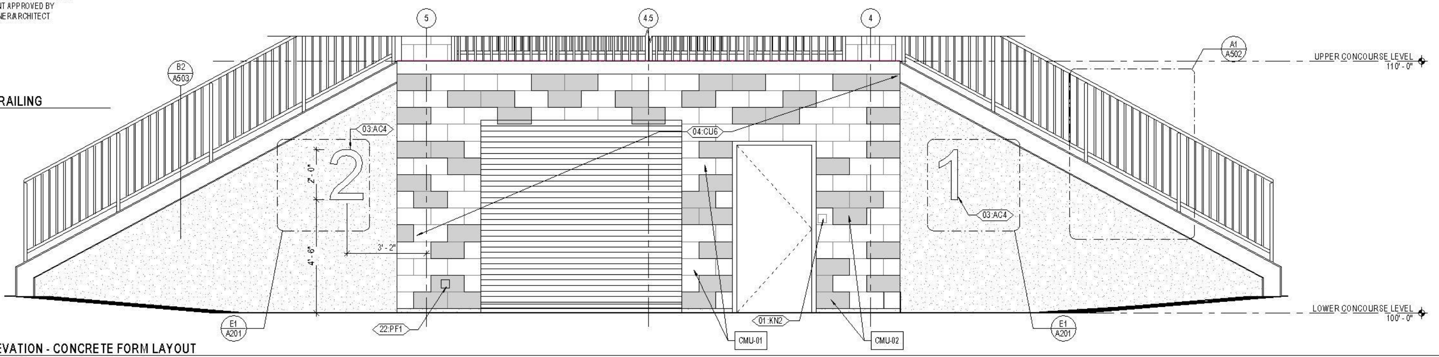
SCORE
KEEPERS
BOX LEVEL -
FLOOR
PLAN
A103

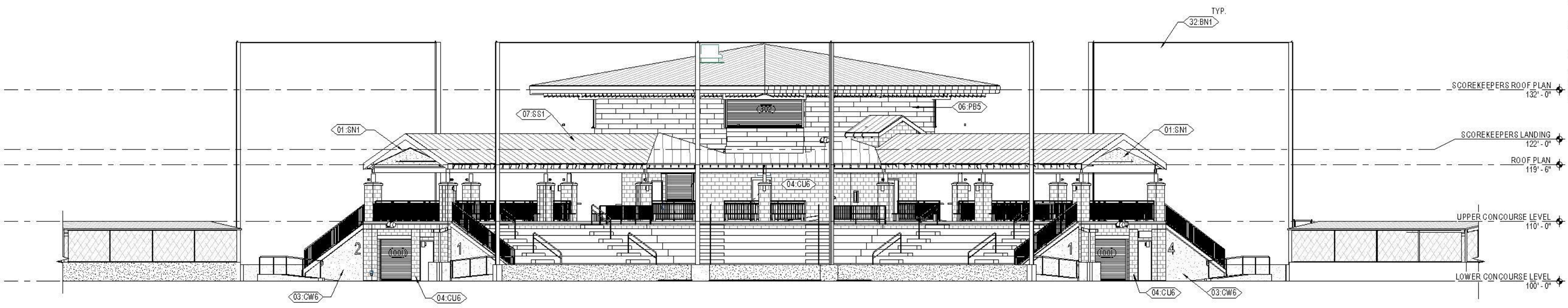
NUMBER, FONT STYLE TO BE APPROVED BY OWNER/ARCHITECT

PAINT INSIDE OF NUMBER, PAINT APPROVED BY OWNER/ARCHITECT

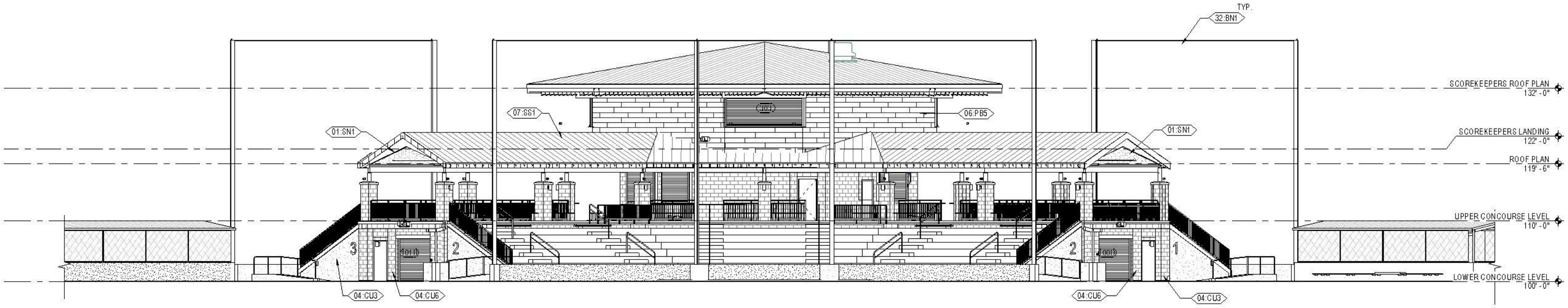
E1 EXTERIOR STAIR RAILING
A201 3/8" = 1'-0"



D1 ELEVATION - CONCRETE FORM LAYOUT
A201 1/2" = 1'-0"



B1 NORTHWEST
A201 1/8" = 1'-0"



A1 NORTHEAST
A201 1/8" = 1'-0"

GENERAL NOTE - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES

KEYNOTE LEGEND

01:KN2	FIRE DEPARTMENT KNOX BOX WHERE OCCURS; VERIFY WITH OWNER ON EXACT LOCATIONS
01:SN1	GABLE END SIGNAGE. RE: DETAIL E4/A502
03:AC4	VOIDED FIELD NUMBERING - CAST INTO CONCRETE. NUMBER BY FIELD, RE: BUILDING ELEVATIONS
03:CW6	8" CAST-IN-PLACE CONCRETE WALL; RE: STRUCTURAL
04:CU3	8" PLAIN FACE CMU W/HONED CMU ACCENT BLOCK SCREEN WALL
04:CU6	CMU BLOCK PATTERN TO CONSIST OF 60% CMU-01 AND 40% CMU-02, RE: FINISH SCHEDULE
06:PB5	3/4" EXTERIOR GRADE PLYWOOD ROOF DECK. RE: STRUCTURAL
07:SS1	PREFINISHED STANDING SEAM METAL ROOF
22:PF1	PLUMBING FIXTURE. RE: PLUMBING
32:BN1	UV & WEATHER TREATED BACKSTOP NETTING

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BUILDING ELEVATIONS

A201

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KEYNOTE LEGEND

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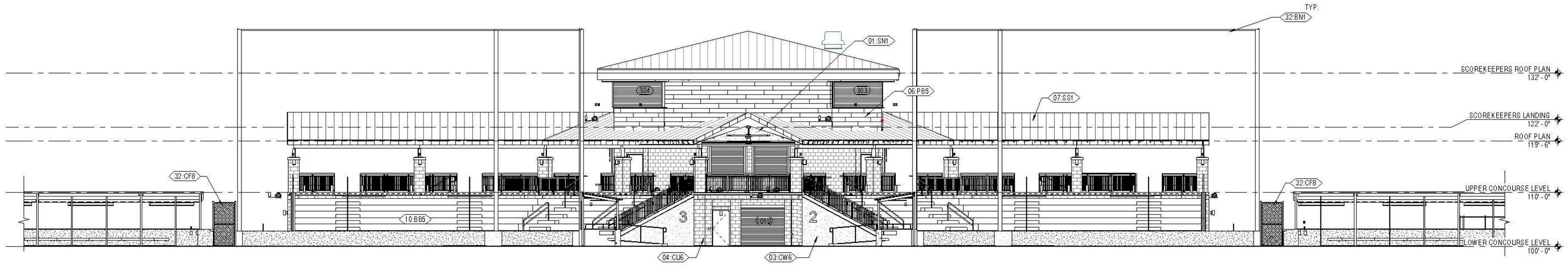
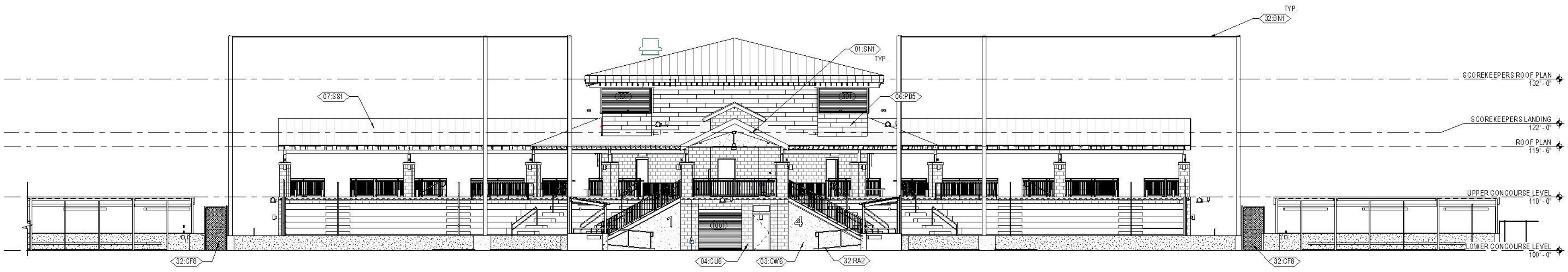
03:CW6	8" CAST-IN-PLACE CONCRETE WALL; RE: STRUCTURAL
04:CU6	CMU BLOCK PATTERN TO CONSIST OF 60% CMU-01 AND 40% CMU-02, RE: FINISH SCHEDULE
06:PB5	3/4" EXTERIOR GRADE PLYWOOD ROOF DECK. RE: STRUCTURAL
07:SS1	PREFINISHED STANDING SEAM METAL ROOF
10:BB5	BLEACHER SYSTEM, RE: A102B
32:BN1	UV & WEATHER TREATED BACKSTOP NETTING
32:CF8	CHAIN LINK GATE
32:RA2	RAMP WITH EDGE CURB AND METAL RAILING



B1 EAST
A202 1/8" = 1'-0"



A1 WEST
A202 1/8" = 1'-0"

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HOLLIS ADAMS
261119-0301
9-14-21

SALT LAKE COUNTY
VALLEY REGIONAL FIELD SUPPORT REPLACEMENT
5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

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NEXUS PROJECT #18095.01
CHECKED BY: KH
DRAWN BY: AS
DATE: 09/16/2021

BUILDING ELEVATIONS

A202

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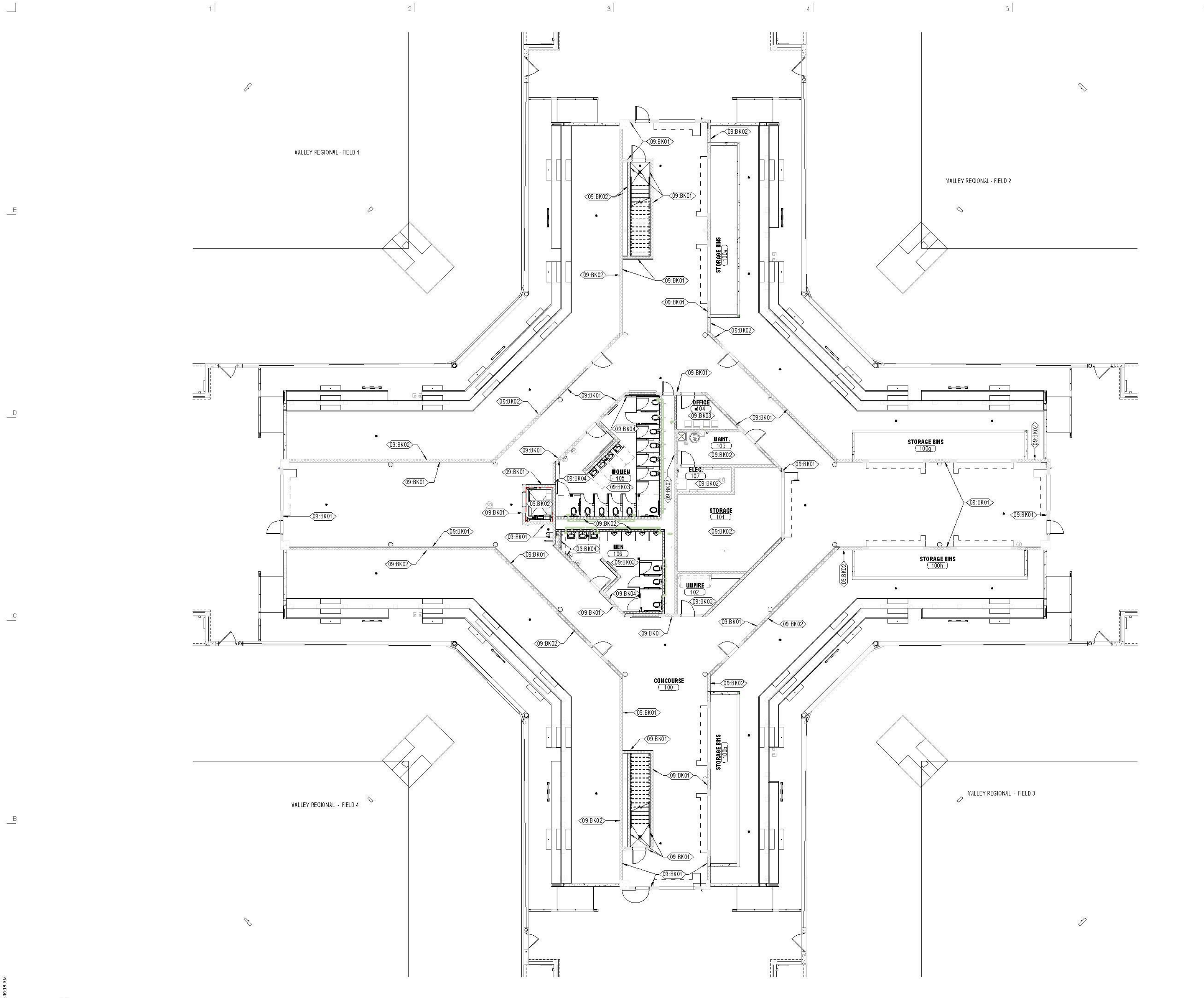

A1 / AI601 LOWER CONCOURSE LEVEL - FINISH PLAN
1/8" = 1'-0"

9/17/2021 10:40:19 AM

GENERAL NOTE - FINISH SCHEDULE

A. SEE REFLECTED CEILING PLANS FOR CEILING FEATURES AND FINISH ELEVATIONS.
B. EXPOSED STRUCTURE UNLESS OTHERWISE NOTED. REFER TO FINSIH SCHEDULE.
C. ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED P-04. REFER TO FINISH SCHEDULE.
D. ALL HOLLOW METAL DOORS TO BE PAINTED P-05. REFER TO FINISH SCHEDULE.
E. ALL TOILET PARTITIONS SHALL NOT TO BE PAINTED.
F. ELEVATOR CAB FLOOR FINISH TO BE RS-02.
G. CONCESSIONS COUNTERTOP FINISH TO BE MT-04 W/MARINE EDGE.
H. CONCESSIONS TRANSACTION COUNTER FINISH TO BE SS-01.
I. DRINK RAIL FINISH TO BE TZ-01
J. SCORING TOWER STAIRS TO HAVE RUBBER NOSING. PRODUCT AS FOLLOWS; ROPPE, #1 COMMERCIAL STAIR NOSING, COLOR: CHARCOAL.
K. ACCENT PAINT IS TO BE THE ENTIRETY OF WALL WITH CLEAN TRANSITION BETWEEN ADJACENT WALLS.
L. SCOREKEEPING WINDOW SILL FINSIH TO BE SS-01.
M. TROWELABLE LEVELING MAYBE NECCESSARY FOR WARRANTY ON MONDO FLOORING. FOLLOW MANUFACTURER RECOMMENDATIONS FOR NSTALLATION OVER PLYWOOD SHEATHING.
N. INFILL FLUTES BETWEEN OTS ROOMS & TO OTS AND CONCOURSE
O. DUGOUT STRUCTURE, COLUMNS, & CHAINLINK CLAMPS & BOLTS TO BE P-07.
P. THRESHOLDS TO OCCUR AT CENTERLINE OF DOORS WHERE DISSIMILAR MATERIALS JOIN UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND

09:BK01	CMU BLOCK; HONED
09:BK02	CMU BLOCK: PLAIN
09:BK03	CMU BLOCK: PAINTED OR HIGH PERFORMANCE COATING; SEE FINISH SCHEDULE
09:BK04	ACCENT PAINT CMU BLOCK; PAINTED OR HIGH PERFORMANCE COATING; SEE FINISH SCHEDULE

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HOLLY ADAMS
261119-0301
9.14.21
LICENSED ARCHITECT
Holly Adams

SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

5130 South 2700 West
Taylorsville, Utah 84118

#	Date	Revision

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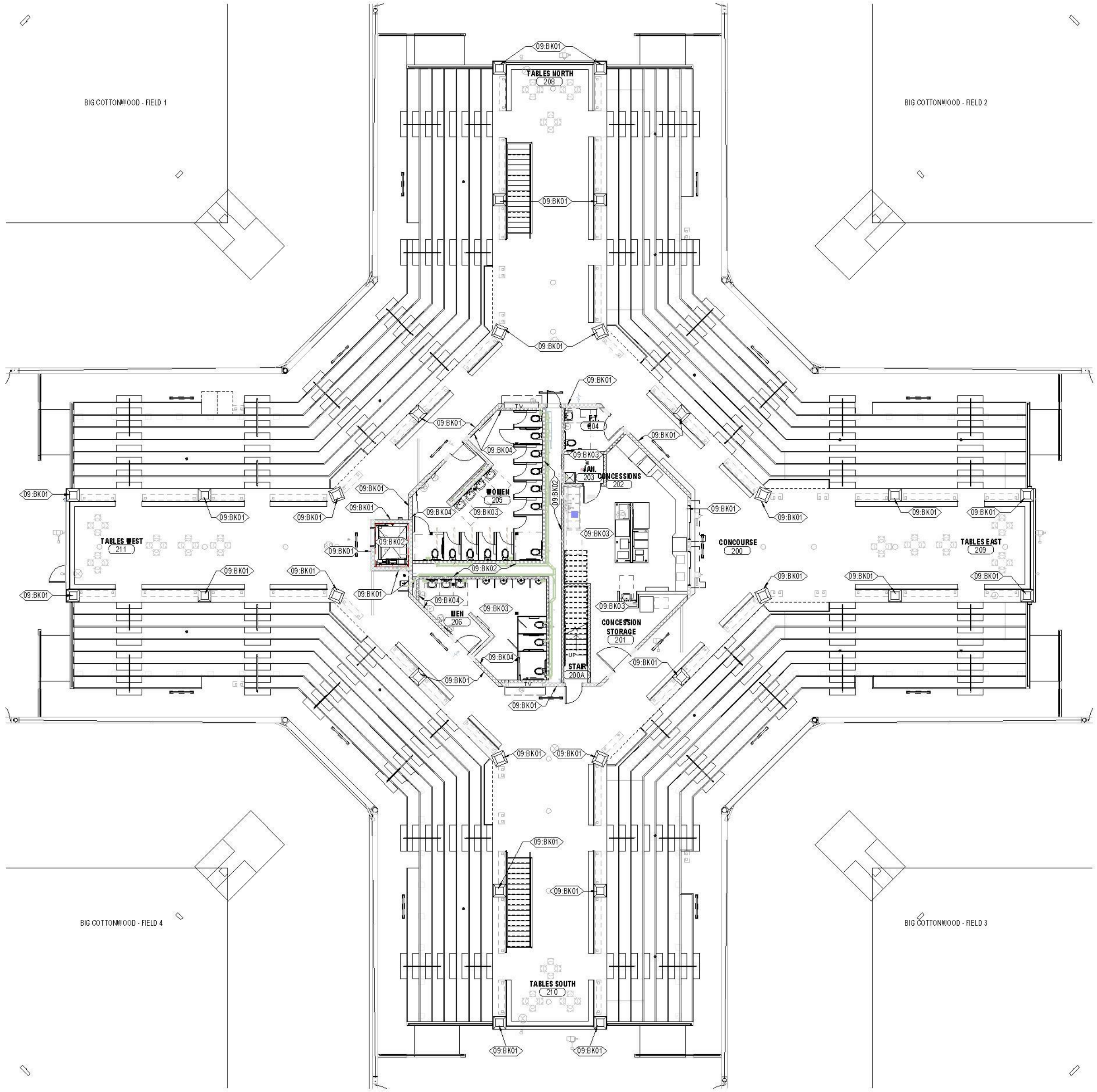
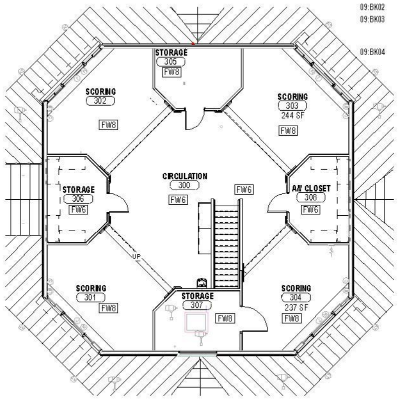
NEXUS PROJECT #:	18095.01
CHECKED BY:	KH
DRAWN BY:	AS
DATE:	09/16/2021

FINISH
FLOOR
PLAN

AI601



A2 UPPER CONCOURSE LEVEL - FINISH PLAN
AI602 1/8" = 1'-0"



B1 SCOREKEEPERS LEVEL - FINISH PLAN
AI602 1/8" = 1'-0"

GENERAL NOTE - FINISH SCHEDULE

A. SEE REFLECTED CEILING PLANS FOR CEILING FEATURES AND FINISH ELEVATIONS.
B. EXPOSED STRUCTURE UNLESS OTHERWISE NOTED. REFER TO FINSIH SCHEDULE.
C. ALL HOLLOW METAL DOOR FRAMES TO BE PAINTED P-04. REFER TO FINISH SCHEDULE.
D. ALL HOLLOW METAL DOORS TO BE PAINTED P-05. REFER TO FINISH SCHEDULE.
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N. INFILL FLUTES BETWEEN OTS ROOMS & TO OTS AND CONCOURSE
O. DUGOUT STRUCTURE, COLUMNS, & CHAINLINK CLAMPS & BOLTS TO BE P-07.
P. THRESHOLDS TO OCCUR AT CENTERLINE OF DOORS WHERE DISSIMILAR MATERIALS JOIN UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND

09:BK01	CMU BLOCK; HONED
09:BK02	CMU BLOCK: PLAIN
09:BK03	CMU BLOCK: PAINTED OR HIGH PERFORMANCE COATING; SEE FINISH SCHEDULE
09:BK04	ACCENT PAINT CMU BLOCK; PAINTED OR HIGH PERFORMANCE COATING; SEE FINISH SCHEDULE

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261119-0301
9.14.21

SALT LAKE COUNTY

VALLEY REGIONAL FIELD SUPPORT REPLACEMENT

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Taylorsville, Utah 84118

#	Date	Revision

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CHECKED BY: KH
DRAWN BY: AS
DATE: 09/16/2021

FINISH
FLOOR
PLAN

AI602

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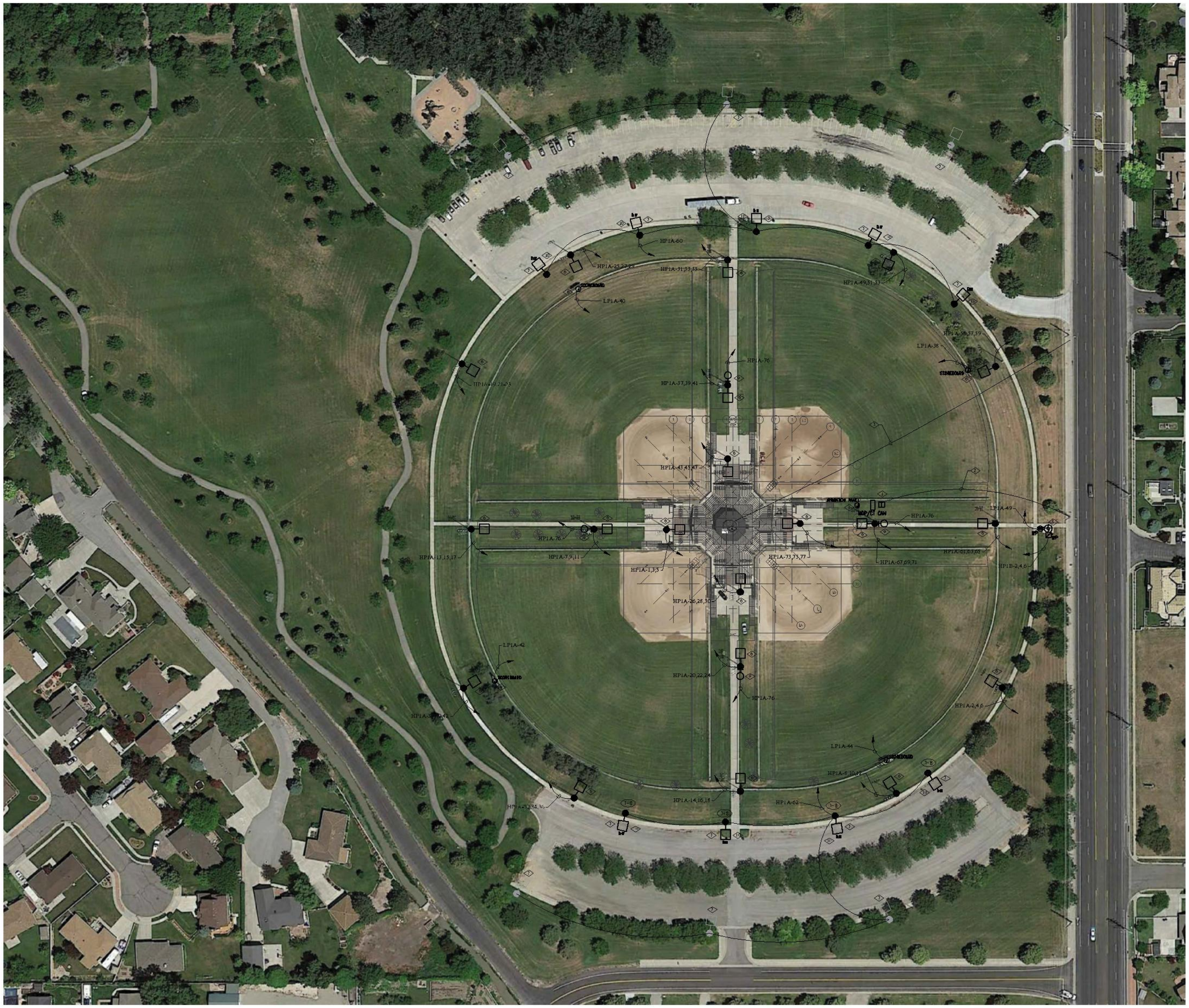

VALLEY REGIONAL - ELECTRICAL SITE PLAN

1/60" = 1'

0' 15' 30' 60'

NORTH

REFERENCE NOTES: SITE

◇1 RUN 4" PVC CONDUITS WITH PULL STRING 48" BFG (BELOW FINISHED GRADE) FROM THE CT CAN TO THE TRANSFORMER. PROVIDE TRENCHING AND BACK FILLING. FIELD VERIFY EXACT LOCATION. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY PRIOR TO ROUGH-IN TO ENSURE THAT THE LOCATIONS OF THE TRANSFORMER, CT CAN, ETC. MEET LATEST POWER COMPANY REQUIREMENTS. UTILIZE GALVANIZED RIGID ELBOWS. PROVIDE NEW TRANSFORMER VAULT TO MEET LOCAL POWER COMPANY'S REQUIREMENTS. REFER TO POWER SINGLE LINE DIAGRAM.

◇2 FURNISH AND INSTALL 4" SCHEDULE 40 PVC CONDUIT WITH PULLSTRING 48" BFG (BELOW FINISHED GRADE) FROM THE TRANSFORMER TO THE EXISTING POWER POLE. PROVIDE TRENCHING AND BACK FILLING. UTILIZE LONG SWEEP RIGID ELBOWS. COORDINATE THIS WORK WITH LOCAL POWER COMPANY.

◇3 FURNISH AND INSTALL A 4" PVC CONDUIT 36" BFG (BELOW FINISHED GRADE) FROM THE A/V CLOSET ON THE SCOREKEEPERS LEVEL TO THE COMMUNICATION PEDESTAL. PROVIDE PULLSTRING. COORDINATE THIS WORK WITH THE LOCAL COMMUNICATION COMPANY PRIOR TO TRENCHING. PROVIDE TRENCHING AND BACK FILLING. REPAIR TRENCHES TO MATCH EXISTING FINISH AFTER RUNNING THE CONDUIT.

◇4 PROVIDE A LIGHTNING PROTECTION SYSTEM FOR THE BUILDING. THIS SYSTEM WILL BE DESIGN BUILT BY THE CONTRACTOR.

◇5 PROVIDE POWER TO THE EXISTING BOOSTER PUMP IN THE APPROXIMATE LOCATION SHOWN. RUN CONDUCTORS THROUGH THE NEW BOOSTER PUMP VFD (SPECIFIED ON SITE ARCHITECTURAL DRAWINGS). REFER TO SHEET EP-101 FOR APPROXIMATE LOCATION OF VFD. RUN 4#8 CONDUCTORS IN 1" CONDUIT TO FEED THE BOOSTER PUMP & VFD. PROVIDE ADDITIONAL CONTACTORS ON THE DISCONNECT SWITCH OUTSIDE SO THAT THE DISCONNECT SWITCH WILL DISCONNECT POWER TO THE VFD PRIOR TO DISCONNECTION POWER TO THE EQUIPMENT. RUN ADDITIONAL CONTROL WIRES BETWEEN THE VFD AND PUMP. COORDINATE THIS WORK WITH THE MANUFACTURER TO MEET MANUFACTURER'S RECOMMENDATIONS. REPAIR TRENCHES TO MATCH EXISTING FINISH AFTER RUNNING THE CONDUIT.

◇6 RUN NEW CONDUIT AND CONDUCTORS FOR EACH OF THE SPORT POLE LIGHTS AND SCORE BOARDS. REFER TO DRAWINGS FOR CIRCUIT NUMBERS. RUN CONDUITS FOR EACH POLE AND SCORE BOARD AROUND EACH FIELD. COORDINATE WITH SLCO FOR EXACT PATHS. POLES THAT ARE LIGHTING TWO FIELDS SHALL RUN THROUGH TWO DIFFERENT SET OF CONTACTORS. REFER TO RELAY PANEL SCHEDULE ON SHEET EE-003. REPAIR TRENCHES TO MATCH EXISTING FINISH AFTER RUNNING THE CONDUITS.

◇7 RUN NEW CONDUIT AND CONDUCTORS FOR EACH OF THE NEW AND EXISTING PARKING LOT POLE LIGHTS. RUN CONDUITS FOR EACH POLE AROUND EACH FIELD. COORDINATE WITH SLCO FOR EXACT PATHS. REPAIR TRENCHES TO MATCH EXISTING FINISH AFTER RUNNING THE CONDUITS.

◇8 RELOCATE EXISTING IRRIGATION CONTROLLER AND CABINET TO THE APPROXIMATE LOCATION SHOWN ON THE EXISTING FENCE. EXTEND CONDUITS, CONDUCTORS, ETC. AS NECESSARY TO MAINTAIN CIRCUIT INTEGRITY. ENSURE POWER REMAINS TO IRRIGATION CONTROLLER DURING CONSTRUCTION. COORDINATE THIS WORK WITH THE GC. RELOCATED LOCATION SHOWN IS ONLY A TEMPORARY LOCATION FOR THE IRRIGATION CONTROLLER SO THAT CONTROLLER CAN REMAIN OPERABLE DURING CONSTRUCTION.

◇9 POWER THE EXISTING FLOOD LIGHTS THAT ARE MOUNTED ON THE SPORT POLE LIGHTS WITH THE NEW CIRCUIT SHOWN. RUN NEW CONDUIT AND CONDUCTORS AROUND EACH FIELD.

◇10 INSTALLATION OF NEW PARKING LOT LIGHTS T-8 SHALL BE AS AN ALTERNATE BID #2. INSTALLATION SHALL INCLUDE RUNNING CONDUITS, CONDUCTORS, POLE BASE, BREAKERS, ETC.

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09/15/2021

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DRAWN BY: Author
DATE: 09/16/2021

VALLEY REGIONAL - ELECTRICAL SITE PLAN

EELD
ELECTRICAL ENGINEERING & LIGHTING DESIGN
1220 SOUTH 300 WEST SLC, UT 84101 | 801-488-2222

ES-101

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