



FARR WEST CITY PLANNING COMMISSION AGENDA

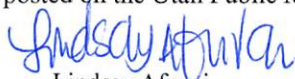
November 10, 2021 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a work session at 6:00 pm and its regular meeting at 7:00 pm on Thursday, November 10, 2021

6:00 pm - Work Session with Wasatch Front Regional Council and discuss the general plan

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Open first public hearing to consider the request of a conditional use permit for a construction business in the C-2 Commercial zone for Accent Painting located at 2900 North 2000 West
 - c. Close public hearing and consider recommendation to the City Council action on consider the request of a conditional use permit for a construction business in the C-2 Commercial zone for Accent Painting located at 2900 North 2000 West
 - d. Open second public hearing to consider the request of a re-zone of the Papageorge property located at approximately 1600 West 2350 North, parcel number 19-042-0049, from the A-1 zone to the M-1 zone – John Watson
 - e. Close public hearing and consider recommendation to the City Council action on the request of a re-zone of the Papageorge property located at approximately 1600 West 2350 North, parcel number 19-042-0049, from the A-1 zone to the M-1 zone – John Watson
 - f. Open third public hearing to consider amending setbacks on accessory structures
 - g. Close public hearing and consider recommendation to the City Council action on amending setbacks on accessory structures
 - h. Recommend to the City Council action on the Dominion Energy site plan request located at 1300 North 1200 West
 - i. Recommend to the City Council action on the conceptual plan for new public works facility
 - j. Discussion – Establishing a buffer before M-1 zoning and residential construction
 - k. Consideration to cancel the December 23, 2021 Planning Commission Meeting
4. Consent Items
 - a. Approval of minutes dated October 28, 2021
5. Mayor/Council Follow-up
 - a. Report on Assignments
6. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall and posted on the Utah Public Meeting Notice Website on November 5, 2021.


Lindsay Afuvai
Recorder



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 09/27/2021 Applicant Name ACCENT PAINTING/Matt Fackrell

Mailing Address [REDACTED]

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use Tax ID: 190170042 Current Zoning: Commercial C2

Please list the requested conditional use as listed within the city zoning ordinance construction Business

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

By using the land this way, it will help the city to bring additional businesses to the area; therefore, bringing additional employment to the area and bring additional commerce and revenue to the city.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

We do not mix any hazardous materials on site, so this will pose no danger to the environment.

We will enhance the property to improve the general outlook of the area.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

We will comply with any and all rules and regulations pertaining to use of this property.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

By using the land in this manor, it will help the city to continue to thrive and grow bringing more commerce and revenue to the city.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

By allowing a commercial building to be built, it will increase the value of the community and area, as well as keeping the environment clean and clear of any deterioration.

X Full
Signature of Applicant

Property Owner? Y N

Date Application & \$100.00 Processing Fee received

Oct 18, 2021

Received by

Wesley

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

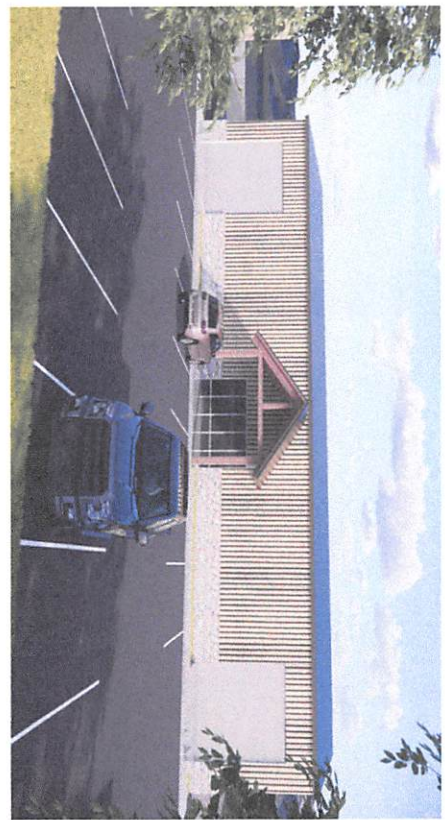
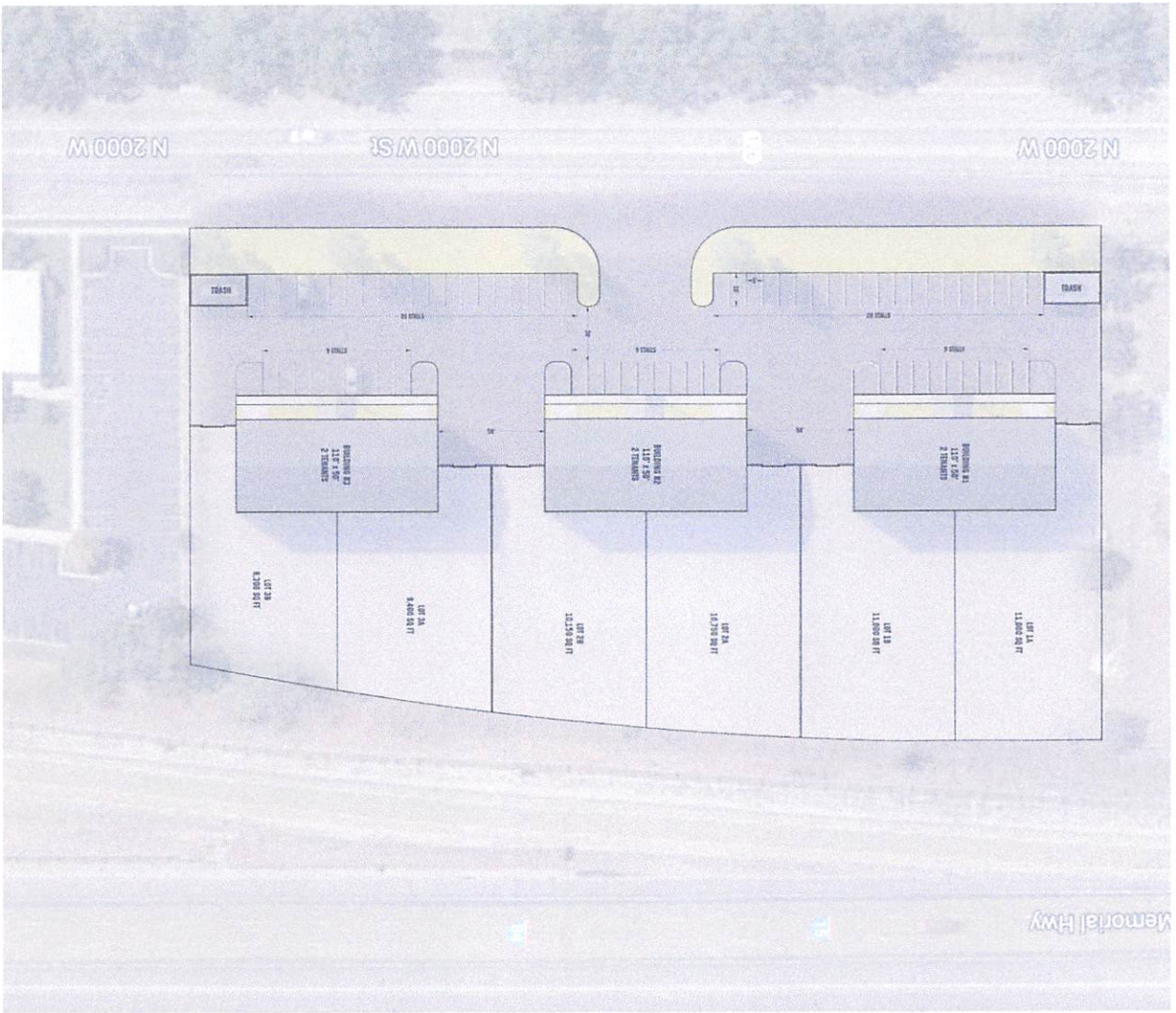
Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



Application for Rezoning Real Property



Date Submitted 10/22/2021 Applicant's Name JOHN L. WATSON
Applicant's Address [REDACTED]
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres..... \$200.00 []
Commercial or Manufacturing..... \$250.00 [☒]

Fee received by Undsaw Date 10/22/2021

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

SEE ATTACHED PICTURE
19.042.0049

Be rezoned from (present zoning) A-1
To (desired zoning) M-1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. []

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

THIS REQUEST IS FOR AN EXCEPTION TO THE CITY PLAN.
SAID PROPERTY IS ADJACENT AND CONNECTED TO THE WEBER
COUNTY INDUSTRIAL PARK. ACCESS WILL BE FROM 2350 NORTH
A COUNTY OWNED ROAD. THE PROPERTY WILL BE USED FOR
A CONTINUATION OF INDUSTRIAL PARK PROPERTY.
WEBER COUNTY IS INTERESTED IN ANNEXATION IF
F.W. CITY DOESN'T WANT THE GROWTH OF BUSINESS.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

BENEFITS WILL BE FOR FARR WEST CITY FOR FUTURE
IMPACT FEES, TAXES, MORE EMPLOYMENT, AND IT WON'T
EFFECT CURRENT ROADS IN THE CITY.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

FUTURE EMPLOYMENT GROWTH AND BUSINESS GROWTH.
ALSO, WILL END THE PROSPECTS OF FUTURE DEVELOPMENT THAT
WOULD IMPACT FARR WEST DRIVE A DEAD END ROAD.

Signature of Petitioner(s):

John J. Watson

Address:

1623 FARR WEST DR
FARR WEST, UT 84404

✓ Checklist:

- ☒ Fees Paid
- ☐ Legal Description
- ☐ Scale Drawing
- ☐ Adjacent Property Owners List
- ☐ Public Hearing Set
- ☐ Adjacent Property Owners Notified

- ☐ Notice Advertised on: _____
- ☐ Public Hearing Held on: _____
- PC Recommendation:
- ☐ Approve ☐ Reject Date: _____
- CC Action:
- ☐ Approve ☐ Reject Date: _____

September 22, 2021

Farr West City
Planning Commission

To Whom This May Concern,

Let it be known that I have authorized John L. Watson to seek a zoning change on 30.4 acres of PAPPY J HOMEPLACE LLC as shown on the attached picture.

He currently has this property under contract and he represents JLW Properties, LLC.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink that reads "Ted Papageorge". The signature is written in a cursive, flowing style.

Ted Papageorge

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: _____

Applicant Name: DOMINION ENERGY Applicant Address: _____

Phone: _____ Email: _____

Business Name: SAME Application Number: _____

Business Address: _____ Phone: _____

Address and description of site being considered: 1300 North 1200 West

Natural Gas Pressure Regulating Station

Tax ID number of site being considered: 15-001-0057

Current zoning of site: C-2

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☐ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☒ Issuance of a conditional use permit for new construction.
- ☐ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☒ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, and in an electronic PDF format.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☒ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☒ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☒ Height of all existing and proposed walls and fences and type of construction.
- ☒ Location and type of landscaping.
- ☒ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☒ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☐ Location, type, lighting and size of proposed and existing signs.
- ☐ Location, type and size of proposed and existing light poles.
- ☒ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☒ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580).
- ☐ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

Details for proposed and existing signs and light poles not included

as they are not applicable to our site. Approval letter from Bona Vista Water is not included as there
will not be a need for water at this site.

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? _____

The property will be used as a natural gas pressure regulating station to provide gas to the city of Farr
West. The site consists of piping, fittings, valves, pressure regulating equipment and a heater to provide
this service both safely and reliably.

2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

This site will replace the station that is further north on 1200 W. and will be constructed to be more
aesthetically pleasing as has been done with other DEU sites in Farr West (ex. Site on corner of 1800 N
and 1900 W). It is proposed that the frontage of the site be landscaped with decorative rock so that it keeps
a clean appearance and does not pull from the city's water resources. The site will be compatible with
other non-residential land use that is existing on 1200 W and will have more separation from residential
homes than our existing 1200 W. station has currently.

Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. All property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

[Signature]
Owner Signature

Bank of Utah Cust. FBO Jeffrey Beckstead
Print Name → Roth IRA

[Signature]
Owner Signature

Bank of Utah Cust FBO David K Chugg SDIRA
Print Name

I/We authorize Kevin J Mulvey to act as my/our agent in all matters relating to this application.
(Print name)

[Signature]
Owner Signature

Bank of Utah Cust FBO Jeffrey Beckstead
Print Name → Roth IRA

[Signature]
Owner Signature

Bank of Utah Cust. FBO David K Chugg SDIRA
Print Name

KJ Mulvey
Authorized Agent Signature

Signature of City Recorder/Clerk
(Not Required if Notarized)

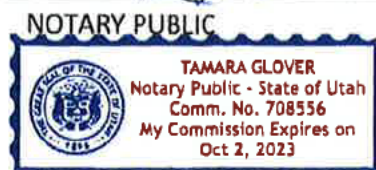
State of Utah)

§

Count of Npber)

On this 26th day of October, in the year 2021, before me Tamara Glover,
a notary public, personally appeared Kyle Brown, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

Tamara Glover



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State of Utah)
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County of _____)

On this _____ day of _____, in the year _____, before me _____, a
notary public, personally appeared _____, proved on
the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC

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For City Use:

Fee received by: _____ Date received: _____
Receipt number: _____ Cash/Check (circle one)
Date site plan received: _____ Received by: _____
Date met with city engineer: _____ Signed: _____
Date engineer approved plan: _____ Signed: _____
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission

FROM: Matt Robertson, P.E.
City Engineer

RE: **DOMINION ENERGY 1200 WEST REGULATING STATION
Site Plan Review**

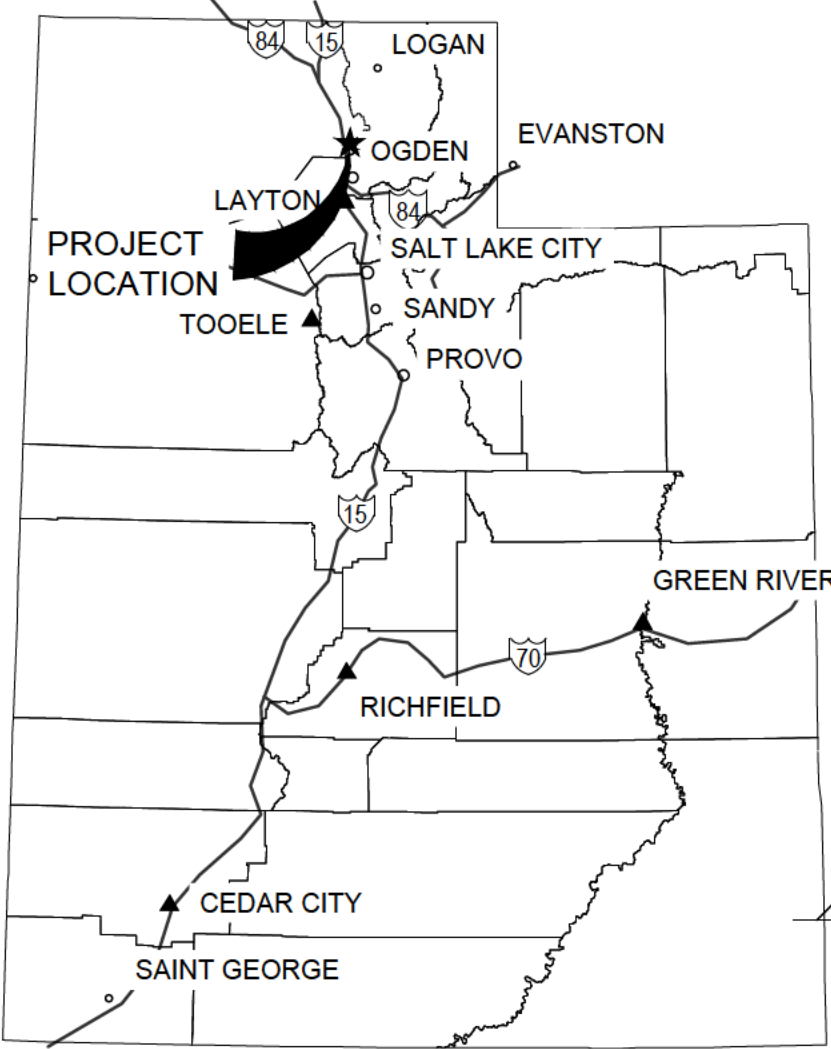
Date: November 8, 2021

Our office has completed a review of the site plan for the Dominion Energy Regulator Station located at 1301 North 1200 West. This new regulating station will replace the existing station further north on 1200 West. We recommend approval of this plan subject to the following comments:

1. There is a 24" irrigation drain line which crosses the west end of this property that is not shown on the plans. Clearly identify this pipe and ensure that it does not interfere with the proposed gas improvements or a proposed fence post.
2. If one does not already exist, an access easement for the existing access to the back of the lot located at 1218 W. 1200 N. in the Mountain View Subdivision should be recorded with the County.
3. Provide storm water retention pond calculations for the runoff created from the site.
4. Increase the area shown for the stabilized construction entrance shown on the Storm Water Pollution Prevention Plan (SWPPP).
5. We recommend that the landscaping of the parkstrip with decorative rock extend through the entire frontage of the property owned by Dominion Energy.

A review set of plans with these comments has been sent to the agent representing Dominion Energy on this project. Please let me know if you have any further questions.

Reviewed
10/25/2021 5:32:10 PM



LOCATION MAP
NO SCALE

PROJECT DRAWINGS		
GENERAL DRAWINGS		
DRAWING	REV	DESCRIPTION
DEU-R-GD0042-CCS-001 SHEET 01 OF 09	A	COVER SHEET
DEU-R-GD0042-CCS-001 SHEET 02 OF 09	A	SYMBOLS AND ABBREVIATIONS
DEU-R-GD0042-CCS-001 SHEET 03 OF 09	A	GENERAL NOTES
CIVIL DRAWINGS		
DEU-R-GD0042-CCS-001 SHEET 04 OF 09	A	SITE PLAN
DEU-R-GD0042-CCS-001 SHEET 05 OF 09	A	GRADING PLAN
DEU-R-GD0042-CCS-001 SHEET 06 OF 09	A	DETAILS
DEU-R-GD0042-CCS-001 SHEET 07 OF 09	A	DETAILS
DEU-R-GD0042-CCS-001 SHEET 08 OF 09	A	EROSION CONTROL PLAN AND DETAILS
LANDSCAPE DRAWINGS		
DEU-R-GD0042-CCS-001 SHEET 09 OF 09	A	LANDSCAPE PLAN AND DETAILS
REFERENCE DRAWINGS		
QGC-V-BLD-CCS-010-r1	1	BUILDING FOUNDATION DETAILS
DE-STD-GEN-CCS-003-r0	0	CONCRETE SLAB ON GRADE
DEU-R-GD0042-PIP-001	A	

PROJECT CONTACTS		
PROJECT MANAGER	ZACH HANSEN	385-321-7583
PROJECT ENGINEER	ZACH HANSEN	385-321-7583
CATHODIC PROTECTION	KELLY FACER	801-201-5528
HP SURVEYOR	GARRETT NEWHART (ENSIGN)	385-228-3038
LEAD INSPECTOR	TBD	
IHP SUPERVISOR	TBD	
RIGHT OF WAY AGENT	KEVIN MULVEY	801-592-5808
MEASUREMENT AND CONTROL	DAVID PLATT	801-389-4581
ENVIRONMENTAL HEALTH & SAFETY	STEPHEN RYDER	330-813-8805

NOTICE TO DEVELOPER/CONTRACTOR

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

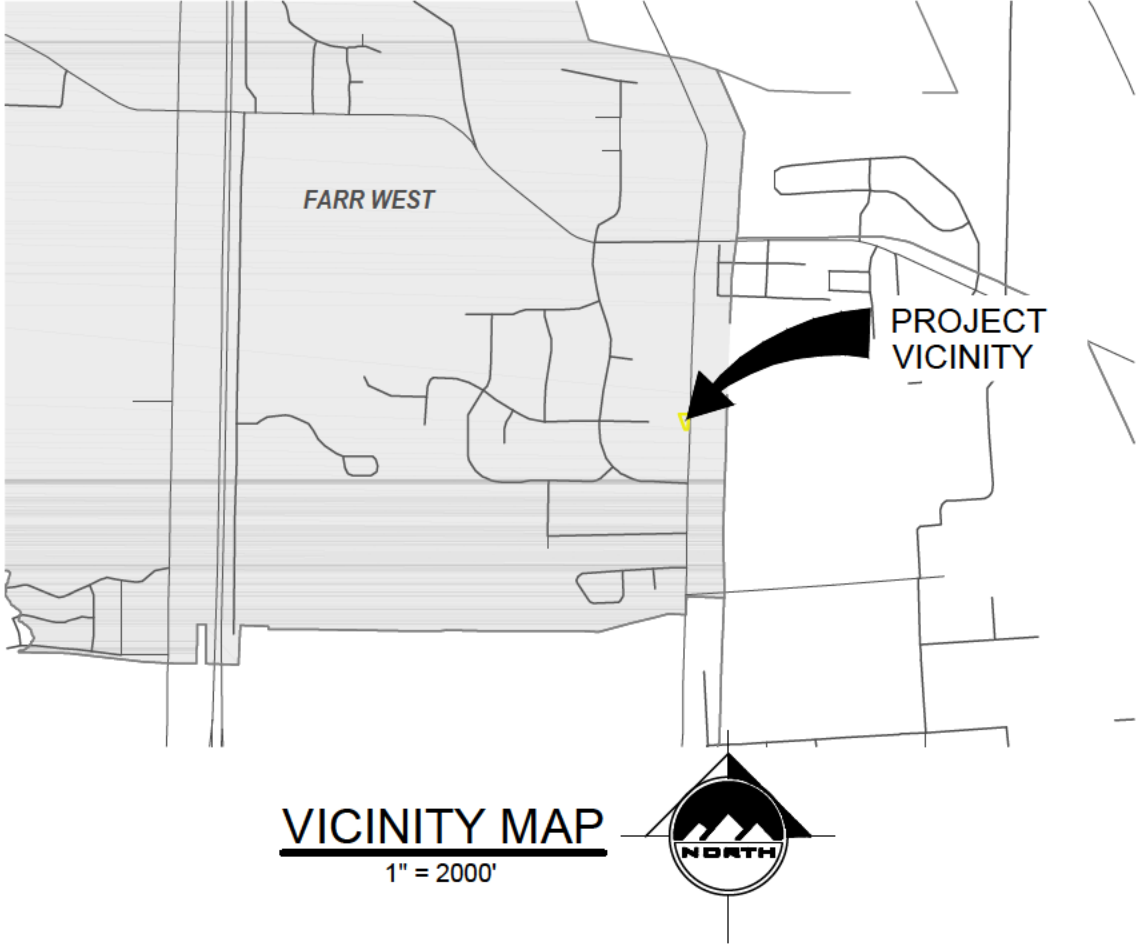
UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

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



**CALL TWO BUSINESS DAYS
BEFORE YOU DIG TO HAVE
UTILITIES LOCATED
811 or 1-800-662-4111**

DATE PRINTED
10/12/2021



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

PRELIMINARY

FOR 90% REVIEW

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL - 19					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGN)	FACILITY: INSTALL NEW DR STATION GD0042							
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSGN	ERB	CHECKED BY: E. BUSH	(RETIRE DR STATION GD0038)							
										PROJECT ENGR: Z. HANSEN	DESCRIPTION: COVER SHEET							
										SURVEYOR: B. CLARK (ENSGN)	ADDRESS: 1301 NORTH 1200 WEST							
										ENGR MNGR: S. MESSERSMITH								
										CONSTR MNGR:								
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.											SECTION: 1	T6N	R 2N	CITY	COUNTY	STATE		
													ELEVATION: 4522			FARR WEST	WEBER	UTAH
														LAT: 41.28092	LONG: -112.00869	DRAWING NUMBER DEU-R-GD0042-CCS-001		
														SCALE: AS SHOWN				
																01 OF 09	A	

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ENSIGN GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (LATEST EDITION), THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AND OTHER REGULATORY AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, LOCAL JURISDICTION OF AUTHORITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DIVISION OF DRINKING WATER REGULATIONS, AND 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.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE TECHNICAL PROVISIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING A BID OR PRICE TO THE OWNER AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK OR SUBMITTING THE BID.
- 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.
- 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 BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS. 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.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH LOCAL AGENCY JURISDICTION, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION. 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.
- 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.
- PROJECT HORIZONTAL AND VERTICAL DATUM ARE SHOWN ON SHEET C-100.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 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.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 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.
- 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.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 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.

- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORT ONS 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS AS NOTED ON THE PROJECT DRAWINGS.
- CONTRACTOR SHALL NOTIFY BLUESTAKES 1-800-862-4111 48 HOURS PRIOR TO BEGINNING EXCAVATION. CONTRACTOR SHALL LOCATE EXISTING WATER LINE AND OTHER UTILITIES BOTH VERTICALLY AND HORIZONTALLY. IF DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS ARE DISCOVERED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR RESOLUTION.

UTILITY NOTES

- 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.
- 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.
- 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.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (LATEST 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.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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.

- 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.
- ALL OPEN ENDS OF PIPE SHALL BE EFFECTIVELY SEALED AT THE END OF THE DAYS' WORK.
- CONTRACTOR SHALL COORDINATE ALL RESTORATION EFFORTS WITH THE OWNER AND AGENCIES HAVING JURISDICTION.
- 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.

CONCRETE NOTES

- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 6-INCH GRAVEL BASE OVER A WELL COMPACTED (85% DENSITY PER ASTM D-1557) SUB GRADE.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL CONCRETE NOTES.

TRAFFIC CONTROL AND SAFETY NOTES

- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES, AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY TO THE GENERAL PUBLIC DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE AGENCIES HAVING JURISDICTION.
- TRAFFIC CONTROL, BARRICADES, DETOURING, AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 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.
- 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 OR LOCAL JURISDICTION OF AUTHORITY FOR REVIEW AND APPROVAL.
- 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 OR LOCAL JURISDICTION OF AUTHORITY.
- TRAFFIC CONTROL DEVICES (TCDS) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TCDS 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.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO ENSURE THE SAFETY OF WORKERS AND VISITORS.

GRADING AND DRAINAGE NOTES

- 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.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING, PIPELINES, AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- 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.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 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.
- 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 AND SHALL BE HAULED OFF SITE AND DISPOSED OF IN A LAWFUL MANNER.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND DISPOSED OF IN A LAWFUL MANNER 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.

EROSION CONTROL NOTES

- PER UDEQ, STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GENERAL PERMIT NO. UTR 300000, CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, EXCAVATION, AND DEMOLITION THAT DISTURBS ONE OR MORE ACRES OF LAND SHALL REQUIRE INCLUSION IN THE GENERAL PERMIT AND COMPLY WITH THE REQUIREMENTS THEREIN.
- THE TOTAL PROJECT AREA OF DISTURBANCE IS GREATER THAN 1 ACRE, THEREFORE, AN UPDES STORM WATER PERMIT IS REQUIRED.
- THE CONTRACTOR SHALL OBTAIN A STORM WATER PERMIT FOR THIS PROJECT, IF APPLICABLE, AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE DURING ALL PHASES OF CONSTRUCTION.
- THE PRIME CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH GENERAL PERMIT.
- THE EROSION CONTROL PLAN HEREIN IS FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL REVISE THE EROSION CONTROL PLAN TO FIT SPECIFIC SITE CONDITIONS AS REQUIRED TO MEET THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS ISSUED BY UDEQ. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS.
- MAINTAIN DUST CONTROL WITH WATER AND/OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN DUST CONTROL WHEN CONDITIONS REQUIRE.



CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED 811 or 1-800-662-4111

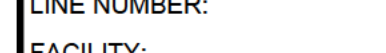
PRELIMINARY

FOR 90% REVIEW



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

10/22/2024 01:50pm

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL - 19			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGN)		FACILITY:	INSTALL NEW DR STATION GD0042 (RETIRE DR STATION GD0038)		
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSGN	ERB	CHECKED BY: E. BUSH		TITLE:	GENERAL NOTES		
										PROJECT ENGR: Z. HANSEN		DESCRIPTION:	1301 NORTH 1200 WEST		
										SURVEYOR: B. CLARK (ENSGN)		ADDRESS:			
										ENGR MNGR: S. MESSERSMITH					
										CONSTR MNGR:					
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												ELEVATION: 4522			
												LAT: 41.28092	LONG: -112.00869		
												SCALE: NONE			
												DRAWING NUMBER		SHEET	REVISION
												DEU-R-GD0042-CCS-001		03 OF 09	A

DOMINION ENERGY_191512002_0150pm

1200 WEST STREET

- 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 DRIVE APPROACH W/ PARKSTRIP PER FARR WEST CITY CORPORATION PUBLIC WORKS STANDARD DRAWINGS SHEET CS-2 PUBLIC ROADS - TYPICAL STREET SECTION & DRIVE APPROACH DETAILS ON SHEET 07.
 - 2 GRAVEL SECTION PER DETAIL 1 ON SHEET 06.
 - 3 4-FT MAN GATE PER DETAIL 4 ON SHEET 06.
 - 4 INSTALL 8-FT PRE-CAST CONCRETE WALL AROUND PERIMETER OF SITE PER DETAIL 5 ON SHEET 06.
 - 5 20-FT WROUGHT-IRON SWING GATE PER DETAIL 3 ON SHEET 06.

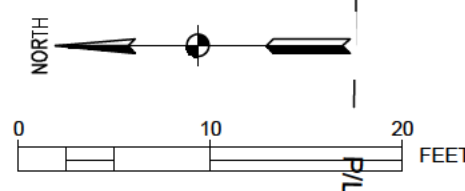
CONCRETE PIER (SEE DRAWING DEU-R-GD0042-PIP-001) (THESE ALSO HAVE A SPEC WE REFERENCE ON OUR PIPE DRAWING)

PROTECT EXISTING POWER POLES TO REMAIN THROUGHOUT CONSTRUCTION

BASIS OF BEARING, BASIS OF ELEVATION, AND SITE BENCHMARKS

HORIZONTAL CONTROL IS NAD1983 (2011)
UTAH NORTH ZONE US SURVEY FEET.
VERTICAL DATUM IS NAVD-88.

Point Number	Easting	Northing	Point Elevation	Name	Raw Description	Longitude	Latitude
22435	1503683.51'	3627905.89'	4290.16'		MON 2" STB	W111° 59' 51.08"	N41° 17' 05.55"
2	1506528.03'	3614636.63'			NE COR SEC 19 CALC.		



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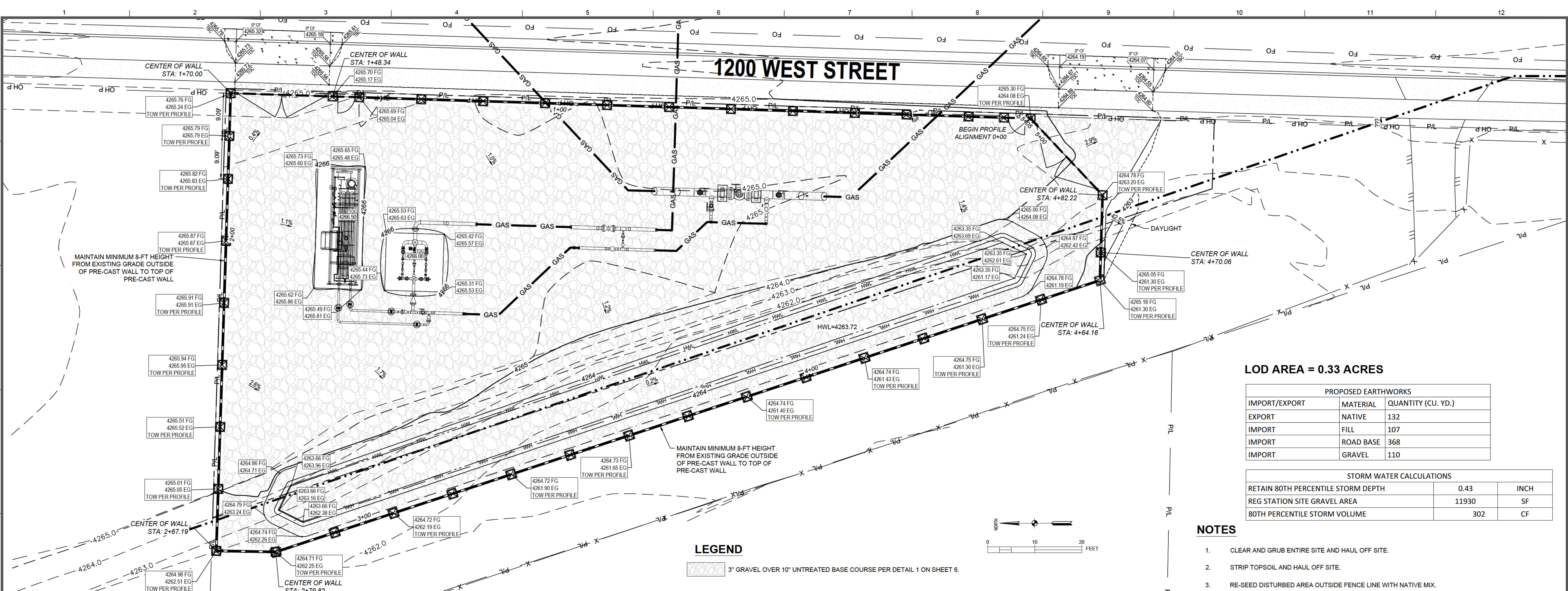
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FOR 90% REVIEW

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSIGN	ERB	J. KRUEGER (ENSIGN)	
										E. BUSH	
										PROJECT ENGR: Z. HANSEN	
										SURVEYOR: B. CLARK (ENSIGN)	
										ENGR MNGR: S. MESSERSMITH	
										CONSTR MNGR:	
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SECTION: 1	T6N	R2N
ELEVATION: 4522		
LAT: 41.28092	LONG: -112.00869	
SCALE: 1"=10'		

LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:			FL - 19 INSTALL NEW DR STATION GD0042 (RETIRE DR STATION GD0038) SITE PLAN 1301 NORTH 1200 WEST		
CITY FARR WEST	COUNTY WEBER	STATE UTAH	DRAWING NUMBER DEU-R-GD0042-CCS-001	SHEET 04 OF 09	REVISION A



LOD AREA = 0.33 ACRES

PROPOSED EARTHWORKS		
IMPORT/EXPORT	MATERIAL	QUANTITY (CU. YD.)
EXPORT	NATIVE	132
IMPORT	FILL	107
IMPORT	ROAD BASE	368
IMPORT	GRAVEL	110

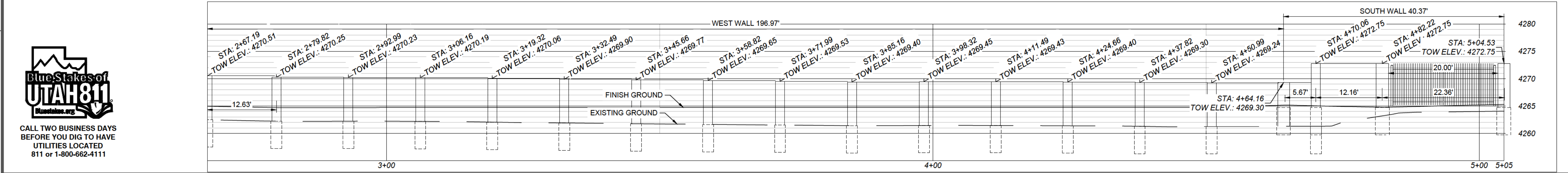
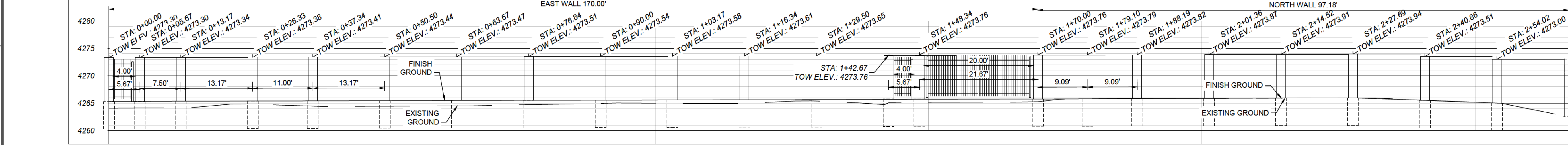
STORM WATER CALCULATIONS		
RETAIN 80TH PERCENTILE STORM DEPTH	0.43	INCH
REG STATION SITE GRAVEL AREA	11930	SF
80TH PERCENTILE STORM VOLUME	302	CF

NOTES

- CLEAR AND GRUB ENTIRE SITE AND HAUL OFF SITE.
- STRIP TOPSOIL AND HAUL OFF SITE.
- RE-SEED DISTURBED AREA OUTSIDE FENCE LINE WITH NATIVE MIX.

LEGEND

3" GRAVEL OVER 10" UNTREATED BASE COURSE PER DETAIL 1 ON SHEET 6.



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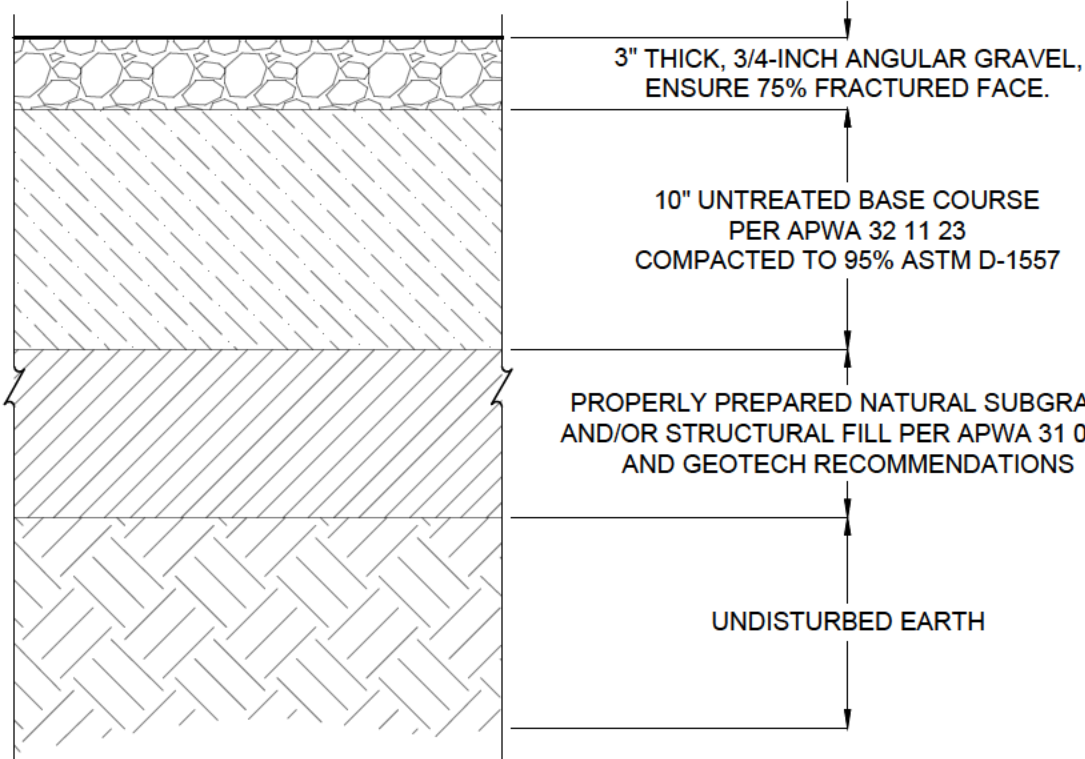
REFERENCE DRAWINGS		WORK ORDERS		REVISIONS		ENGINEERING RECORD			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY	CHECK	
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	2021-09-28	ENSIGN	ERB	
						DRAWN BY: J. KRUEGER (ENSIGN)			
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						ENGR MNGR: S. MESSERSMITH			
						CONSTR MNGR:			



DOMINION ENERGY UTAH
SECTION: 1 T6N R 2N
ELEVATION: 4522
LONG: -112.00869
SCALE: H 1"=10', V 1"=10'

LINE NUMBER:			FL - 19		
FACILITY:			INSTALL NEW DR STATION GD0042		
TITLE:			(RETIRE DR STATION GD0038)		
DESCRIPTION:			GRADING PLAN		
ADDRESS:			1301 NORTH 1200 WEST		
CITY FARR WEST		COUNTY WEBER		STATE UTAH	
DRAWING NUMBER DEU-R-GD0042-CCS-001				SHEET 05 OF 09	REVISION A

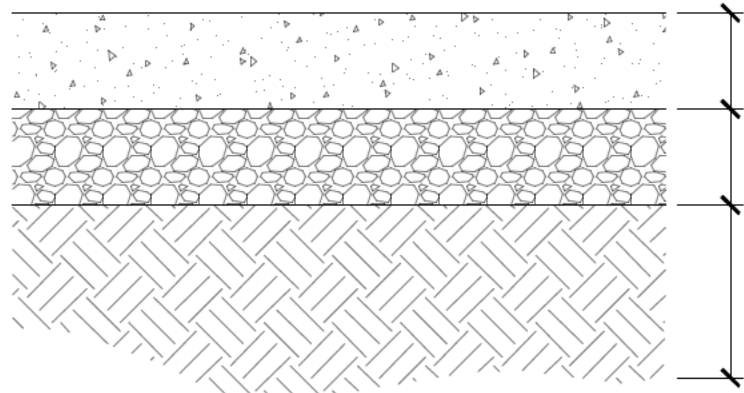
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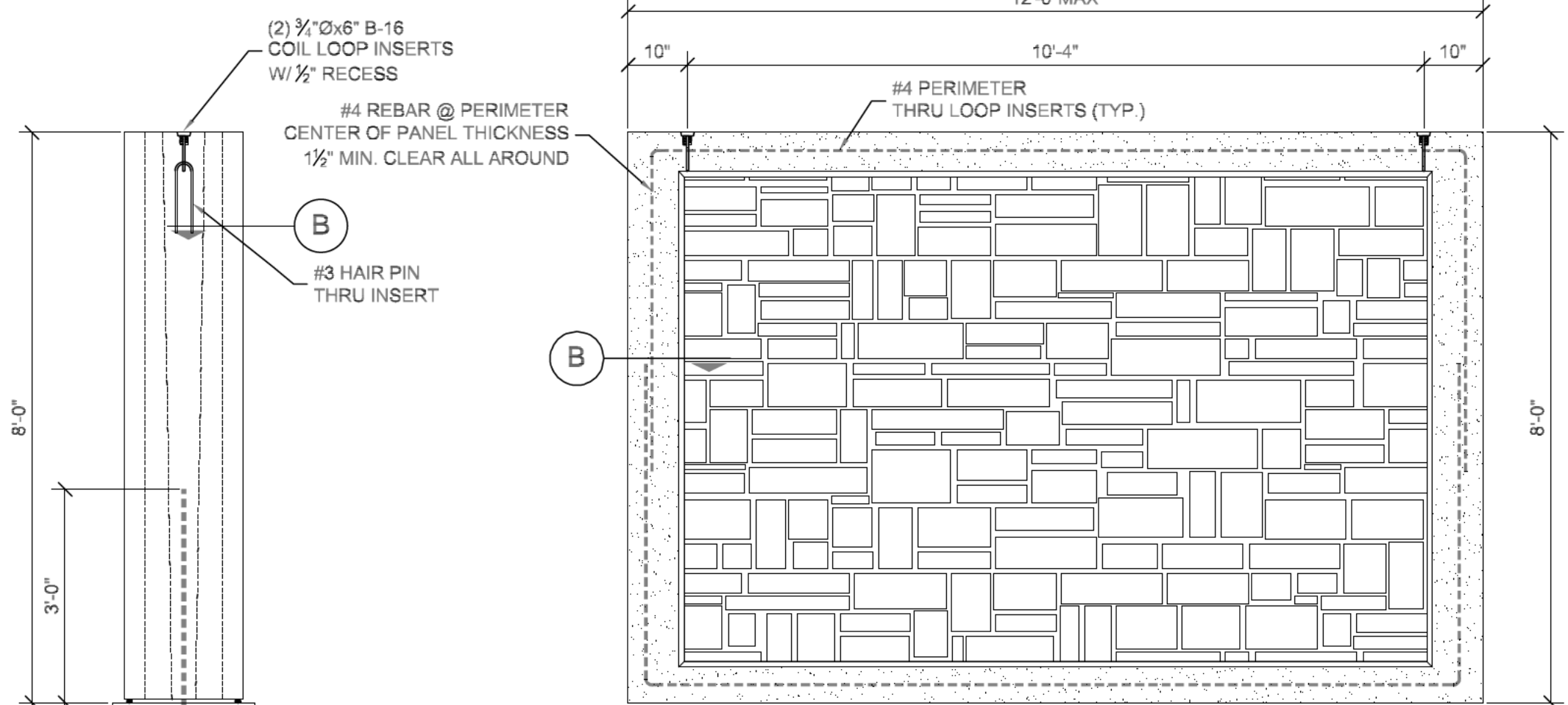
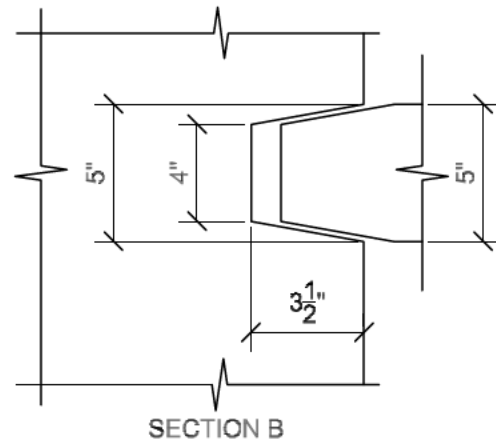
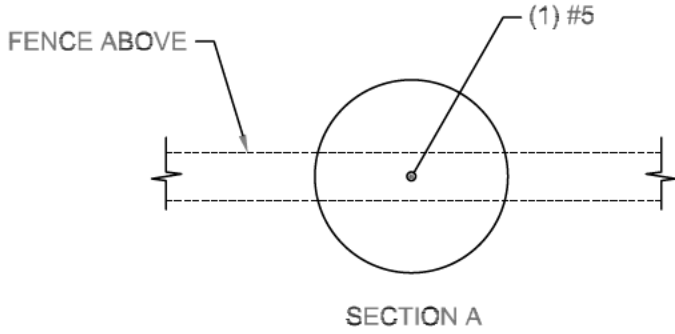
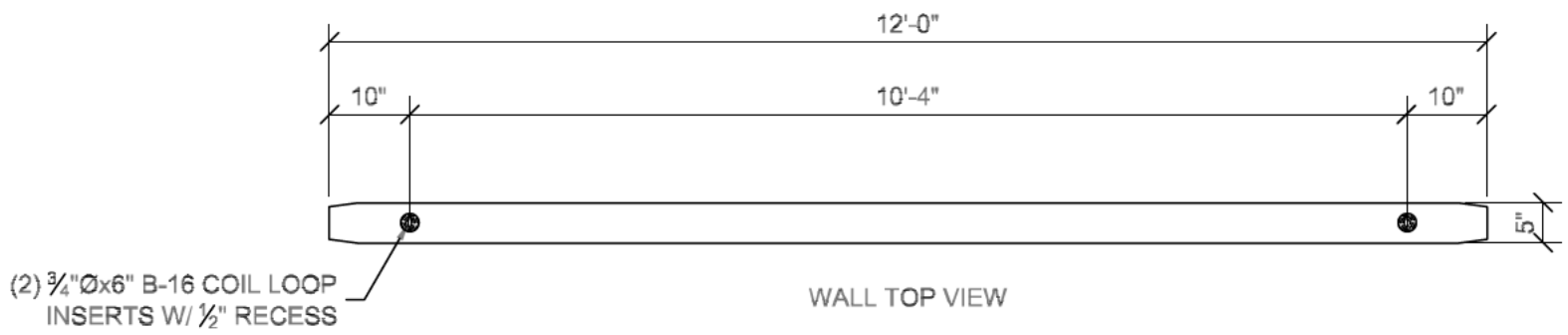
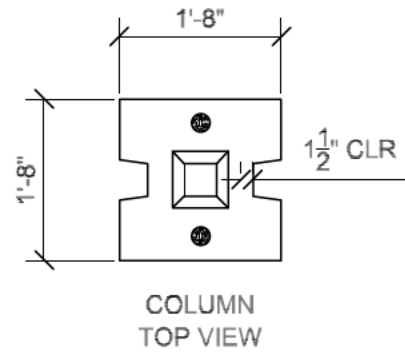
GRAVEL DRIVE SECTION 1
SCALE: 1 1/2" = 1'-0"

CONCRETE NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 6" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

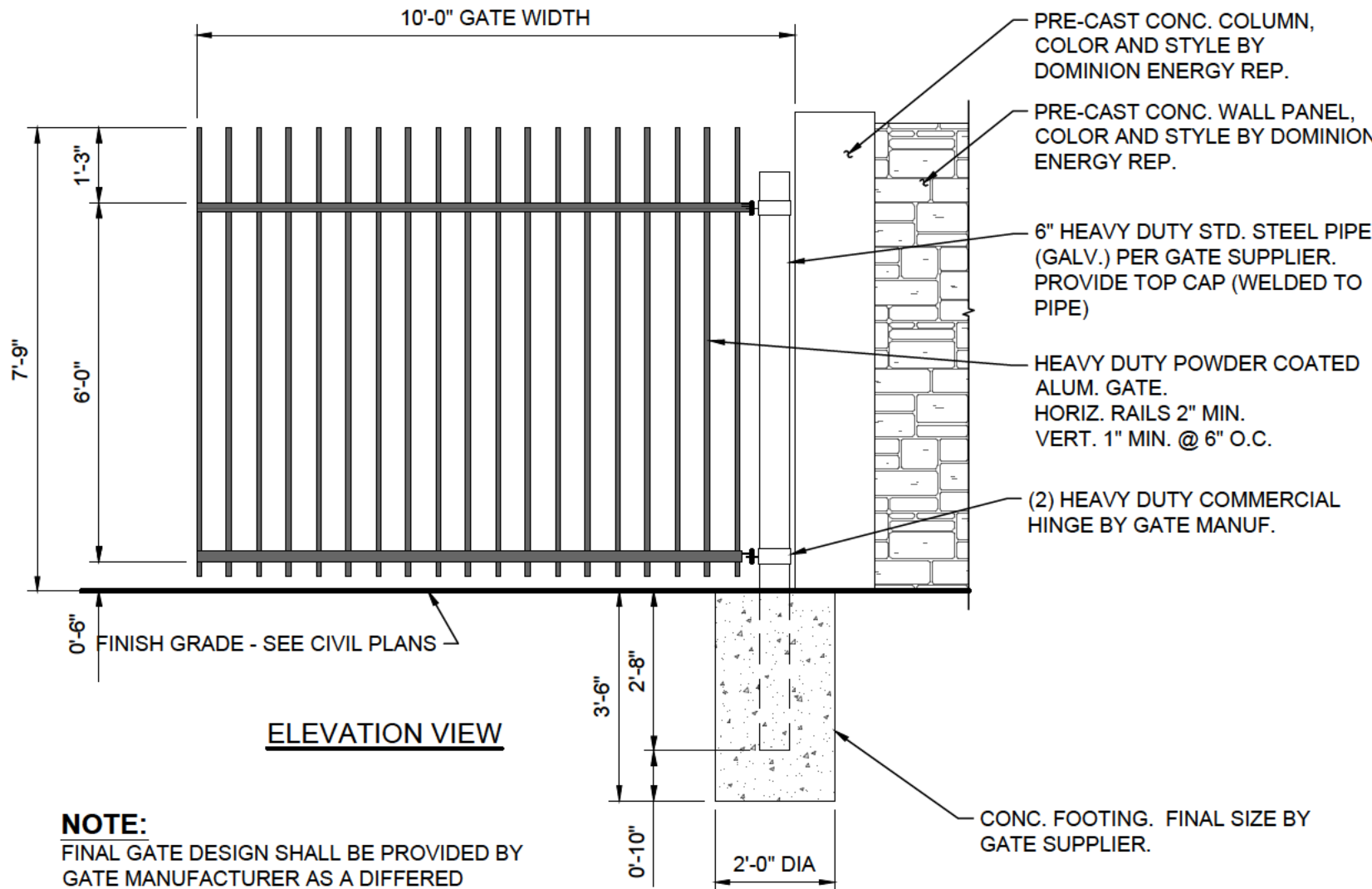


CONCRETE PAVEMENT SECTION 2
SCALE: 1 1/2" = 1'-0"

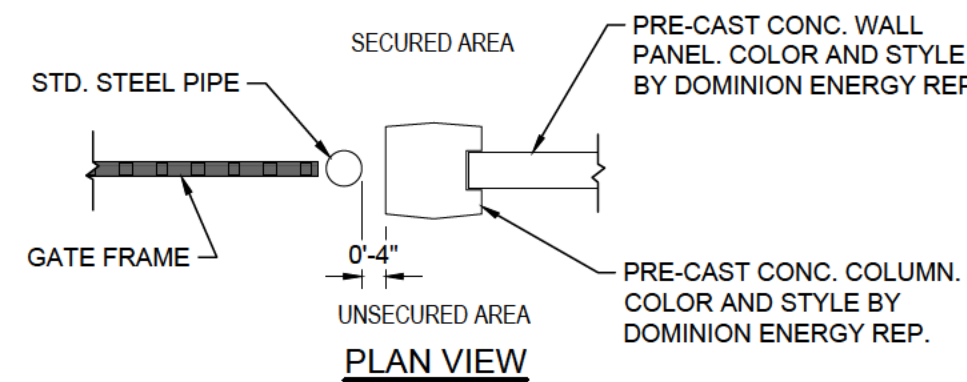


- NOTES:
- POST AND PANEL CONCRETE TO BE 5000 PSI.
 - FOOTING CONCRETE TO BE 3000 PSI.
 - MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
 - MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
 - DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
 - GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
 - CONTRACTOR SHALL SUBMIT PRE-CAST WALL DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW BY ENSIGN PRIOR TO INSTALLATION

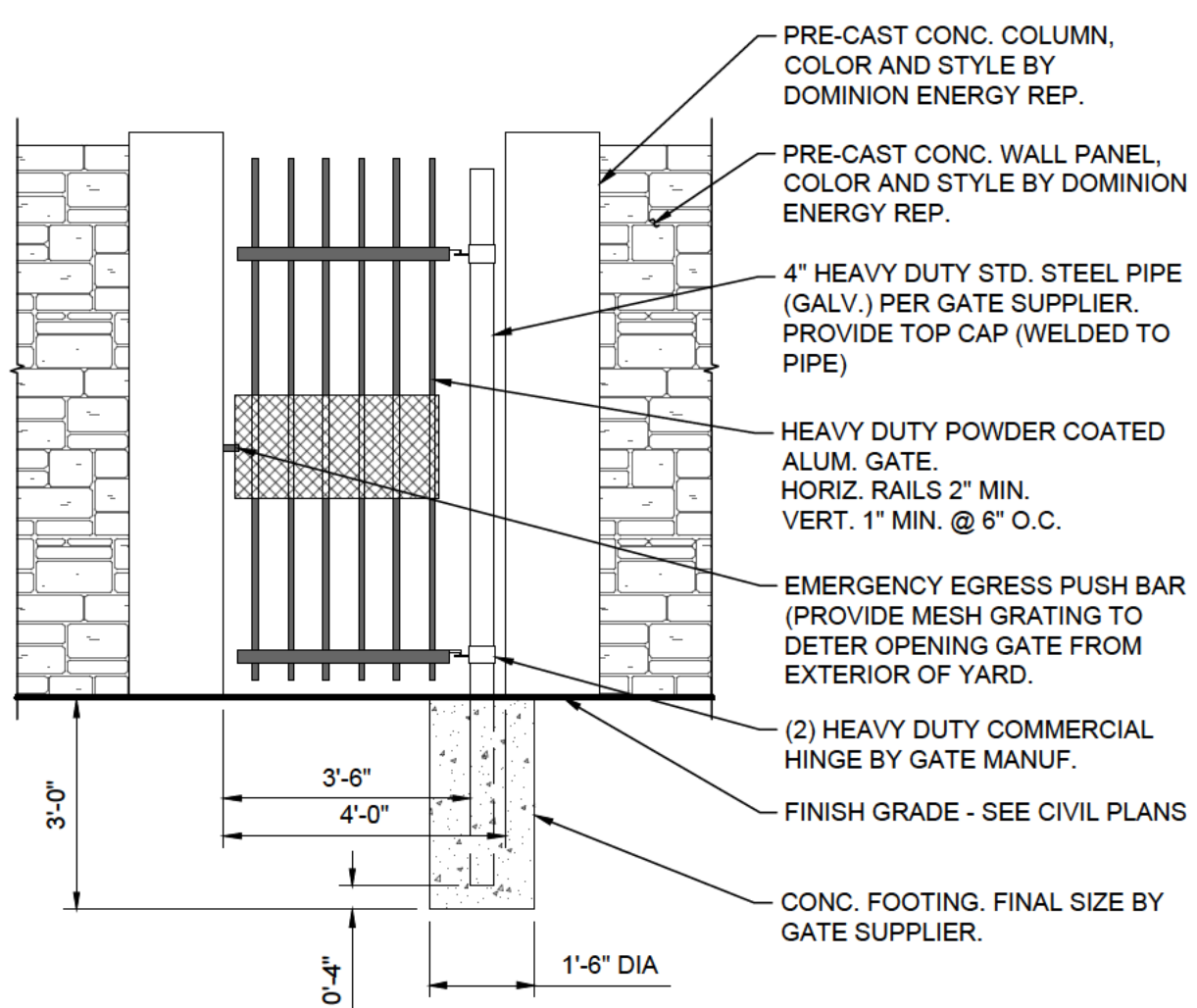
TYPICAL PRECAST CONCRETE WALL DETAIL 5
SCALE: NONE



NOTE:
FINAL GATE DESIGN SHALL BE PROVIDED BY GATE MANUFACTURER AS A DIFFERED SUBMITTAL TO ENSIGN ENGINEERING FOR REVIEW PRIOR TO FABRICATION.



DOUBLE SWING GATE DETAIL 3
SCALE: 3/8" = 1'-0"

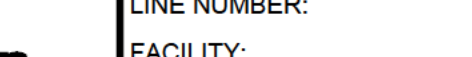


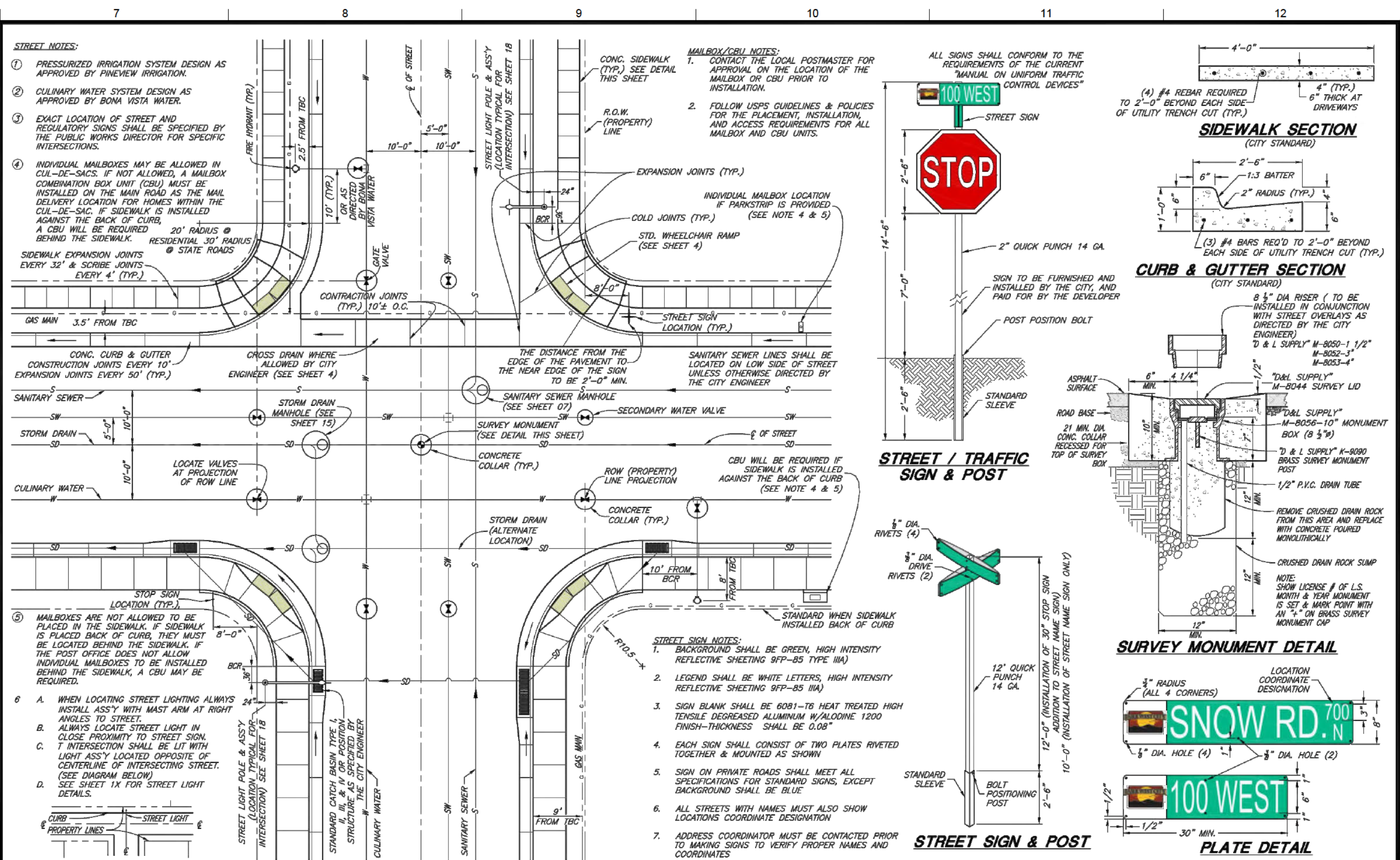
NOTE:
FINAL GATE DESIGN SHALL BE PROVIDED BY GATE MANUFACTURER AS A DIFFERED SUBMITTAL TO ENSIGN ENGINEERING FOR REVIEW PRIOR TO FABRICATION.

PERSONNEL GATE DETAIL 4
SCALE: 3/8" = 1'-0"

PRELIMINARY
FOR 90% REVIEW

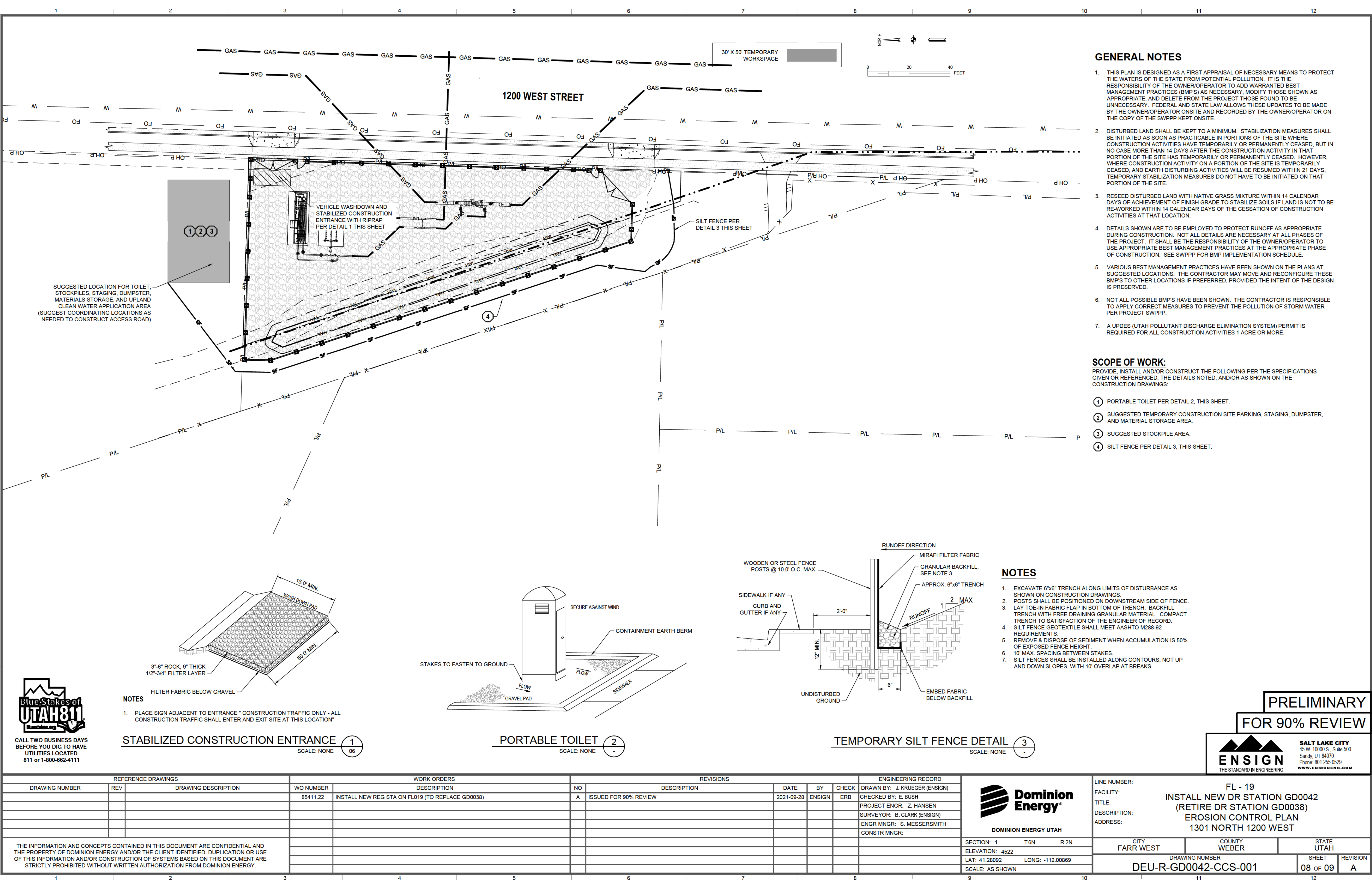


REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL - 19						
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)		FACILITY: INSTALL NEW DR STATION GD0042						
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSIGN	ERB	CHECKED BY: E. BUSH		(RETIRE DR STATION GD0038)						
										PROJECT ENGR: Z. HANSEN		DETAILS						
										SURVEYOR: B. CLARK (ENSIGN)		ADDRESS: 1301 NORTH 1200 WEST						
										ENGR MNGR: S. MESSERSMITH								
THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.										CONSTR MNGR:	SECTION: 1	T6N	R 2N	CITY	COUNTY	STATE		
												ELEVATION: 4522	FARR WEST	WEBER	UTAH			
												LAT: 41.28092	LONG: -112.00869	DRAWING NUMBER			SHEET	REVISION
												SCALE: AS SHOWN	DEU-R-GD0042-CCS-001			06 OF 09	A	



		SCALE:		DESIGNED: <u>BCB</u>		 JONES & ASSOCIATES	CONSULTING ENGINEERS	FARR WEST CITY CORPORATION		SHEET
		N.T.S.		DRAWN: <u>BCB</u>				PUBLIC WORKS STANDARD DRAWINGS		CS-02
PROJECT NUMBER				CHECKED: <u>CGA</u>				PUBLIC ROADS - TYPICAL STREET SECTION & DRIVE APPROACH DETAILS		
DATE								Ogden, Utah 84403 (801) 476-8767		OF 18 SHEETS
REV	DATE	APP								

		SCALE:		DESIGNED: <u>BCB</u>		 JONES & ASSOCIATES	CONSULTING ENGINEERS	FARR WEST CITY CORPORATION		SHEET
		N.T.S.		DRAWN: <u>BCB</u>				PUBLIC WORKS STANDARD DRAWINGS		CS-03
PROJECT NUMBER				CHECKED: <u>CGA</u>				PUBLIC ROADS - TYPICAL INTERSECTION DETAILS		
DATE								Ogden, Utah 84403 (801) 476-8767		OF 18 SHEETS
REV	DATE	APP								



GENERAL NOTES

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

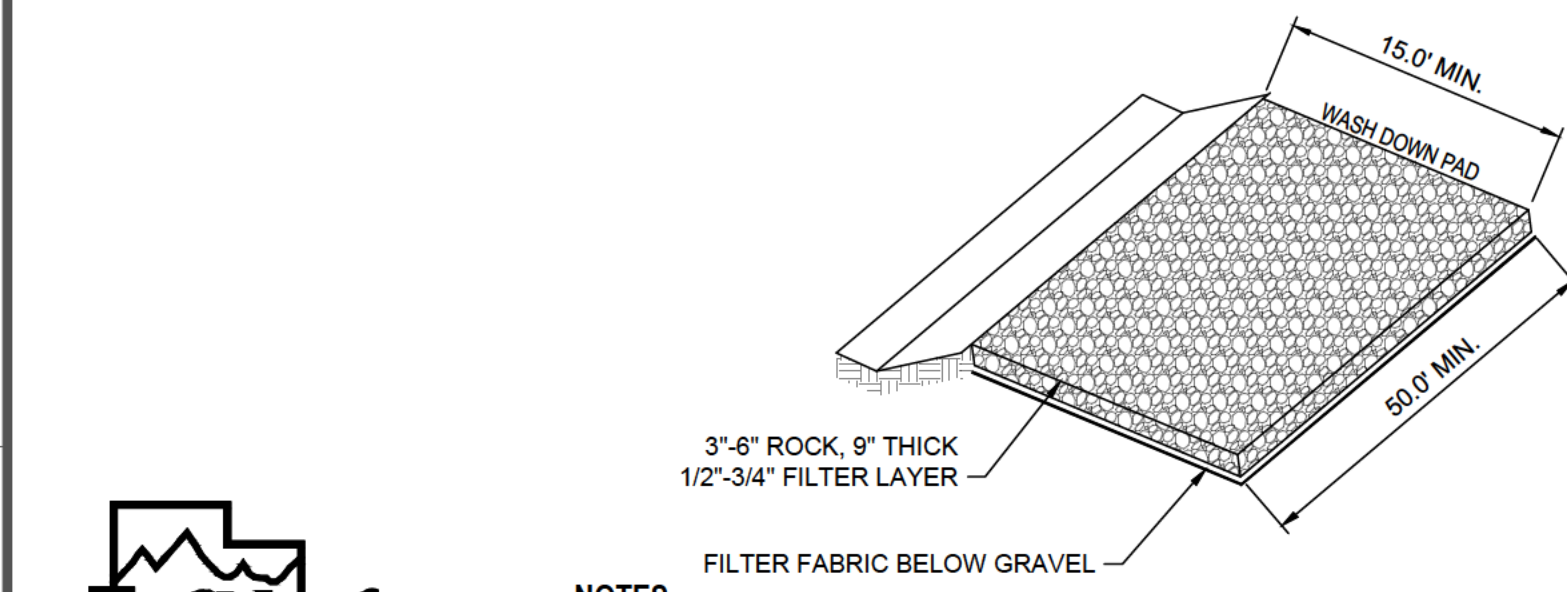
SCOPE OF WORK:

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

- 1 PORTABLE TOILET PER DETAIL 2, THIS SHEET.
- 2 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 3 SUGGESTED STOCKPILE AREA.
- 4 SILT FENCE PER DETAIL 3, THIS SHEET.

NOTES

- 1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
- 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- 3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
- 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
- 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 6. 10' MAX. SPACING BETWEEN STAKES.
- 7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

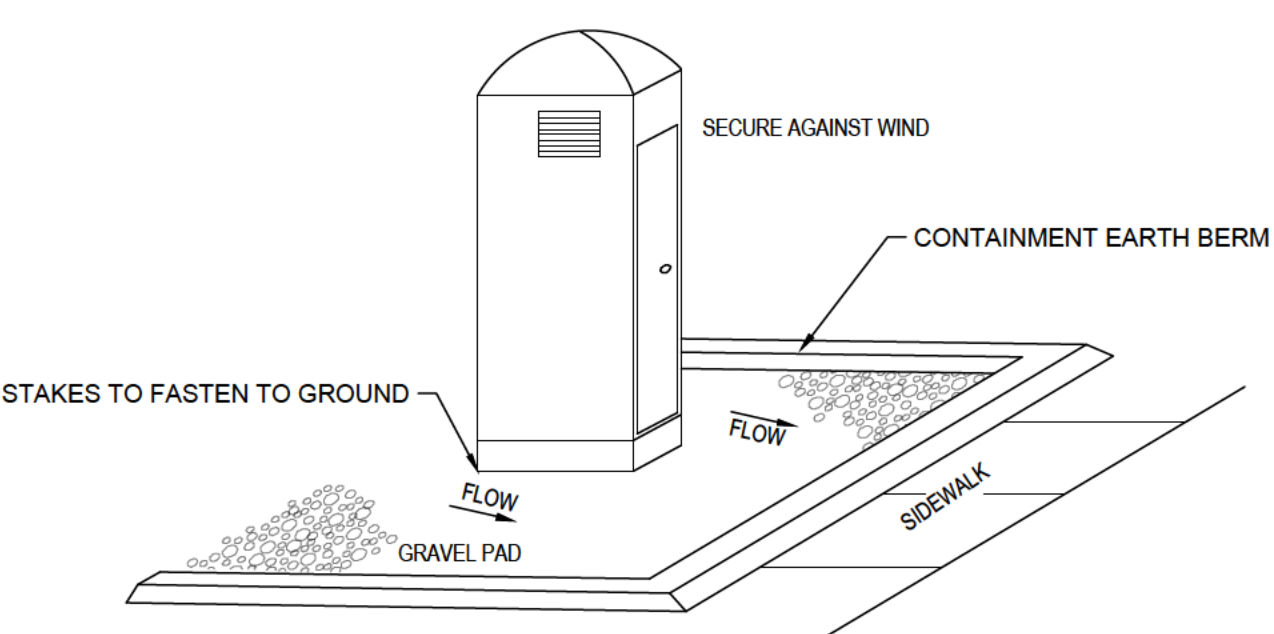
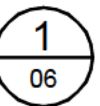


NOTES

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

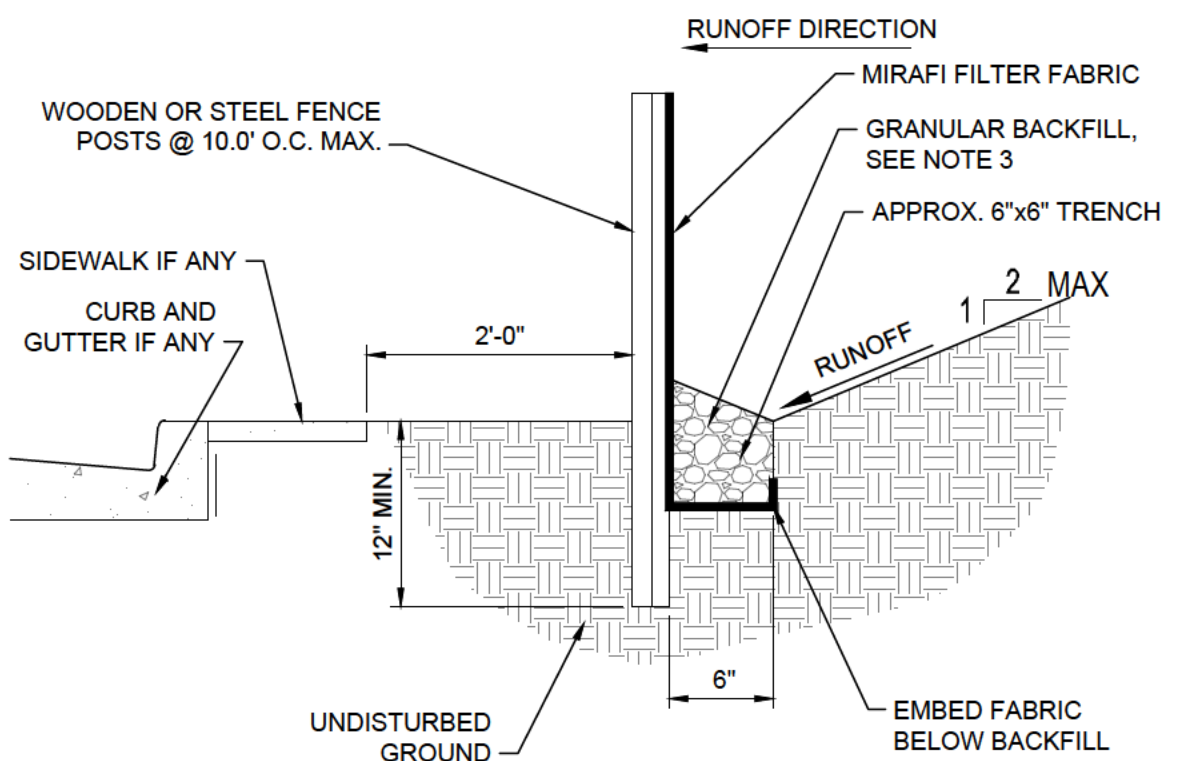
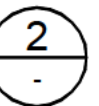
STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



PORTABLE TOILET

SCALE: NONE



TEMPORARY SILT FENCE DETAIL

SCALE: NONE



BlueStakes of UTAH 811 logo and contact information: CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED 811 or 1-800-662-4111

PRELIMINARY FOR 90% REVIEW logo and ENSIGN logo with address: SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT 84070 Phone: 801.255.0529 www.ensigneng.com

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD			DOMINION ENERGY UTAH	LINE NUMBER:		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	CHECKED BY:		FACILITY:	FL - 19	
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSIGN	ERB	J. KRUEGER (ENSIGN)	E. BUSH		TITLE:	INSTALL NEW DR STATION GD0042	
										Z. HANSEN			DESCRIPTION:	(RETIRE DR STATION GD0038)	
										B. CLARK (ENSIGN)			ADDRESS:	EROSION CONTROL PLAN	
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										CONSTR MNGR:		T6N	FARR WEST	WEBER	UTAH
												R 2N	DRAWING NUMBER		
												ELEVATION: 4522	DEU-R-GD0042-CCS-001		
												LAT: 41.28092	SHEET		REVISION
												LONG: -112.00869	08 OF 09		A
												SCALE: AS SHOWN			

17.44.190**B. Accessory Buildings:**

All Residential Zones		
Minimum setbacks from property line:		
	Front or side facing street: city road	20 ft. <u>30 ft.</u>
	Front or side facing street: state road	40 ft.
	Rear	4 ft. <u>4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.</u>
	Side	4 ft. <u>4 ft. for structures 14 ft. or less in peak height. For structures in excess of 14 ft. in peak height the setback is 4 ft. plus 1 ft. for each foot or portion thereof in excess of 14 ft in peak height.</u>
Height of buildings:		
	Minimum height (at peak)	8 ft.
	Maximum height (at peak)	20 ft. on lots less than 1 acre 25 ft. on lots 1 acre and larger
	Maximum height (exterior walls)	15 ft. on lots less than 1 acre 18 ft. on lots 1 acre and larger

Public Works Site

Phase 1 - Material Storage and Decant Facility

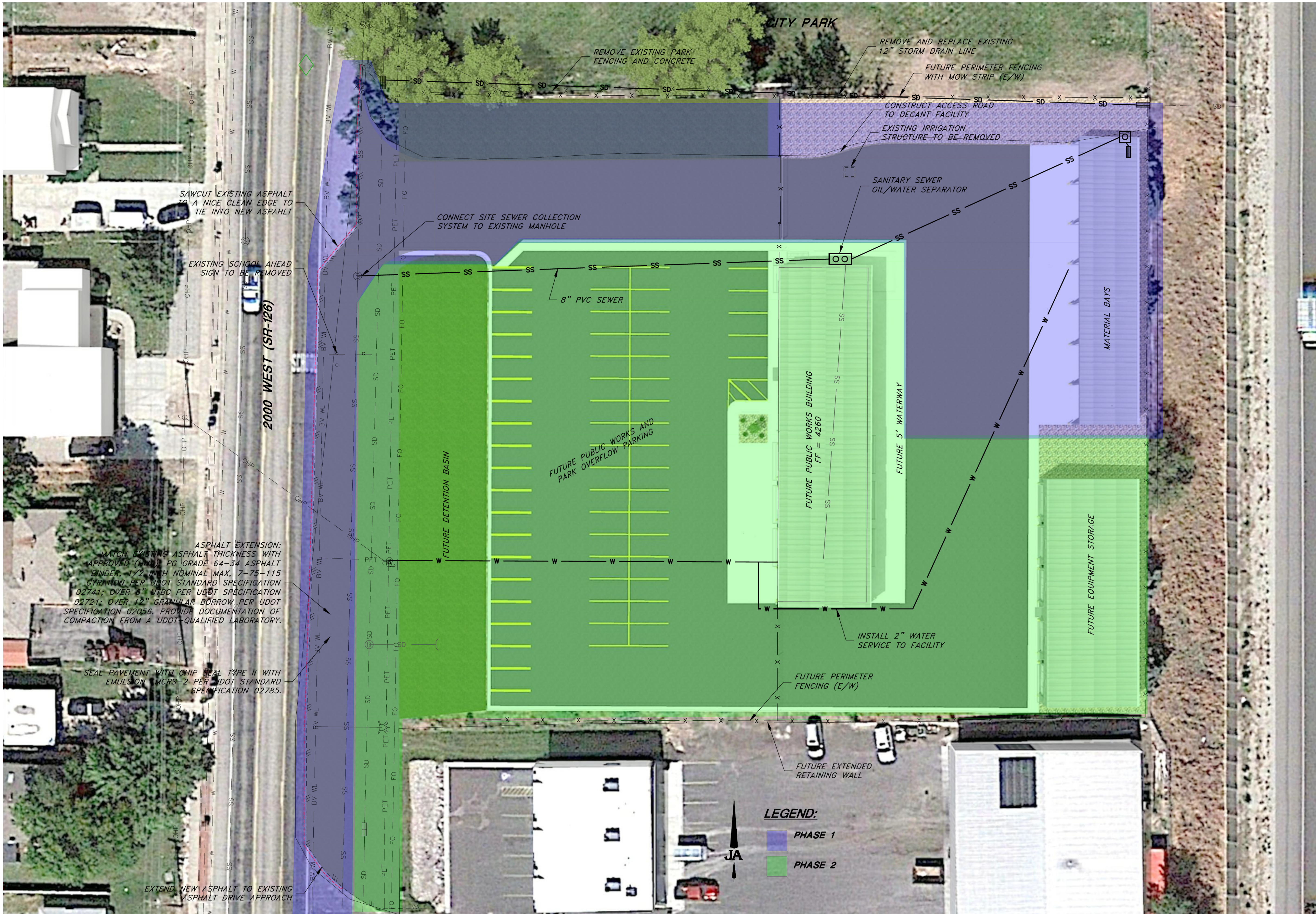
Date: October 27, 2021

Concept Cost Estimate

Location:
2024 North 2000 West



Item	Description	Qty	Unit	Unit Price	Total
1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
2	Traffic control	1	LS	\$ 7,500.00	\$ 7,500.00
3	SWPPP and erosion control	1	LS	\$ 5,000.00	\$ 5,000.00
4	Construct decant structure	1	LS	\$ 115,000.00	\$ 115,000.00
5	Concrete flatwork	1,100	sf	\$ 8.00	\$ 8,800.00
6	Roadway excavation for deceleration lane	600	sy	\$ 5.00	\$ 3,000.00
7	Clear and grub for new access road on site	1,900	sy	\$ 2.00	\$ 3,800.00
8	Remove tree	2	ea	\$ 1,000.00	\$ 2,000.00
9	Granular Borrow	1,980	ton	\$ 20.00	\$ 39,600.00
10	Untreated base course	1,000	ton	\$ 25.00	\$ 25,000.00
11	Hot mix asphalt	850	ton	\$ 85.00	\$ 72,250.00
12	Saw-cut asphalt	380	lf	\$ 4.00	\$ 1,520.00
13	Chip seal of deceleration lane	600	sy	\$ 5.00	\$ 3,000.00
14	8" PVC sewer line	350	lf	\$ 50.00	\$ 17,500.00
15	Sewer manhole	2	ea	\$ 4,000.00	\$ 8,000.00
16	Connection to existing sewer manhole	1	ea	\$ 2,000.00	\$ 2,000.00
17	Sewer oil/water separator	1	LS	\$ 25,000.00	\$ 25,000.00
18	2" water service	450	lf	\$ 25.00	\$ 11,250.00
				SUBTOTAL =	\$ 365,220.00
				15% Design and Construction Mgmt =	\$ 54,783.00
				10% Contingency =	\$ 36,522.00
				TOTAL =	\$ 456,525.00



CONSULTING
ENGINEERS
JONES & ASSOCIATES

6080 Fashion Point Drive
South Ogden, Utah 84403
(801) 476-9767 www.jonescivil.com

FARR WEST CITY CORPORATION
PUBLIC WORKS FACILITY - PHASE 1 & 2

OVERALL SITE PLAN

DATE	REVISION

SCALE:

TWE
DESIGNED
24" x 36"
1" = 30'

TWE
DRAWN
11" x 17"
1" = 60'

MLR
CHECKED

SHEET:

1

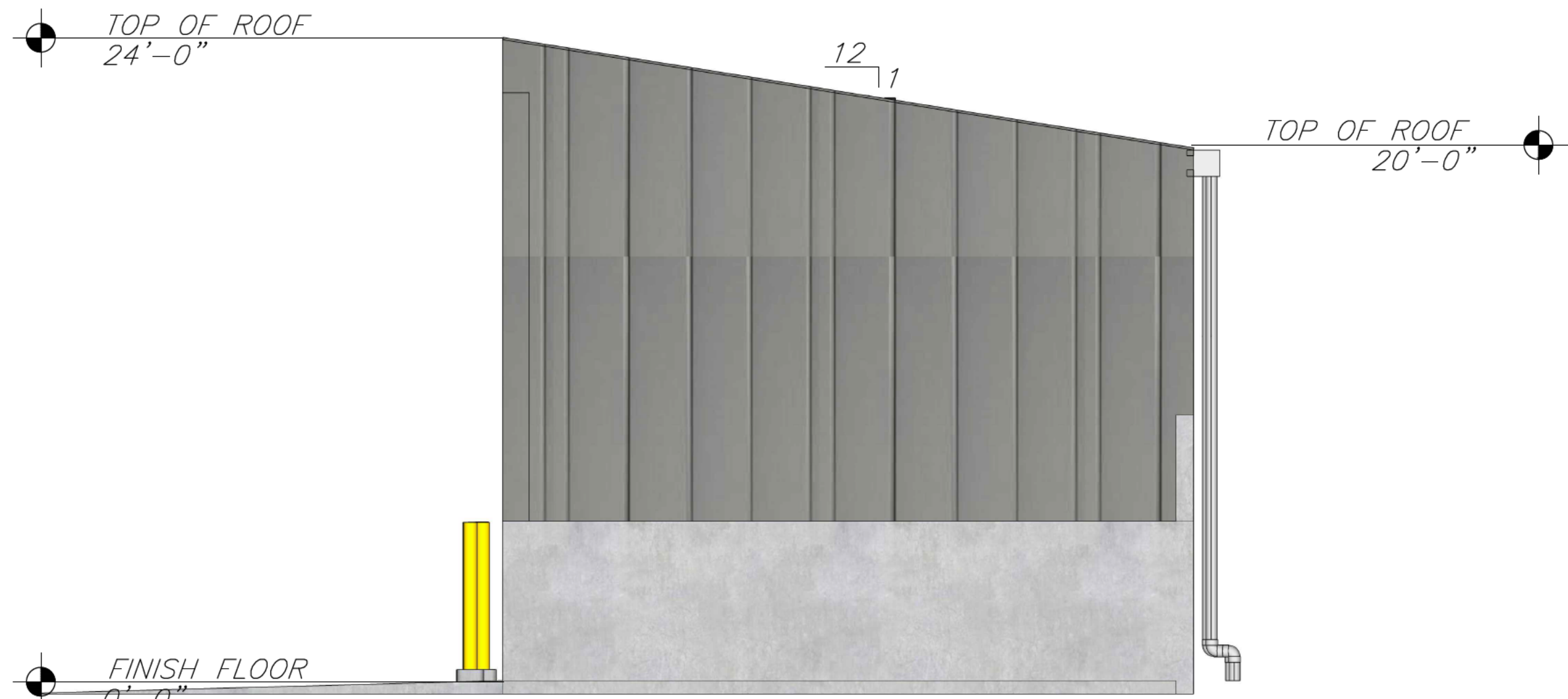
OF 1 SHEETS

JA

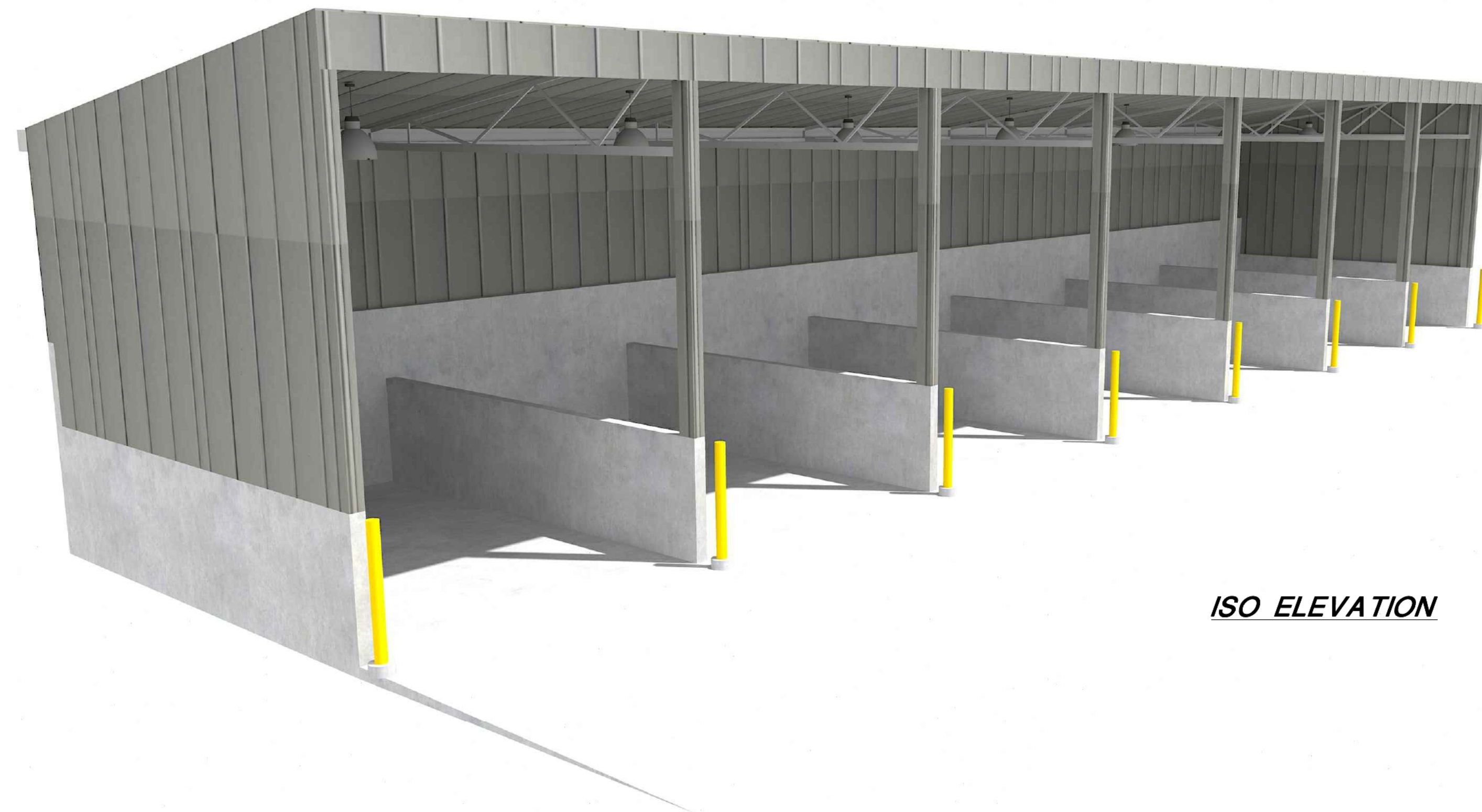
LEGEND:

PHASE 1

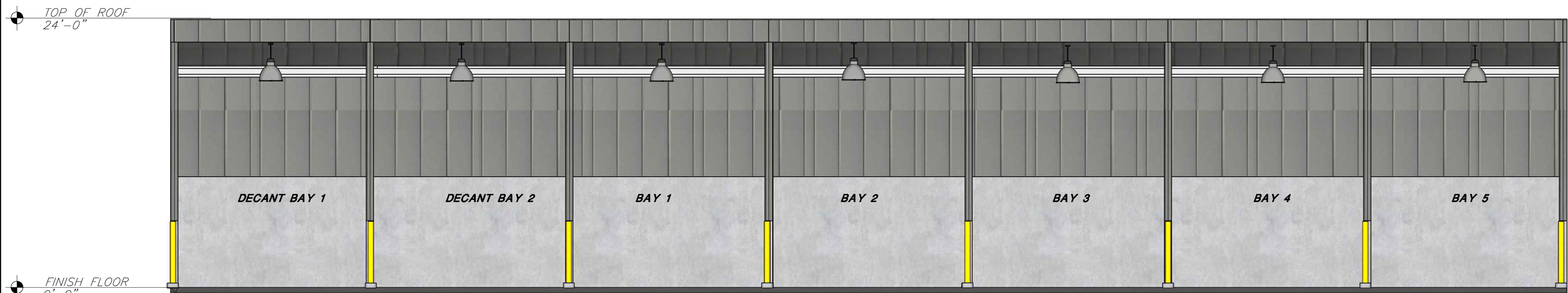
PHASE 2



SIDE ELEVATION



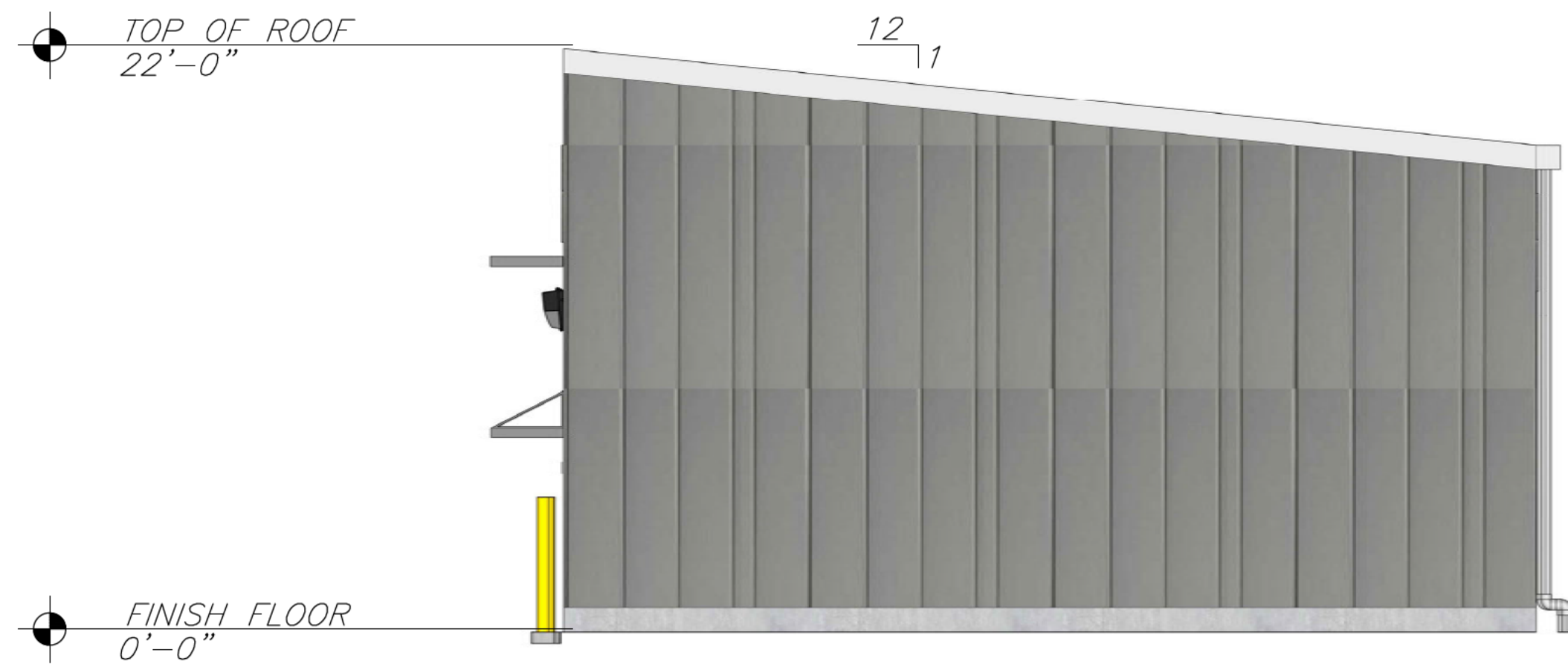
ISO ELEVATION



FRONT ELEVATION

DATE	REVISION

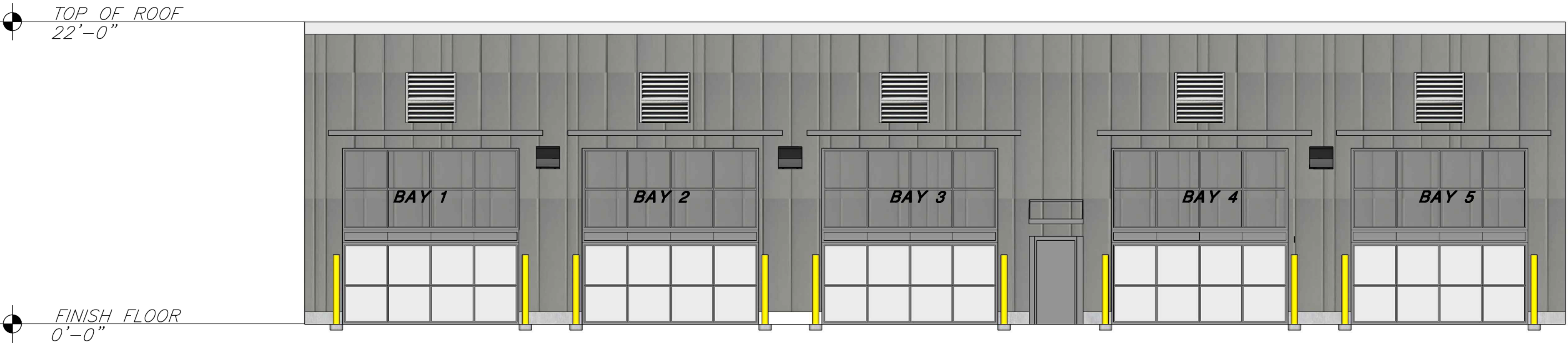
SCALE:	SLS DESIGNED
24"x36"	SLS DRAWN
NONE	SLS CHECKED
11"x17"	NONE



SIDE ELEVATION



ISO ELEVATION



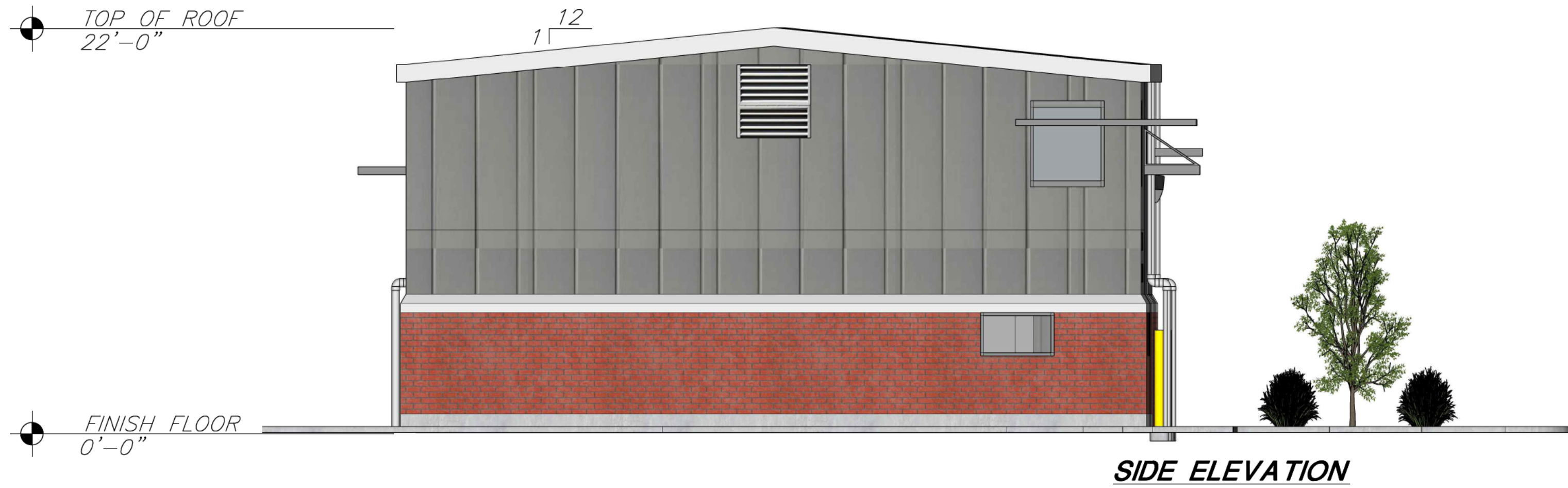
FRONT ELEVATION

DATE	REVISION

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SLS DESIGNED	SLS DRAWN	SLS CHECKED
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SCALE: 24"x36" NONE	11"x17" NONE
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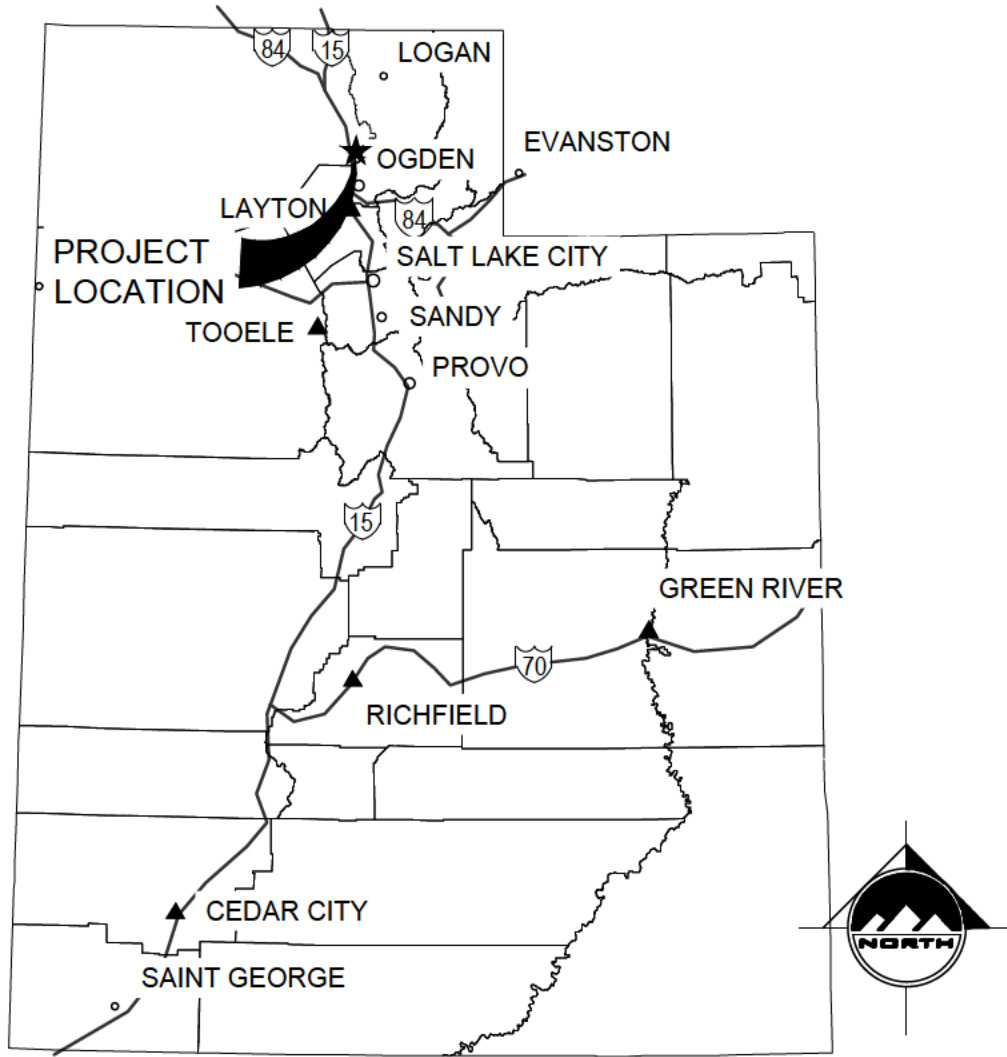


DATE	REVISION

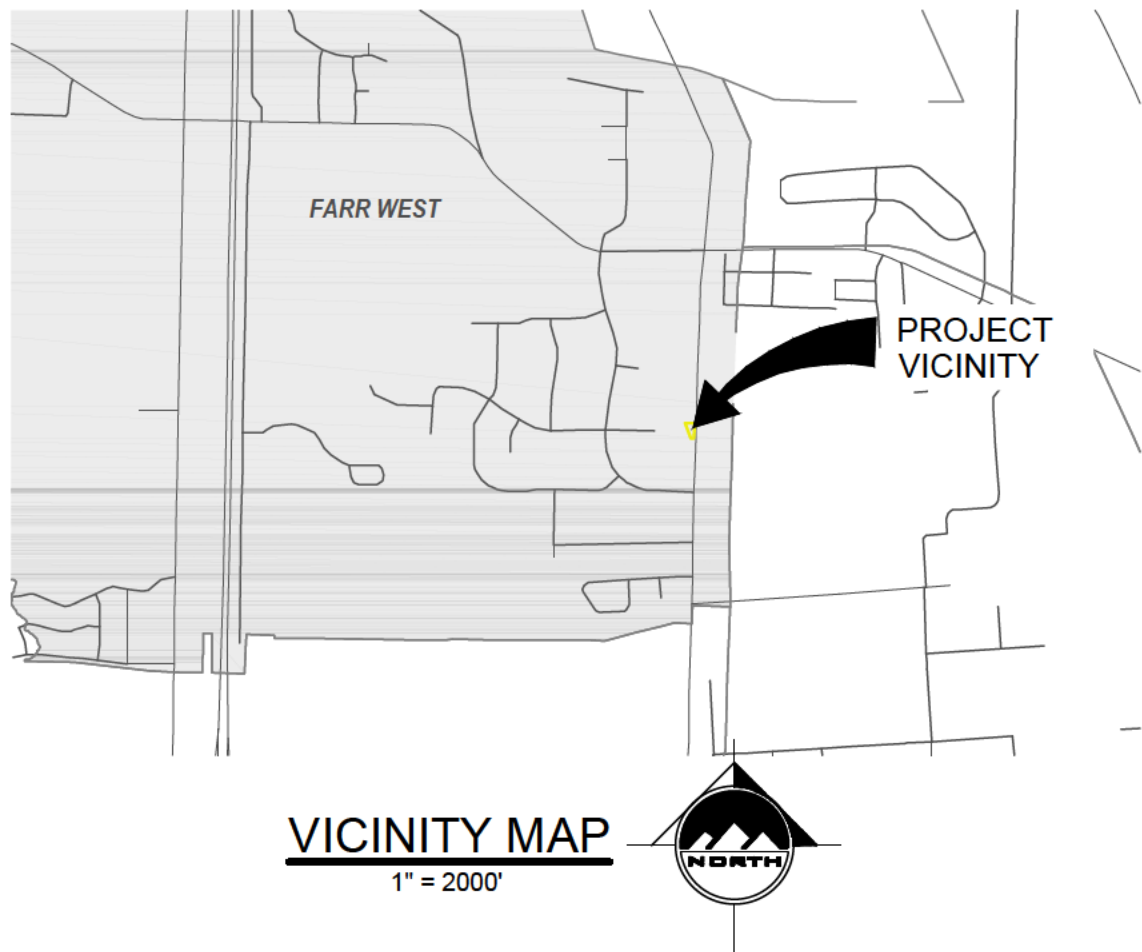


SLS DESIGNED	SLS DRAWN	SLS CHECKED
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SCALE: 24"x36" NONE	11"x17" NONE
---------------------------	-----------------



LOCATION MAP
NO SCALE



VICINITY MAP
1" = 2000'



CALL TWO BUSINESS DAYS
BEFORE YOU DIG TO HAVE
UTILITIES LOCATED
811 or 1-800-662-4111

PROJECT DRAWINGS

GENERAL DRAWINGS		
DRAWING	REV	DESCRIPTION
DEU-R-GD0042-CCS-001 SHEET 01 OF 09	A	COVER SHEET
DEU-R-GD0042-CCS-001 SHEET 02 OF 09	A	SYMBOLS AND ABBREVIATIONS
DEU-R-GD0042-CCS-001 SHEET 03 OF 09	A	GENERAL NOTES
CIVIL DRAWINGS		
DEU-R-GD0042-CCS-001 SHEET 04 OF 09	A	SITE PLAN
DEU-R-GD0042-CCS-001 SHEET 05 OF 09	A	GRADING PLAN
DEU-R-GD0042-CCS-001 SHEET 06 OF 09	A	DETAILS
DEU-R-GD0042-CCS-001 SHEET 07 OF 09	A	DETAILS
DEU-R-GD0042-CCS-001 SHEET 08 OF 09	A	EROSION CONTROL PLAN AND DETAILS
LANDSCAPE DRAWINGS		
DEU-R-GD0042-CCS-001 SHEET 09 OF 09	A	LANDSCAPE PLAN AND DETAILS
REFERENCE DRAWINGS		
QGC-V-BLD-CCS-010-r1	1	BUILDING FOUNDATION DETAILS
DE-STD-GEN-CCS-003-r0	0	CONCRETE SLAB ON GRADE
DEU-R-GD0042-PIP-001	A	

PROJECT CONTACTS

PROJECT MANAGER	ZACH HANSEN	385-321-7583
PROJECT ENGINEER	ZACH HANSEN	385-321-7583
CATHODIC PROTECTION	KELLY FACER	801-201-5528
HP SURVEYOR	GARRETT NEWHART (ENSIGN)	385-228-3038
LEAD INSPECTOR	TBD	
IHP SUPERVISOR	TBD	
RIGHT OF WAY AGENT	KEVIN MULVEY	801-592-5808
MEASUREMENT AND CONTROL	DAVID PLATT	801-389-4581
ENVIRONMENTAL HEALTH & SAFETY	STEPHEN RYDER	330-813-8805

NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

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

PRELIMINARY

FOR 90% REVIEW



DOMINION ENERGY UTAH

DATE PRINTED
10/12/2021



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

FL - 19
INSTALL NEW DR STATION GD0042
(RETIRE DR STATION GD0038)
COVER SHEET
1301 NORTH 1200 WEST

CITY
FARR WEST

COUNTY
WEBER

STATE
UTAH

DRAWING NUMBER
DEU-R-GD0042-CCS-001

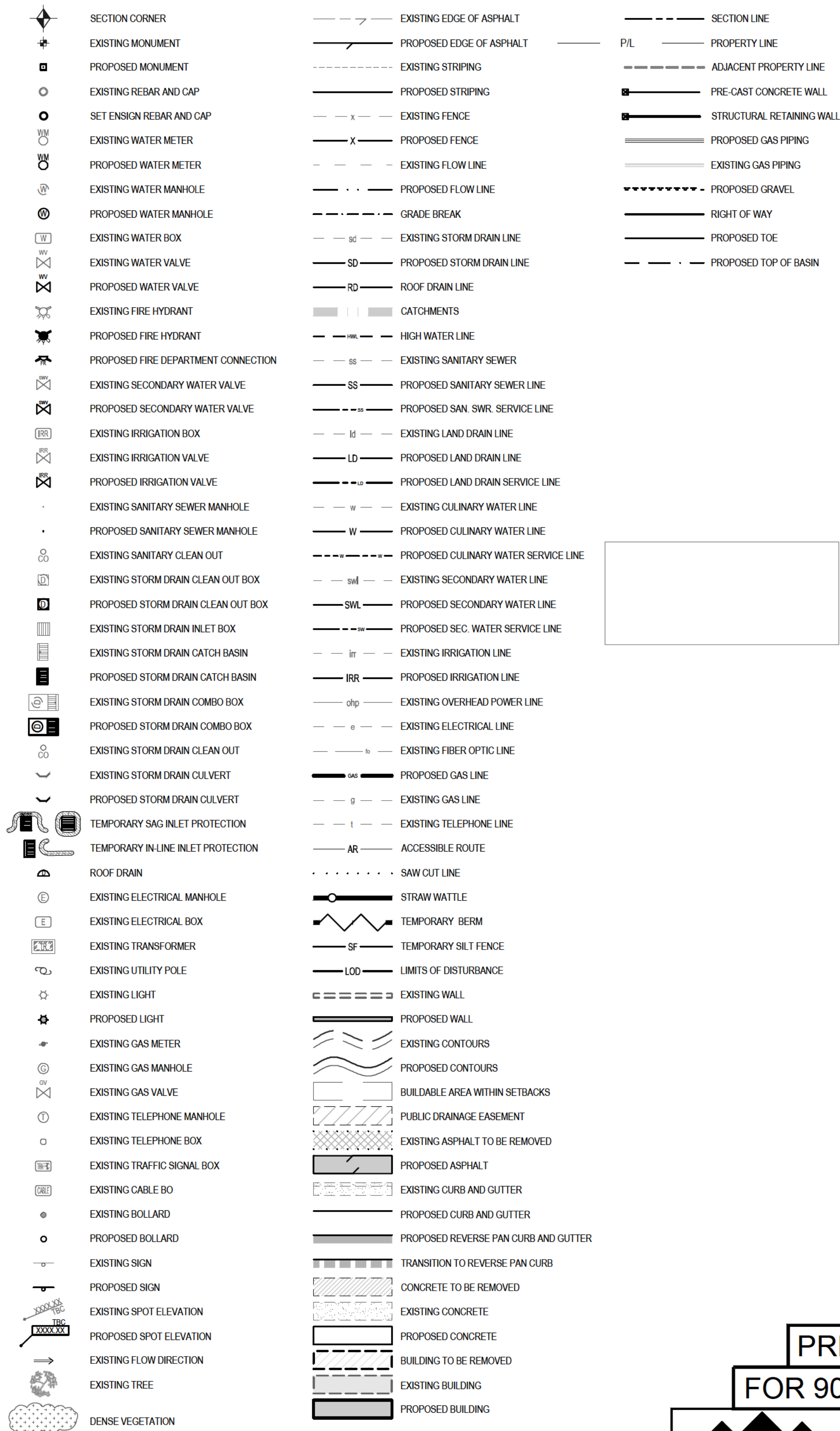
SHEET
01 OF 09

REVISION
A

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ABBREVIATIONS		D	DEGREE	L	LENGTH	RT	RIGHT / ROUTE
@	AT	DET	DETAIL	LD	POUND	RW	RIGHT OF WAY
ø	DIAMETER	DI	DUCTILE IRON				
%	PERCENTAGE	DIA	DIAMETER	LF	LINEAR FEET	-(S)-S	STEEL PIPELINE SLOPE / SOUTH
'	FEET	DIP	DUCTILE IRON PIPE	LIC	LICENSE	SAN	SANITARY
"	INCHES	DIST	DISTANCE	LIN	LINEAR / LINEAL	SAN SWR	SANITARY SEWER
3PH	THREE PHASE POWER	DL	DRAIN LINE	LP	LOW POINT / LIGHT POLE	SCH	SCHEDULE
		DMH	DRAINAGE MANHOLE	LS	LAND SURVEYOR	SD	STORM DRAIN
AB	ANCHOR BOLT	DN	DOWN	LT	LEFT	SE	SECONDARY EFFLUENT
ABUT	ABUTMENT	DW	DRINKING WATER	LWL	LOW WATER LEVEL		
AC	ASBESTOS CEMENT PIPE OR ASPHALT CONCRETE	DWG	DRAWING				
		DWV	DRAIN WASTE VENT	MAG	MAGNETIC	SEC	SECONDARY
ADT	AVERAGE DAILY TRAFFIC			MAINT	MAINTENANCE	SEC COR	SECTION CORNER
APPROX	APPROXIMATELY	E	EAST	MATL	MATERIAL	SHT	SHEET
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	EA	EACH	MAX	MAXIMUM	SJ	SAWED JOINT
AL	AIR LINE	EB	ELECTRICAL BOX	MB	MACHINE BOLT	SKT	SOCKET
ALUM	ALUMINUM	EG	EDGE OF GRAVEL	MH	MANHOLE	SL	SOLIDS LINE
AR	ACCESSIBLE ROUTE	ELEC	ELECTRIC / ELECTRICAL	MI	MILE	SOVFL	SURFACE OVERFLOW
ASPH	ASPHALT			MIN	MINIMUM	SPECS	SPECIFICATIONS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	ELEV	ELEVATION	MISC	MISCELLANEOUS	SQ	SQUARE
		EMB	EMBANKMENT	MJ	MECHANICAL JOINT	SQ FT	SQUARE FEET
AWWA	AMERICAN WATER WORKS ASSOCIATION	EMH	ELECTRICAL MANHOLE	MKR	MARKER	SQ YD	SQUARE YARDS
		ENGR	ENGINEER	ML	MIXED LIQUOR	SS	SANITARY SEWER / STAINLESS STEEL
AZ	AZIMUTH	ENT	ENTRANCE	MON	MONUMENT	ST	STREET
		EO	EDGE OF OIL	MPH	MILES PER HOUR	STA	STATION
		EOA	EDGE OF ASPHALT			STD	STANDARD
BAL	BALANCE	EQUIP	EQUIPMENT	N	NORTH	STL	STEEL
BEG	BEGINNING / BEGIN			NG	NATURAL GROUND	STM STL	STAINLESS STEEL
BFC	BACK FACE OF CURB	ES	EDGE OF SHOULDER	NIC	NOT IN CONTRACT	STRUCT	STRUCTURE
BLD FLG	BLIND FLANGE	EST	ESTIMATE	NPW	NON-POTABLE WATER	SW	SIDEWALK
BLDG	BUILDING	EVC	END OF VERTICAL CURVE	NO OR #	NUMBER	SWR	SEWER
BLM	BUREAU OF LAND MANAGEMENT	EW	EACH WAY	NTS	NOT TO SCALE	SWL	SECONDARY WATER LINE
BM	BENCHMARK	EXC	EXCAVATION				
BLK	BLOCK	EX	EXISTING				
BOD	BIOCHEMICAL OXYGEN DEMAND	EXIST	EXISTING	OC	ON CENTER		
BOS	BOTTOM OF STEP			OCEW	ON CENTER EACH WAY	T	TOWNSHIP / TELEPHONE
BOT	BOTTOM	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	TAN	TANGENT
BRG	BEARING	FDN	FOUNDATION	OFF REV	OFFICE REVISION	TBC	TOP BACK OF CURB
BSMT	BASEMENT	FEN COR	FENCE CORNER	O-O	OUTSIDE TO OUTSIDE	TEMP	TEMPORARY
BTWN	BETWEEN	FE	FIRE EXTINGUISHER	OHP	OVERHEAD POWER	TELE	TELEPHONE / TELEGRAM
BVC	BEGIN VERTICAL CURVE	FF	FINISH FLOOR	ORIG	ORIGINAL	THD	THREADED
		FFC	FRONT FACE OF CURB	OSB	ORIENTED STAND BOARD	THK	THICK
						TKN	TOTAL KIELDAHL NITROGEN
C	CURVE	FG	FINISH GRADE			TOA	TOP OF ASPHALT
C&G	CURB AND GUTTER	FH	FIRE HYDRANT	-(P)-	PLASTIC PIPELINE	TOC	TOP OF CONCRETE
CALC	CALCULATED	FIN	FINISH	PC	POINT OF CURVATURE / PRESSURE CLASS		
CB	CATCH BASIN			PCC	POINT OF COMPOUND CURVATURE	TOF	TOP OF FOUNDATION / TOP OF FOOTING
C-C	CENTER TO CENTER	FL	FLOW LINE / FLANGE			TOG	TOP OF GRATE / TOP OF GRAVEL
CCW	COUNTER CLOCKWISE	FLR	FLOOR	PD	POND EFFLUENT	TOP	TOP OF PIER
CF	CURB FACE	FRP	FIBERGLASS REINFORCED PIPE	PE	PLANT EFFLUENT	TOW	TOP OF WALL
CFS	CUBIC FEET PER SECOND	FT	FEET	PERF	PERFORATED	TOS	TOP OF STEP / TOP OF SLAB
CIP	CAST IRON PIPE	FTG	FOOTING	PI	POINT OF INTERSECTION / PRIMARY INFLUENT	TSS	TOTAL SUSPENDED SOLIDS
CJ	CONSTRUCTION JOINT						
C	CENTER LINE	G	GAS	PIV	POST INDICATOR VALVE	TYP	TYPICAL
CLR	CLEARANCE	GA	GAGE / GAUGE	PL	PROPERTY LINE		
CMP	CORRUGATED METAL PIPE	GALV	GALVANIZED	POB	POINT OF BEGINNING	UB	UTILITY BOX
CMP-A	CORRUGATED METAL PIPE - ARCH	GB	GRADE BREAK	POC	POINT ON CURVATURE	UG	UNDERGROUND
		GEN	GENERAL	PP	POWER POLE	UNO	UNLESS NOTED OTHERWISE
CO	CLEAN OUT	GF	GARAGE FLOOR	PRC	POINT OF REVERSE CURVATURE	UW	UTILITY WATER
COB	CLEAN OUT BOX	GLB	GLUED LAMINATED BEAM				
COL	COLUMN	GLM	GAS METER	PRO	PROPOSED	VC	VERTICAL CURVE
COMM	COMMUNICATION	GSP	GALVANIZED STEEL PIPE	PROJ	PROJECT	VERT	VERTICAL
CONC	CONCRETE			PROP	PROPERTY	VIC	VIC COUPLING
CONN	CONNECT	GV	GATE VALVE	PS	PUMP STATION	VOL	VOLUME
CONT	CONTINUOUS			PSF	POUNDS PER SQUARE FOOT	VPI	VERTICAL POINT OF INTERSECTION
COR	CORNER	HC	HANDICAP / HYPOCHLORITE	PSI	POUNDS PER SQUARE INCH	VPC	VERTICAL POINT OF CURVE
CTR	CENTER	HOG	HOT DIPPED GALVANIZED			VPT	VERTICAL POINT OF TANGENCY
CU FT	CUBIC FEET	HDPE	HIGH DENSITY POLY ETHYLENE	PT	POINT OF TANGENCY	VSS	VOLATILE SUS

CIVIL SITE LEGEND



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



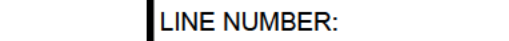
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PRELIMINARY FOR 90% REVIEW



ENSIGN
THE STANDARD IN ENGINEERING

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD	 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL - 19			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGN)		FACILITY: INSTALL NEW DR STATION GD0042			
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSGN	ERB	CHECKED BY: E. BUSH		TITLE: (RETIRE DR STATION GD0038)			
										PROJECT ENGR: Z. HANSEN		DESCRIPTION: SYMBOLS AND ABBREVIATIONS			
										SURVEYOR: B. CLARK (ENSGN)		ADDRESS: 1301 NORTH 1200 WEST			
										ENGR MNGR: S. MESSERSMITH					
										CONSTR MNGR:					
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											LAT: 41.28092 LONG: -112.00869	DRAWING NUMBER			
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ENSIGN GENERAL NOTES

1.

ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (LATEST EDITION), THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AND OTHER REGULATORY AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE. 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.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, LOCAL JURISDICTION OF AUTHORITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DIVISION OF DRINKING WATER REGULATIONS, AND 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.
3.

SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
4.

THE CONTRACTOR SHALL REFER TO THE TECHNICAL PROVISIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR DRAWINGS.
5.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING A BID OR PRICE TO THE OWNER AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK OR SUBMITTING THE BID.
6.

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.
7.

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 BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS. 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.
8.

CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH LOCAL AGENCY JURISDICTION, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
9.

THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION. 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.
10.

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.
11.

PROJECT HORIZONTAL AND VERTICAL DATUM ARE SHOWN ON SHEET C-100.
12.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
13.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
14.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
15.

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.
16.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
17.

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.
18.

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.
19.

CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON- OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION, AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
20.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
21.

CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
22.

AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
23.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
24.

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.

25.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
26.

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.
27.

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.
28.

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.
29.

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.
30.

WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORT ONS 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.
31.

ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
32.

ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
33.

CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
34.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS AS NOTED ON THE PROJECT DRAWINGS.
35.

CONTRACTOR SHALL NOTIFY BLUESTAKES 1-800-662-4111 48 HOURS PRIOR TO BEGINNING EXCAVATION. CONTRACTOR SHALL LOCATE EXISTING WATER LINE AND OTHER UTILITIES BOTH VERTICALLY AND HORIZONTALLY. IF DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS ARE DISCOVERED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR RESOLUTION.

UTILITY NOTES

1.

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.
2.

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.
3.

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.
4.

ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (LATEST 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.
5.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
6.

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.
7.

CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
8.

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.

9.

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.
10.

ALL OPEN ENDS OF PIPE SHALL BE EFFECTIVELY SEALED AT THE END OF THE DAYS' WORK.
11.

CONTRACTOR SHALL COORDINATE ALL RESTORATION EFFORTS WITH THE OWNER AND AGENCIES HAVING JURISDICTION.
12.

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.

CONCRETE NOTES

1.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 6-INCH GRAVEL BASE OVER A WELL COMPACTED (85% DENSITY PER ASTM D-1557) SUB GRADE.
2.

REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL CONCRETE NOTES.

TRAFFIC CONTROL AND SAFETY NOTES

1.

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES, AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY TO THE GENERAL PUBLIC DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED TO THE AGENCIES HAVING JURISDICTION.
2.

TRAFFIC CONTROL, BARRICADES, DETOURING, AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (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 OR LOCAL JURISDICTION OF AUTHORITY 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 OR LOCAL JURISDICTION OF AUTHORITY.
7.

TRAFFIC CONTROL DEVICES (TCDS) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8.

ALL PERMANENT TCDS 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 ENSURE THE SAFETY OF WORKERS AND VISITORS.

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, PIPELINES, 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.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
7.

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.
8.

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 AND SHALL BE HAULED OFF SITE AND DISPOSED OF IN A LAWFUL MANNER.
9.

ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
10.

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.
11.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED AND DISPOSED OF IN A LAWFUL MANNER 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.

12.

TOPSOIL SHALL BE REPLACED AND GRADED PRIOR TO REVEGETATION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE DEPTH OF EXISTING TOPSOIL AND REPLACING AND THE EXISTING TOPSOIL DEPTH. DISTURBED AREAS SHALL BE RESEDED USING A SEED MIX SPECIFIED ON THE EROSION CONTROL PLAN AND DETAILS.
13.

IMPROVEMENT ELEVATION LABELS AND ELEVATION CONTOURS REFERENCE FINISH ELEVATIONS. REFER TO ABBREVIATIONS AND SYMBOL LEGEND INCLUDED HEREIN.

EROSION CONTROL NOTES

1.

PER UDEQ, STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES GENERAL PERMIT NO. UTR 300000, CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, EXCAVATION, AND DEMOLITION THAT DISTURBS ONE OR MORE ACRES OF LAND SHALL REQUIRE INCLUSION IN THE GENERAL PERMIT AND COMPLY WITH THE REQUIREMENTS THEREIN.
2.

THE TOTAL PROJECT AREA OF DISTURBANCE IS GREATER THAN 1 ACRE, THEREFORE, AN UPDES STORM WATER PERMIT IS REQUIRED.
3.

THE CONTRACTOR SHALL OBTAIN A STORM WATER PERMIT FOR THIS PROJECT, IF APPLICABLE, AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE DURING ALL PHASES OF CONSTRUCTION.
4.

THE PRIME CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLIANCE WITH GENERAL PERMIT.
5.

THE EROSION CONTROL PLAN HEREIN IS FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL REVISE THE EROSION CONTROL PLAN TO FIT SPECIFIC SITE CONDITIONS AS REQUIRED TO MEET THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS ISSUED BY UDEQ. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS.
7.

MAINTAIN DUST CONTROL WITH WATER AND/OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN DUST CONTROL WHEN CONDITIONS REQUIRE.



CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED
811 or 1-800-662-4111

PRELIMINARY

FOR 90% REVIEW

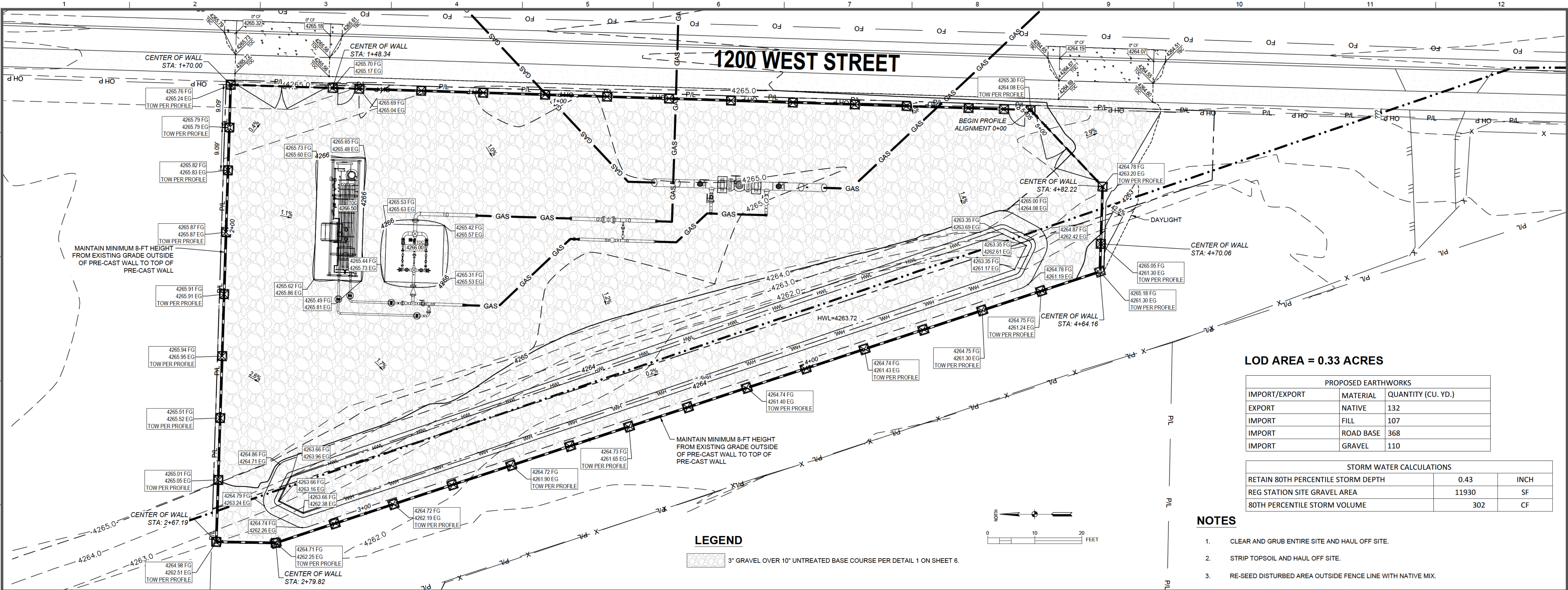


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10/22/2024 01:50pm

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DOMINION ENERGY - JANS1.D



LOD AREA = 0.33 ACRES

PROPOSED EARTHWORKS		
IMPORT/EXPORT	MATERIAL	QUANTITY (CU. YD.)
EXPORT	NATIVE	132
IMPORT	FILL	107
IMPORT	ROAD BASE	368
IMPORT	GRAVEL	110

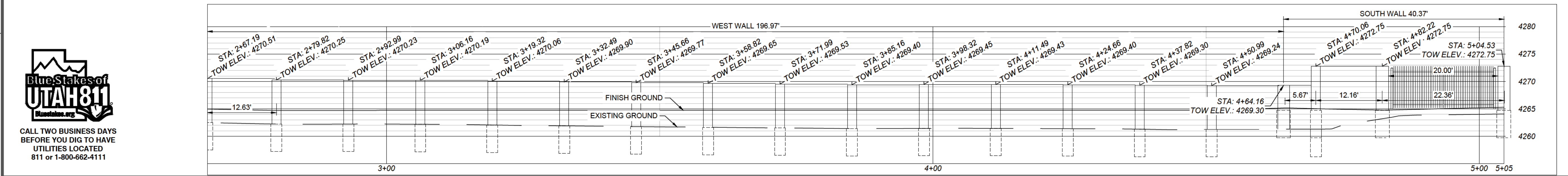
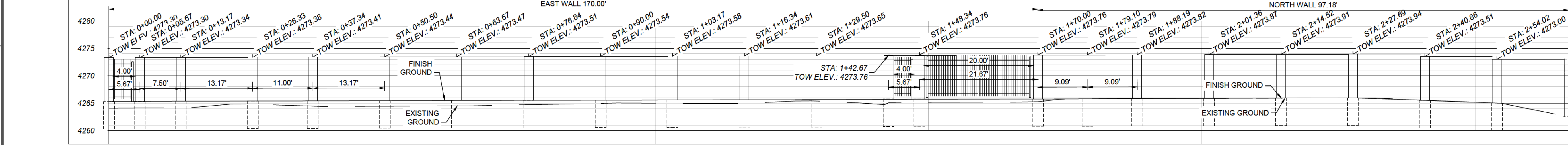
STORM WATER CALCULATIONS		
RETAIN 80TH PERCENTILE STORM DEPTH	0.43	INCH
REG STATION SITE GRAVEL AREA	11930	SF
80TH PERCENTILE STORM VOLUME	302	CF

NOTES

- CLEAR AND GRUB ENTIRE SITE AND HAUL OFF SITE.
- STRIP TOPSOIL AND HAUL OFF SITE.
- RE-SEED DISTURBED AREA OUTSIDE FENCE LINE WITH NATIVE MIX.

LEGEND

3" GRAVEL OVER 10" UNTREATED BASE COURSE PER DETAIL 1 ON SHEET 6.

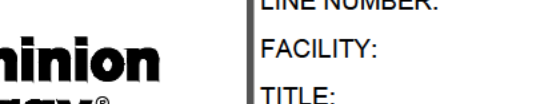


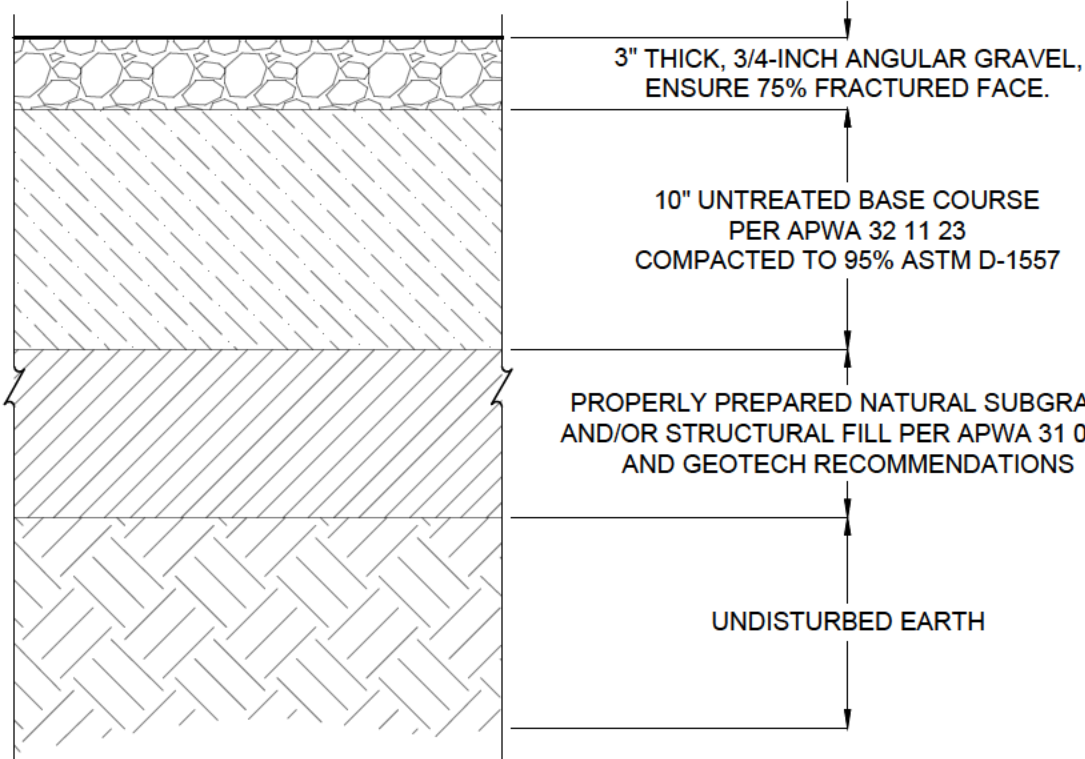
BlueStakesofUTAH811
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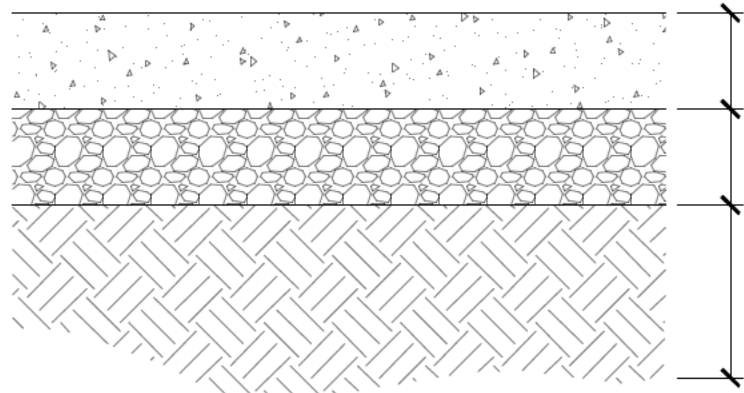
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DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)							
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSIGN	ERB	CHECKED BY: E. BUSH							
										PROJECT ENGR: Z. HANSEN							
										SURVEYOR: B. CLARK (ENSIGN)							
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													CONSTR MNGR:				
											SECTION: 1	T6N	R 2N	CITY	COUNTY	STATE	
											ELEVATION: 4522			FARR WEST	WEBER	UTAH	
											LAT: 41.28092	LONG: -112.00869	DRAWING NUMBER			SHEET	REVISION
											SCALE: H 1"=10', V 1"=10'	DEU-R-GD0042-CCS-001			05 OF 09	A	



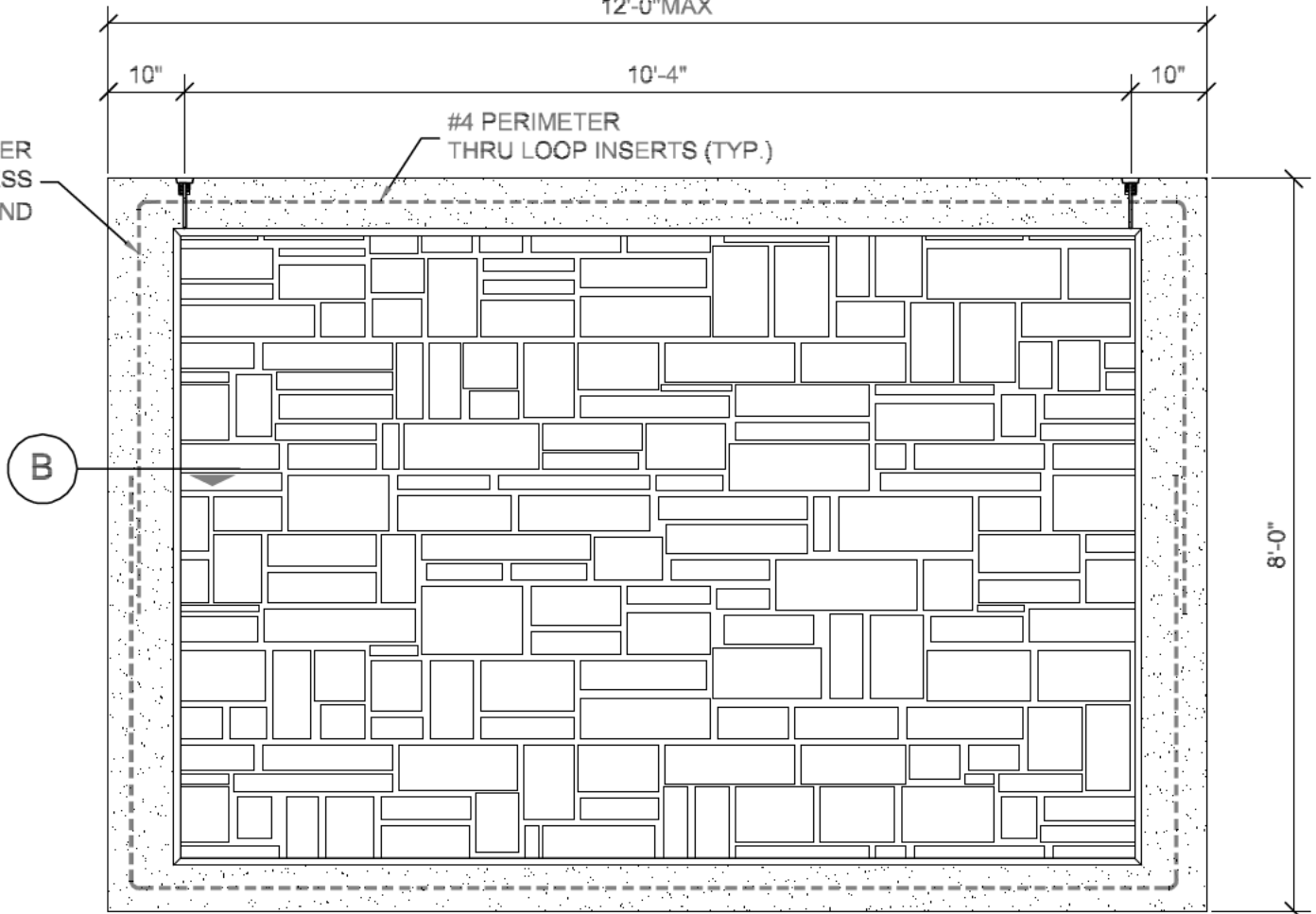
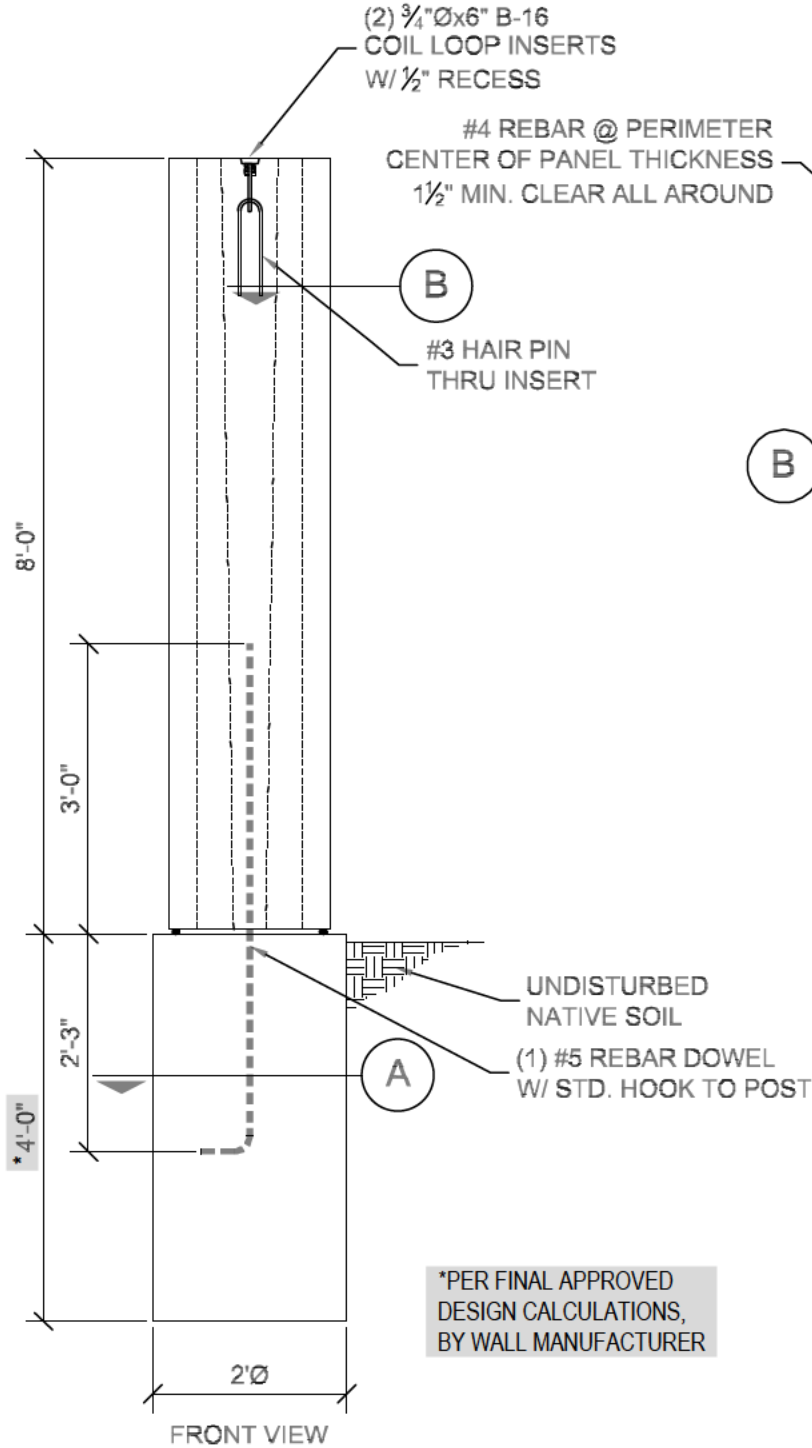
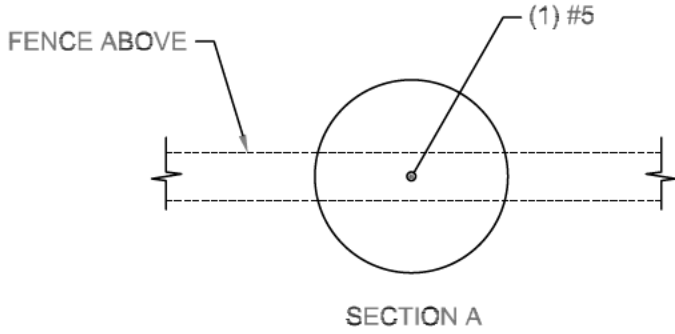
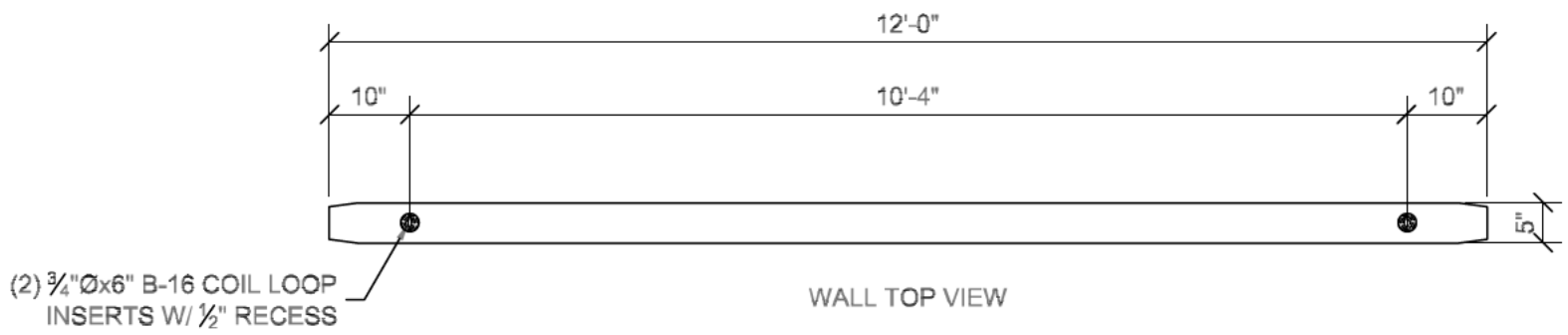
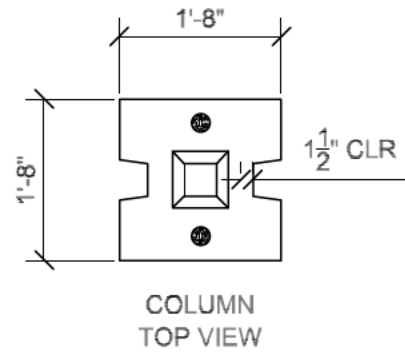
GRAVEL DRIVE SECTION 1
SCALE: 1 1/2" = 1'-0" 04.05

CONCRETE NOTES

- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 6" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

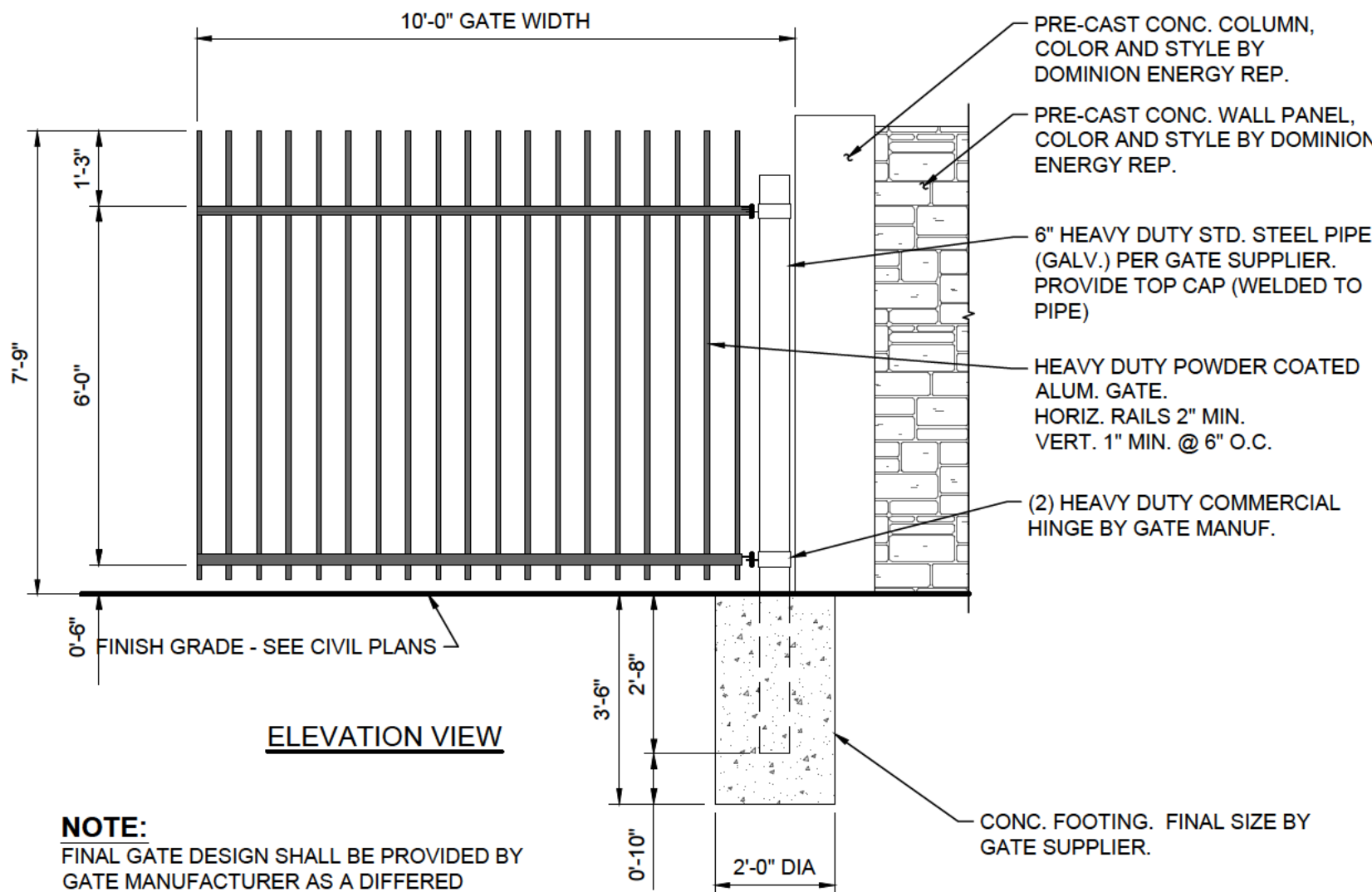


CONCRETE PAVEMENT SECTION 2
SCALE: 1 1/2" = 1'-0" 04.05

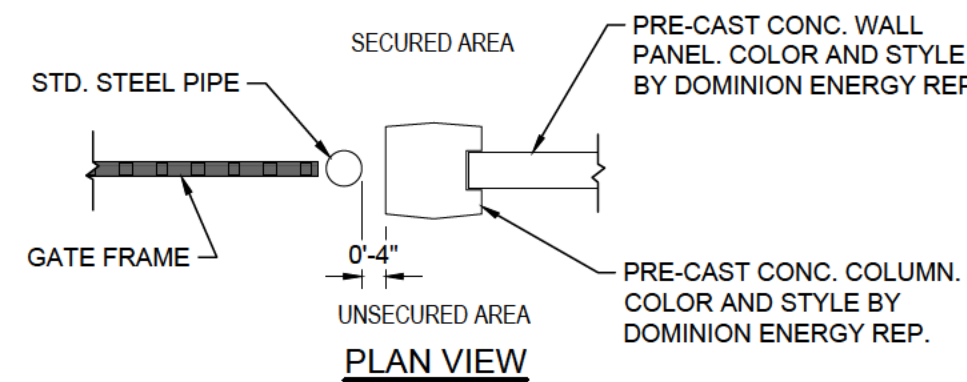


- NOTES:
- POST AND PANEL CONCRETE TO BE 5000 PSI.
 - FOOTING CONCRETE TO BE 3000 PSI.
 - MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
 - MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
 - DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
 - GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
 - CONTRACTOR SHALL SUBMIT PRE-CAST WALL DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW BY ENSIGN PRIOR TO INSTALLATION

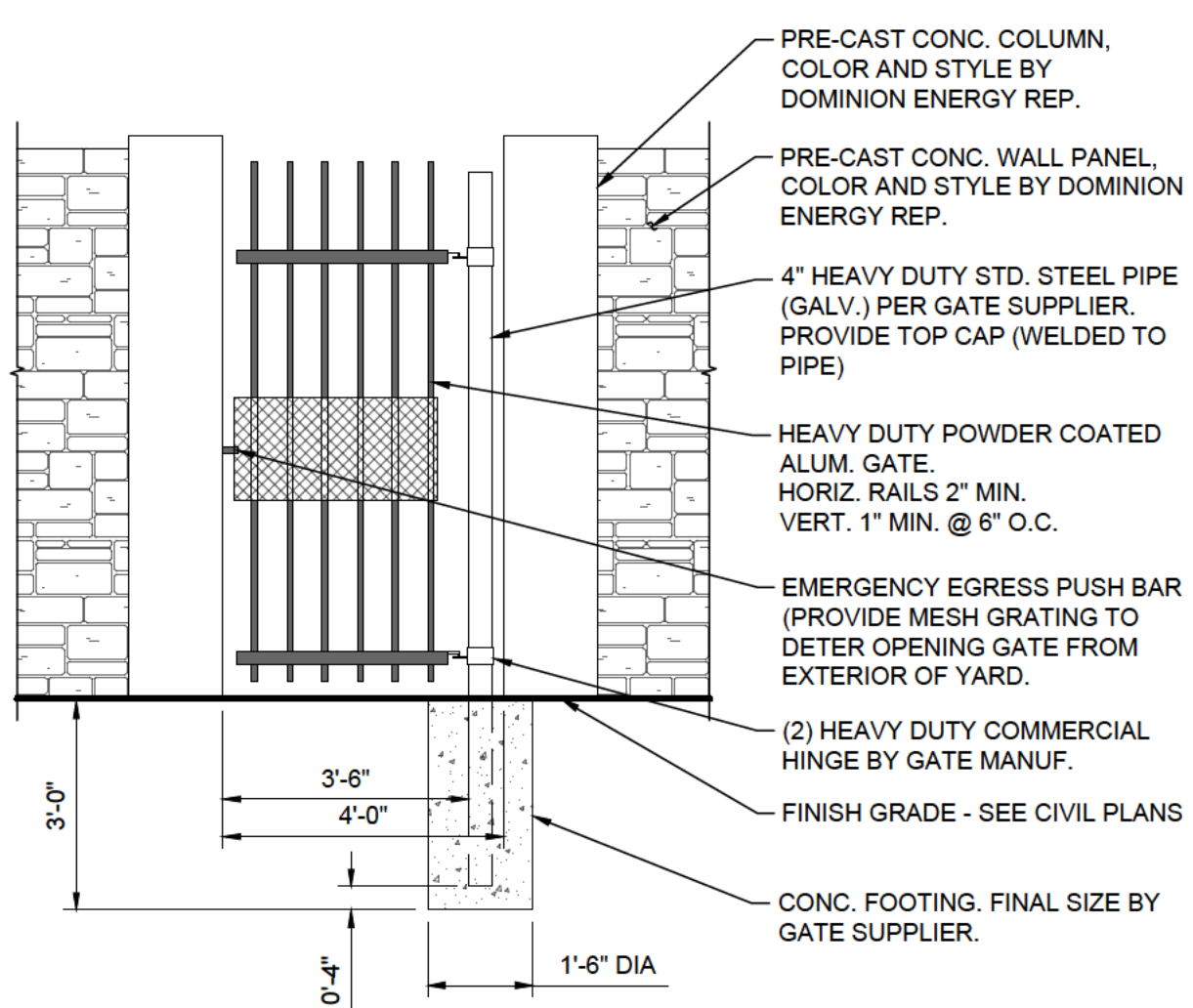
TYPICAL PRECAST CONCRETE WALL DETAIL 5
SCALE: NONE 04.05



NOTE:
FINAL GATE DESIGN SHALL BE PROVIDED BY GATE MANUFACTURER AS A DIFFERED SUBMITTAL TO ENSIGN ENGINEERING FOR REVIEW PRIOR TO FABRICATION.



DOUBLE SWING GATE DETAIL 3
SCALE: 3/8" = 1'-0" 04.05



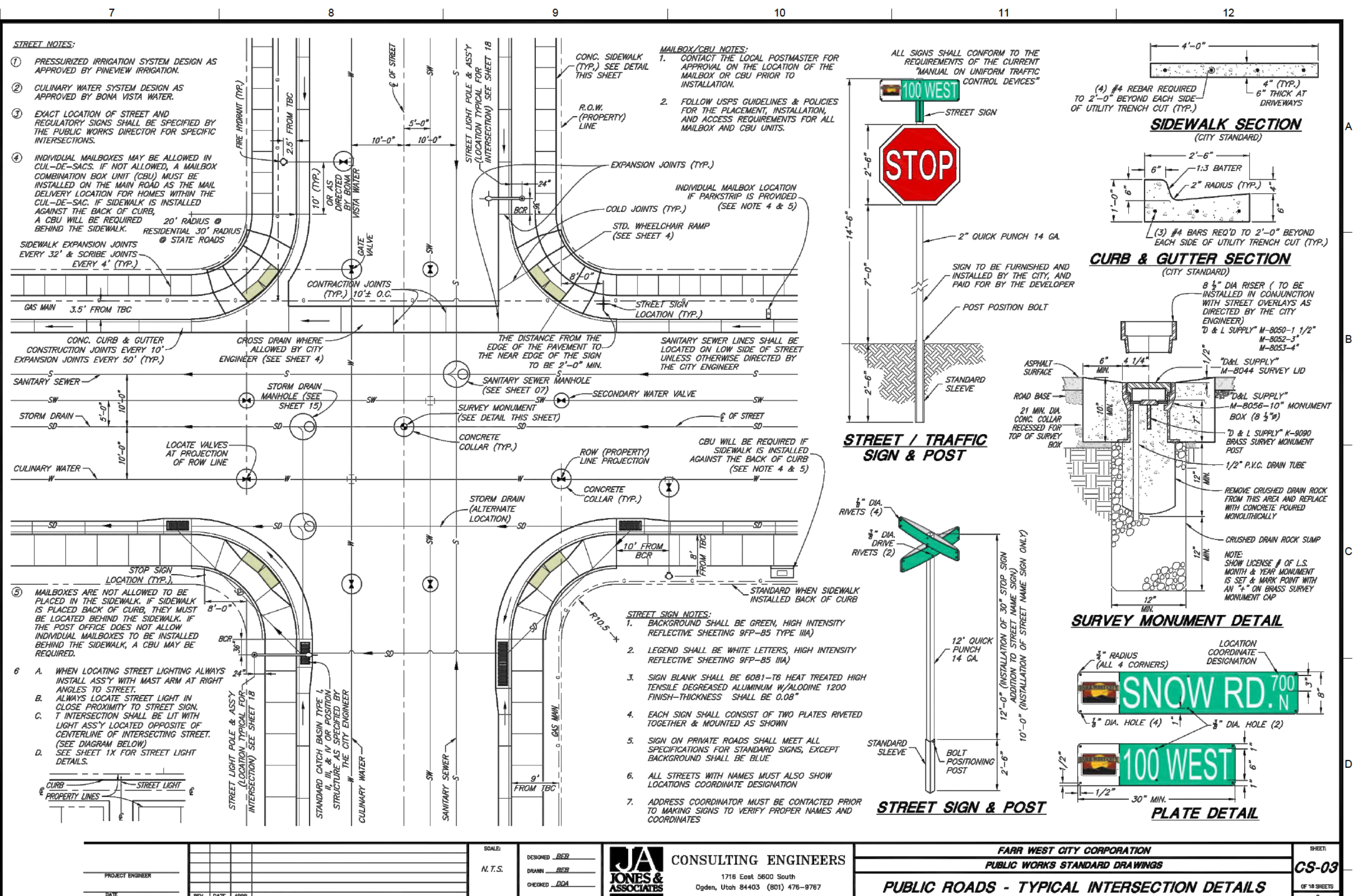
NOTE:
FINAL GATE DESIGN SHALL BE PROVIDED BY GATE MANUFACTURER AS A DIFFERED SUBMITTAL TO ENSIGN ENGINEERING FOR REVIEW PRIOR TO FABRICATION.

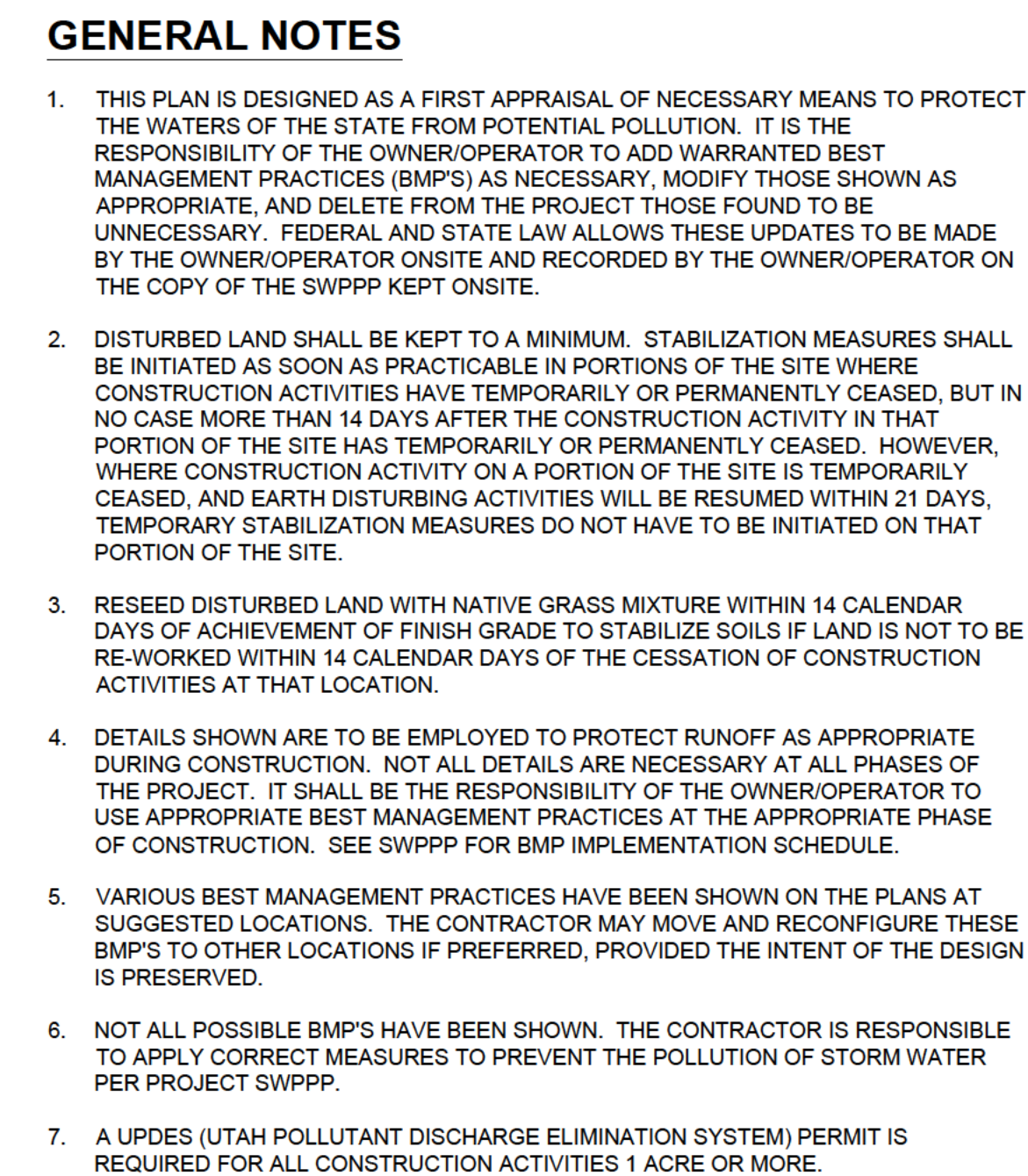
PERSONNEL GATE DETAIL 4
SCALE: 3/8" = 1'-0" 04.05

PRELIMINARY
FOR 90% REVIEW



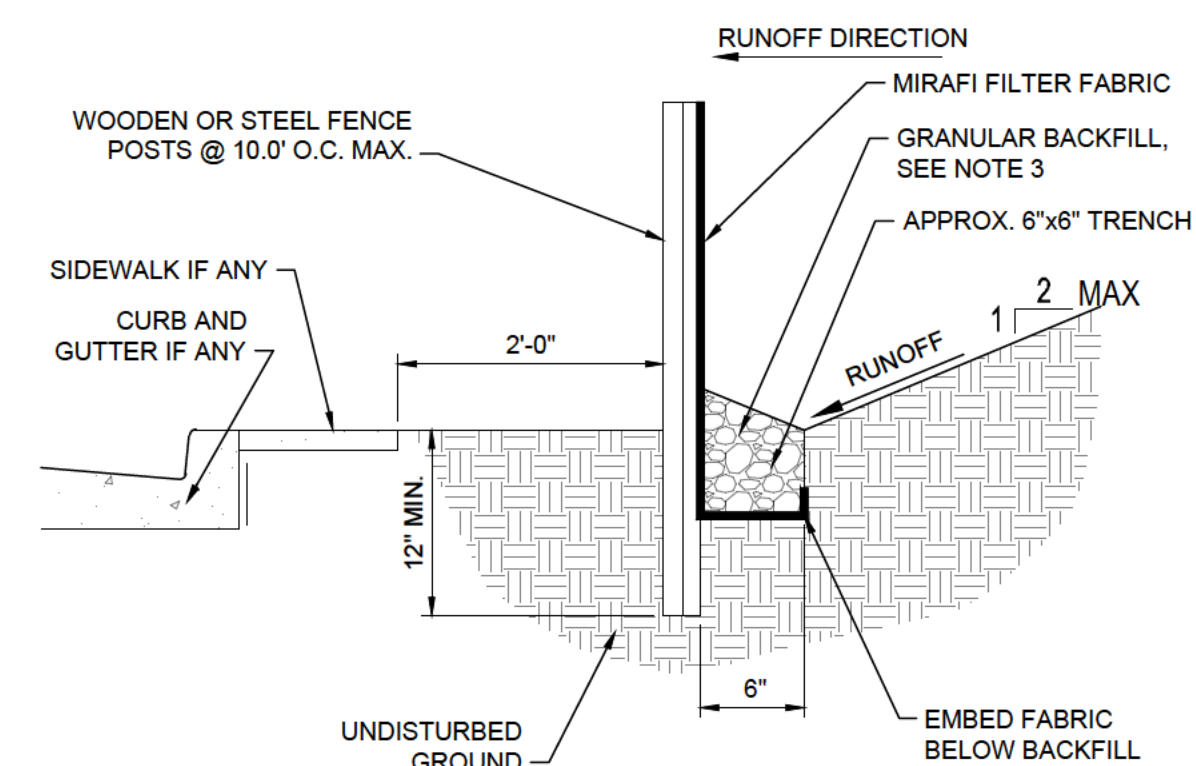
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DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)		FACILITY: INSTALL NEW DR STATION GD0042						
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSIGN	ERB	PROJECT ENGR: Z. HANSEN		(RETIRE DR STATION GD0038)						
										SURVEYOR: B. CLARK (ENSIGN)		DETAILS						
										ENGR MNGR: S. MESSERSMITH		ADDRESS: 1301 NORTH 1200 WEST						
										CONSTR MNGR:								
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													ELEVATION: 4522			WEBER	UTAH	
													LAT: 41.28092	LONG: -112.00869	DRAWING NUMBER		SHEET	REVISION
													SCALE: AS SHOWN	DEU-R-GD0042-CCS-001		06 OF 09	A	





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

- ① PORTABLE TOILET PER DETAIL 2, THIS SHEET.
- ② SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- ③ SUGGESTED STOCKPILE AREA.
- ④ SILT FENCE PER DETAIL 3, THIS SHEET.



1. EXCAVATE 1"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TIE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES. WITH 10' OVERLAP AT BREAKS.

PRELIMINARY
OR 90% REVIEW



LINE NUMBER:	FL - 19
FACILITY:	INSTALL NEW DR STATION GD0042
TITLE:	(RETIRE DR STATION GD0038)
DESCRIPTION:	EROSION CONTROL PLAN
ADDRESS:	1301 NORTH 1200 WEST



DOMINION ENERGY UTAH

SECTION: 1	T6N	R2N
ELEVATION: 4522		
LAT: 41.28092	LONG: -112.00869	
SCALE: AS SHOWN		

CITY FARR WEST	COUNTY WEBER	STATE UTAH
DRAWING NUMBER DEU-R-GD0042-CCS-001		SHEET 08 OF 09
		REVISION A

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811 or 1-800-662-4111**

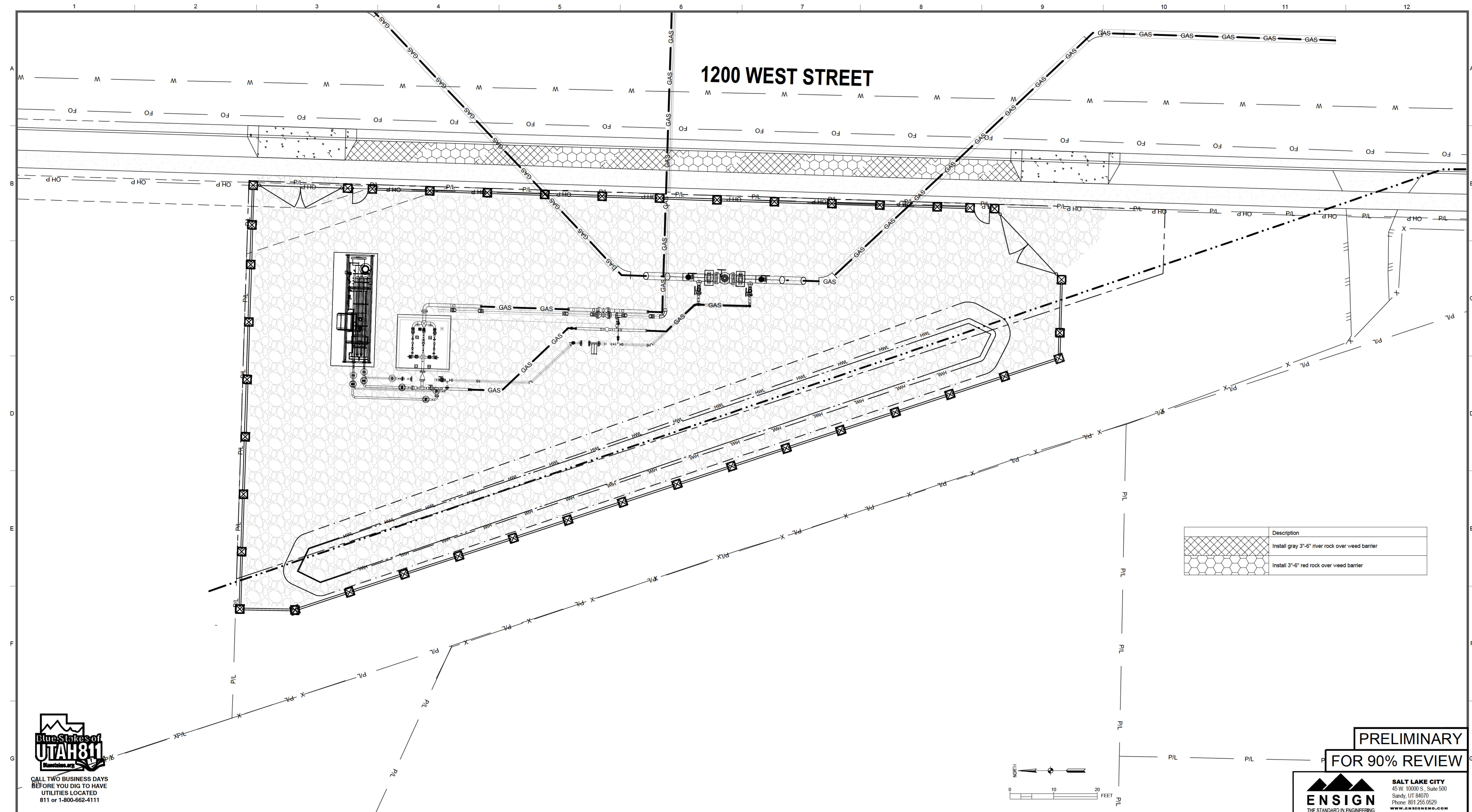
NOTES

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

STABILIZED CONSTRUCTION ENTRANCE

PORTABLE TOILET

TEMPORARY SILT FENCE DETAIL



**CALL TWO BUSINESS DAYS
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UTILITIES LOCATED
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	Description
	Install gray 3"-6" river rock over weed barrier
	Install 3"-6" red rock over weed barrier

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Sandy, UT 84070
Phone: 801.255.0529
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REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD	 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER:			FL - 19				
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGN)		FACILITY:	INSTALL NEW DR STATION GD0042						
			85411.22	INSTALL NEW REG STA ON FL019 (TO REPLACE GD0038)	A	ISSUED FOR 90% REVIEW	2021-09-28	ENSGN	ERB	CHECKED BY: E. BUSH		TITLE:	(RETIRE DR STATION GD0038)						
										PROJECT ENGR: Z. HANSEN		DESCRIPTION:	LANDSCAPE PLAN						
										SURVEYOR: B. CLARK (ENSGN)		ADDRESS:	1301 NORTH 1200 WEST						
										ENGR MNGR: S. MESSERSMITH									
										CONSTR MNGR:									
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													SCALE: 1"=10'						