



FARR WEST CITY PLANNING COMMISSION AGENDA

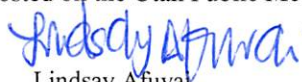
December 9, 2021 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

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, December 9, 2021

6:00 pm - Work Session to discuss the M-1 manufacturing zone and 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. Set a public hearing for January 13, 2022 to consider the request of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North
 - c. Set a public hearing for January 13, 2022 to consider the request of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd
 - d. Recommend to the City Council action on a modified site plan approval of Dominion Energy natural gas regulator station located at 1900 West 1800 North
 - e. Recommend to the City Council action on Oman Commercial subdivision located at 3092 North 2000 West
4. Consent Items
 - a. Approval of minutes dated November 10, 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. Continuation of the work session at the discretion of the Planning Commission
8. 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 December 3, 2021.


Lindsay Afuwal
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 11/2/2021 Applicant Name Troy Justin Galloway

Mailing Address 2821 W 3375 N Farr West, UT 84404

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 2821 W 3375 N Current Zoning:

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

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.

THIS BUILDING WILL BE BUILT WITH QUALITY
MATERIALS AND FINISHED TO COMPLIMENT
THE COMMUNITY. IT WILL PROVIDE THE
SERVICE I'M IN NEED OF.

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.

THIS WILL NOT HAVE ANY EFFECT
ON ANY SURROUNDING PEOPLE OR ADJACENT
PROPERTY. THERE WILL BE LANDSCAPING THAT
WILL SURROUND THE STRUCTURE AND COMPLEMENT
ALL AREAS VISIBLE OR NOT.

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

I'M ONLY ASKING FOR THE APPROVAL FOR
MORE SQUARE FOOTAGE AS WELL AS 24"
IN ELEVATION. OTHER THAN THAT I AM
IN COMPLIANCE WITH ALL OTHER RULES
AND REGULATION THAT PERTAIN TO THE
FARR WEST CITY CODES. EVEN WITH THE
EXTRA SQUARE FOOT WE ARE ASKING FOR
WE ARE STILL UNDER THE 20% THE
CODE REQUIRES.

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

AS STATED PREVIOUSLY THE STRUCTURE
WILL BE FINISHED TO COLOR MATCH THE
HOUSE AS WELL AS LANDSCAPING WILL
COMPLIMENT THE FINISHED PRODUCT.

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.

I HAVE BEEN PLANNING ON
BUILDING THE STRUCTURE AND DESIGNED MY
YARD ACCORDINGLY TO MAINTAIN MY WATER
RUN OFF ON MY PROPERTY. THE COMMUNITY
WILL HAVE ZERO NEGATIVE IMPACT WITH
THIS STRUCTURE.

Troy Galloway
Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received

Received by

Indecoy
NOV 2, 2021

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



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 11-30-2021 Applicant Name DOUGLAS C. ROSS

Mailing Address 1267 WEST HARRISVILLE ROAD

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 1267 W HARRISVILLE RD Current Zoning:

Please list the requested conditional use as listed within the city zoning ordinance 2,120 sq ft building

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.

THIS BUILDING/STRUCTURE WILL PROVIDE CONSOLIDATION OF
FOR SEVERAL TYPES OF RECREATIONAL VEHICLES. THE
OVERALL BENEFIT TO THE SURROUNDING PROPERTY OWNERS IN
THE AREA ARE TO... "CLEAN UP" THE ENTIRE PROPERTY, FRONT
AND REAR OF SAME.

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.

EVERY PROPERTY IN THE AREA HAS SOME TYPE OF STRUCTURE
THAT THEY USE FOR VERY SIMILAR USAGE.

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

THE PROPOSED BUILDING/STRUCTURE IS A PROFESSIONALLY DESIGNED
AND ENGINEERED STRUCTURE THAT MEETS OR EXCEEDS ALL
EXISTING BUILDING CODES AND REQUIREMENTS AS PER NATE,
CURRENTLY THE BUILDING INSPECTOR FOR FARR WEST CITY.

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

THE PROPOSED STRUCTURE WILL PROVIDE AN IMPROVED VISUAL COMPONENT TO THE CURRENT USAGE OF THE PROPERTY/AREA AS STATED EARLIER, ALL OF THE PROPERTIES IN THIS AREA ALREADY HAVE A STRUCTURE OF SOME TYPE THAT PROVIDES AN ENHANCED VALUE TO THE RESPECTIVE PROPERTIES AND TO THE OVERALL COMMUNITY AS WELL.

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.

AN ALL STEEL STRUCTURE THAT WILL NOT IMPACT THE ENVIRONMENT IN ANY WAY AND WILL NOT ROT, BLOW OVER, OR OTHERWISE DETERIORATE IN ANY WAY. ALL "FOOTPRINT" WATER WILL BE CONTAINED ON SAID PROPERTY, THEREFORE NOT IMPACTING ANY OTHER PROPERTIES.

DOUGLAS C. ROSS 11-30-2021 Property Owner? ☒ Y ☐ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received 12-01-2021

Received by MCKINZIE TAMS

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 Site Plan Approval



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

Date Submitted: 11/5/21

Applicant Name: DOMINION ENERGY Applicant Address: PO BOX 45360
1140 W 200 S SLC, UT 84145-
0360

Phone: [REDACTED] Email: [REDACTED]

Business Name: QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH Application Number: _____

Business Address: PO BOX 45360
1140 W 200 S SLC, UT 84145-0360 Phone: 801-232-8153

Address and description of site being considered: 1900 WEST 1800 NORTH

This is a 1.0 acre parcel on the southeast corner of the intersection.

Tax ID number of site being considered: 15-003-0043

Current zoning of site: _____

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. N/A
- ☒ Location, type and size of proposed and existing light poles. N/A
- ☒ 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:

No water service is required to 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? This is an addition to a previously approved site plan. Dominion plans to expand the fenced site to cover the entire parcel owned by Dominion. We propose to install a natural gas regulator station, an additional receiver facility (pipe for future inline inspections) on the site.

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?

The site will be fully screened with an 8' tall concrete panel fence. This is an unmanned site with minimal traffic and no parking outside of the fence. In line inspection (pigging) will take place for 10-14 day periods, twice in every seven (7) year period to meet federal inspection requirements for the pipelines terminating at this site.

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.

Owner Signature

Print Name

Owner Signature

Print Name

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

Owner Signature

Print Name

Owner Signature

Print Name

Brady K. Nowers
Authorized Agent Signature DOMINION ENERGY
BRADY K. NOWERS, Authorized
Representative

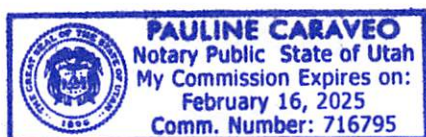
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

§

County of SALT LAKE)

On this 7th day of October, in the year 2021, before me Pauline Caraveo,
a notary public, personally appeared BRADY K. NOWERS, 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.



Pauline Caraveo
NOTARY PUBLIC

E
A
L

State of Utah)

§

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

S
E
A
L

For City Use:

Fee received by: Lindsay Date received: 11/5/2021
Receipt number: 6-006187 Cash/Check (circle one) Credit
Date site plan received: 11/5/2021 Received by: Lindsay
Date met with city engineer: 12/2/2021 Signed: Matt Robertson
Date engineer approved plan: 12/2/2021 Signed: r
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____



Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

[Weber County Home](#) - [Parcel Search](#) - [Interactive Maps](#)

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[Ownership Info](#)

[Tax History](#)

[Property
Characteristics](#)

[Delinquent Taxes](#)

Today's Date: 10/11/2021

[<--Back to Search](#)

Parcel # 15-003-0043

Ownership Info

Owner QUESTAR GAS COMPANY [View in Geo-Gizmo](#)

Plat Map

Property
Address

15-003 [View PDF](#)

Updated: July 19 2021

Mailing
Address

PO BOX 45360
SALT LAKE CITY UT 841450360

Tax Unit

145

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 15-003 [View PDF](#)

2016 - 15-003 [View PDF](#)

2015 - 15-003 [View PDF](#)

2014 - 15-003 [View PDF](#)

Dedication Plat

No Dedication Plats found

Current References

Entry #
2384187

Book

Page

Recorded Date
09-JAN-09

Kind of Instrument
WARRANTY DEED

Prior Parcel Numbers

150030019 (Dead)

Legal Description

** For Tax Purposes Only **

BEGINNING AT A POINT NORTH 25.845 CHAINS AND WEST 2531 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE WEST 114 FEET; THENCE SOUTH 370 FEET; THENCE EAST 114 FEET; THENCE NORTH 370 FEET TO THE POINT OF BEGINNING.

Richard A Hellstrom (Gas Distribution - 5)

From: David Reed <dreed@weberfd.com>
Sent: Thursday, November 4, 2021 4:12 PM
To: Richard A Hellstrom (Gas Distribution - 5); Nate Carver
Subject: [EXTERNAL] Re: Proposed Dominion Energy Facility - 1900 West 1800 North
Attachments: PL0002 Overall Site Plan 10252021_FARWST-CCS-001.pdf

CAUTION! This message was NOT SENT from DOMINION ENERGY

Are you expecting this message to your DE email? Suspicious? Use PhishAlarm to report the message. Open a browser and type in the name of the trusted website instead of clicking on links. DO NOT click links or open attachments until you verify with the sender using a known-good phone number. Never provide your DE password.

Here's a reviewed copy for the planning commission.

Thanks,



David Reed
Deputy Chief/Fire Marshal
8017823580 ext.205

From: rick.hellstrom@dominionenergy.com <rick.hellstrom@dominionenergy.com>
Sent: Thursday, November 4, 2021 3:28 PM
To: David Reed <dreed@weberfd.com>
Subject: Proposed Dominion Energy Facility - 1900 West 1800 North

David,

I stopped by your office this morning and dropped off a site plan (see attached file) for digital copy) for Dominion Energy's proposed gas regulator station to be built at 1900 West 1800 North in Farr West. Dominion has a site at that address that currently consists of above ground valves used as a pig launcher/receiver for pipeline inspection purposes. We plan to add an additional launcher/receiver at this site and the expand the fenced site further to the south to construct the regulator station facility at the south end of our property. We currently have a regulator station on the south side of 1800 North at approximately 2200 West (north of the Peterson Incorporated building. This facility will be retired and removed when the new station is built east of I-15.

I need an approval letter from the Weber Fire District to submit an application to the city for site approval of the proposed facility. What additional information do you need from me to feel comfortable providing an approval letter?

Thanks,

Rick Hellstrom
Land Agent Consultant

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission

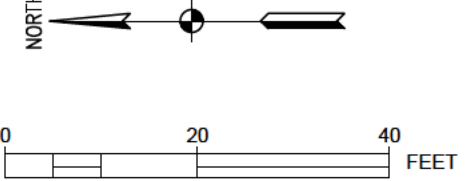
FROM: Matt Robertson, P.E.
City Engineer

RE: **DOMINION ENERGY SITE EXPANSION – 1900 WEST 1800 NORTH
Site Plan Review**

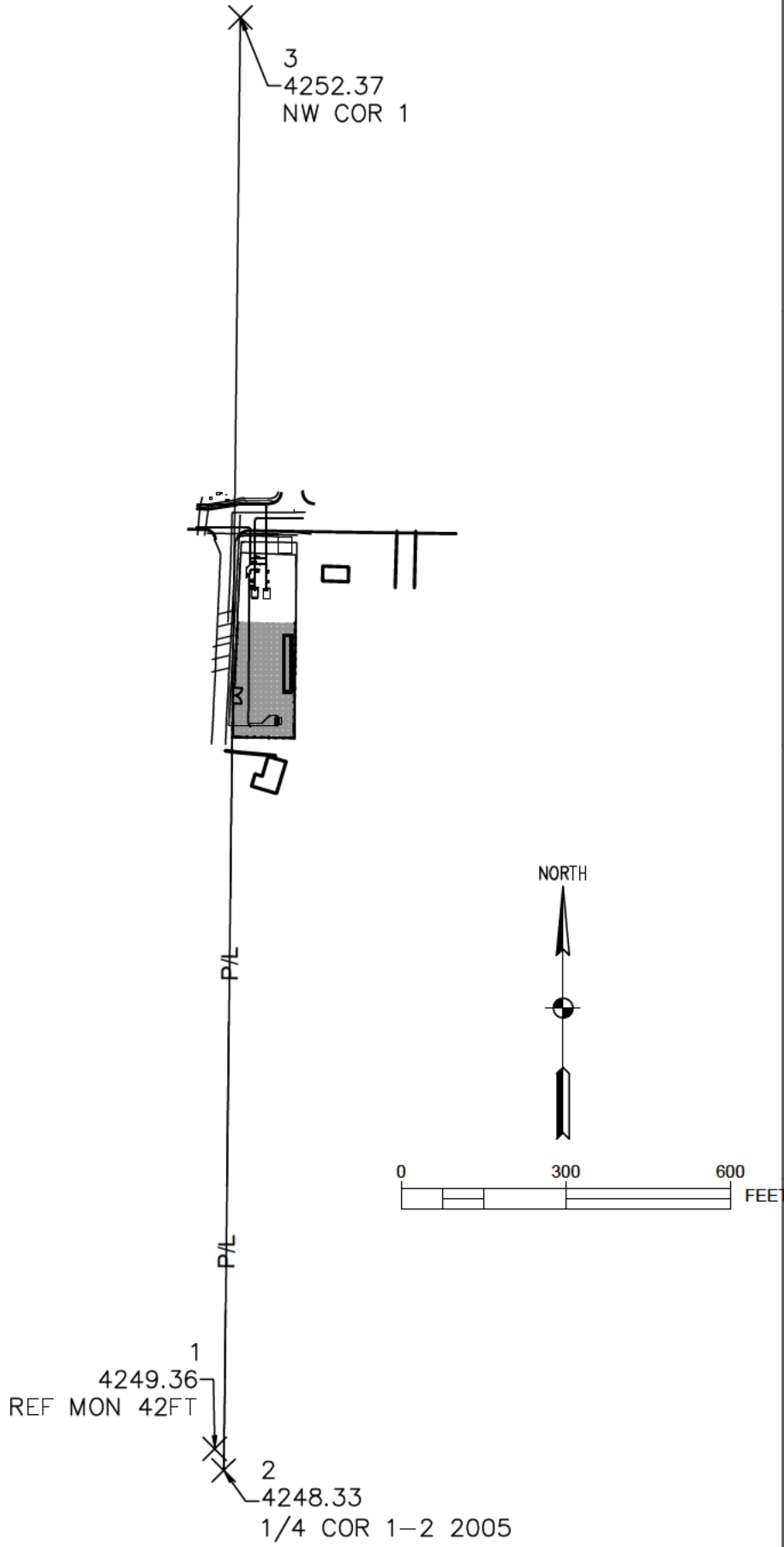
Date: December 2, 2021

Our office has completed a review of the site plan for the Dominion Energy Regulator Station located at 1900 West 1800 North. The proposed project will expand the existing site on the property owned by Dominion Energy and will add a new regulator station on the south end of the lot. We have reviewed the submitted plans and recommend approval of the site plan.

Since the new fence will enclose the entire property, we recommend that a surveyor stake the property corners prior to fence installation to ensure that the fence is installed in the correct location. Please let me if you have any further questions.



- 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 GRAVEL SECTION PER DETAIL 1 ON SHEET 07.
 - 2 4-FT MAN GATE PER DETAIL 3 ON SHEET 07.
 - 3 INSTALL 8-FT PRE-CAST CONCRETE WALL AROUND PERIMETER OF SITE PER DETAIL 4 ON SHEET 07.
 - 4 30-FT WROUGHT-IRON SWING GATE PER DETAIL 2 ON SHEET 07.
 - 5 PROPOSED WALL IS SITUATED 1-FT OFFSET FROM PROPERTY LINE TO CENTERLINE OF WALL TO ACCOUNT FOR FOOTING WIDTH FIELD FIT FINAL LOCATION AS REQUIRED TO ABUT COLUMNS OF EXISTING WALL AT NORTH CORNERS OF SITE. SEE PROPOSED WALL PROFILE ON SHEET 06 FOR MORE DETAIL.



PROJECT CONTROL				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	REF MON 42FT	3627965.4282'	1496018.9228'	4249.362'
2	1/4 COR 1-2 2005	3627926.0810'	1496035.3600'	4248.328'
3	NW COR 1	3630574.7366'	1496065.8073'	4252.372'

**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.**

RE-ISSUED FOR CONSTRUCTION



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

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH
			85500.23	INSTALL TAP LINE TO REGULATOR STATION	1	RE-ISSUED FOR CONSTRUCTION	10/25/2021	DJK	ERB	PROJECT ENGR: J. GARDNER
										SURVEYOR: PSOMAS
										ENGR MNGR: S. MESSERSMITH
										CONSTR MNGR: D. FRANCIS
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.										



DOMINION ENERGY UTAH

SECTION: 1	T6N	R2W
ELEVATION: 4251		
LAT: 41.2892	LONG: -112.0250	
SCALE: 1"=10'		

LINE NUMBER:	FL- 19 & 127		
FACILITY:	FARR WEST CROSSOVER STATION		
TITLE:	INSTALL 2"x2" REGULATOR STATION		
DESCRIPTION:	SITE PLAN EXHIBIT		
ADDRESS:	1900 WEST 1800 NORTH		
CITY	COUNTY	STATE	
FARR WEST	WEBER	UTAH	
DRAWING NUMBER			SHEET
DEU-X-FARWST-CCS-001			1
			OF 08

DOMINION ENERGY ANSI D

GENERAL STRUCTURAL NOTES

1. 2015 International Building Code Design Criteria (ASCE 7-10)

- A. Floor Live Load N.A.
B. Roof Live Load 20 psf
C. Roof Snow Load Data
Flat-roof Snow Load P_f 71.42 psf Maximum
Exposure Factor C_e 1.0
Importance Factor I_s 1.0
Thermal Factor C_t 1.0
D. Wind Design Data
Ultimate Design Wind Speed V_{ult} 115 mph
Nominal Design Wind Speed V_{nom} 90 mph
Risk Category II
Exposure C
Component & Cladding See ASCE 7-10 Chapter 30
E. Earthquake Design Data
Risk Category II
Importance Factor I_e 1.0
Mapped Spectral Parameters
 S_s 1.500g
 S_1 0.644g
Site Class D
Design Spectral Parameters
 S_{DS} 1.000g
 S_{D1} 0.644g
Seismic Design Category D
Seismic Force Resisting System CSMF
Seismic Response Coefficient C_s 0.306W
Response Modification Factor R 3.5, 3.25
Analysis Procedure Equivalent Lateral Force Procedure
G. Frost Depth As Required Per Local Requirements

2. Structural Steel

- A. Material:
i. Angles, Plates, and Channels: ASTM A36 ($F_y = 36$ k.s.i.)
ii. Wide Flanges: ASTM A992 ($F_y = 50$ k.s.i.)
iii. Tubes (ASTM): ASTM A500, Grade B ($F_y = 46$ k.s.i.)
iv. Pipes: ASTM A53, Grade B ($F_y = 35$ k.s.i.)
B. Fabrication and construction shall comply with the latest edition of the following Codes and Standards:
i. American Institute of Steel Construction (AISC) "Specification for Structural Steel Buildings." (360-10)
ii. AISC "Seismic Provisions for Structural Steel Buildings," including supplement No. 1 (341-10)
iii. AISC "Code of Standard Practice."
iv. RCSC "Specification for Structural Steel Joints Using ASTM A325 or A490 Bolts."
v. Steel Joist Institute (SJI), "Standard Specifications and Code of Standard Practice."
vi. American Welding Society (AWS), Structural Welding Code (specific items do not apply when they conflict with the AISC requirements).
vii. American Iron and Steel Institute (AISI), "Specification for the Design of Cold-Formed Steel Structural Members".

- C. Welding:
i. Certification of Welders: All shop and field welding shall be executed by AWS certified welders. Certification shall be considered current if dated within the past 12 months. Welders will be considered certified if they have been certified by AWS and their work records are current within every six month period thereafter as required by AWS. Certification and records must comply with AWS Standards. Certification and appropriate records must be provided to the inspector prior to beginning work.
ii. Electrodes: E-70XX or as noted otherwise. E-60XX may be used for welding steel floor and roof decks.
iii. Minimum Welds: All intersecting steel shapes which are not bolted shall be connected by a fillet weld all around, unless noted otherwise.
iv. Welded reinforcing bars shall be ASTM A706 Grade 60.

- D. Bolted Connections:
i. Use ASTM A325N bolts for hot-rolled steel to steel (e.g. girder to column, rafter to column/cap plate, beam to beam, etc.) connections unless noted otherwise in the drawings. All connections shall conform to the RCSC "Specification for Structural Joints Using ASTM A325 or A490 Bolts".
ii. A325 bolts shall be pretensioned using an acceptable method such as "Turn of the Nut" as per the RCSC Specification Section 8.2 at all 8-bolt wide flange to wide flange ridge and haunch connections only.
iii. All other A325 bolts shall be fully tightened to the "Snug Tight" condition in accordance with the RCSC Specification Section 8.1.

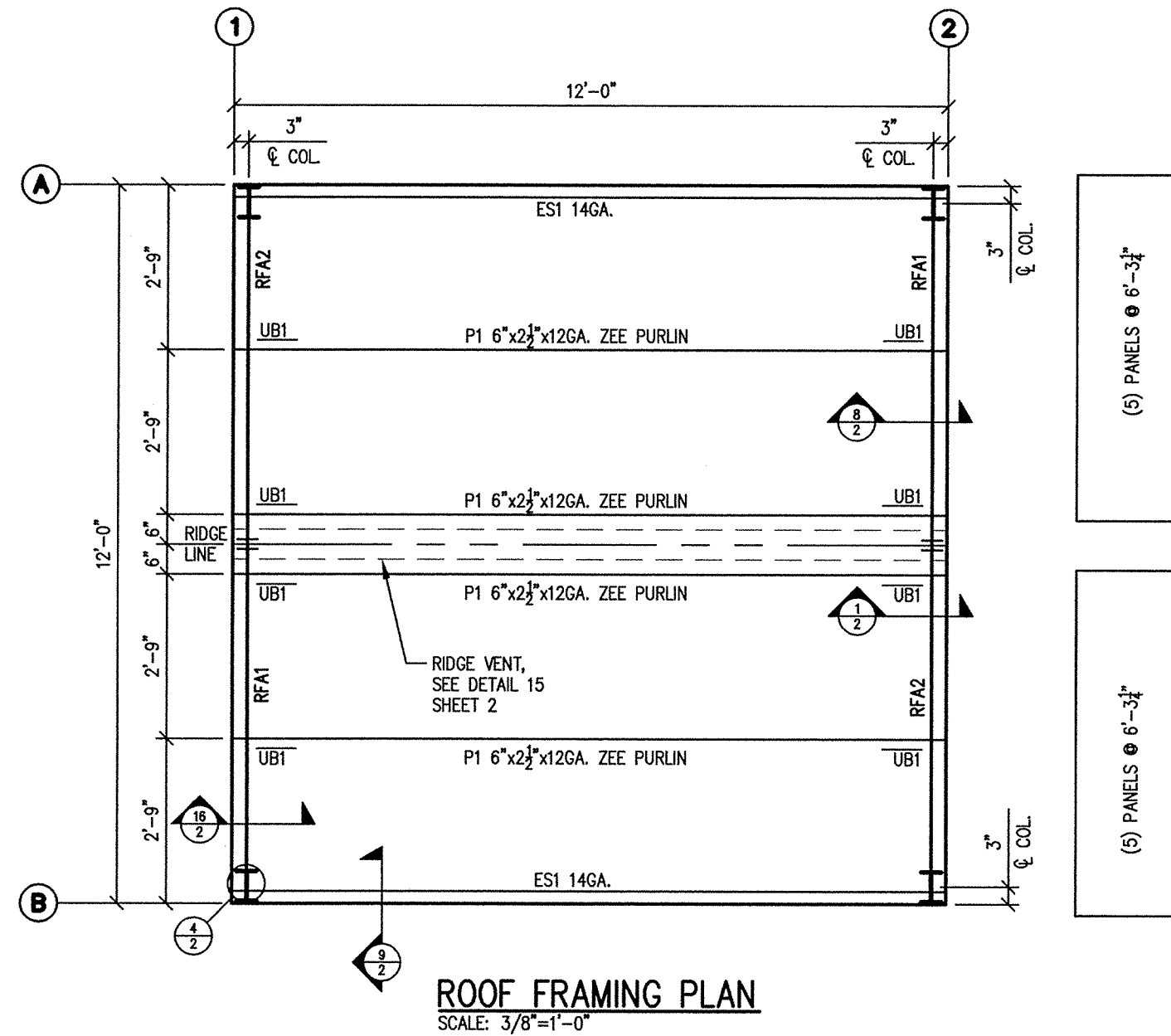
- E. Provide full height web stiffener plates to each side of all beams bearing on top of columns. Plate thickness shall match the thickness of the beam web except that the thickness need not exceed 1/4" unless noted otherwise on drawings.
F. All structural steel, except plates embedded in concrete or masonry, to have one coat (min.) of gray shop primer, 1.5 mil minimum thickness.
G. Cold Formed Girts & Purlins:
i. All cold formed cees, zeos, and eave struts shall be MBI standard or equal.
ii. All girt and purlin connection bolts shall be GR-5 or equal.
H. Use 26 gauge roof and wall panels with trims as required.
J. Flange braces as shown by marks UB and FB to be 2"x2"x3/16" angle.
K. Steel Stairs, Handrails, and Guardrails
i. Design of steel stairs, handrails, and guardrails is not by Mountain View Engineering.
ii. All stairs, handrails, and guardrails shall comply with the requirements of the 2015 IBC unless noted otherwise in the project specifications.
iii. The fabricator shall be responsible for the design and certification of all steel stairs, handrails, and guardrails, including member sizes and connection details.
iv. See the architectural plans for all stair information including, but not limited to, stair layout, dimensions, and style.

3. Miscellaneous

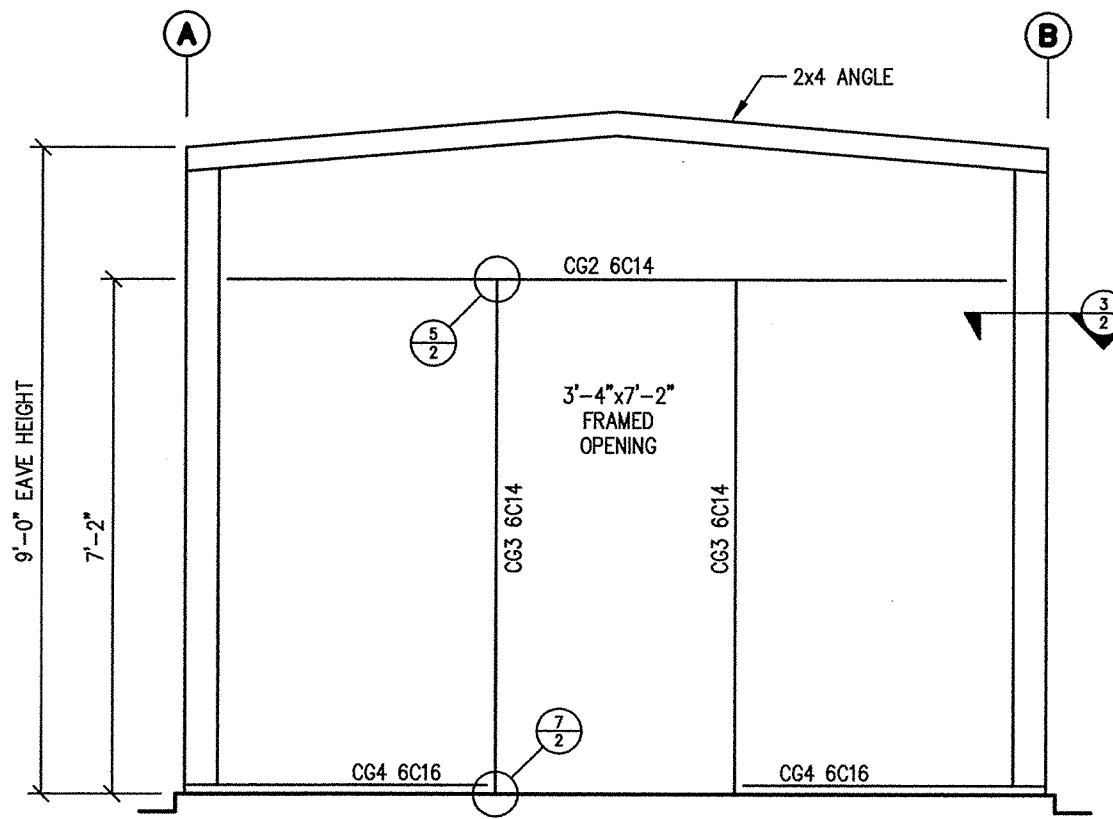
- A. The project specifications are not superseded by the General Structural Notes. Notes and details on the drawings shall take precedence over General Structural Notes and typical details. Should any of the detailed instructions shown on the plans conflict with the General Structural Notes, or with each other, the strictest provisions shall govern.
B. It is solely the responsibility of each contractor to follow all applicable safety codes and regulations during all phases of construction. The engineer is not engaged in, and does not supervise, construction.
C. Erection, Shoring, and Bracing
i. It is the contractor's responsibility to determine erection procedures and sequence, and to ensure the stability of the building and its component parts during erection.
ii. It is the contractor's responsibility to provide any temporary shoring, bracing, guys, and tie downs that may be necessary to provide adequate vertical and lateral support. Such material is not shown on the drawings. Shoring and bracing shall remain in place until all permanent members are in place and all final connections are completed, including all roof and floor attachments.
iii. The building shall not be considered stable until all connections are complete.
iv. The engineer has no expertise in, and takes no responsibility for, construction means and methods or job site safety during construction. Approval of submittals made by the contractor which may contain information related to construction methods or safety issues, or participation in meetings where such issues might be discussed, shall not be construed as voluntary assumption by the engineer of any responsibility for safety procedures.
D. Equipment framing loads, openings, and structure in any way related to mechanical, plumbing, or electrical requirements are shown for bidding purposes only. The contractor shall coordinate this information with the involved trades before proceeding with such portion of the work. Excess cost related to variation in these requirements shall be borne by the appropriate contractor.
E. The contractor shall notify engineer of any variations in dimensions.
F. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.

4. Special Inspections

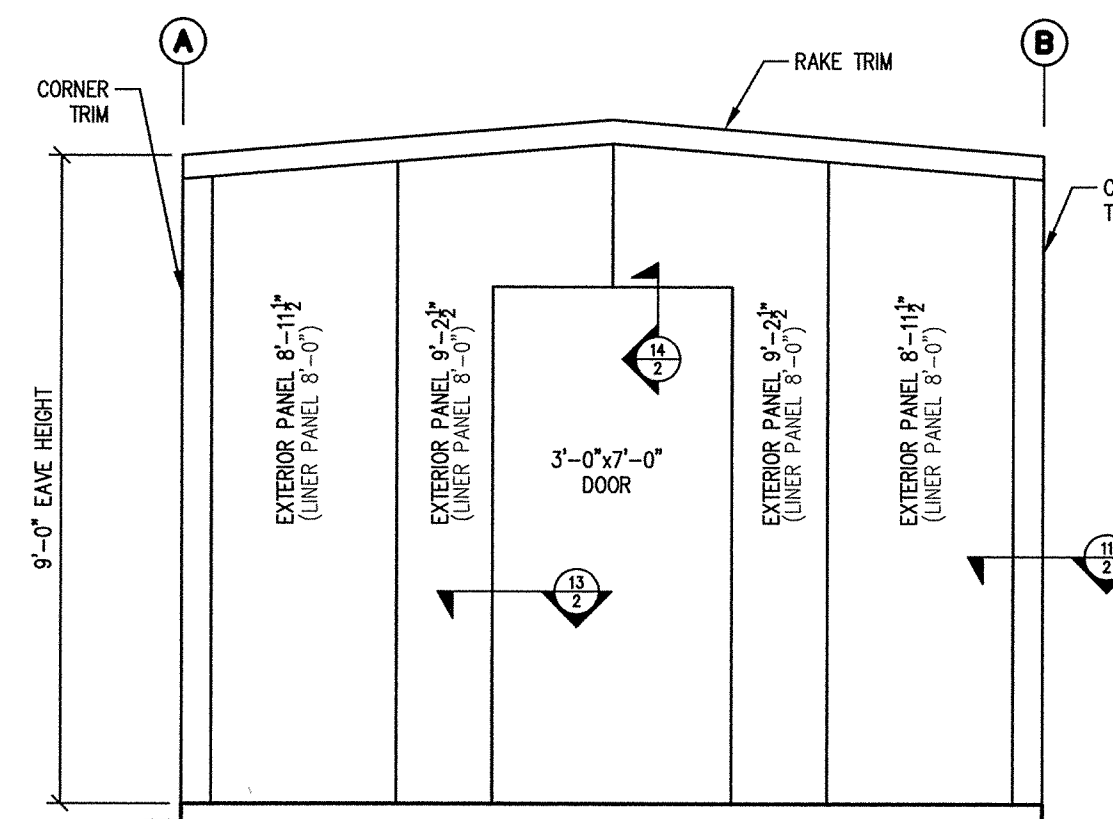
- A. Special Inspections, as required by Section 1705 of the IBC, shall be provided by an independent agency employed by the owner unless waived by the building official. The contractor shall coordinate and cooperate with the required inspections. Items requiring special inspection are:
i. Steel Construction (AISC 360-10 Chapter N)
a. Field welding (if any is used).
b. High-strength bolts (if any are used).
ii. Concrete Construction (IBC 1705.3)
a. Special inspections of concrete footings, grade beams, walls, and slabs are not required as per Exceptions 1, 2.3, 3, 4, & 5 to IBC Section 1705.3. Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
b. Special inspection of anchor rods/bolts is required per IBC Table 1705.3. Special inspection may be waived subject to the approval of the building official.
c. Special inspection of rebar welding is required (if any is used).
B. Special inspector must be qualified and approved by local building department.



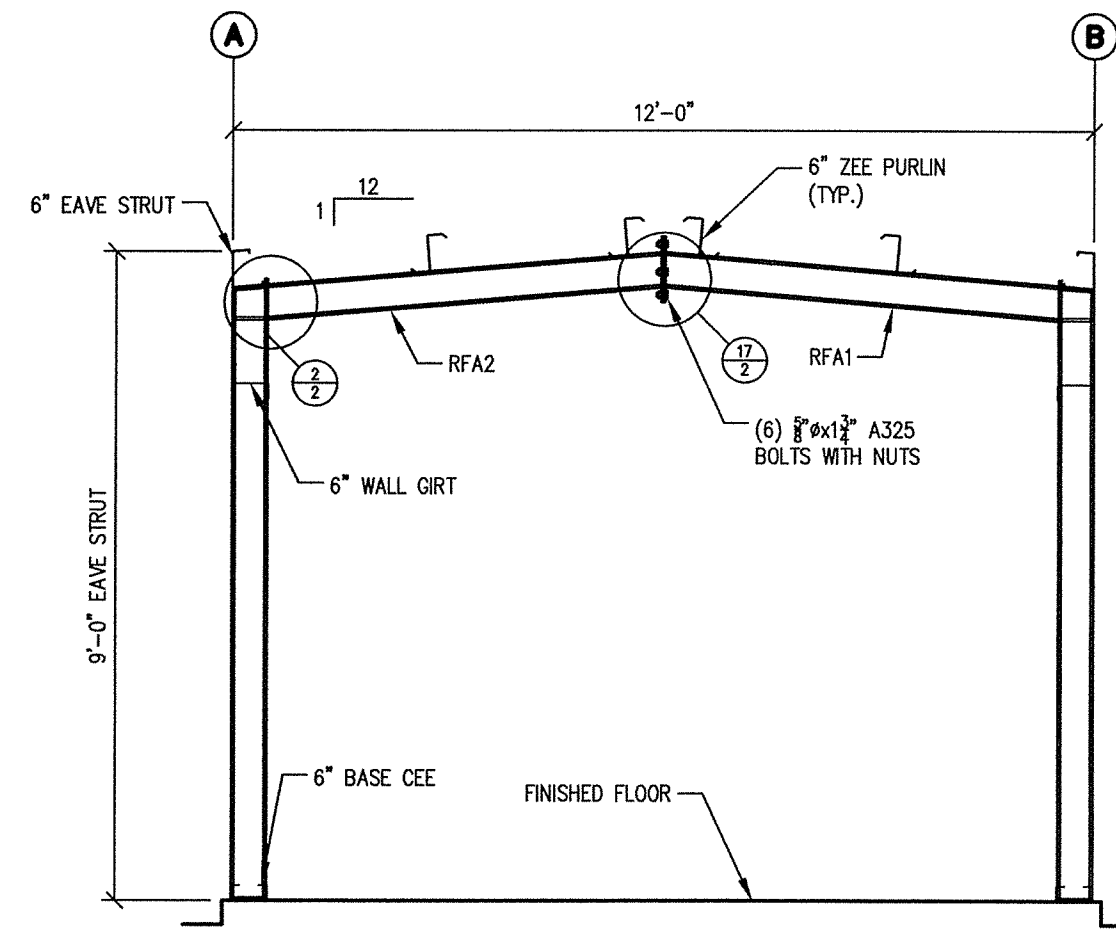
ROOF FRAMING PLAN
SCALE: 3/8"=1'-0"



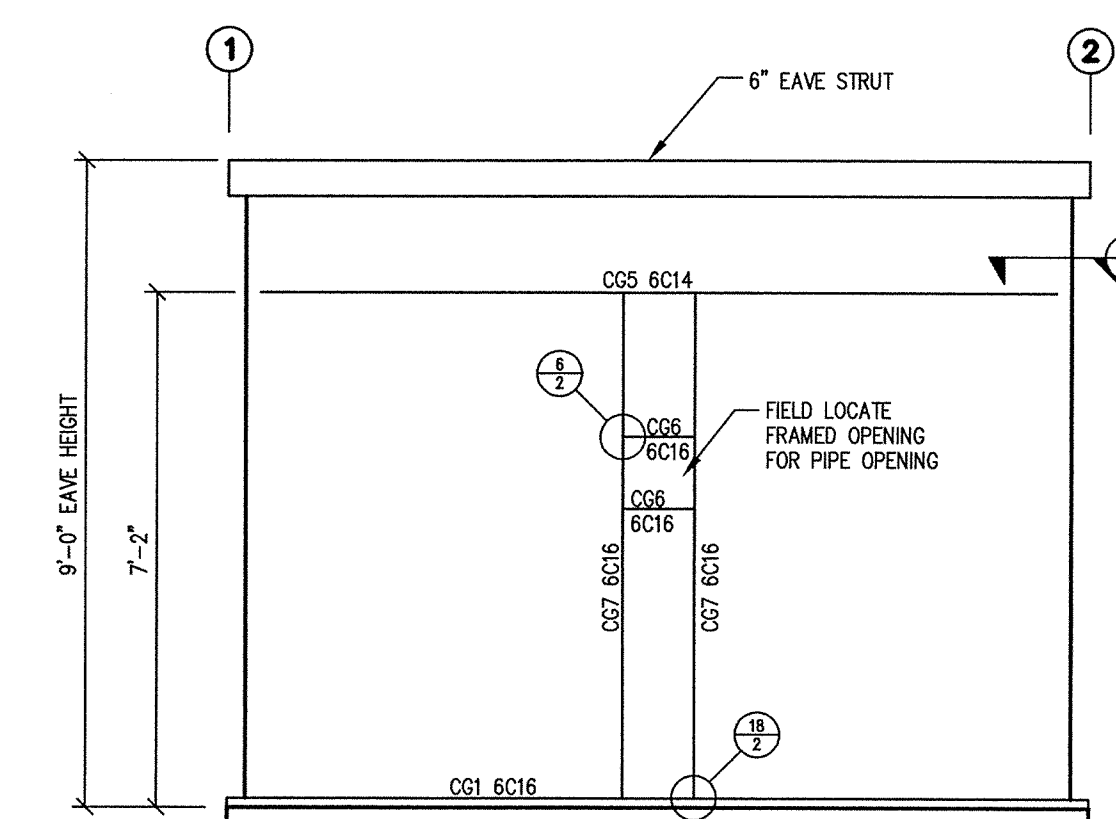
FRAMING AT LINES 1 AND 2
SCALE: 3/8"=1'-0"



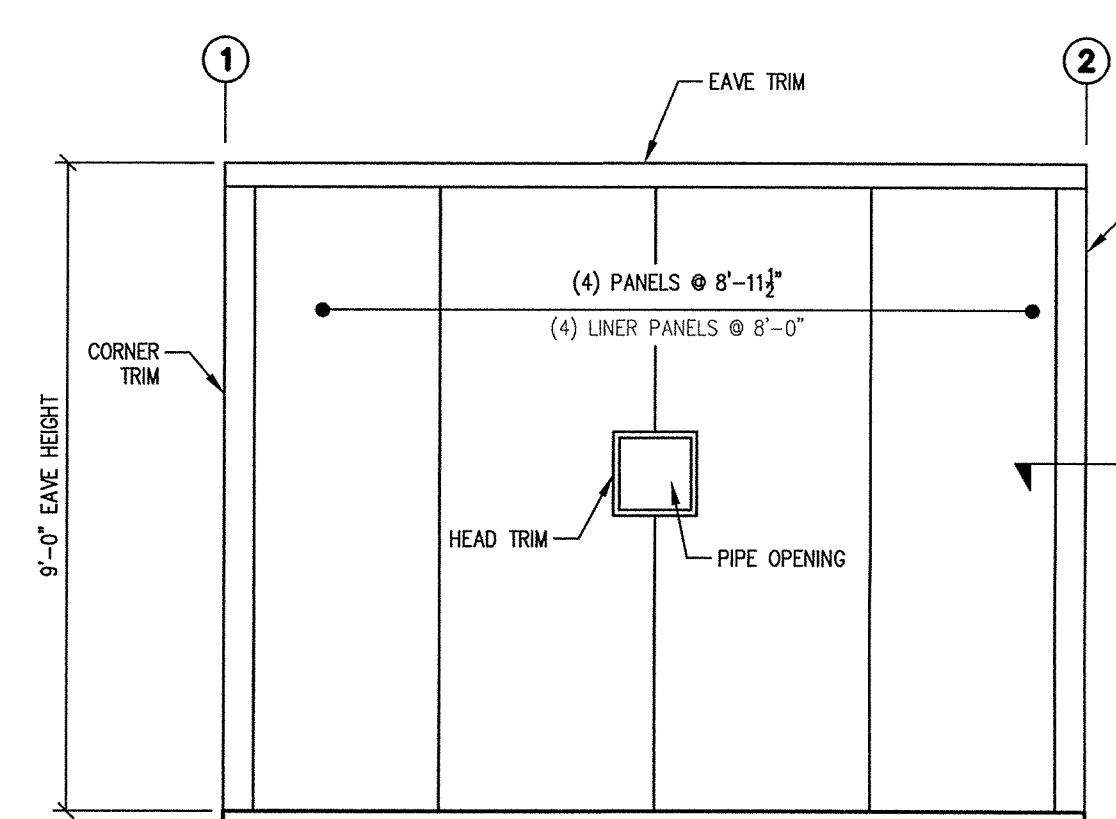
SHEETING AT LINES 1 AND 2
SCALE: 3/8"=1'-0"



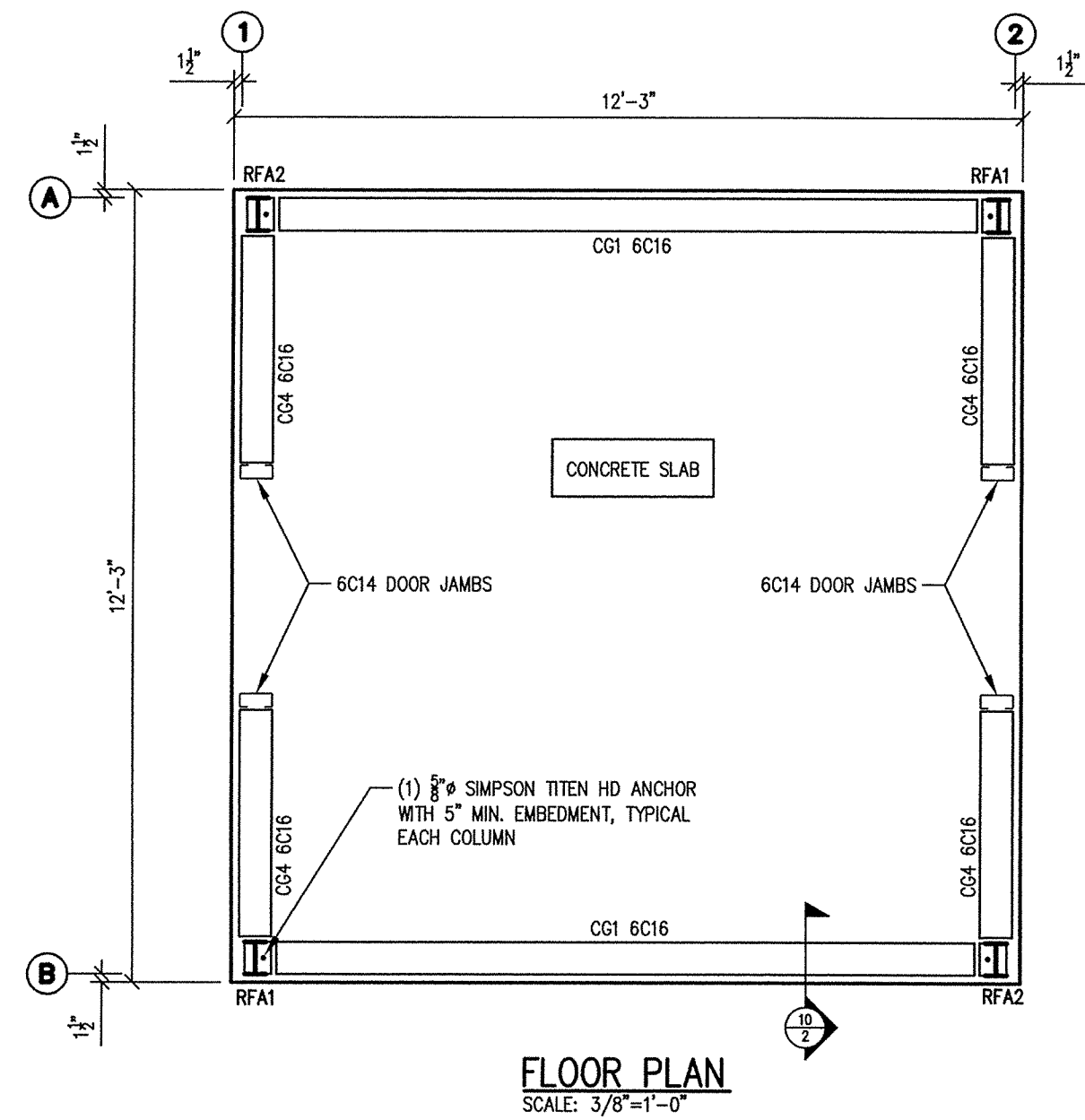
BUILDING SECTION AT LINE 1
SCALE: 3/8"=1'-0" (LINE 2 SIMILAR)



FRAMING AT LINE A AND B
SCALE: 3/8"=1'-0"



SHEETING AT LINE A AND B
SCALE: 3/8"=1'-0"

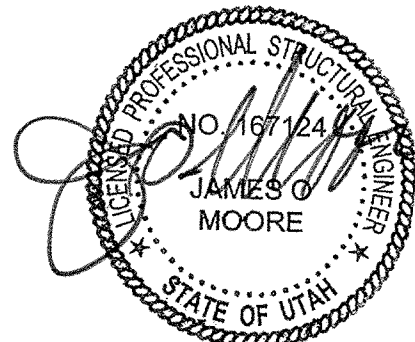


FLOOR PLAN
SCALE: 3/8"=1'-0"

PAINT COLOR FOR ROOF, WALLS AND TRIMS WILL BE MBI SADDLE TAN.

NOTE: FRAME ASSEMBLIES LABELED RFA1 AND RFA2 ARE FABRICATED USING W6x9.

NOTES:
1: GRID LINES ARE AT STEEL LINE.
2: OUTSIDE OF CONCRETE IS 1/2" OUT FROM STEEL LINE.

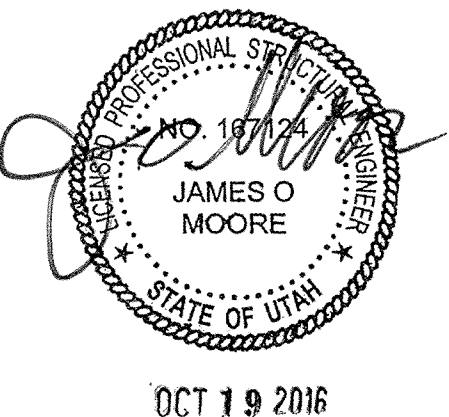
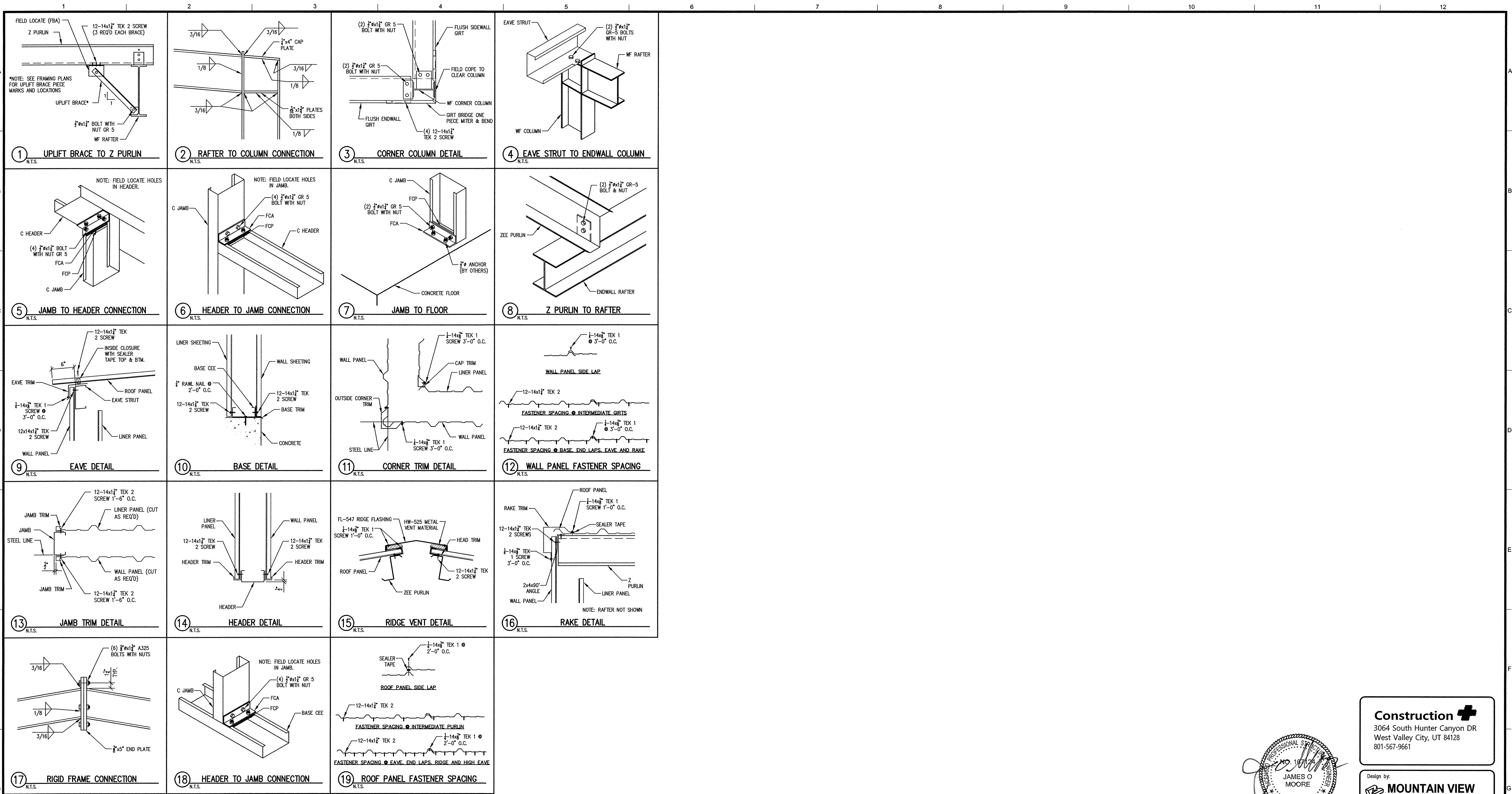


OCT 19 2016

Construction
3064 South Hunter Canyon DR
West Valley City, UT 84128
801-567-9661

Design by:
MOUNTAIN VIEW ENGINEERING, INC.
345 No. Main St., Suite A
Bingham City, Utah 84302
Phone (435) 734-9700
Fax (435) 734-9519
MVE JOB NUMBER:
150747

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		QUESTAR Gas	LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	CHECKED BY:		
					0	ISSUED FOR CONSTRUCTION	8-10-16	J.J.	J.J.				
					1	UPDATED TO 2015 IBC	10-19-16	K.S.	K.S.				
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Construction
3064 South Hunter Canyon DR
West Valley City, UT 84128
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Design by:
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M/E JOB NUMBER:
150747

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		QUESTAR Gas	LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J.J.		
					0	ISSUED FOR CONSTRUCTION	8-10-16	J.J.	J.J.	CHECKED BY:	ROW NUMBER: SECTION: T R ELEVATION: LAT: LONG: SCALE: 3/8"=1'-0"	CITY: COUNTY: STATE: DRAWING NUMBER GGC-V-BLD-CCS-010
					1	UPDATED TO 2015 IBC	10-19-16	K.S.	K.S.	PROJECT ENGINEER: J.O. MOORE		
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										APVD FOR CONSTR: 8-10-16		

FOUNDATION NOTES

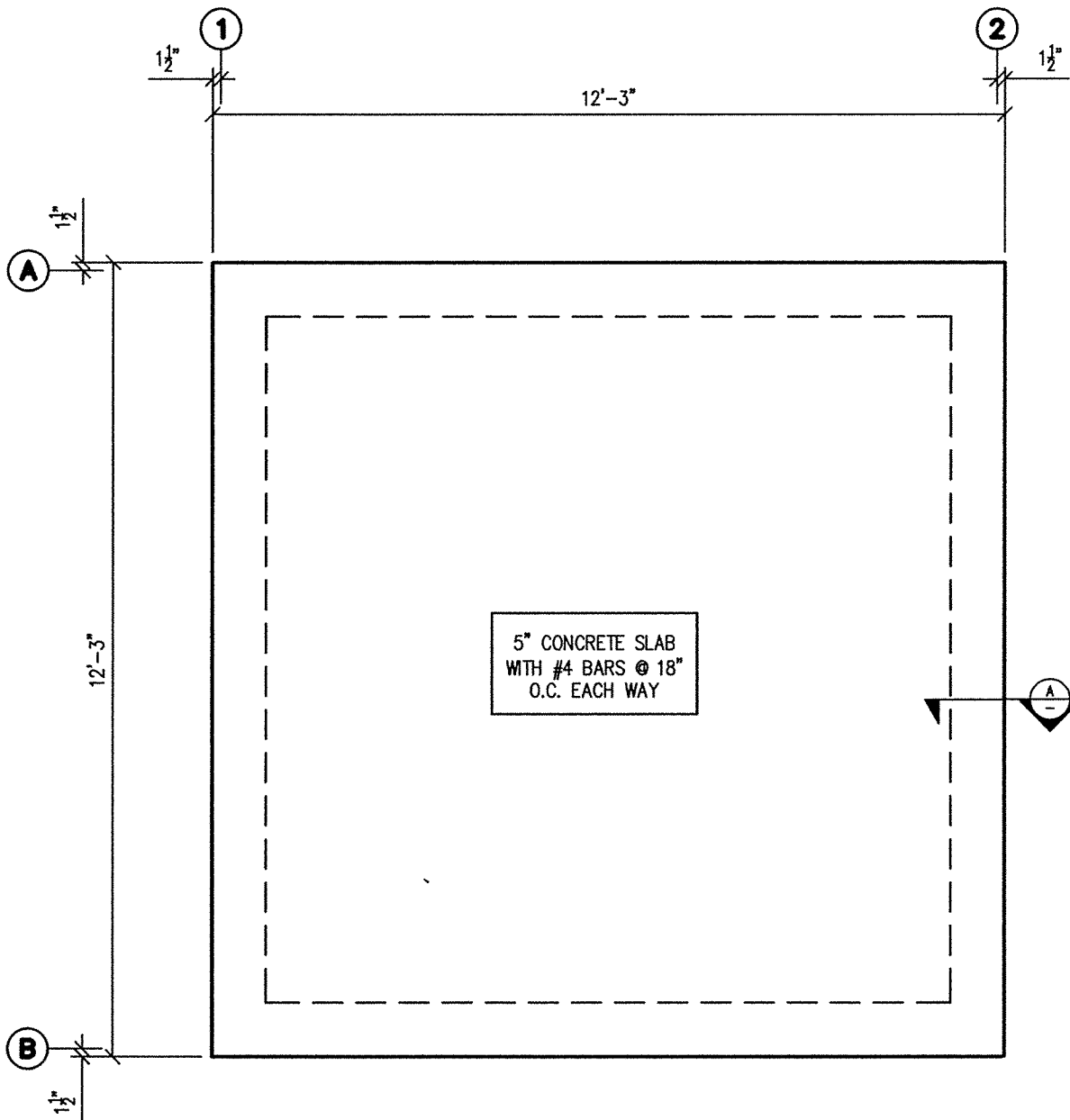
1. Earthwork

- A. Foundation Design Values (assumed)
- Allowable Soil Bearing Pressure – 1500 psf
 - Coefficient of Friction – 0.25
 - Passive Earth Pressure – 150 psf/ft of depth
- B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
- C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
- D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
- E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 95 percent under concrete flatwork.
- F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

2. Concrete and Reinforcement

- A. Material Standards
- Concrete
 - Footings and foundation walls – $f_c = 3000$ p.s.i.
 - Slabs on grade – $f_c = 3500$ p.s.i.** Concrete has been designed using $f_c = 2500$ p.s.i. Special inspection not required unless noted otherwise, see Special Inspection Notes.
 - Normal weight aggregates – ASTM C33
- ii. Cement
- Use Type I/II cement as per ASTM C150
 - Air-entraining admixtures (where required) – ASTM C280
 - Calcium chloride shall not be used.
- iii. Reinforcing
- Rebar – ASTM A615 Grade 60 ($F_y = 60$ ksi)
 - Welded wire – ASTM A1064
 - Epoxy – Simpson SET-XP (ICC-ES ESR-2508) or Hilti HIT-RE 500-SD (ICC-ES ESR-2322)
- iv. Anchor Rods/Bolts
- $\frac{3}{4}$ " Simpson Titen HD 5" min. embedment.
- B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRI) recommendations.

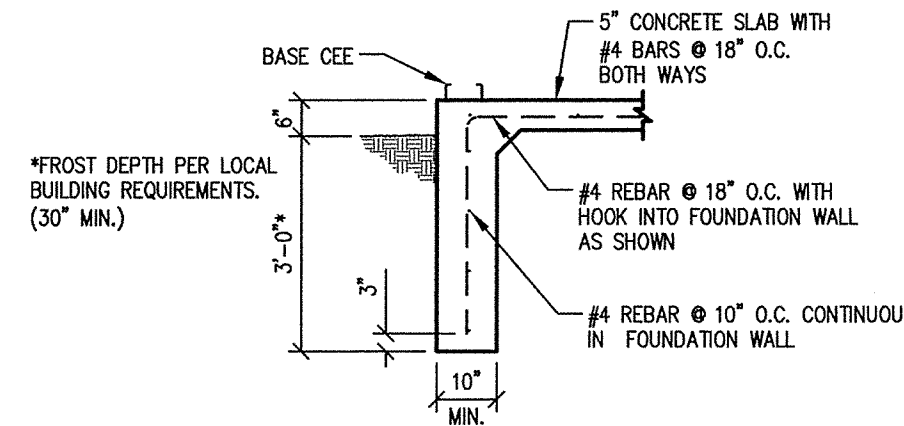
- I. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
- Concrete cast directly against and permanently exposed to earth – 3"
 - Concrete exposed to weather or earth:
 - #5 bars or smaller – 1 $\frac{1}{2}$ "
 - #6 bars or larger – 2"
 - Concrete not exposed to weather or in contact with the ground – $\frac{3}{4}$ "
 - Slabs on grade – as shown in details, $\frac{3}{4}$ " min. from top of slabs not exposed to weather
- ii. Lap Splice Lengths (unless noted otherwise)
- $f_c = 2500$ –3500 p.s.i.
 - #6 and smaller – 36 bar diameters
 - #7 and larger – 45 bar diameters
 - $f_c = 4000$ p.s.i. or greater
 - #6 and smaller – 29 bar diameters
 - #7 and larger – 36 bar diameters
 - Lap splice lengths may be decreased by 25% for slabs on grade and horizontal wall reinforcing.
 - Increase lap splice lengths by 50% where epoxy coated bars are used.
- iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
- iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
- v. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
- vi. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
- vii. Horizontal wall reinforcing shall be continuous through construction and control joints.
- viii. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
- ix. Use chairs or other support devices as required for proper clearance.
- x. Unless noted otherwise, openings in walls shall be reinforced with #5 bar on all sides of the opening. Reinforcing shall extend 24" min. past the edge of the opening. For one layer of wall reinforcing provide (1) #5 bar around openings, for two layers provide (2) #5 bars.
- C. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
- D. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
- E. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.



FOUNDATION PLAN
SCALE: 3/8"=1'-0"

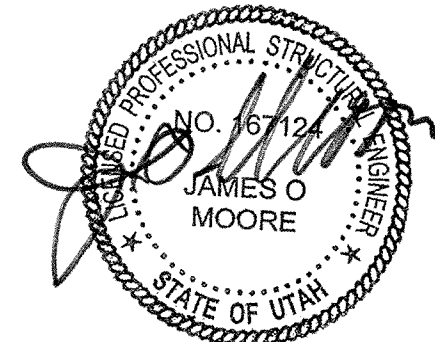
FOUNDATION LOADS (AT EACH COLUMN) ASD
UP 140 lbs
DOWN 2550 lbs
SHEAR 510 lbs

NOTES:
1: GRID LINES ARE AT STEEL LINE.
2: OUTSIDE OF CONCRETE IS 1 $\frac{1}{2}$ " OUT FROM STEEL LINE.



A THICKENED SLAB EDGE DETAIL
1/2"=1'-0"

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Fax (435) 734-9519
MVE JOB NUMBER:
150747

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		QUESTAR[®] Gas	LINE NUMBER:		
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					1	UPDATED TO 2015 IBC	10-19-16	K.S.	K.S.				DESCRIPTION:	FOUNDATION PLAN, NOTES, AND DETAILS	
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										APVD FOR CONSTR: 8-10-16		SECTION: T R		STATE	
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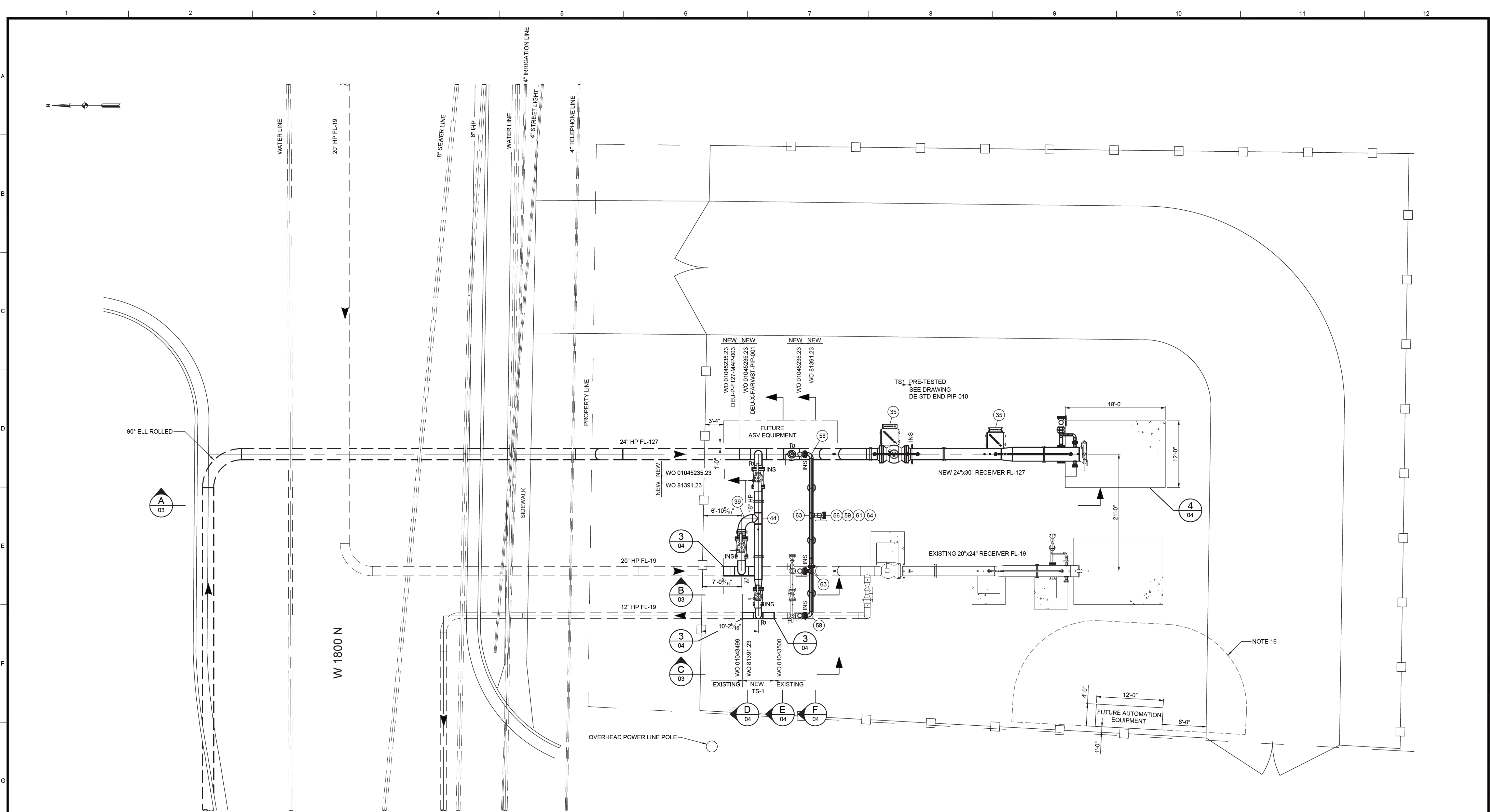
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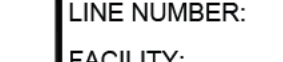
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DOMINION ENERGY UTAH

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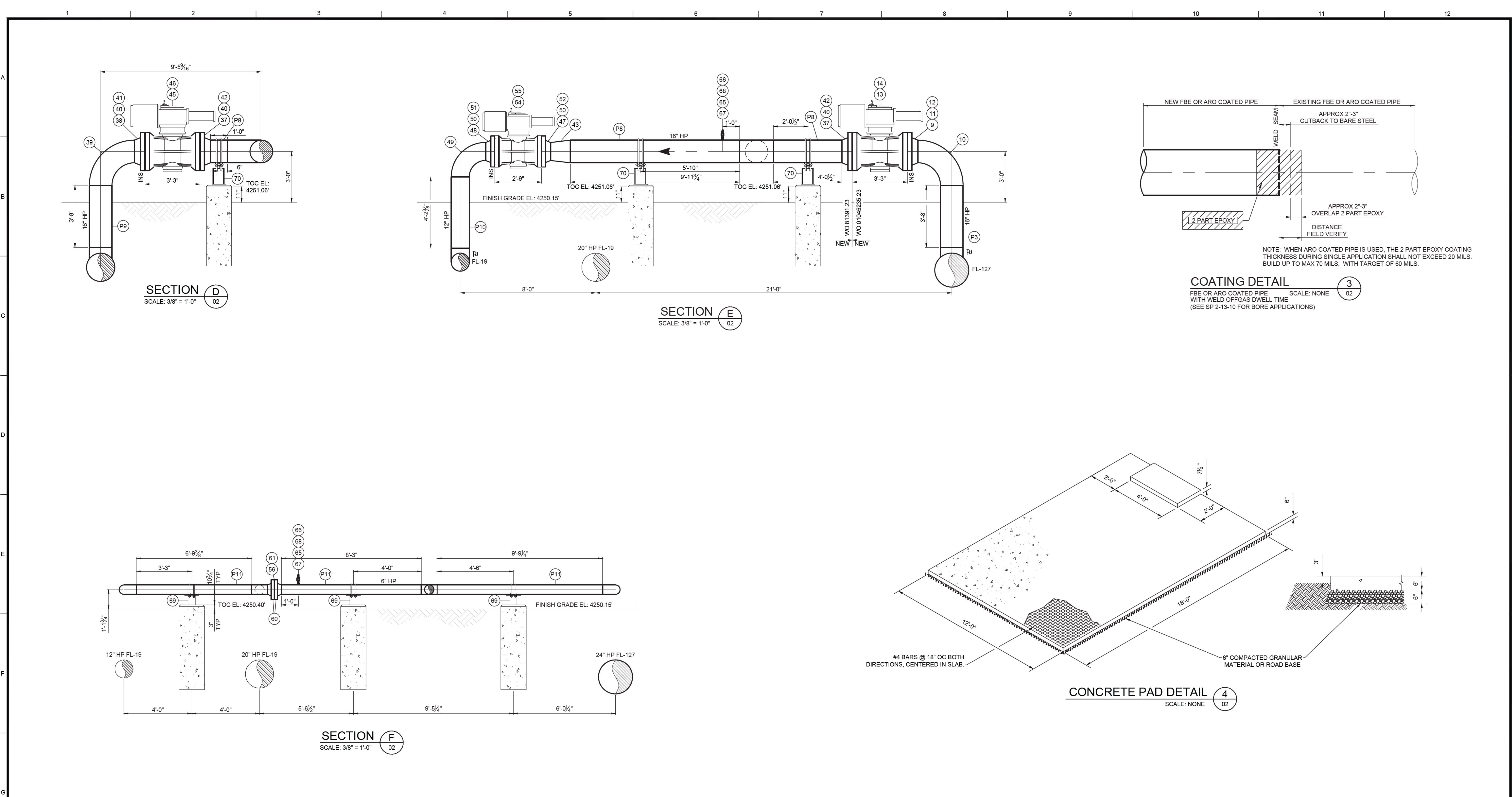


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QGC-P-F019-PIP-001	0	HARRISVILLE ROAD RECEIVER SITE	81391.23	FL-19 MATERIALS						PROJECT ENGR: J. GARDNER							
DE-STD-GEN-CCS-002	0	STANDARD DRAWING - EZ LINE PIPE SUPPORTS								SURVEYOR: PSOMAS							
										ENGR MNGR: S. MESSERSMITH							
										CONSTR MNGR: D. FRANCIS							
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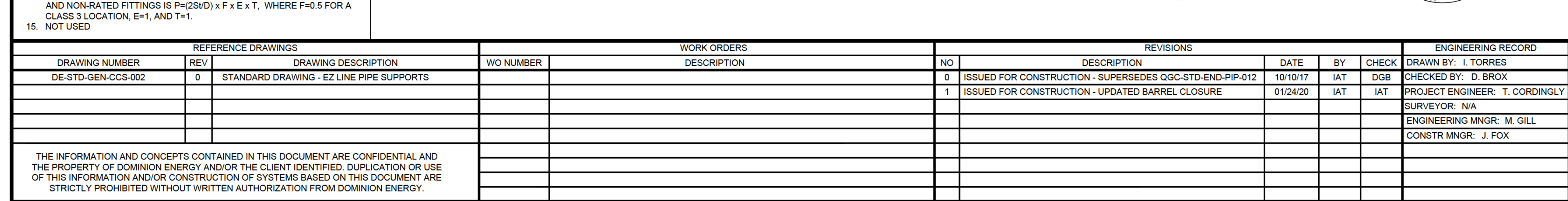
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DOMINION ENERGY UTAH



ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 Dominion Energy[®] DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127								
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: B. POWELL		FACILITY: FARR WEST CROSSOVER STATION								
DE-STD-END-PIP-010	0	STANDARD 24"x30" RECEIVER BARREL	01045235.23	INSTALL 24"x30" RECEIVER FOR FL-127	0	ISSUED FOR CONSTRUCTION	1-27-20	BJP	DB	CHECKED BY: D. BROX		TITLE: INSTALL 24"x30" RECEIVER FOR FL-127								
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DE-STD-GEN-CCS-002	0	STANDARD DRAWING - EZ LINE PIPE SUPPORTS								SURVEYOR: PSOMAS		ADDRESS: 1900 WEST 1800 NORTH								
										ENGR MNGR: S. MESSERSMITH										
										CONSTR MNGR: D. FRANCIS										
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													ELEVATION: 4251'			FARR WEST	WEBER	UTAH		
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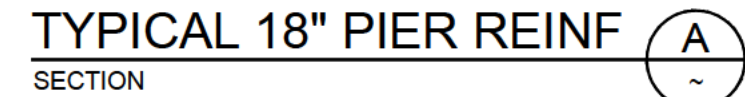


PRESSURE PIPING									
NOTE 6									
ITEM #	SIZE	DESCRIPTION	FOOTAGE	O.D.	SMYS	W.T.	MAWP NOTE 14	WH #	
P1	30"	PIPE, CS, BARE, 30.00 OD, 0.375 WT, X65, AP 5L PSL2, ERW	12'	30"	65,000	0.375"	812	SO	
P2	24"	PIPE, CS, BARE, 24.00 OD, 0.375 WT, X65, AP 5L PSL2, ERW	16'	24"	65,000	0.375"	1015	Q0124002	
P3	6"	PIPE, CS, BARE, 6.625 OD, 0.280 WT, X52, AP 5L PSL2, ERW	5'	6.625"	52,000	0.28"	2197	Q0106045	
P4	4"	PIPE, CS, BARE, 4.500 OD, 0.237 WT, GR B, A595L PSL2, SMLS	6'	4.5"	35,000	0.237"	1843	Q0104021	
P5	2"	PIPE, CS, BARE, 2.375 OD, 0.218 WT, GR B, ASTM A106, SMLS	19'	2.375"	35,000	0.218"	3213	Q0102031	



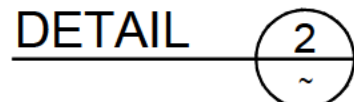
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SECTION: N/A	T/N/A	R N/A
ELEVATION: N/A		
LAT: N/A	LONG: N/A	
SCALE: NONE		



E-Z LINE SCHEDULE				
PIPE SIZE	MODEL #	FIGURE #	MIN "D"	BOLT DIA "F"
2"	204	FIR	1'-3 1/4"	1/2"
4"	204	FIR	1'-4 1/4"	1/2"
6"	510	FIR	1'-5 3/4"	1/2"
8"	510	FIR	1'-6 3/4"	1/2"
10"	510	FIR	1'-7 3/4"	1/2"
12"	1218	FIR	1'-10 3/4"	3/4"
14"	1218	FIR	1'-11"	3/4"
16"	1218	FIR	2'-0"	3/4"
18"	1218	FIR	2'-1"	3/4"
20"	2024	FIR	2'-3"	3/4"
22"	2024	FIR	2'-4"	3/4"
24"	2024	FIR	2'-5"	3/4"
26"	2636	FIR	2'-6"	3/4"
28"	2636	FIR	2'-7"	3/4"
30"	2636	FIR	2'-8"	3/4"
32"	2636	FIR	2'-9"	3/4"
34"	2636	FIR	2'-10"	3/4"
36"	2636	FIR	2'-11"	3/4"

1. PIPE SUPPORT ASSEMBLY SHALL BE BY E-Z LINE PIPE SUPPORT COMPANY, MANVEL, TX.
2. PIPE SUPPORTS SHALL BE PER E-Z LINE FIG. F WITH COATED DOUBLE "U" BOLTS AND HALF ROUND THERMOPLASTIC I-ROD.
3. POLYMER I-BAR PER E-Z LINE OR NU-BOLT PIPING SUPPORT SYSTEM WITH POLYSHRINK U-BOLT COATING AND I-ROD HALF ROUND SUPPORT PAD (TYP)
4. PIPE SUPPORT HAS AN ADJUSTABLE UP AND DOWN TRAVEL OF 2".

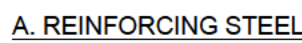


1. LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATING.
2. FOOTINGS MAY BE CAST AGAINST EARTH PROVIDED THAT THE SCHEDULED MINIMUM DIMENSIONS ARE MAINTAINED. THE SONOTUBED PIERS MAY BE PLACED MONOLITHICALLY AT THE CONTRACTOR'S OPTION.

1. REFERENCES
 - A. ACI 331.1 "STANDARD SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS"
 - B. PROJECT GEOTECHNICAL REPORT
2. INSTALL DRILLED PIERS IN ACCORDANCE WITH REFERENCED SPECIFICATION PER THE DRY OR TREMIE METHODS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED HEREIN.
3. REFERENCE THE CONCRETE SECTION OF THESE NOTES FOR CONCRETE AND REINFORCING MATERIALS AND TESTING. USE A SET RETARDING ADMIXTURE IN THE CONCRETE MIX WHEN TEMPORARY CASING IS USED.
4. LAYOUT OF PLAN LOCATION AND PIER TOP ELEVATION ARE THE CONTRACTOR'S RESPONSIBILITY.
5. SET ALL REINFORCING IN POSITION INCLUDING ROLLER AND CHAIR DEVICES ON SIDES AND BOTTOM BEFORE CONCRETE PLACEMENT. MINIMUM CONCRETE COVER OVER REINFORCING IS 3 INCHES EXCEPT WHEN TEMPORARY CASING IS USED, COVER IS THEN 4 INCHES.
6. IF SUBSURFACE WATER IS ENCOUNTERED DURING INSTALLATION, CONTACT PROJECT ENGINEER.
7. FOR TEMPORARY STEEL CASING, CASING WALL THICKNESS WILL BE DETERMINED BY THE CONTRACTOR.
8. FORM THE PIER TOP, AS REQUIRED, TO MAINTAIN A CONSISTENT SHAFT DIAMETER.
9. PLACE CONCRETE IN ONE, CONTINUOUS POUR. COLD LAPS NOT ACCEPTABLE.

BASE PLATE SCHEDULE							
PIPE SIZE	MODEL #	"N"	"P"	"T"	"S"	SLOTTED HOLES	BOLT DIA "F" x LENGTH
2" - 4"	204	8 ½"	8"	5"	3 ½"	¾" x 1 ½"	½" x 6 ½"
6" - 10"	510	10"	8"	7"	5 ½"	¾" x 1 ½"	½" x 6 ½"
12" - 18"	1218	11-0"	10"	9"	7 ½"	¾" x 1 ½"	¾" x 6 ½"
20" - 24"	2024	11-0"	10"	9"	7 ½"	¾" x 1 ½"	¾" x 6 ½"
26" - 36"	2636	11-2"	11-0"	11"	9 ½"	¾" x 1 ½"	¾" x 6 ½"

1. MOUNTING BOLT / WASHER & NUT WILL BE SUPPLIED BY CONTRACTOR, (REFER TO PLATE SCHEDULE FOR PROPER SIZE OF HARDWARE).
2. BASE PLATES ARE INCLUDED IN THE PIPE SUPPORT ASSEMBLY. THICKNESS SHALL BE TO MANUFACTURER'S SPECIFICATIONS.



1. REFERENCES
A: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
B: ACI "DETAILING MANUAL"
C: CRSI MSP-1 "MANUAL OF STANDARD PRACTICE"
2. REINFORCING STEEL: ASTM A706 DEFORMED BARS OR ASTM A615 GRADE 60 DEFORMED BARS WITH AN ACTUAL YIELD STRENGTH NOT EXCEEDING 78,000 PSI AND A RATIO OF ACTUAL ULTIMATE TENSILE STRENGTH TO ACTUAL YIELD STRENGTH NOT LESS THAN 1.25.
3. PROVIDE MINIMUM CONCRETE COVER OVER REINFORCING STEEL AS FOLLOWS, UNLESS STATED OTHERWISE:
3 INCHES FOR CONCRETE CAST AGAINST EARTH
2 INCHES OTHERWISE
PROVIDE MINIMUM 1 1/2" CONCRETE COVER TO TOP OF FLATWORK IF APPLICABLE.
4. FOR DRILLED PIERS: SECURE ALL REINFORCING IN POSITION INCLUDING ROLLER AND CHAIR DEVICES ON SIDES AND BOTTOM BEFORE CONCRETE PLACEMENT. MINIMUM CONCRETE COVER OVER REINFORCING IS 3 INCHES EXCEPT WHEN TEMPORARY CASING IS USED, COVER IS THEN 4 INCHES.
5. SECURE ALL REINFORCING, INCLUDING DOWELS, IN POSITION WITH BAR SUPPORTS PER CRSI BEFORE CONCRETE PLACEMENT.

B. CONCRETE MATERIALS

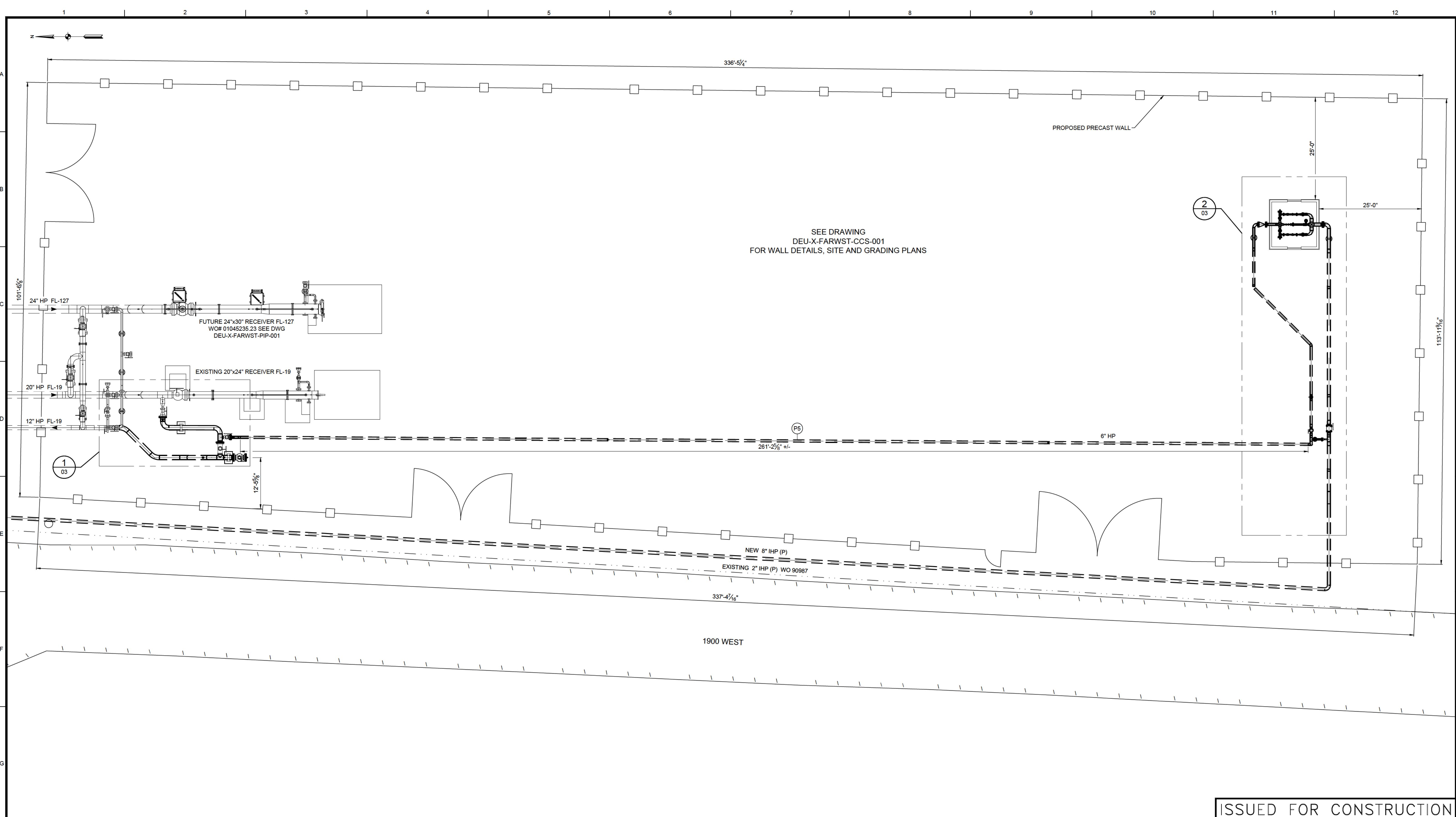
1. PORTLAND CEMENT: ASTM C150 type I/II.
2. FLY ASH: ASTM 618 CLASS C OR F INCLUDING TABLE 3 SPECIFICATIONS
A. CONTENT BY WEIGHT: 15% MINIMUM EXCEPT SLABS - 25% MAXIMUM
3. NORMAL WEIGHT AGGREGATES: ASTM C33, CLASS 35 OR GREATER
4. WATER: POTABLE IN CONFORMANCE WITH ASTM C94
5. WATER-REDUCING ADMIXTURE: ASTM C494
6. AIR-ENTRAINING ADMIXTURE: ASTM C260
7. STRUCTURAL CONCRETE: ACI 318, CHAPTERS 3 AND 5.
8. CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTH WITHIN 28 DAYS (f_c) DRILLED PIERS
AND FOOTINGS - 4000 PSI
9. USE AIR-ENTRAINED CONCRETE OF 5%-7% AIR BY VOLUME.
10. CONCRETE SLUMP RANGE OF 3"-6".

C. CONCRETE ANCHORS

1. POST INSTALLED ANCHORS: USE HILTI HIT-RE-500 SD INJECTABLE MORTAR OR SIMILAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND LATEST ICC EVALUATION SERVICES, INC ES REPORT (ESR-1771).

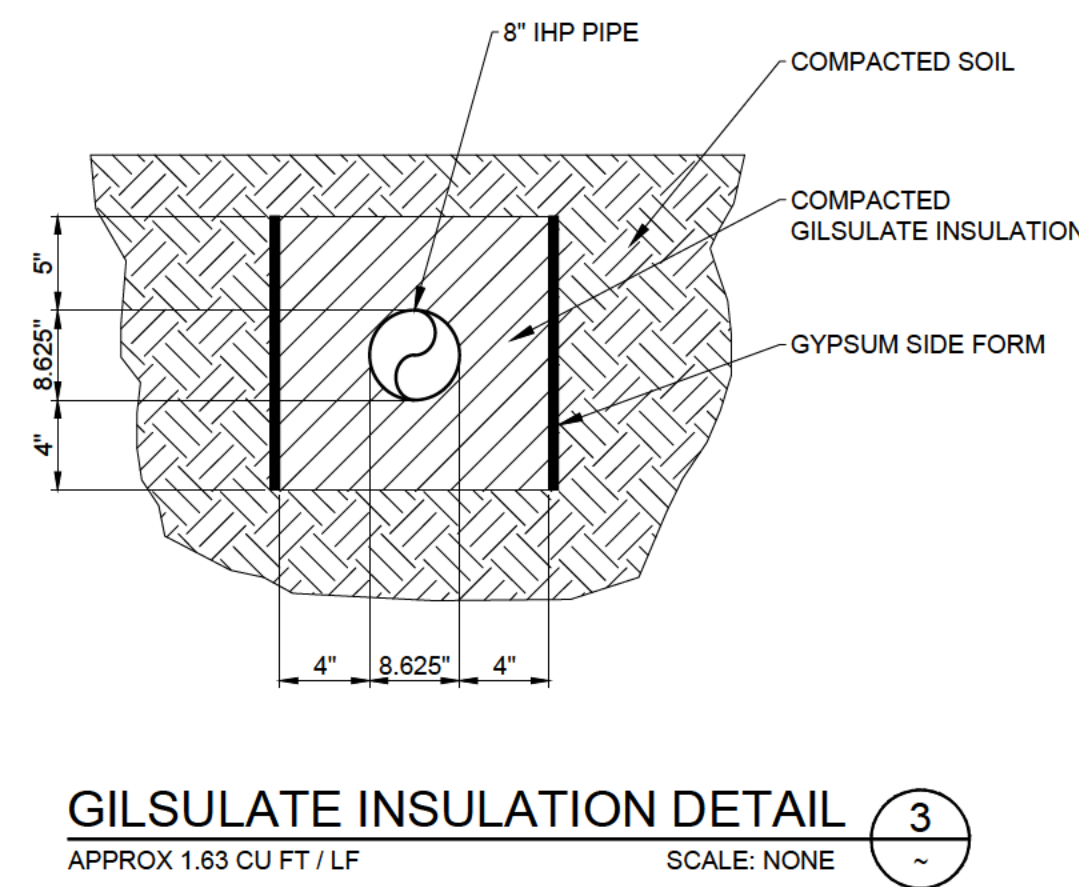
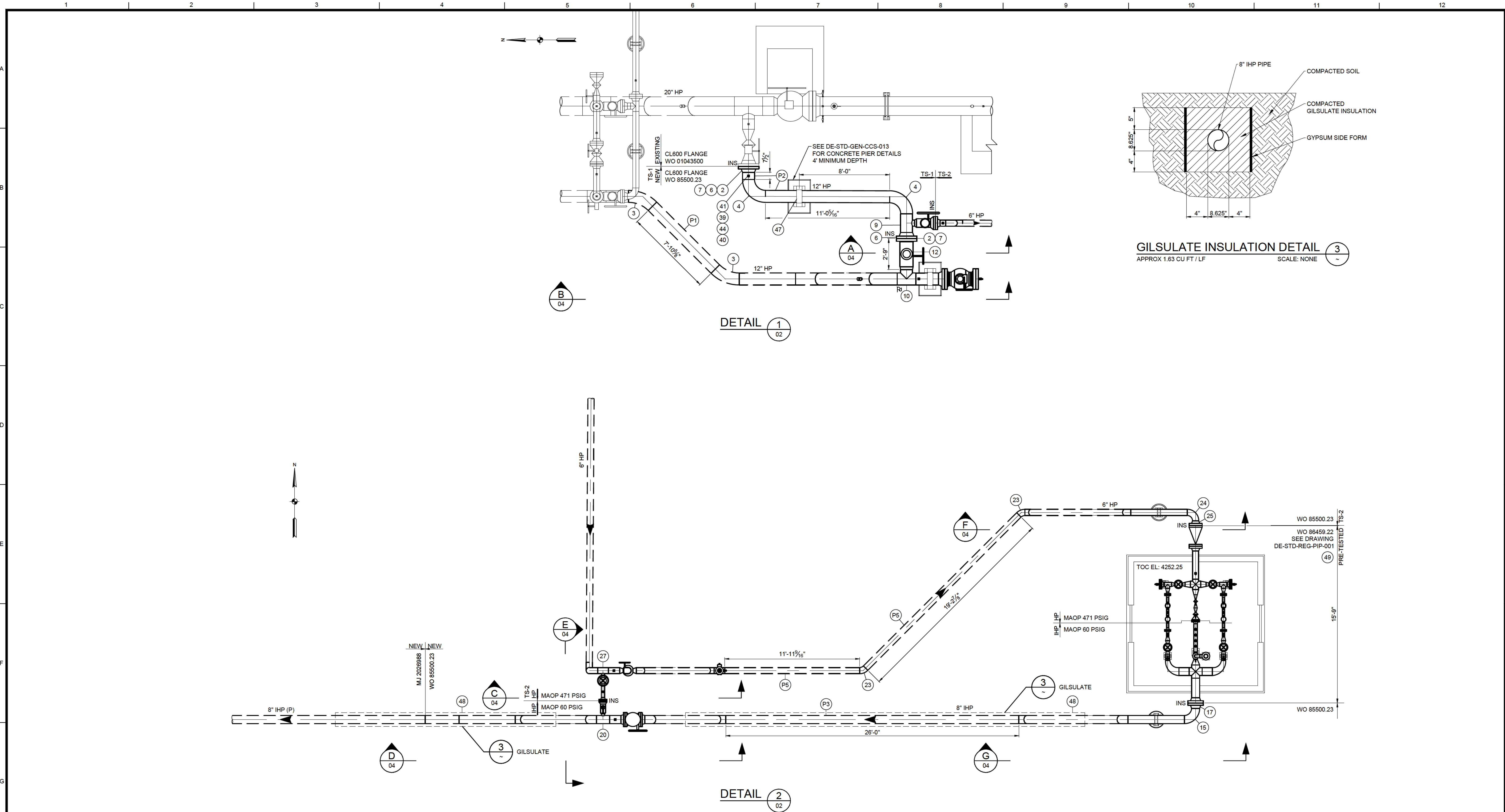
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DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: I. TORRES						
					0	ISSUED FOR CONSTRUCTION - SUPERSEDES QGC-STD-GEN-CCS-002	10/17/17	IAT	KWB	CHECKED BY: K. BATES						
										PROJECT ENGINEER: T. CORDINGLY						
										SURVEYOR: N/A						
										ENGINEERING MNGR: N/A						
										CONSTR MNGR: N/A						
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: N/A		TN/A	R N/A		
													ELEVATION: N/A			
													LAT: N/A	LONG: N/A		
													SCALE: NONE			
											CITY VARIES		COUNTY VARIES		STATE VARIES	
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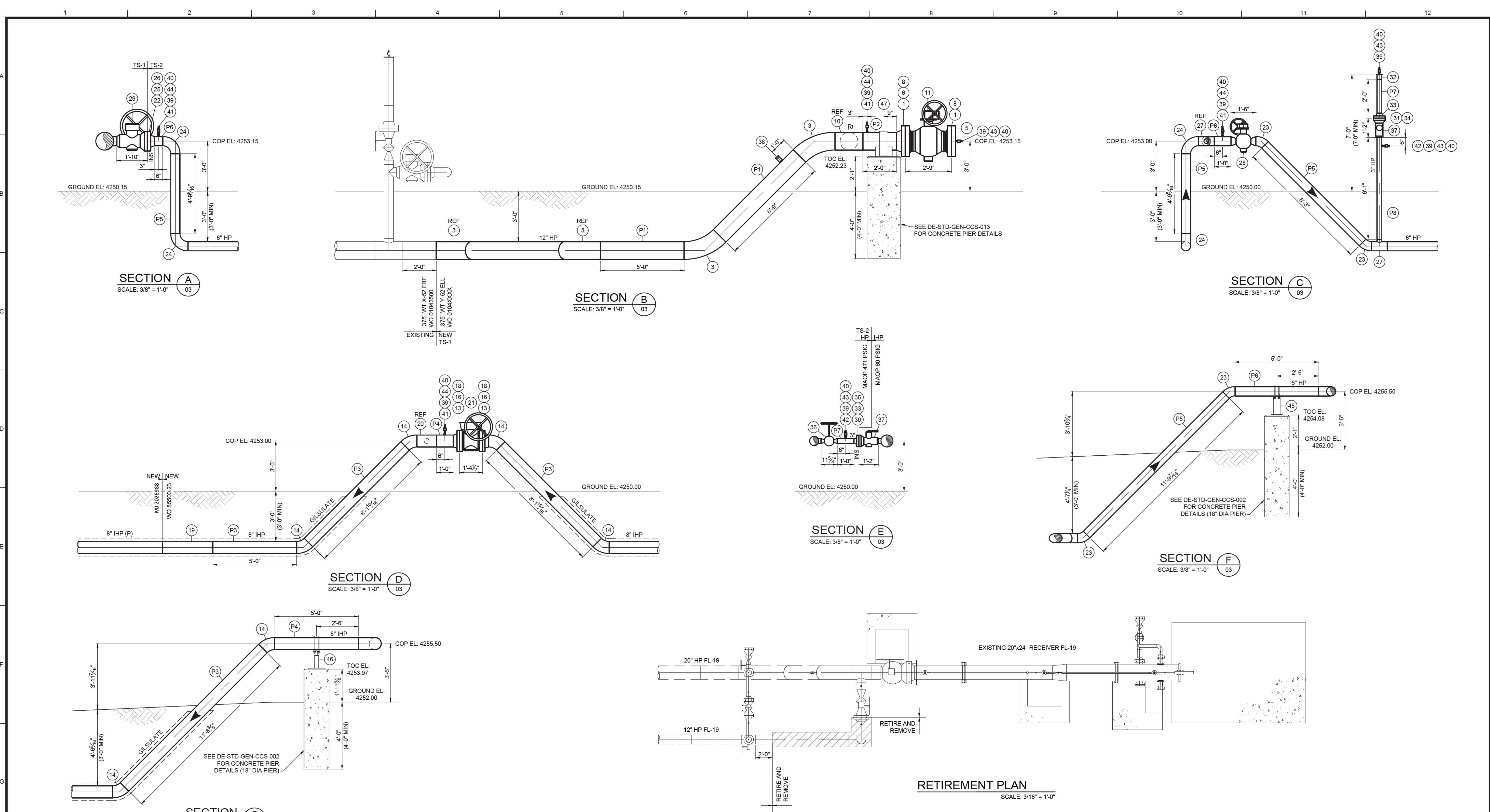
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DE-STD-GEN-CCS-002	1	STANDARD DRAWING - EZ LINE PIPE SUPPORTS	85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER		2"x2" REGULATOR STATION PL0002							
DE-STD-GEN-CCS-013	2	STANDARD DRAWING - CSB-01 E-Z LINE PIPE SUPPORTS	MJ 2026988	INSTALL IHP MATERIALS						SURVEYOR: PSOMAS		PLAN VIEW							
DEU-X-FARWST-CCS-001	0	SITE AND GRADING								ENGR MNGR: S. MESSERSMITH CONSTR MNGR: D. FRANCIS		ADDRESS: 1900 WEST 1800 NORTH							
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													ELEVATION: 4251'			FARR WEST	WEBER	UTAH	
														LAT: 41.2892	LONG: -112.0250	DRAWING NUMBER		SHEET	REVISION
														SCALE: 3/32" = 1'-0"	DEU-X-FARWST-PIP-002		2 OF 4	0	



ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS			WORK ORDERS			REVISIONS				ENGINEERING RECORD		 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127				
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DE-STD-GEN-CCS-002	1	STANDARD DRAWING - EZ LINE PIPE SUPPORTS	85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER	DESCRIPTION: DETAIL VIEWS						
DE-STD-GEN-CCS-013	2	STANDARD DRAWING - CSB-01 EZ LINE PIPE SUPPORTS	MJ 2026988	INSTALL IHP MATERIALS						SURVEYOR: PSOMAS	ADDRESS: 1900 WEST 1800 NORTH						
DEU-X-FARWST-CCS-001	0	SITE AND GRADING								ENGR MNGR: S. MESSERSMITH							
										CONSTR MNGR: D. FRANCIS							
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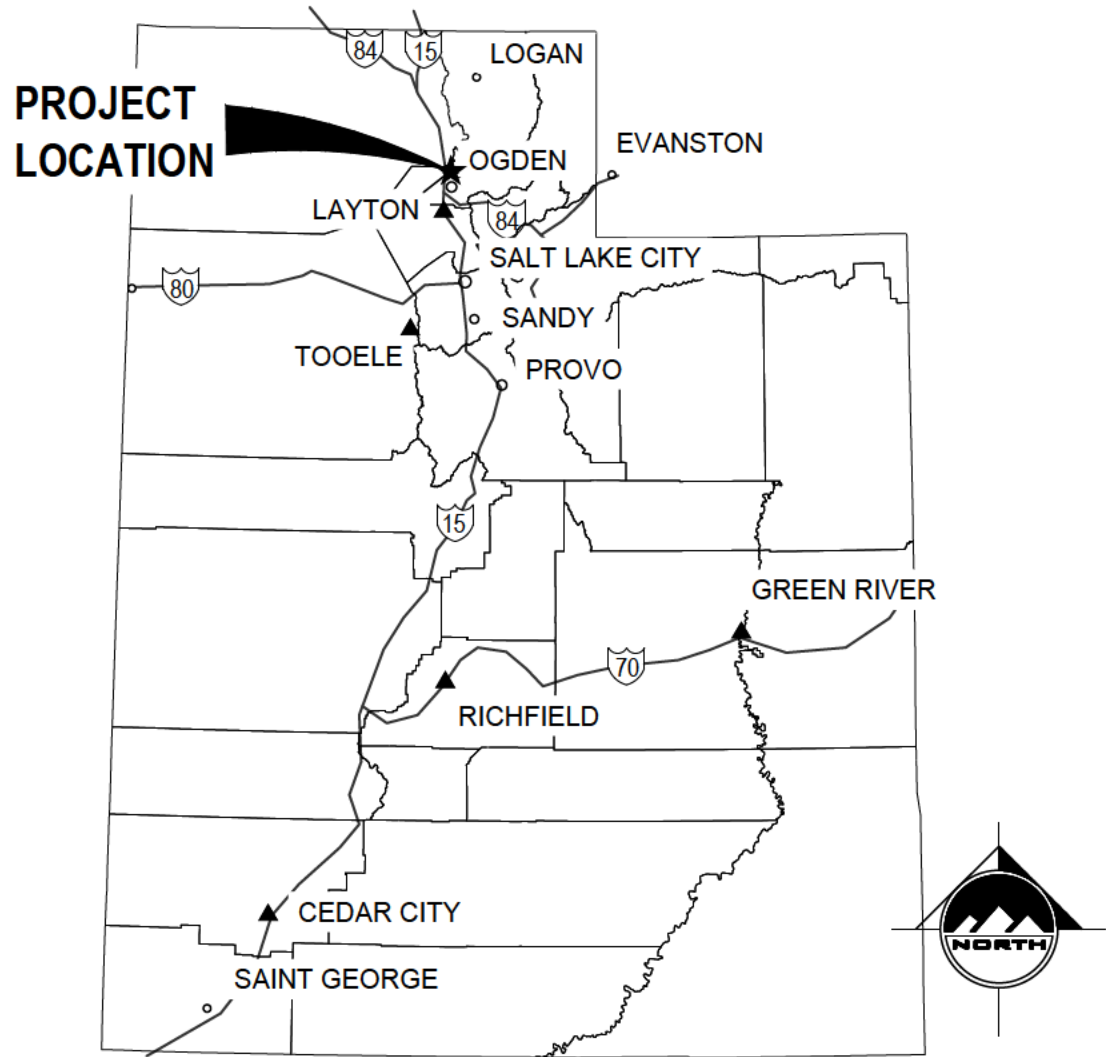


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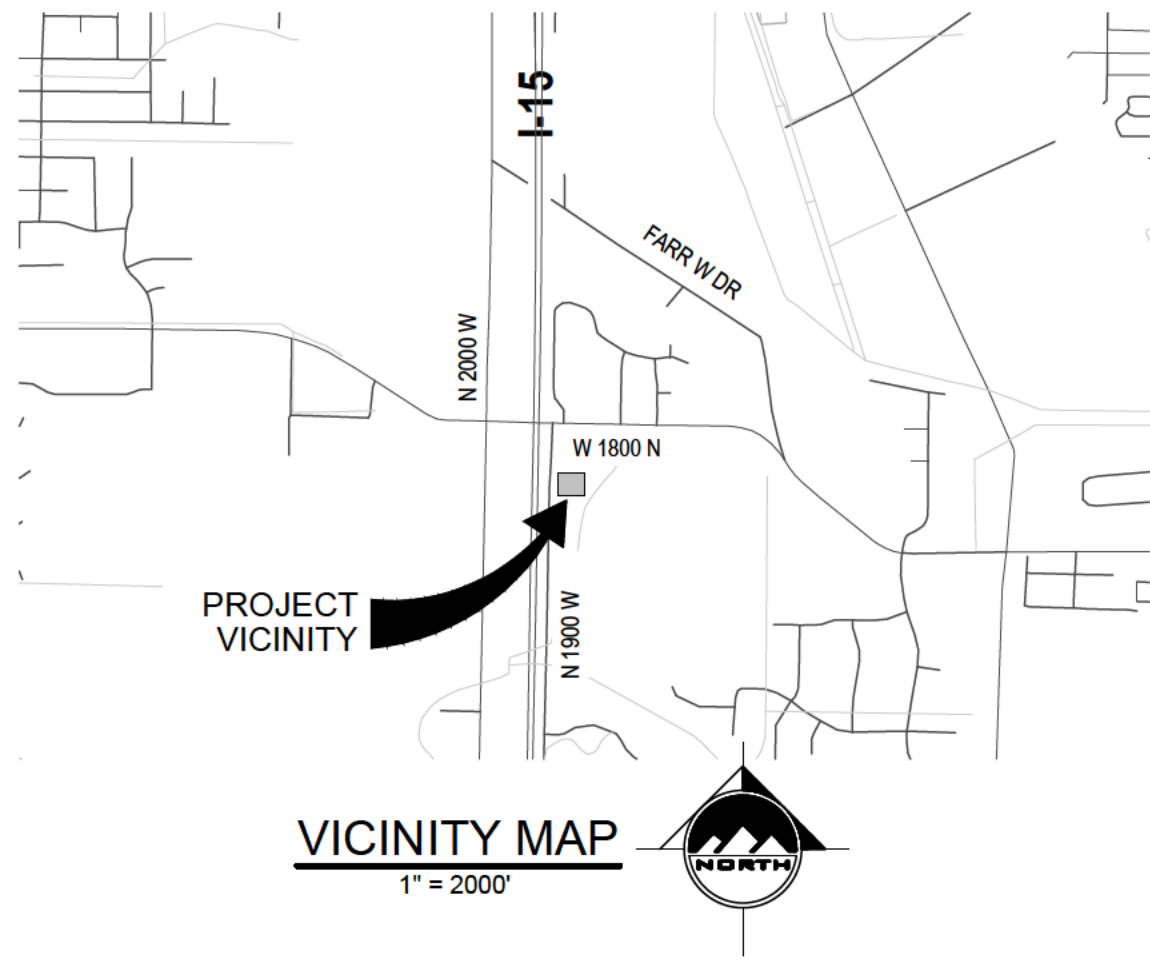
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DE-STD-GEN-CCS-002	1	STANDARD DRAWING - EZ LINE PIPE SUPPORTS	85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER		
DE-STD-GEN-CCS-013	2	STANDARD DRAWING - CSB-01 E-Z LINE PIPE SUPPORTS	MJ 2026988	INSTALL IHP MATERIALS						SURVEYOR: PSOMAS		
DEU-X-FARWST-CCS-001	0	SITE AND GRADING								ENGR MNGR: S. MESSERSMITH		
										CONSTR MNGR: D. FRANCIS		
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										CITY FARR WEST COUNTY WEBER STATE UTAH		
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										SHEET 4 OF 4 REVISION 0		

DEU-X-FARWST-PIP-002.dwg - 09/20/2021 - 11:27am

DOMINION ENERGY ANS/D



LOCATION MAP
NO SCALE



VICINITY MAP
1" = 2000'

PROJECT DRAWINGS		
GENERAL DRAWINGS		
DRAWING	REV	DESCRIPTION
DEU-X-FARWST-CCS-001 SHEET 01 OF 08	1	COVER SHEET
DEU-X-FARWST-CCS-001 SHEET 02 OF 08	0	SYMBOLS AND ABBREVIATIONS
DEU-X-FARWST-CCS-001 SHEET 03 OF 08	0	GENERAL NOTES
CIVIL DRAWINGS		
DEU-X-FARWST-CCS-001 SHEET 04 OF 08	1	SITE PLAN
DEU-X-FARWST-CCS-001 SHEET 05 OF 08	1	GRADING PLAN
DEU-X-FARWST-CCS-001 SHEET 06 OF 08	0	WALL PROFILE
DEU-X-FARWST-CCS-001 SHEET 07 OF 08	0	DETAILS
DEU-X-FARWST-CCS-001 SHEET 08 OF 08	1	EROSION CONTROL PLAN AND DETAILS

PROJECT CONTACTS		
PROJECT MANAGER	JOSHUA GARDNER	801-638-8812
PROJECT ENGINEER	JOSHUA GARDNER	801-638-8812
CATHODIC PROTECTION	KELLY FACER	801-324-3996
MEASUREMENT & CONTROLS	DAVID PLATT (OGDEN)	801-389-4581
HP SURVEYOR	JIM DEAN	801-558-2088
LEAD INSPECTOR	TBD	
IHP SUPERVISOR	MIKE FAVERO	801-395-6775
RIGHT OF WAY AGENT	DANNY EASTBURN	801-201-2675
ENVIRONMENTAL	STEPHAN RYDER	330-664-2531
SAFETY	JARED LEE	801-389-4581

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

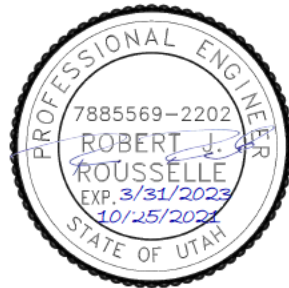
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS 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
10/25/2021

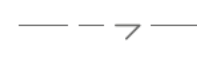
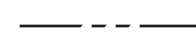
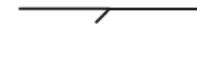
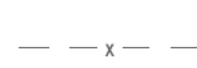
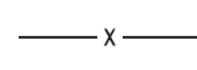
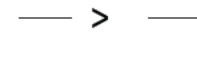
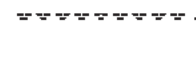
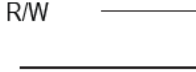
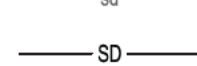
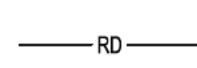
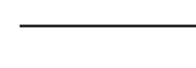
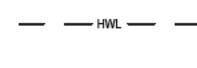
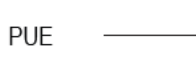
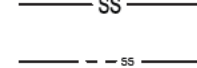
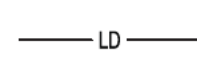
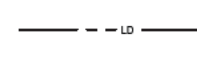
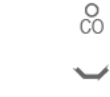
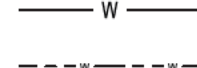
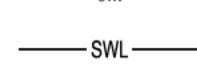
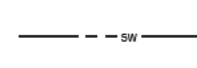
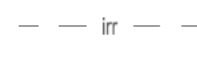
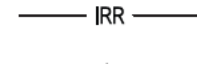
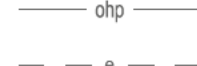
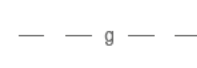
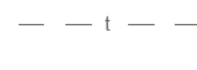
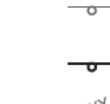
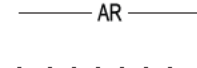
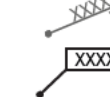
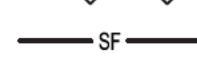
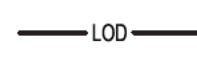
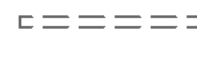
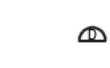
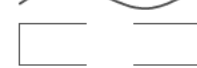
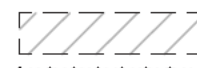
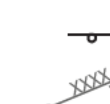
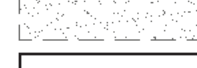
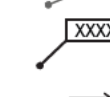


RE-ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGN)		FACILITY: FARR WEST CROSSOVER STATION		
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH		TITLE: INSTALL 2"x2" REGULATOR STATION		
			85600.23	INSTALL TAP LINE TO REGULATOR STATION	1	RE-ISSUED FOR CONSTRUCTION	10/25/2021	DJK	ERB	PROJECT ENGR: J. GARDNER		COVER SHEET		
										SURVEYOR: PSOMAS		ADDRESS: 1900 WEST 1800 NORTH		
										ENGR MNGR: S. MESSERSMITH				
										CONSTR MNGR: D. FRANCIS				
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											ELEVATION: 4251	FARR WEST	WEBER	UTAH
											LAT: 41.2892 LONG: -112.0250	DRAWING NUMBER		
											SCALE: AS SHOWN	DEU-X-FARWST-CCS-001	SHEET 01 OF 08	REVISION 1

ABBREVIATIONS	D	DEGREE	L	LENGTH	RT	RIGHT / ROUTE
@	AT	DETAIL	LB	POUND	R/W	RIGHT OF WAY
ø	DIAMETER	DI	DUCTILE IRON	LD	LAND DRAIN	
%	PERCENTAGE	DIA	DIAMETER	LF	LINEAR FEET	-(S)- STEEL PIPELINE
'	FEET	DIP	DUCTILE IRON PIPE	LIC	LICENSE	S SLOPE / SOUTH
"	INCHES	DIST	DISTANCE	LIN	LINEAR / LINEAL	SAN SANITARY
3PH	THREE PHASE POWER	DL	DRAIN LINE	LP	LOW POINT / LIGHT POLE	SAN SWR SANITARY SEWER
		DMH	DRAINAGE MANHOLE	LS	LAND SURVEYOR	SCH SCHEDULE
AB	ANCHOR BOLT	DN	DOWN	LT	LEFT	SD STORM DRAIN
ABUT	ABUTMENT	DW	DRINKING WATER	LWL	LOW WATER LEVEL	SE SECONDARY EFFLUENT
AC	ASBESTOS CEMENT PIPE OR ASPHALT CONCRETE	DWG	DRAWING			
		DWV	DRAIN WASTE VENT	MAG	MAGENETIC	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
BAL	BALANCE	EOA	EDGE OF ASPHALT			STD STANDARD
BEG	BEGINNING / BEGIN	EQUIP	EQUIPMENT	N	NORTH	STL STEEL
BFC	BACK FACE OF CURB	ES	EDGE OF SHOULDER	NG	NATURAL GROUND	STN STL STAINLESS STEEL
BLD FLG	BLIND FLANGE	EST	ESTIMATE	NIC	NOT IN CONTRACT	STRUCT STRUCTURE
BLDG	BUILDING	EVC	END OF VERTICAL CURVE	NPW	NON-POTABLE WATER	SW SIDEWALK
BLM	BUREAU OF LAND MANAGEMENT	EW	EACH WAY	NO OR #		SWR SEWER
BM	BENCHMARK	EXC	EXCAVATION	NTS	NOT TO SCALE	SWL SECONDARY WATER LINE
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					TOF TOP OF FOUNDATION / TOP OF FOOTING
C-C	CENTER TO CENTER	FL	FLOW LINE / FLANGE	PCC	POINT OF COMPOUND CURVATURE	TOG TOP OF GRATE / TOP OF GRAVEL
CCW	COUNTER CLOCKWISE	FLR	FLOOR			TOP TOP OF PIER
CF	CURB FACE	FRP	FIBERGLASS REINFORCED PIPE	PD	POND EFFLUENT	TOW TOP OF WALL
CFS	CUBIC FEET PER SECOND	FT	FEET	PE	PLANT EFFLUENT	TOS TOP OF STEP / TOP OF SLAB
CIP	CAST IRON PIPE	FTG	FOOTING	PERF	PERFORATED	TSS TOTAL SUSPENDED SOLIDS
CJ	CONSTRUCTION JOINT			PI	POINT OF INTERSECTION / PRIMARY INFLUENT	
C	CENTER LINE	G	GAS			TYP TYPICAL
CLR	CLEARANCE	GA	GAGE / GAUGE	PIV	POST INDICATOR VALVE	
CMP	CORRUGATED METAL PIPE	GALV	GALVANIZED	PL	PROPERTY LINE	UB UTILITY BOX
CMP-A	CORRUGATED METAL PIPE - ARCH	GB	GRADE BREAK	POB	POINT OF BEGINNING	UG UNDERGROUND
		GEN	GENERAL	POC	POINT ON CURVATURE	UNO UNLESS NOTED OTHERWISE
CO	CLEAN OUT	GF	GARAGE FLOOR	PP	POWER POLE	UW UTILITY WATER
COB	CLEAN OUT BOX	GLB	GLUED LAMINATED BEAM	PRC	POINT OF REVERSE CURVATURE	
COL	COLUMN	GM	GAS METER			VC VERTICAL CURVE
COMM	COMMUNICATION	GSP	GALVANIZED STEEL PIPE	PRO	PROPOSED	VERT VERTICAL
CONC	CONCRETE			PROJ	PROJECT	VIC VIC COUPLING
CONN	CONNECT	GV	GATE VALVE	PROP	PROPERTY	VOL VOLUME
CONT	CONTINUOUS			PS	PUMP STATION	VPI VERTICAL POINT OF INTERSECTION
COR	CORNER	HC	HANDICAP / HYPOCHLORITE	PSF	POUNDS PER SQUARE FOOT	VPT VERTICAL POINT OF CURVE
CTR	CENTER	HDG	HOT DIPPED GALVANIZED	PSI	POUNDS PER SQUARE INCH	VPC VERTICAL POINT OF TANGENCY
CU FT	CUBIC FEET	HDPE	HIGH DENSITY POLY ETHYLENE			VSS VOLITILE SUSPENDED SOLIDS
CU YD	CUBIC YARD	HDWL	HEADWALL	PT	POINT OF TANGENCY	
CULV	CULVERT	H&T	HUB & TACK			
CW	CLOCKWISE	HORIZ	HORIZONTAL	PVC	POINT OF VERTICAL CURVATURE / POLYVINYL CHLORINE	W WEST / WATER
		HP	HIGH POINT	PVI	POINT OF VERTICAL INTERSECTION	WAS WASTE ACTIVATED SLUDGE
		-HP-	HIGH PRESSURE PIPELINE	PVMT	PAVEMENT	WIV WALL INDICATOR VALVE
		HSS	HOLLOW STRUCTURAL SECTION	PVT	POINT OF VERTICAL TANGENCY	
		HWL	HIGH WATER LEVEL	PW	POTABLE WATER	WL WATER LINE
		HWY	HIGHWAY			WM WATER METER
		HX	HEAT EXCHANGER	QTY	QUANTITY	WO WEIR OVERFLOW
		HYD	HYDRANT			W/ WITH
						W/O WITHOUT
		ID	INSIDE DIAMETER	R	RADIUS / RANGE	
		IE	INVERT ELEVATION	RAS	RETURN ACTIVATED SLUDGE	XING CROSSING
		-IHP--	INTERMEDIATE HIGH PRESSURE PIPELINE	RCP	REINFORCED CONCRETE PIPE	X-SEC CROSS SECTION
		IJ	ISOLATION JOINT	RCCP	REINFORCED CONCRETE CYLINDER PIPE	
		IN	INCH	RD	ROOF DRAIN	YH YARD HYDRANT
		INFO	INFORMATION	REF	REFERENCE	
		INV	INVERT	REINF	REINFORCED	
		IRR	IRRIGATION	RJ	RESTRAINED JOINT	
				REQ'D	REQUIRED	
		JCT	JUNCTION	REV	REVISION	
				ROW	RIGHT OF WAY	
		K	RATE OF VERTICAL CURVATURE	RP	REFERENCE POINT	
				RR	RAILROAD	

CIVIL SITE LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT		SECTION LINE
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT		PROPERTY LINE
	PROPOSED MONUMENT		EXISTING STRIPING		ADJACENT PROPERTY LINE
	EXISTING REBAR AND CAP		PROPOSED STRIPING		PRE-CAST CONCRETE WALL
	SET ENSIGN REBAR AND CAP		EXISTING FENCE		STRUCTURAL RETAINING WALL
	EXISTING WATER METER		PROPOSED FENCE		PROPOSED GAS PIPING
	PROPOSED WATER METER		EXISTING FLOW LINE		EXISTING GAS PIPING
	EXISTING WATER MANHOLE		PROPOSED DRAINAGE FLOW LINE		PROPOSED GRAVEL
	PROPOSED WATER MANHOLE		GRADE BREAK		RIGHT-OF-WAY- ROAD
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE		PROPOSED TOE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE		PROPOSED TOP OF BASIN
	PROPOSED WATER VALVE		ROOF DRAIN LINE		DOMINION ENERGY GAS RIGHT-OF-WAY LINE
	EXISTING FIRE HYDRANT		CATCHMENTS		EXISTING IHP GAS SERVICE LINE
	PROPOSED FIRE HYDRANT		HIGHWATER LINE		EXISTING IHP GAS LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER		PRIVATE / MISC. EASEMENT
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE		PUBLIC UTILITY EASEMENT
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE		
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE		
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE		
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE		
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE		
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE		
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE		
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE		
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE		
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE		
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE		
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE		
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE		
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE		
	EXISTING STORM DRAIN CLEAN OUT		EXISTING FIBER OPTIC LINE		
	EXISTING STORM DRAIN CULVERT		PROPOSED GAS LINE		
	PROPOSED STORM DRAIN CULVERT		EXISTING GAS LINE		
	TEMPORARY SAG INLET PROTECTION		EXISTING TELEPHONE LINE		
	TEMPORARY IN-LINE INLET PROTECTION		ACCESSIBLE ROUTE		
	ROOF DRAIN		SAW CUT LINE		
	EXISTING ELECTRICAL MANHOLE		STRAW WATTLE		
	EXISTING ELECTRICAL BOX		TEMPORARY BERM		
	EXISTING TRANSFORMER		TEMPORARY SILT FENCE		
	EXISTING UTILITY POLE		LIMITS OF DISTURBANCE		
	EXISTING LIGHT		EXISTING WALL		
	PROPOSED LIGHT		PROPOSED WALL		
	EXISTING GAS METER		EXISTING CONTOURS		
	EXISTING GAS MANHOLE		PROPOSED CONTOURS		
	EXISTING GAS VALVE		BUILDABLE AREA WITHIN SETBACKS		
	EXISTING TELEPHONE MANHOLE		PUBLIC DRAINAGE EASEMENT		
	EXISTING TELEPHONE BOX		EXISTING ASPHALT TO BE REMOVED		
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED ASPHALT		
	EXISTING CABLE BOX		EXISTING CURB AND GUTTER		
	EXISTING BOLLARD		PROPOSED CURB AND GUTTER		
	PROPOSED BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER		
	EXISTING SIGN		TRANSITION TO REVERSE PAN CURB		
	PROPOSED SIGN		CONCRETE TO BE REMOVED		
	EXISTING SPOT ELEVATION		EXISTING CONCRETE		
	PROPOSED SPOT ELEVATION		PROPOSED CONCRETE		
	EXISTING FLOW DIRECTION		BUILDING TO BE REMOVED		
	EXISTING TREE		EXISTING BUILDING		
	DENSE VEGETATION		PROPOSED BUILDING		

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

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		 Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127				
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSGIN)	FACILITY: FARR WEST CROSSOVER STATION						
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH	TITLE: INSTALL 2"x2" REGULATOR STATION						
			85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER	DESCRIPTION: SYMBOLS AND ABBREVIATIONS						
										SURVEYOR: PSOMAS	ADDRESS: 1900 WEST 1800 NORTH						
										ENGR MNGR: S. MESSERSMITH							
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													SCALE: NONE				
											DRAWING NUMBER DEU-X-FARWST-CCS-001				SHEET 02 of 08		REVISION 0



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DOMINION ENERGY UTAH

SECTION: 1	T6N	R 2W
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LAT: 41.2892	LONG: -112.0250
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SCALE: NONE

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

FL- 19 & 127

FARR WEST CROSSOVER STATION
INSTALL 2"x2" REGULATOR STATION
SYMBOLS AND ABBREVIATIONS
1900 WEST 1800 NORTH

CITY
FARR WESTCOUNTY
INDEXED

STATE

DRAWING NUMBER
-FARWST-CCS-001

SHEET
02 OF 08

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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 PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
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 1-800-962-4111 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 1-800-962-4111 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 DAY'S 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 (95% DENSITY PER ASTM D-1567) 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.

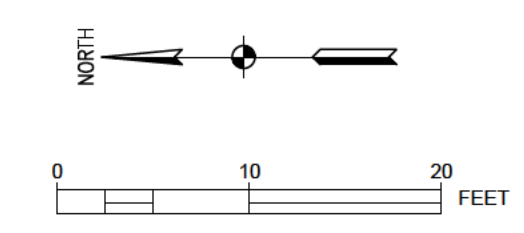
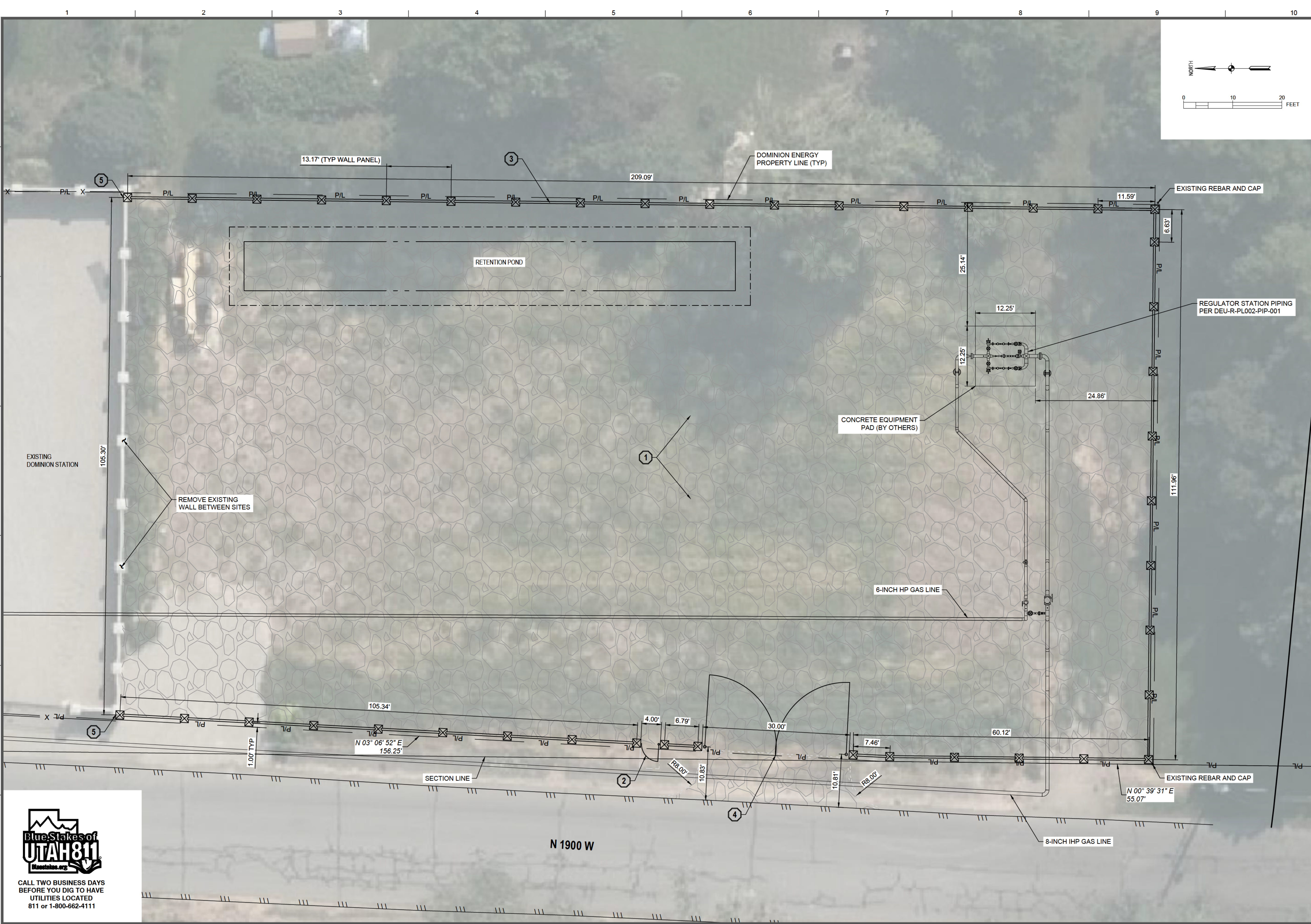
MAINTAIN DUST CONTROL WITH WATER AND/OR DUST PALLIATIVE AT ALL TIMES. PROVIDE SUFFICIENT LABOR, EQUIPMENT, AND MATERIALS ONSITE TO MAINTAIN DUST CONTROL WHEN CONDITIONS REQUIRE.



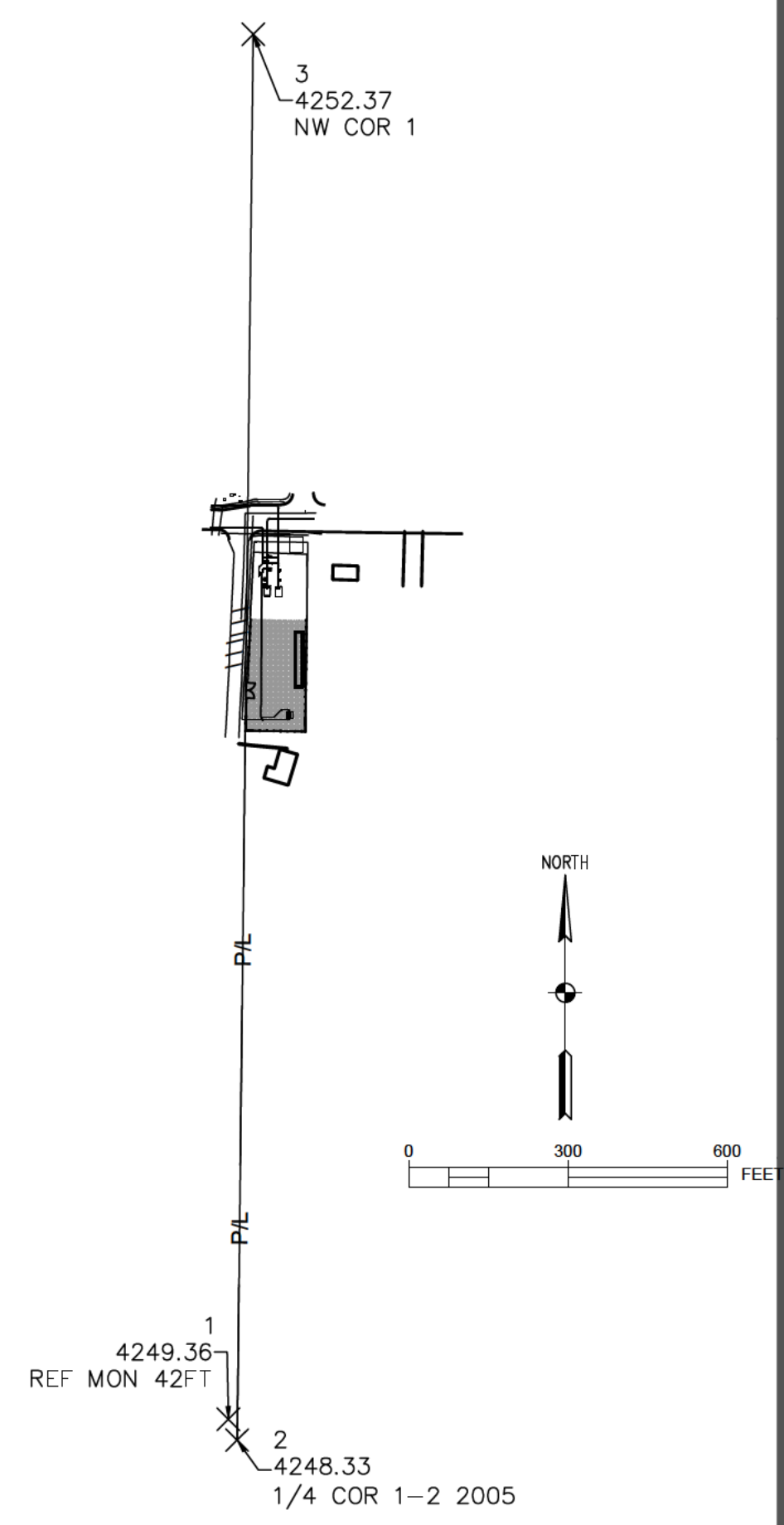
CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED 811 or 1-800-662-4111

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		Dominion Energy® DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127 FARR WEST CROSSOVER STATION INSTALL 2"x2" REGULATOR STATION GENERAL NOTES ADDRESS: 1900 WEST 1800 NORTH						
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)									
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH									
			85600.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER									
										SURVEYOR: PSOMAS									
										ENGR MNGR: S. MESSERSMITH									
										CONSTR MNGR: D. FRANCIS									
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													ELEVATION: 4251			FARR WEST	WEBER	UTAH	
													LAT: 41.2892	LONG: -112.0250	DRAWING NUMBER			SHEET	REVISION
													SCALE: NONE	DEU-X-FARWST-CCS-001			03 OF 08	0	



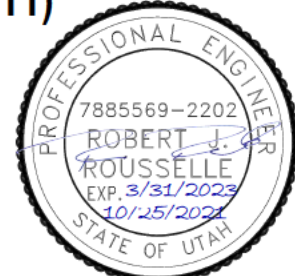
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 GRAVEL SECTION PER DETAIL 1 ON SHEET 07.
 - 2 4-FT MAN GATE PER DETAIL 3 ON SHEET 07.
 - 3 INSTALL 8-FT PRE-CAST CONCRETE WALL AROUND PERIMETER OF SITE PER DETAIL 4 ON SHEET 07.
 - 4 30-FT WROUGHT-IRON SWING GATE PER DETAIL 2 ON SHEET 07.
 - 5 PROPOSED WALL IS SITUATED 1-FT OFFSET FROM PROPERTY LINE TO CENTERLINE OF WALL TO ACCOUNT FOR FOOTING WIDTH FIELD FIT FINAL LOCATION AS REQUIRED TO ABUT COLUMNS OF EXISTING WALL AT NORTH CORNERS OF SITE. SEE PROPOSED WALL PROFILE ON SHEET 06 FOR MORE DETAIL.



PROJECT CONTROL				
POINT #	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	REF MON 42FT	3627965.4282'	1496018.9228'	4249.362'
2	1/4 COR 1-2 2005	3627926.0810'	1496035.3600'	4248.328'
3	NW COR 1	3630574.7366'	1496065.8073'	4252.372'

**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.**



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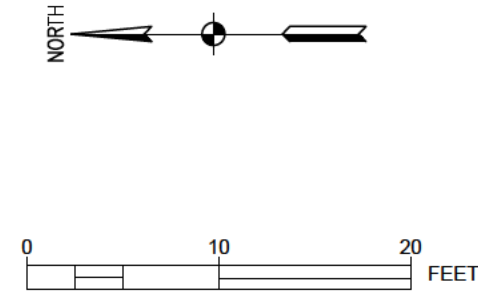
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DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH
			85500.23	INSTALL TAP LINE TO REGULATOR STATION	1	RE-ISSUED FOR CONSTRUCTION	10/25/2021	DJK	ERB	PROJECT ENGR: J. GARDNER
										SURVEYOR: PSOMAS
										ENGR MNGR: S. MESSERSMITH
										CONSTR MNGR: D. FRANCIS
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SECTION: 1	T&N	R 2W
ELEVATION: 4251		
LAT: 41.2892	LONG: -112.0250	
SCALE: 1"=10'		

LINE NUMBER:	FL- 19 & 127		
FACILITY:	FARR WEST CROSSOVER STATION		
TITLE:	INSTALL 2"x2" REGULATOR STATION		
DESCRIPTION:	SITE PLAN		
ADDRESS:	1900 WEST 1800 NORTH		
CITY	COUNTY	STATE	
FARR WEST	WEBER	UTAH	
DRAWING NUMBER			SHEET
DEU-X-FARWST-CCS-001			04 OF 08
			REVISION
			1

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LEGEND

3" GRAVEL OVER 10" UNTREATED BASE COURSE PER DETAIL 1 ON SHEET 7.

LOD AREA = 0.59 ACRE

PROPOSED EARTHWORKS		
IMPORT/EXPORT	MATERIAL	QUANTITY (CU. YD.)
EXPORT	NATIVE	500
IMPORT	FILL	544
IMPORT	ROAD BASE	717
IMPORT	GRAVEL	215

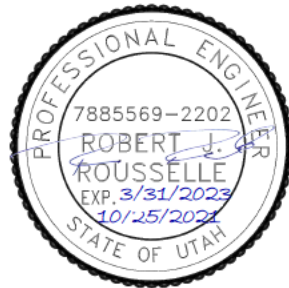
NOTES

- 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.
- FINISH GRADE AT INTERIOR FACE OF WALL WILL ABUT WALL WITHOUT TYING BACK TO EXISTING GRADE. REFER TO PLAN VIEW ON THIS DRAWING FOR ELEVATIONS. MATCH EXISTING GRADE ON THE EXTERIOR SIDE OF THE WALL.
- CONTRACTOR TO STEP PRE-CAST WALL AS REQUIRED TO MATCH TOP OF WALL ELEVATIONS AS SHOWN IN THE PLAN VIEW. MINIMUM 8-FT HEIGHT FROM EXTERIOR GRADE TO TOP OF WALL ON EXTERIOR FACE.
- FILL EXTERIOR LOW SPOTS AS REQUIRED TO PROMOTE POSITIVE DRAINAGE AWAY FROM PRE-CAST WALL ALONG SOUTH BOUNDARY. MAINTAIN MINIMUM 8-FT HEIGHT REQUIREMENT PER NOTE 5.

STORM WATER CALCULATIONS	
RETAIN 80TH PERCENTILE STORM DEPTH	0.43 INCH
REG STATION SITE GRAVEL AREA	23239 SF
80TH PERCENTILE STORM VOLUME	833 CF



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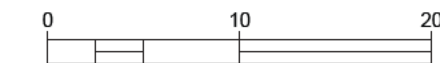
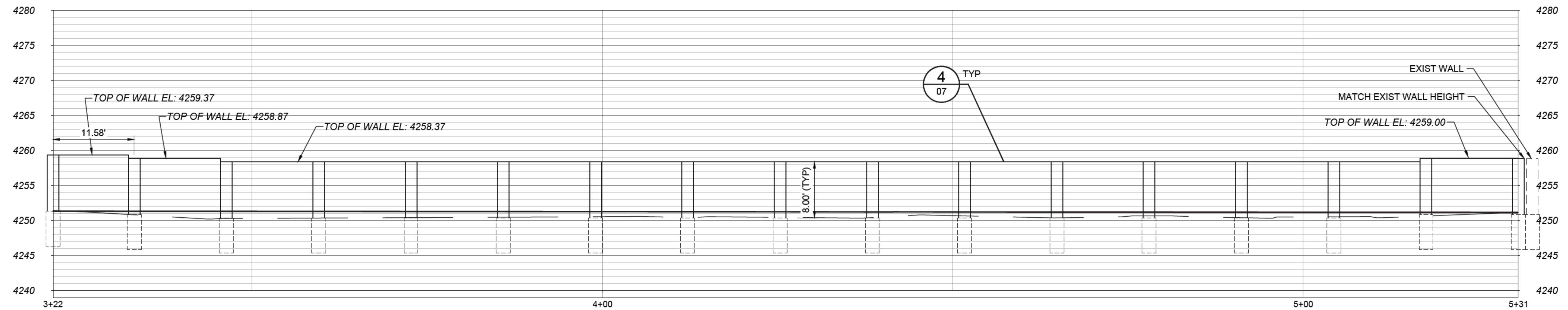
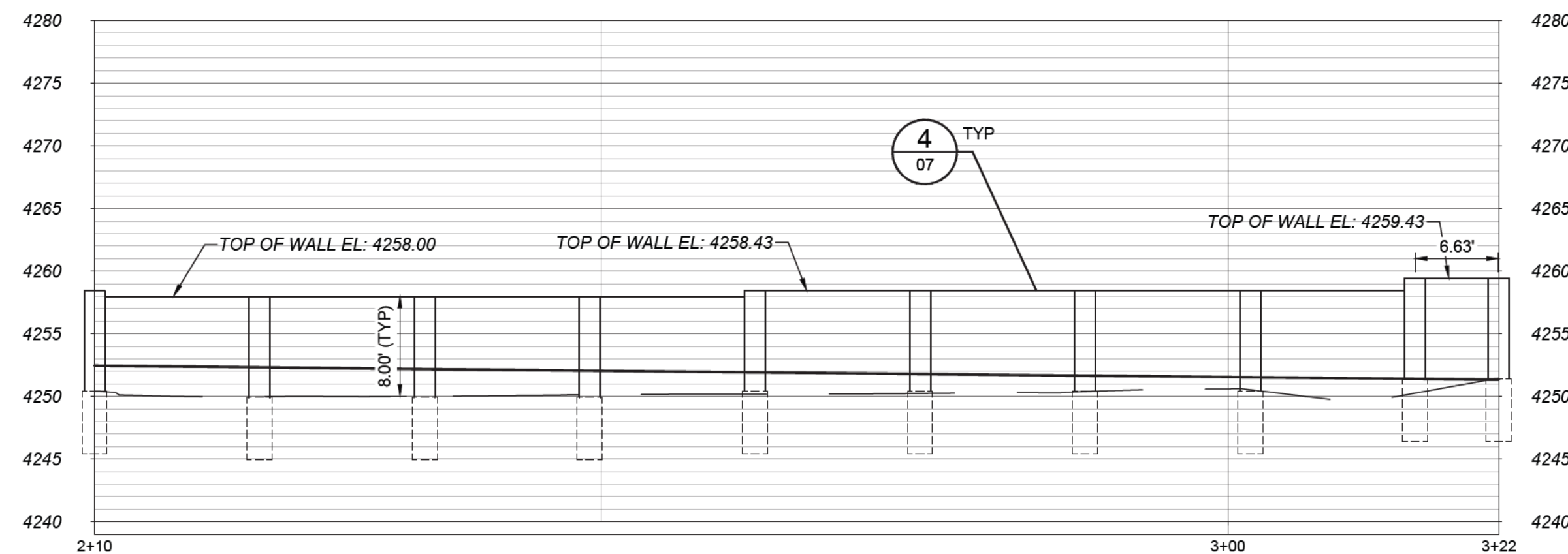
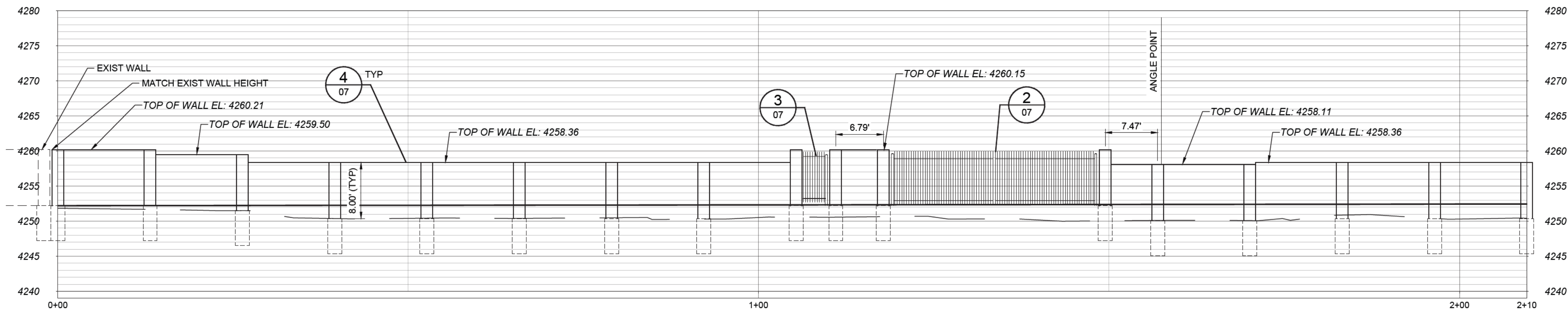
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DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	ENGINEER
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH	
			85500.23	INSTALL TAP LINE TO REGULATOR STATION	1	RE-ISSUED FOR CONSTRUCTION	10/25/2021	DJK	ERB	PROJECT ENGR: J. GARDNER	
										SURVEYOR: PSOMAS	
										ENGR MNGR: S. MESSERSMITH	
										CONSTR MNGR: D. FRANCIS	
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DOMINION ENERGY UTAH

SECTION: 1	T&N	R 2W
ELEVATION: 4251		
LAT: 41.2892	LONG: -112.0250	
SCALE: 1"=10'		

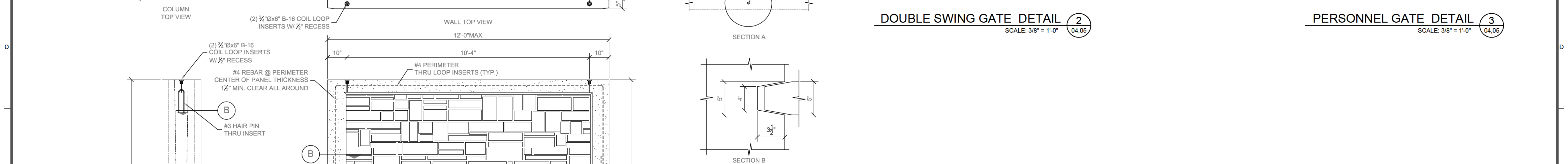
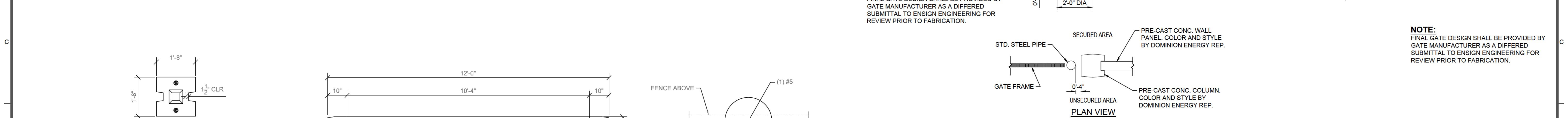
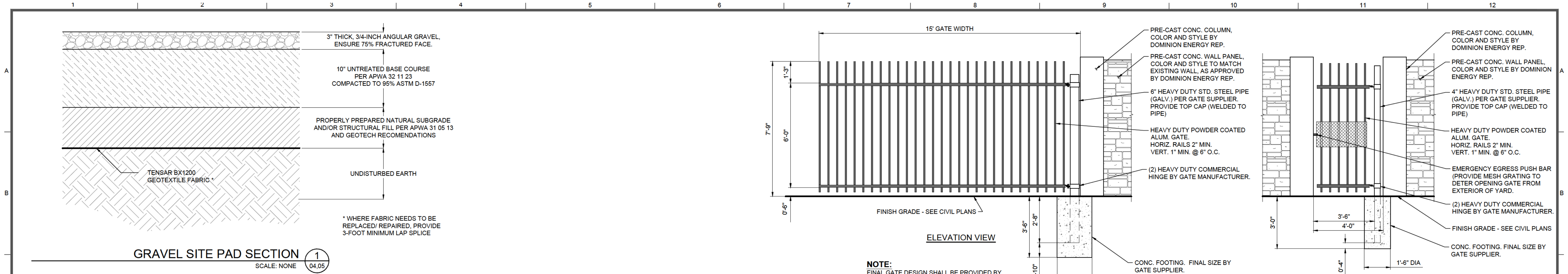
LINE NUMBER:	FL- 19 & 127		
FACILITY:	FARR WEST CROSSOVER STATION		
TITLE:	INSTALL 2"x2" REGULATOR STATION		
DESCRIPTION:	GRADING PLAN		
ADDRESS:	1900 WEST 1800 NORTH		
CITY	COUNTY	STATE	
FARR WEST	WEBER	UTAH	
DRAWING NUMBER			SHEET
DEU-X-FARWST-CCS-001			05 OF 08
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			1



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REFERENCE DRAWINGS			WORK ORDERS		REVISIONS					ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)			FACILITY: FARR WEST CROSSOVER STATION		
			86459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH			TITLE: INSTALL 2"x2" REGULATOR STATION		
			85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER			DESCRIPTION: WALL PROFILE		
										SURVEYOR: PSOMAS			ADDRESS: 1900 WEST 1800 NORTH		
										ENGR MNGR: S. MESSERSMITH			CITY FARR WEST		
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												ELEVATION: 4251			
												LAT: 41.2892 LONG: -112.0250			
												SCALE: HORIZ: 1"=10' VERT: 1"=10'	DRAWING NUMBER DEU-X-FARWST-CCS-001	SHEET 06 OF 08	REVISION 0



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REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		 DOMINION ENERGY UTAH	LINE NUMBER: FL- 19 & 127					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: J. KRUEGER (ENSIGN)		FACILITY: FARR WEST CROSSOVER STATION					
			88459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	CHECKED BY: E. BUSH		TITLE: INSTALL 2"x2" REGULATOR STATION					
			85500.23	INSTALL TAP LINE TO REGULATOR STATION						PROJECT ENGR: J. GARDNER		DESCRIPTION: DETAILS					
										SURVEYOR: PSOMAS		ADDRESS: 1900 WEST 1800 NORTH					
										ENGR MNGR: S. MESSERSMITH							
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														LAT: 41.2892 LONG: -112.0250			
													SCALE: AS SHOWN				
											DRAWING NUMBER: DEU-X-FARWST-CCS-001			SHEET: 07 OF 08	REVISION: 0		

GENERAL NOTES

- 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.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- 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.
- 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.

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:

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

NOTES

- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
- POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
- 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.
- SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
- REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
- 10' MAX. SPACING BETWEEN STAKES.
- SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

TEMPORARY SILT FENCE DETAIL

SCALE: NONE

NOTES

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

STABILIZED CONSTRUCTION ENTRANCE

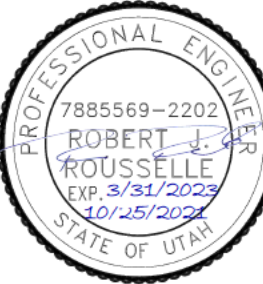
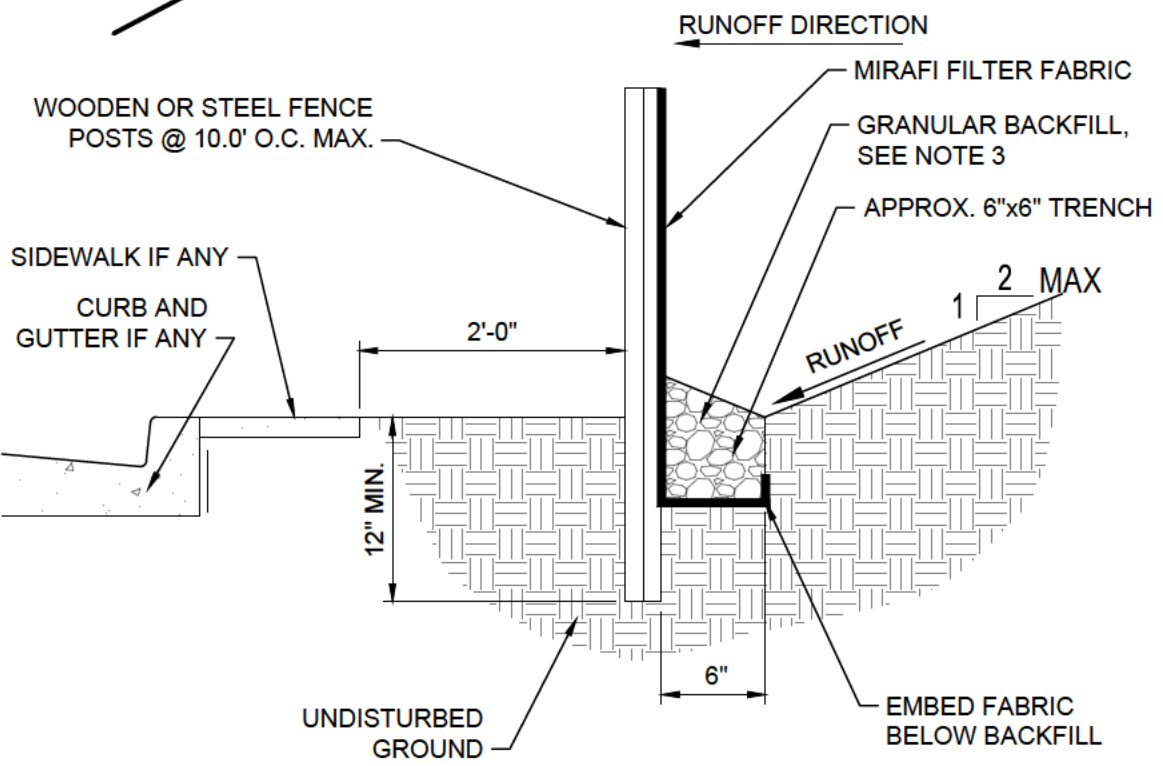
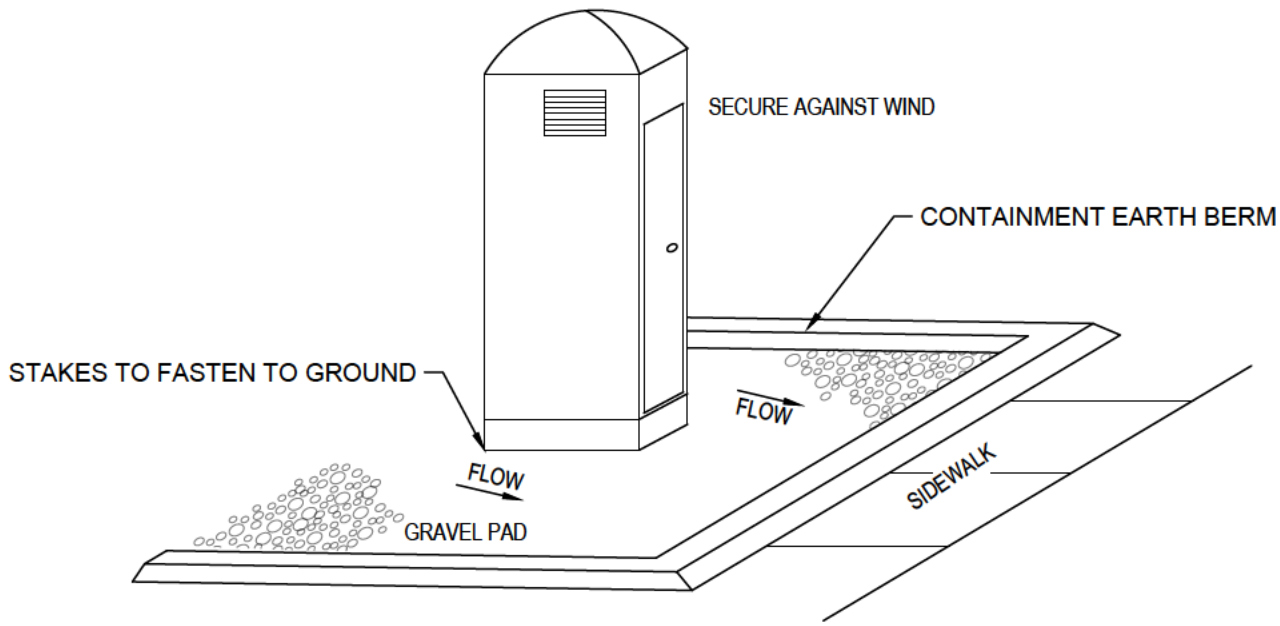
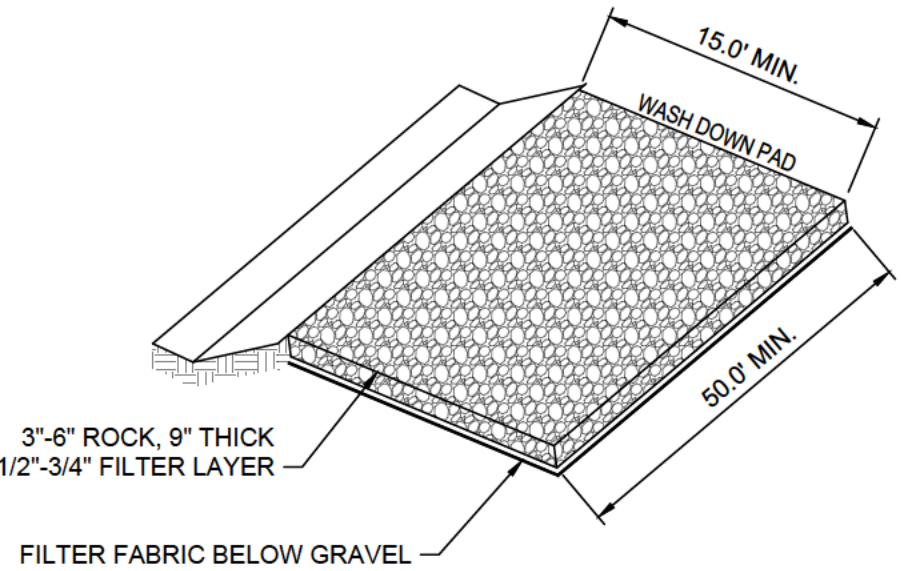
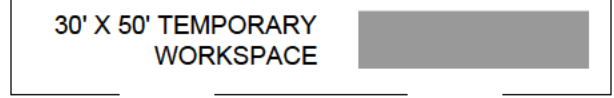
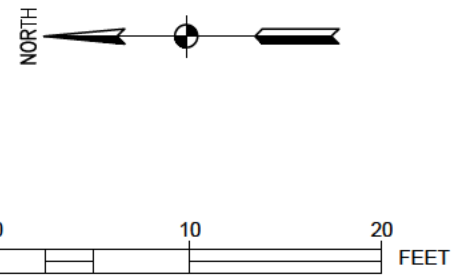
SCALE: NONE

PORTABLE TOILET

SCALE: NONE



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



RE-ISSUED FOR CONSTRUCTION

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 & 127	
			88459.22	INSTALL 2"x2" REGULATOR STATION	0	ISSUED FOR CONSTRUCTION	9/20/2021	DJK	ERB	J. KRUEGER (ENSGN)	E. BUSH		TITLE:	FARR WEST CROSSOVER STATION	
			85500.23	INSTALL TAP LINE TO REGULATOR STATION	1	RE-ISSUED FOR CONSTRUCTION	10/25/2021	DJK	ERB	J. GARDNER	J. GARDNER		DESCRIPTION:	INSTALL 2"x2" REGULATOR STATION	
										PSOMAS	PSOMAS		ADDRESS:	EROSION CONTROL PLAN AND DETAILS	
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.										ENGR MNGR: S. MESSERSMITH		SECTION: 1	CITY	COUNTY	STATE
										CONSTR MNGR: D. FRANCIS		T6N	FARR WEST	WEBER	UTAH
												R 2W	DRAWING NUMBER		
												ELEVATION: 4251	DEU-X-FARWST-CCS-001		
												LAT: 41.2892	SHEET		
												LONG: -112.0250	08 OF 08		
												SCALE: 1" = 10'	REVISION		
													1		

Application for Subdivision



Date Submitted Oct

Developer's Name 700 South Brigham Plaza LLC (Ralph Oman)

Developer's Mailing Address 4397N 350 W P.V. UT 84414

Developer's Daytime Phone [REDACTED] Developer's Fax / E-mail [REDACTED]

Subdivision Name oman Commerical Phase one

Subdivision Address 3092 AEB North 2000 West Fair West Ut.

Is this a Re-Subdivision yes Current Property Zone M-2 Is Re-Zoning Required no

Acreage of property being divided 3.78 app. ac Acreage of entire land parcel 3.85 ac. app

Number of proposed lots in Subdivision 2 In Phase one Number of Phases one

Title Search Completed ☒ Y ☐ N *Attach Documentation

Available Utilities and Services:

Culinary Water	☒ Y	☐ N	
Secondary Water	☒ Y	☐ N	Company: <u>Bona Vista</u>
Secondary System	☒ Y	☐ N	
Adequate Storm Sewer/Drainage	☒ Y	☐ N	
Sewer	☒ Y	☐ N	
Electric Power	☒ Y	☐ N	
Natural Gas	☒ Y	☐ N	
Telephone Service	☒ Y	☐ N	
Broadband/Fiber Internet	☒ Y	☐ N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119 Connex: Dave Brown/ 801-686-2468 Optic Loop: Tim Wright/801-737-1900
Cable/Satellite TV	☒ Y	☐ N	Company:

Application for Subdivision



Property is in which Flood Zone: No Panel Number: 19-124-0001

Lowest Elevation of Property: 4392.

Access Road above 4,215' Elevation: _____ Source: _____

Does the property contain Wetlands: No Source: _____

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

Rob Gibb bought property from Smith & Edwards in 1993 and built a shop. Used that until 2006 built another shop. to present

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of

this development (attach additional pages if needed). Interstate 15 on back side of

property. County Road 126 on the front side of property.

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed Ralph Schman Date Oct 8, 2021

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 100.00 Developer User Fee \$ 250 Total \$ 350
Receipt # _____ Date Paid 10.8.21 Received by Andrea

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission,
City Staff and City Council

FROM: Kent L. Jones, P.E. 
City Engineer

RE: **Ralph Oman**
Commercial Development 3092 North 2000 West

Date: December 2, 2021

Our office has reviewed a drawing from Ralph Oman showing a proposed subdividing of an existing commercial lot fronting SR 126 located at 3092 North. There are two existing buildings on the existing lot. In order for this proposal to be approved by our office, the following will be required:

1. A Registered Land Surveyor must prepare a standard subdivision plat for review and approval of the City following the standard Farr West City subdivision ordinance.
2. Each lot must have individual utility services (i.e. water, sewer, gas, power, etc.) to each existing building.
3. We are assuming that there will be a common driveway access to SR 126 along the common lot line. The common access must be shown on the final plat. Access to the two new lots must have the approval of UDOT.
4. If any improvements to the development area are being proposed, a site development plan must be submitted to the City for review and approval separate from the subdivision approval process.

Should you have any questions, please let us know.

NARRATIVE:

Boundary Consultants was retained by Ralph Oman to survey the subject parcel and prior to re-subdividing Lot 1 into two lots. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOL Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North with East line by S&T or North 0°04'15" East 2 65.34 feet coincident with East line of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. The subject parcel occupies the area between the east line of Lot 1, Farr West Commercial Subdivision and the west right of way line of Interstate 15 crossing through the Northeast Quarter of said Section 26. It appears that a blunder was made in the creation of said Farr West Subdivision with it's east line mistakenly running along the prolongation of the west line of Interstate 15 running through the Southeast Quarter of said Section 26. The west right of way line of Interstate 15 actually jogs easterly ±10' at Interstate Station 1416+43.57 then runs north. Right of way monuments have been found and located as depicted hereon. See UDOT Right of Way Plans SP-15-8(34)342, Sheet RW-44, Right of Way Plans, Project Number SP-15-8(34)342, Sheet RW-44, Prepared by Ward Engineering Group with a revision date of 4/12/06.

DESCRIPTIONS:

WARRANTY DEED: ENTRY #3049115.

All of Lot 1, Farr West City Commercial Subdivision, Farr West City, Weber County, Utah.

OCCUPATION DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 3.61 acres, the 3.50 acres contained in Lot 1, Farr West City Commercial Subdivision and the 0.11 acres of occupied land between the east line of said Lot 1 and the west right of way line of Interstate 15. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence coincident with the south line and prolongation thereof of said Lot 1, Farr West City Commercial Subdivision North 63°53'16" West 338 feet (measured) coincident with the west line of said Lot 1, Northerly 414.55 feet along the arc of a 11519.20 foot radius curve to the left (Center bears South 84°50'49" West) through a central angle of 02°03'43" to the northwest corner of said Lot 1; Thence coincident with the north line of said Lot 1 and the prolongation thereof North 82°47'06" East 384.87 feet (N83°07'58"E 374.47 feet plat) to a number five rebar and cap stamped "Silverpeak Eng." and a point on the west right of way line of said Interstate 15; Thence South 00°06'58" East 461.12 feet coincident with the west right of way line of said Interstate 15 and the point of beginning.

PROPOSED PARCEL 1:

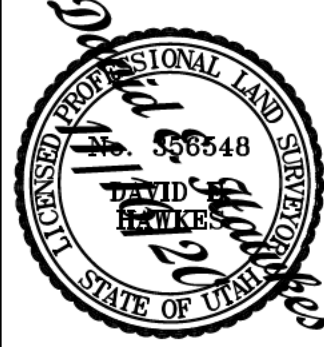
A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 1.36 acres of the occupied Lot 1, Farr West City Commercial Subdivision. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence coincident with the south line and prolongation thereof of said Lot 1, Farr West City Commercial Subdivision North 89°53'16" West 338.10 feet (N89°52'46"W 327.79 feet per plat); Thence coincident with the east right of way line of SR-126 and the west line of said Lot 1, Northerly 171.49 feet along the arc of a 11519.20 foot radius curve to the left (Center bears South 84°50'49" West) through a central angle of 00°51'11" to a number five rebar and plastic cap stamped "LS3565481". Thence South 89°53'16" East 354.45 feet to a number five rebar and plastic cap stamped "LS 356548" and a point on the west right of way line of said Interstate 15; Thence South 00°06'58" East 170.64 feet coincident with said west right of way line to the point of beginning.

PROPOSED PARCEL 2:

A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 2.25 acres of the occupied Lot 1, Farr West City Commercial Subdivision. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and cap stamped "LS 356548"; Thence continuing coincident with said Interstate North 00°06'58" West 170.64 feet to a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence North 89°53'16" West 354.43 feet to a point on the easterly right of way of SR-126 and a number five rebar and cap stamped "LS 3565481". Thence coincident with said east right of way Northerly 243.06 feet along the arc of a 11519.20 foot radius curve to the left (Center bears South 83°59'38" West) through a central angle of 01°12'32" to a number five rebar and plastic cap stamped "Silver Peak Eng."; Thence North 82°47'06" East 384.87 feet to a point on the west right of way line of said Interstate 15; Thence South 00°06'58" East 390.47 feet coincident with said right of way line to the point of beginning.



DATE: 09-28-20
PLOT DATE:
SCALE: 1"=30'
PROJECT NUMBER: 1641002

RECORD OF SURVEY OF
TAX PARCEL 19-124-0001
700 SOUTH BRIGHAM PLAZA LLC.
LYING AND SITUATE IN THE NORTHEAST QUATER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAFTED	DEH
CHECKED	DEH

SHEET 1
OF 1