Planning Commission
Community Development
Department City of Holladay
801.527.3890

CITY of HOLLADAY

FILE# 23-2-03 Emigration Brewing Co. Mixed-Use

ADDRESS:

5025 S. Highland Drive

LEGAL DESCRIPTION: *1.08 acres (46,900 sqft)*

Parcel Number: 22-09-430-006

BEG S 46^30'30" W 228.29 FT & S 1^33'30" W 15 FT FR W 1/4 COR OF SEC 10, T 2S, R 1E, S L M; N 1^33'30" E 165 FT; S 85^E 189.07 FT; S 5^26' W 93.5 FT; S 85^ E 75 FT; S 5^26 W 71.2FT; N 85^ W 252.17 FT M OR L TO BEG. 0.82 AC 5979-0026 6227-0473 7056-1869 7606-1754,1756 9018-5054,5056

APPLICANT/REPRESENTATIVE:

Bret Laughlin/Chris Layton

PROPERTY OWNER:

Orange Properties LLC

ZONING:

C-2

GENERAL PLAN DISTRICT:

Highland Drive Master Plan (HDMP)

CITY COUNCIL DISTRICT:

District #5

PUBLIC NOTICE DETAILS:

Mailed to properties w/in 500' on 3/24/2023

REQUEST:

Site Plan Review- CONCEPT/PRELIMINARY

APPLICABLE REGULATIONS:

13.62 C-2 :Commercial Zone
13.08.080: Site Plan
13.08.010C: Conceptual Review and Approval
13.08.040: Conditional Use Permit

EXHIBITS:

Site map
Staff report
Application
Preliminary Narrative
Preliminary Site Plan
Preliminary Civil Plans
Other supporting documentation

STAFF:

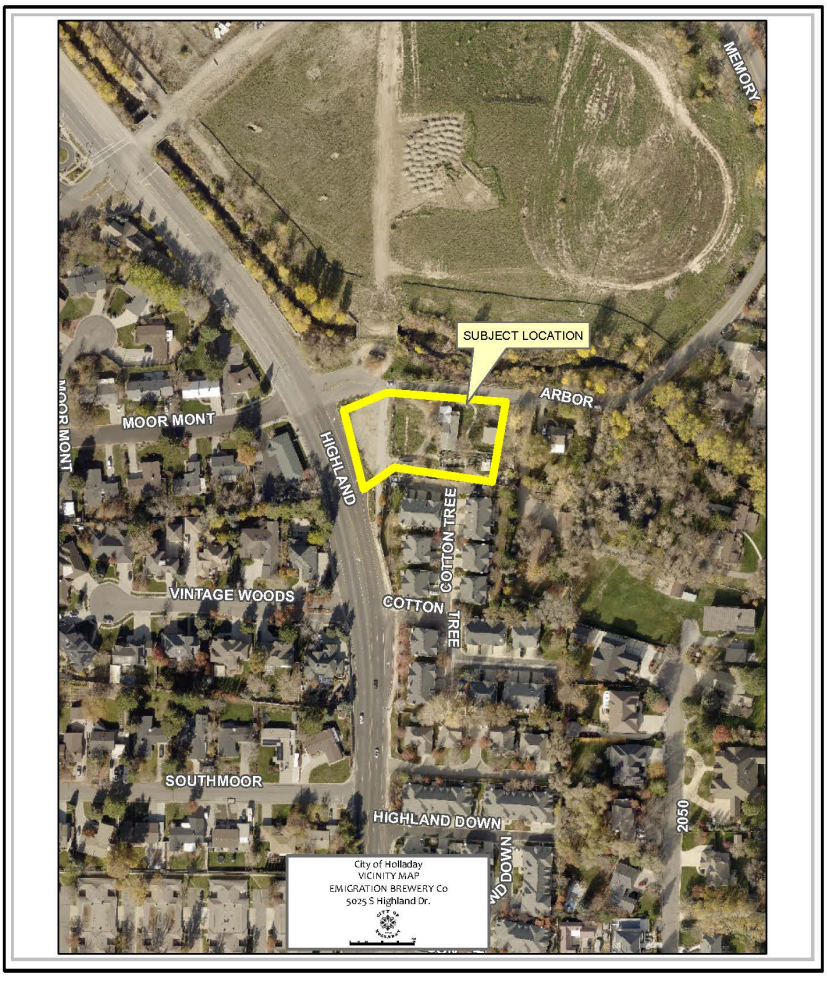
Carrie Marsh, City Planner

DECISION TYPE:

Administrative:

Public hearing required. PC shall make a motion of either, denial, approval or to continue. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08

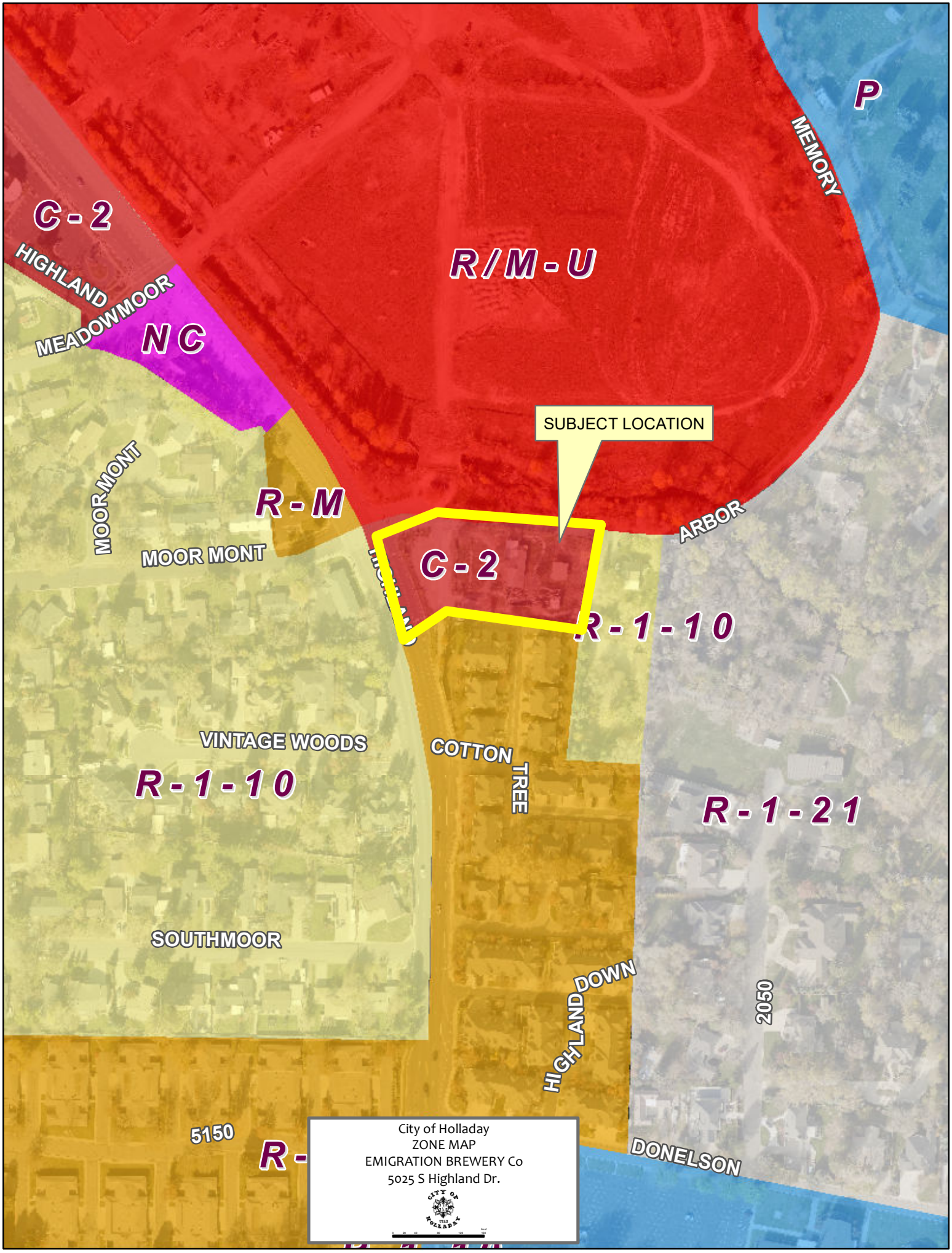
SITE VICINITY MAP



Notes:



City of Holladay
VICINITY MAP
EMIGRATION BREWERY Co
5025 S Highland Dr.


C - 2
HIGHLAND
MEADOWMOOR
NC
R/M-U
P
MEMORY
SUBJECT LOCATION
MOOR MONT
R - M
MOOR MONT
C - 2
ARBOR
R - 1 - 10
VINTAGE WOODS
R - 1 - 10
COTTON
TREE
R - 1 - 21
SOUTHMOOR
HIGHLAND DOWN
2050
5150
R -
DONELSON
City of Holladay
ZONE MAP
EMIGRATION BREWERY Co
5025 S Highland Dr.


ARBOR
HIGHLAND
COTTON BLOSSOM
COTTON TREE

CITY OF HOLLADAY
Planning Commission
June 6, 2023
Item #2

Request:	**MIXED-USE COMMERCIAL/RESIDENTIAL - PRELIMINARY SITE PLAN**
Project:	"Emigration Brewing Co. Mixed Use Development"
Address:	5025 S. Highland Dr.
Zone:	C-2
Applicant:	Bret Laughlin
File No:	23-2-03
Notice:	Not required for preliminary review
Staff:	Jonathan Teerlink and Carrie Marsh

GOVERNING ORDINANCES:	13.62	C-2 COMMERCIAL ZONE
	13.08.10C	CONCEPTUAL PLAN APPROVAL STANDARDS
	13.10.50	CONCEPTUAL SUBDIVISIONS SUBMISSION REQUIRMENTS
	13.06.050 B2	GENERAL ADMINISTRAIVE AND DEVELOPMENT REVIEW PROCEDURES

REQUIRED PLANNING COMMISSION ACTIONS:

Preliminary Subdivision Review: PC shall make a motion of either, approve or to continue discussion on this permitted, by-right application. All motions require findings which support the decision. As directed by ordinance, applications shall be approved if the Land Use Authority finds Substantial Evidence of compliance with applicable requirements. Holladay Ord. 13.06.050.B2 and 13.08.

Creation of a subdivision plat requires review and approval by the Land Use Authority (Planning Commission) in a three-step process; **Concept, Preliminary, and Final plat**. Decisions and approval must be during public meeting. The public hearing for this subdivision plan was held on April 4, 2023.

BACKGROUND

An application from the property owners of 5250 S. Highland Dr. has been submitted via applicant Bret Laughlin and Chris Layton. This property is 1.08 acres (46,900 square feet) and is located on the south side of the new Royal Holladay Hills development, on the corner of Arbor Lane and Highland Drive. It is the site of the former Roots Nursery. In March of 2022, the property was rezoned from Neighborhood Commercial (NC) to Commercial (C-2) with the condition that a Development Agreement be recorded against the property which restricts the use of the property to a Townhome and Brewpub Restaurant use. The site plan being reviewed at a preliminary level is a mixed-use development with four townhomes and a brewery on the parcel.

PROJECT SUMMARY

- Rezone with Conditions approved in March of 2022
  - Conditions included a Development Agreement for Townhomes and a Brewpub on the property and a site plan approval within two years.
  - The Development Agreement was approved by City Council on 4/6/2023 and was recorded.
- Development Compliance Details established during Conceptual approval:
  - Mixed-use development is a permitted use; 4 dwelling units and a separate brewery/restaurant
  - Minimum lot requirements for dwelling units and buildings are met
  - Parking requirements are met
  - Proposed residential and commercial buildings comply with height maximums of 35'
  - Buildings cover 24% of the lot. Up to 50% is allowed.
  - A brewery is a conditional use in the C-2 zone and will be required to apply for a Conditional Use Permit
- Conceptual Subdivision Plan approved by Planning Commission on April 4, 2023.
- Preliminary Approval Requirements
  - Narrative detailing preliminary construction plans and proposed development schedule including phasing submitted
  - Preliminary Plat – site plan including submitted
    - Title block requirements
    - Existing conditions requirements
    - Proposed development requirements
    - Civil Construction Improvements stamped by certified Engineer

- Soil erosion and geological hazard and/or sedimentation control plans and specifications submitted
- Evidence that the applicant has sufficient control to effectuate the proposed use and establish guarantee for any public improvements
- Utility Service letters from each utility provider serving the project *in progress*
- Tree canopy protection plan *in progress*
- Proposed CC&Rs and/or maintenance agreements for all common areas *in progress*
    - Encroachment license with the City of Holladay for improvement in the public right of way
    - Landscape agreement with Royal Holladay Hills

TECHNICAL REVIEW COMMITTEE ANALYSIS: PRELIMINARY

In accordance with Holladay Ord 13.08.010, upon receipt of a complete Preliminary subdivision application, the received submission has subsequently received recommendation(s) from the Technical Review Committee. Review of submitted elements are compared against the administrative checklist of required submittals 13.10.050A. The following is provided to the Planning Commission as a summary of joint recommendation of **conditional preliminary subdivision approval** from the TRC:

Zoning, City Planner:
- Encroachment license and maintenance agreement for improvements in the public right of way as identified
- Landscape maintenance agreement with Royal Holladay Hills
- Utility Service letters with approved plan stamped by each utility
- Landscape plan submitted; Tree Canopy Protection plan or statement of no tree impact

Unified Fire Authority (UFA), Area Fire Marshall:
- Driveways and parking are property sized for Fire and Emergency access from Arbor Lane, a public street
- Automatic fire sprinklers required for commercial building; not required for residential units.

Engineering, City Engineer:
- Preliminary plat review okay
- Address all comments on Civil set before Final

Public Works, City Engineer:
- Preliminary plat review okay
- Address all comments on Civil set before Final

Building, City Building Official:
- No comments

STAFF RECOMMENDATION

The Preliminary requirements have been reviewed by the TRC and have been determined to be substantially complete; or in the process of completion as per the City's submission requirements. The TRC recommends that the Planning Commission ***approve*** the **PRELIMINARY SUBDIVISION PLAN** with the following ***findings and conditions***:

FINDINGS:
1) The preliminary plat has been reviewed and considered substantially complete
2) The proposed land use complies with allowed uses in the C-2 Zone.
3) Lot size, coverage, and parking requirements meet the minimum requirements in the C-2 Zone

CONDITIONS:
1) Remaining items as noted, to be completed before a notice of approval is issued:
    a. Address Civil Plan comments by City Engineer
    b. Submit grading and drainage plan
    c. Begin process of Encroachment License and maintenance agreement with the City of Holladay
    d. Submit landscape maintenance agreement with Royal Holladay Hills
    e. Provide Utility Service letters with approved plans
    f. Submit Tree Canopy Protection Plan

MOTION EXAMPLES

"I _____ move to (approve, Deny, Continue) the Preliminary Site Plan for "Emigration Brewing Co." located at 5025 S. Highland Drive in the C-2 Zone finding that the site plan: (see findings above) and with the conditions that (all remaining items as noted, which are in progress, to be completed before a notice of approval is issued. Read A… b… c… etc.)

SUPPORTING MATERIALS

- Rezone Approval Conditions
- Parcel Ownership
- Conceptual Site Plan Approval
- Map/aerial view
- Preliminary Site Plan showing phasing
- Survey
- Civil Set
- Landscape plan
- Geotech report
- Soil percolation report
- Floor plan showing dining areas
- Conceptual Architectural Elevations
- Townhome floor plans
- Townhome Architectural elevations

6/2/2023

TO: Bret Laughlin

RE: **"Emigration Brewing Co." Mixed-Use Development**
Conceptual Site Plan
Approval File #23-2-03

Dear Mr. Laughlin:

THIS LETTER AND THE ATTACHED DOCUMENTS CONSTITUTE CONCEPTUAL PLAN APPROVAL BY THE CITY OF HOLLADAY PLANNING COMMISSION FOR "EMIGRATION BREWING CO." MIXED-USE DEVELOPMENT, A COMMERCIAL AND A 4-UNIT RESIDENTIAL PROJECT IN THE C-2 ZONE.

On April 4th 2023, the City of Holladay Planning Commission unanimously moved to approve a commercial building and four residential units layout at the conceptual level for the above mentioned project. The unanimous motion was based upon the following findings

FINDINGS:

- *The proposed land use complies with the required Development Agreement*
- *The proposed land use complies with allowed uses in the C-2 Zone.*
- *Lot size requirements by use meet the minimum requirements in the C-2 Zone*
- *Lot coverage complies with requirements of the C-2 Zone.*
- *Parking requirements for both restaurant and residential uses are met*

REQUIRMENTS:

- *Remaining utility service letters to be submitted to the TRC with accompanying Preliminary level construction drawings.*

Please work with the Holladay TRC to prepare Preliminary Construction level development drawings as directed in your application packet; civil site, building design and landscaping etc. If you should have any questions, please contact this department at 527-3890 with questions or assistance.

Sincerely,

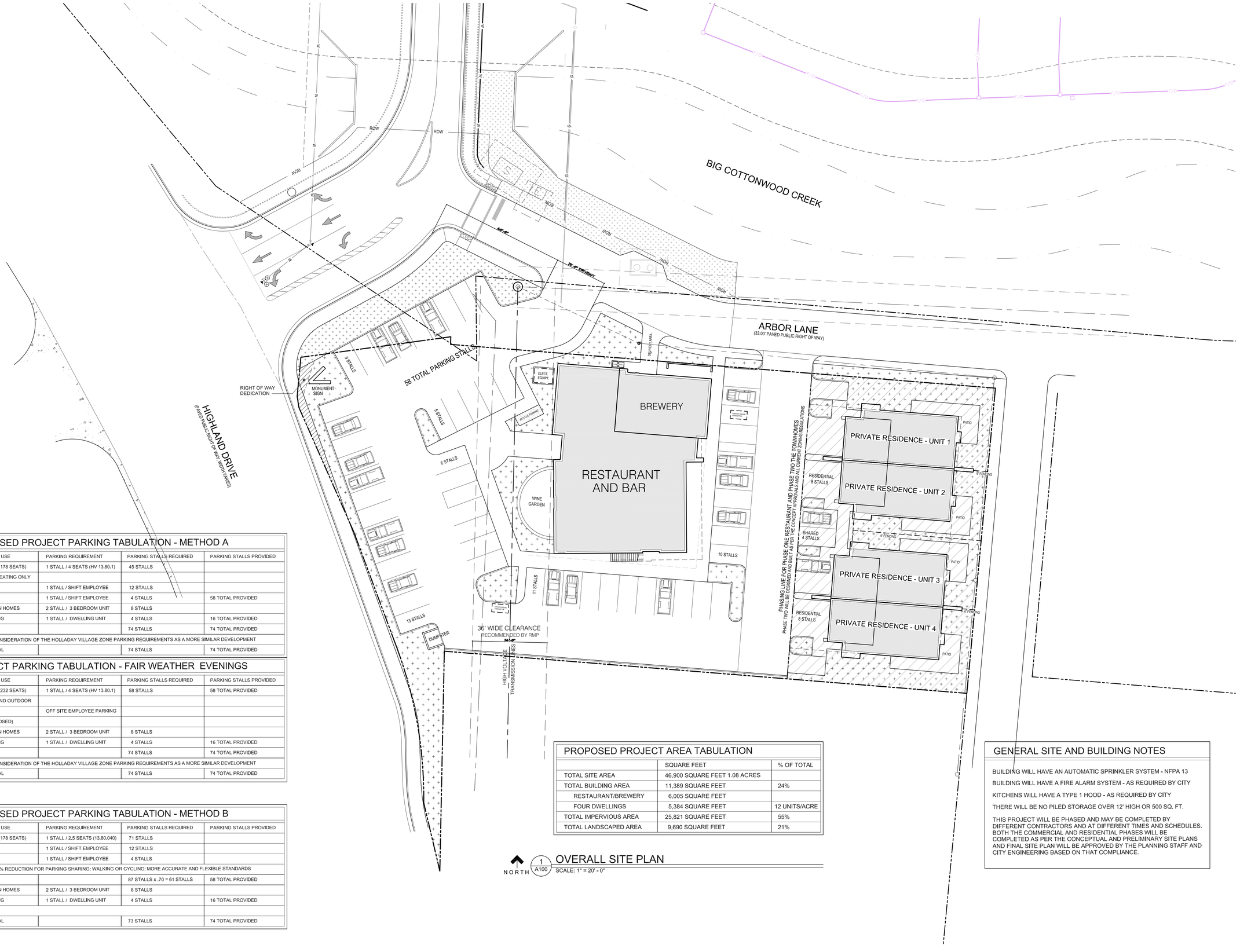
Carrie Marsh
City Planner

PROJECT NARRATIVE

Emigration Brewing Company Restaurant and Bar and the Arbor Lane Townhomes is a mixed use Commercial and Residential Project in Holladay, Utah. It is in the C-2 Zone at the corner of Highland Drive and Arbor Lane. The address for the Brewery and Restaurant is 5025 South Highland Drive.

It is the intent of the developer to begin construction of the Brewery and Restaurant this Late Summer or Early Fall. This would put the completion date of the Brewery Restaurant and Bar building to the Summer of 2024. This schedule is dependent on City Approvals, Licensing agreements with neighboring developments and design adjustments to meet budget restraints.

The townhomes will be a few months behind the Restaurant Building most likely with a start date in late Fall and completion in the Fall of 2024. This schedule is dependent on economic market trends, material supplies and consumer demands.



PROPOSED PROJECT PARKING TABULATION - METHOD A

TYPE OF LAND USE	PARKING REQUIREMENT	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED
RESTAURANT (178 SEATS)	1 STALL / 4 SEATS (HV 13.80.1)	45 STALLS	
INDOOR SEATING ONLY			
	1 STALL / SHIFT EMPLOYEE	12 STALLS	
BREWERY	1 STALL / SHIFT EMPLOYEE	4 STALLS	58 TOTAL PROVIDED
(4) 3 B.R. TOWN HOMES	2 STALL / 3 BEDROOM UNIT	8 STALLS	
GUEST PARKING	1 STALL / DWELLING UNIT	4 STALLS	16 TOTAL PROVIDED
SUB-TOTAL		74 STALLS	74 TOTAL PROVIDED
PROPOSED CONSIDERATION OF THE HOLLADAY VILLAGE ZONE PARKING REQUIREMENTS AS A MORE SIMILAR DEVELOPMENT			
PROJECT TOTAL		74 STALLS	74 TOTAL PROVIDED

PROJECT PARKING TABULATION - FAIR WEATHER EVENINGS

TYPE OF LAND USE	PARKING REQUIREMENT	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED
RESTAURANT (232 SEATS)	1 STALL / 4 SEATS (HV 13.80.1)	58 STALLS	58 TOTAL PROVIDED
INDOOR AND OUTDOOR			
	OFF SITE EMPLOYEE PARKING		
BREWERY (CLOSED)			
(4) 3 B.R. TOWN HOMES	2 STALL / 3 BEDROOM UNIT	8 STALLS	
GUEST PARKING	1 STALL / DWELLING UNIT	4 STALLS	16 TOTAL PROVIDED
SUB-TOTAL		74 STALLS	74 TOTAL PROVIDED
PROPOSED CONSIDERATION OF THE HOLLADAY VILLAGE ZONE PARKING REQUIREMENTS AS A MORE SIMILAR DEVELOPMENT			
PROJECT TOTAL		74 STALLS	74 TOTAL PROVIDED

PROPOSED PROJECT PARKING TABULATION - METHOD B

TYPE OF LAND USE	PARKING REQUIREMENT	PARKING STALLS REQUIRED	PARKING STALLS PROVIDED
RESTAURANT (178 SEATS)	1 STALL / 2.5 SEATS (13.80.040)	71 STALLS	
	1 STALL / SHIFT EMPLOYEE	12 STALLS	
BREWERY	1 STALL / SHIFT EMPLOYEE	4 STALLS	
PROPOSED 30% REDUCTION FOR PARKING SHARING; WALKING OR CYCLING; MORE ACCURATE AND FLEXIBLE STANDARDS			
SUB-TOTAL		87 STALLS x .70 = 61 STALLS	58 TOTAL PROVIDED
(4) 3 B.R. TOWN HOMES	2 STALL / 3 BEDROOM UNIT	8 STALLS	
GUEST PARKING	1 STALL / DWELLING UNIT	4 STALLS	16 TOTAL PROVIDED
PROJECT TOTAL		73 STALLS	74 TOTAL PROVIDED

PROPOSED PROJECT AREA TABULATION

	SQUARE FEET	% OF TOTAL
TOTAL SITE AREA	46,900 SQUARE FEET 1.08 ACRES	
TOTAL BUILDING AREA	11,389 SQUARE FEET	24%
RESTAURANT/BREWERY	6,005 SQUARE FEET	
FOUR DWELLINGS	5,384 SQUARE FEET	12 UNITS/ACRE
TOTAL IMPERVIOUS AREA	25,821 SQUARE FEET	55%
TOTAL LANDSCAPED AREA	9,690 SQUARE FEET	21%

NORTH

1 / A100 OVERALL SITE PLAN

SCALE: 1" = 20' - 0"

GENERAL SITE AND BUILDING NOTES

BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM - NFPA 13

BUILDING WILL HAVE A FIRE ALARM SYSTEM - AS REQUIRED BY CITY

KITCHENS WILL HAVE A TYPE 1 HOOD - AS REQUIRED BY CITY

THERE WILL BE NO PILED STORAGE OVER 12' HIGH OR 500 SQ. FT.

THIS PROJECT WILL BE PHASED AND MAY BE COMPLETED BY DIFFERENT CONTRACTORS AND AT DIFFERENT TIMES AND SCHEDULES. BOTH THE COMMERCIAL AND RESIDENTIAL PHASES WILL BE COMPLETED AS PER THE CONCEPTUAL AND PRELIMINARY SITE PLANS AND FINAL SITE PLAN WILL BE APPROVED BY THE PLANNING STAFF AND CITY ENGINEERING BASED ON THAT COMPLIANCE.

PRINTED DATE
05.24.2023

LAYTONDAVIS ARCHITECTS
2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

EMIGRATION BREWING RESTAURANT & BAR

5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

CHRONOLOGY

PROJECT NO
22.025

DWN BY/ CHK BY
CWL

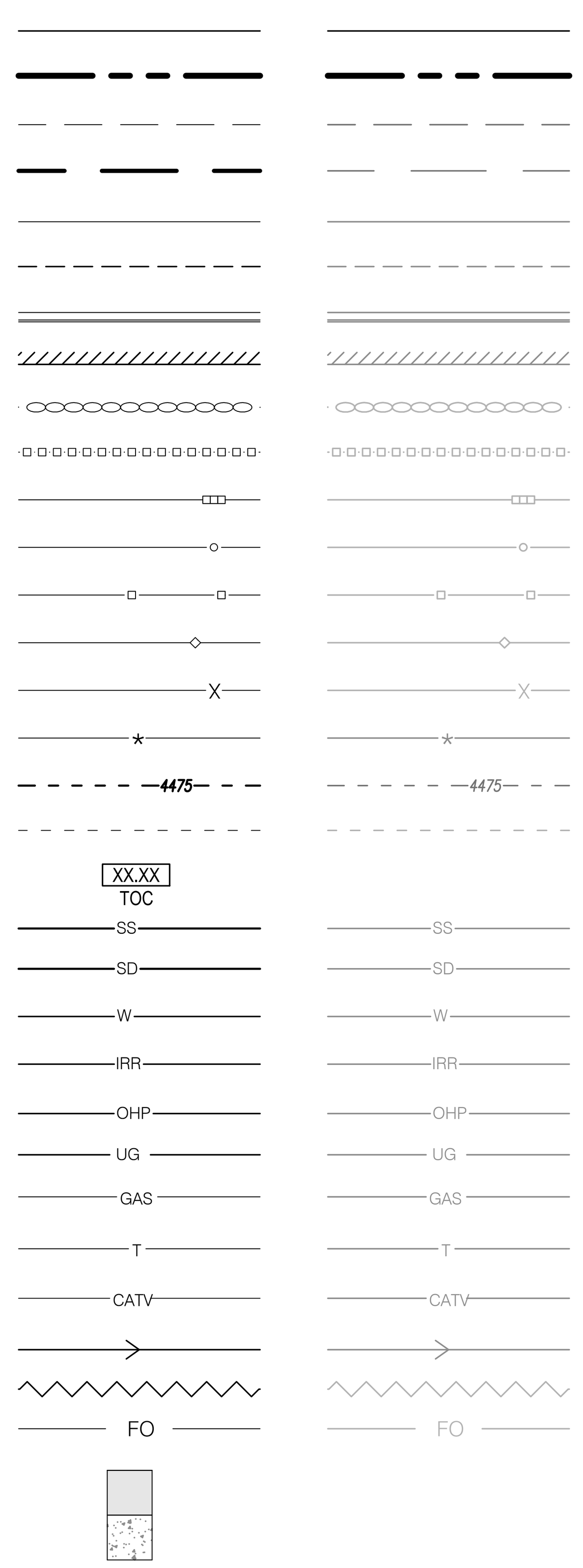
TITLE
OVERALL SITE PLAN

24X36 SHEET #
A100

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LINETYPES:

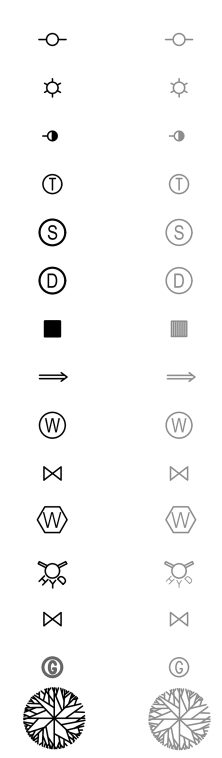
NEW | EXISTING



SECTION LINE
PROPERTY LINE
ADJACENT PL or LOT LINES
RIGHT-OF-WAY LINE
CENTERLINE of ROAD
EASEMENT LINE
CURB & GUTTER
EDGE OF ASPHALT
FENCE / WALL, STONE
FENCE, BLOCK
FENCE, BRICK
FENCE, CHAIN
FENCE, IRON
FENCE, VINYL
FENCE, WIRE
FENCE, WOOD
INDEX CONTOUR LINE
INTERMEDIATE CONTOUR LINE
SPOT ELEVATION
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
IRRIGATION LINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
GAS LINE
TELEPHONE LINE
CABLE TELEVISION LINE
DRAINAGE / DITCH CENTERLINE
TREE LINE EDGE
FIBER OPTIC LINE
PROPOSED ASPHALT
PROPOSED CONCRETE

SYMBOLS:

NEW | EXISTING



POWER POLE & OVERHEAD POWER
LIGHT POLE
GUY WIRE
TELEPHONE MANHOLE
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
CATCH BASIN
DIRECTION OF DRAINAGE
WATER MANHOLE
WATER VALVE
WATER METER
FIRE HYDRANT
IRRIGATION VALVE
GAS MANHOLE
TREE

ABBREVIATIONS

BC	BAR & CAP
BOW	BOTTOM OF VISIBLE WALL
COR.	SECTION CORNER
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HW	HEAD WALL
I.E.	INVERT ELEVATION
LIP	LENGTH OF CURVE
L	LIP OF CURB
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MH	MANHOLE
MON.	SURVEY MONUMENT
OHP	OVERHEAD POWER
PVC	POINT OF CURVATURE
PVI	POINT OF INTERSECTION
PP	POWER POLE
PVT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF CURVE
RR	RAILROAD
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
SSMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WV	WATER VALVE

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY- HOLLADAY CITY
WATER UTILITY COMPANY- SALT LAKE CITY DEPARTMENT OF PUBLIC UTILITIES (SLCDPU)
SEWER- MOUNT OLYMPUS IMPROVEMENT DISTRICT (MTOID)
STORM DRAIN/GROUNDWATER- HOLLADAY CITY
ELECTRICAL- ROCKY MOUNTAIN POWER
TELEPHONE- LUMEN/CENTURY LINK
NATURAL GAS- DOMINION ENERGY
FIBER OPTIC- GOOGLE FIBER

APPLICABLE STANDARDS: APWA 2017 STANDARDS

Blue Stakes of UTAH811 Bluestakes.org

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION 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.

THE CONTRACTOR AGREES THAT HE SHALL 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 THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AN HOLD THE OWNER AND THE 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 SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONTRACTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANOTHER PLAN SET, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STAIRS AND RAILINGS ARE DESIGNED BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. 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 OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED. AND COMPLY WITH CITY/COUNTY STANDARD

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS HDPE PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES FOR THE INSTALLATION OF ALL NEW AND THE REMOVAL, RELOCATION, AND/OR BURIAL OF ALL EXISTING DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATION LINES. IF THERE IS A CONFLICT WITH AN EXISTING DRY UTILITY THE CONTRACTOR SHALL COORDINATE THE REMOVAL OR RELOCATION OF THE EXISTING UTILITY WITH THE RESPONSIBLE DISTRICT OR AGENCY. ALL WORK FOR DRY UTILITIES SHALL BE COORDINATED WITH AND COMPLETED TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE DISTRICT OR AGENCY.

SEWER

32. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

33. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

34. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

35. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH Ø LATERALS AND EVERY 100 L.F. FOR 6 INCH Ø LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

36. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

37. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

38. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

39. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

40. WATERLINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE

41. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

42. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

43. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

44. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

45. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION OR FABRICATION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENT AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUMP CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

47. 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 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 CONTRACTORS 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 CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

48. ALL MANHOLE RIMS, LAMPHOLES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

49. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

50. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

51. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE; ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

52. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY AGEC APPLIED GEOTECH, DATED APRIL 12, 2023.

53. SOIL INVESTIGATIONS HAVE BEEN CONDUCTED BY AGEC APPLIED GEOTECH FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

54. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE, THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

55. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

56. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

57. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

58. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY MCNEIL ENGINEERING ON 06/30/2021 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

59. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. REFERENCE THE GEOTECHNCIAL REPORT BY AGEC APPLIED GEOTECH, DATED APRIL 12, 2023.

60. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

61. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

62. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

63. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 3 TO 1 FOR CUT AND FILL.

64. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

65. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

66. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS, PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

67. SITE WORK SHALL MEET OR EXCEED OWNER'S SITE SPECIFICATIONS.

68. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

69. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

70. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.
70.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION
70.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
70.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 1% AND MAXIMUM OF 5% IN ANY DIRECTION, SEE 68.6
70.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION
70.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCY'S LIMITS
70.6.FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2%
70.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

71. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION: DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

72. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

73. SUMPS SHALL BE NO DEEPER THAN 5 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

74. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

75. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC SWITCH OVER TO THE EMERGENCY GENERATOR WHEN NORMAL POWER FAILS. DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

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

77. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

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

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVED PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT- OF -WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS:

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 95% RELATIVE C0MPACTION TO A MINIMUM DEPTH OF 6" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

77. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE GENERAL NOTES, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

78. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

79. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

81. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17 23.

82. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT DURING THE BIDDING PROCESS.

83. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR OUT INTO A STREET. CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDLING ON THE SITE.

No.	DATE	DESCRIPTION

DRAWN BY TJB
CHECKED BY AGA
FIELD CREW McNEIL ENGINEERING
DATE 05/15/2023
DWG. FILE 2303028_SITE

0 0.5 1
SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

EMIGRATION BREWING

5025 S HIGHLAND DR.
HOLLADAY, UTAH

PROJECT NO. 2303028

GEN. NOTES LEGEND & ABBREV.

SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

1. COMPLIANCE:
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.

2. COORDINATION:
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6721

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 535-6636
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240

3. SCHEDULE
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.

4. PERMITS, FEES AND AGREEMENTS
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMIT'S STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.

5. ASPHALT AND SOIL TESTING
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. **NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE.** THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.

6. TRAFFIC CONTROL AND HAUL ROUTES
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.

7. SURVEY CONTROL
CONTRACTOR MUST PROVDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT; CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.

8. ASPHALT GUARANTEE
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.

9. TEMPORARY ASPHALT
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.

10. SAFETY
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

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.

11. DUST CONTROL
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.

12. DEWATERING
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.

13. PROJECT LIMITS
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 CONTRACTORS 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.

14. WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES
A. INSPECTIONS -
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.

B. DAMAGE TO EXISTING UTILITIES -
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.

C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILTIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL EFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILTIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILTIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UNI-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE I ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/ SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1; DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXS WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES STUBBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT THE SEWER MAIN PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES 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 AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, "UTILITY INSTALLATION DETAIL."

M. STREETLIGHTS
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELCTRICAL CODE. A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREEGHT LIGHTING PROGRAM MANGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THI INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTIN PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE

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ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

0 0.5 1"

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CONSTRUCTION

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5025 S HIGHLAND DR.
HOLLADAY, UTAH

PROJECT NO. 2303028

SALT LAKE CITY GENERAL NOTES

CGN.02
3 OF 10

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

1" 0.5 0

DRAWN BY: TJB
CHECKED BY: AGA
FIELD CREW: McNEIL ENGINEERING
DATE: 05/15/2023
DWG. FILE: 2303028_SITE

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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EMIGRATION BREWING

5025 S HIGHLAND DR.
HOLLADAY, UTAH

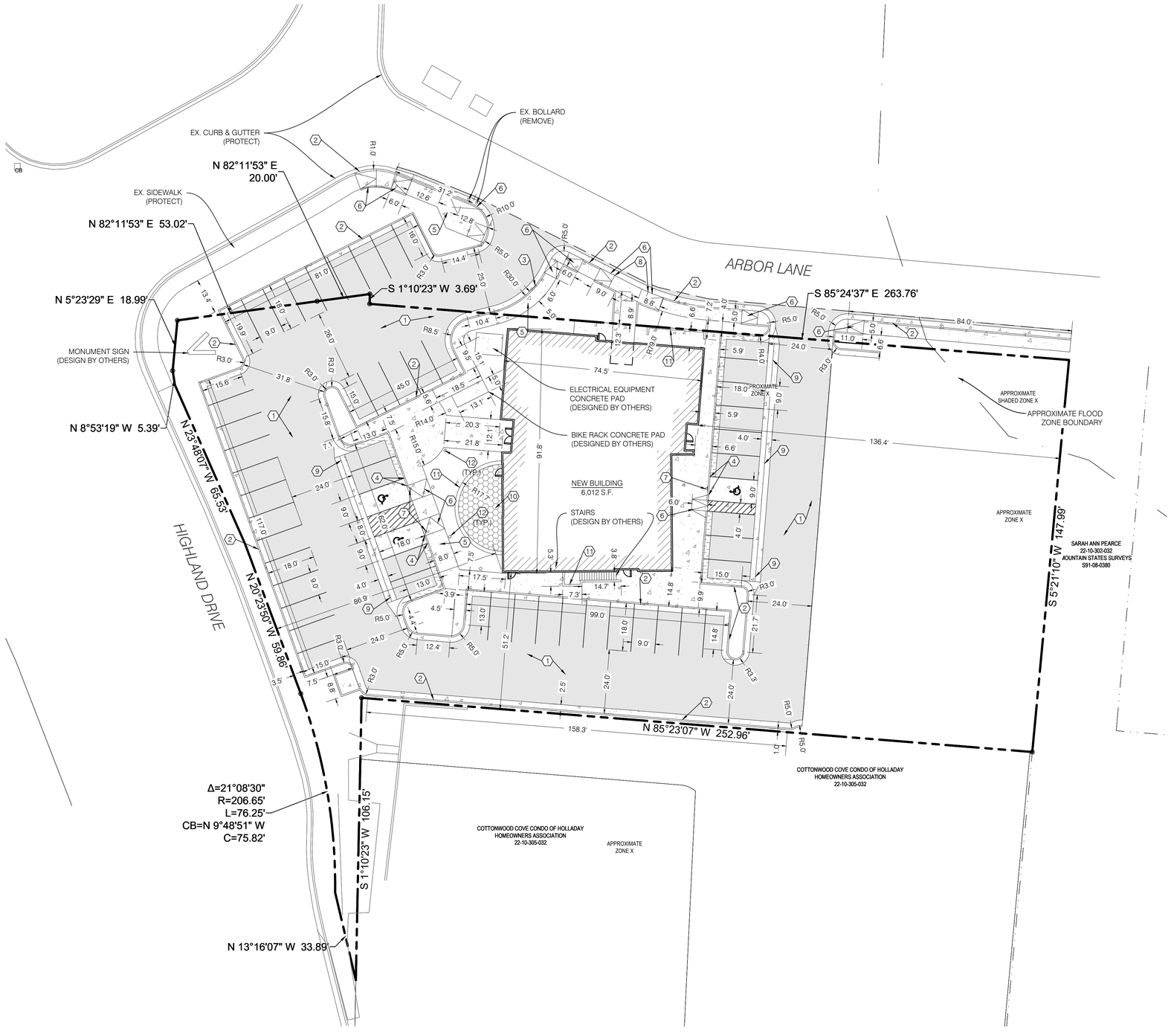
PROJECT NO. 2303028

DEMO
PLAN

CDP.01
4 OF 10

Blue Stakes of UTAH811
Bluestakes.org

EX. ASPHALT DRIVE (REMOVE)
EX. POWER POLE (PROTECT)
EX. SSMH RIM = 4376.75' IE = 4364.40' (E/W) IE = 4365.35' (S)
EX. SSMH RIM = 4376.65' IE =4367.14'
SSMH RIM=4377.92
EX. ELECTRICAL POLE (COORDINATE WITH ROCKY MOUNTAIN POWER & RELOCATE
EX. OVERHEAD POWER (PROTECT)
EX. WATER MAIN (PROTECT)
EX. 18" SEWER MAIN (PROTECT
EX. SEWER MAIN (ABANDONED)
EX. FENCE (REMOVE)
EX. LIGHT POLE (COORDINATE WITH ROCKY MOUNTAIN POWER TO REMOVE OR RELOCATE)
N 82°11'53" E 20.00'
N 82°11'53" E 53.02'
WEST 2402.00'
RIM = 4378.16' IE = 4365.96'
SOUTH 182.00'
ARBOR LN (PUBLIC STREET)
N 5°23'29" E 18.99'
S 1°10'23" W 3.69'
S 85°24'37" E 263.76'
N 85°24'37" W 74.78' (N 85°00'00" W 130.00')
EX. OVER HEAD POWER (PROTECT)
GAZEBO
EX. WALL (REMOVE)
EX. WATER LATERAL (PROTECT)
EX. BULIDNG (REMOVE)
EX. SIDEWALK (REMOVE)
EX. GAS LINE (REMOVE & KILL AT MAIN)
EX. GAS LINE (PROTECT)
SURVEYED PARCEL CONTAINS: 46,900 SQUARE FEET OR 1.08 ACRES
APPROXIMATE ZONE X
APPROXIMATE SHADED ZONE X
APPROXIMATE FLOOD ZONE BOUNDARY
N 8°53'19" W 5.39'
EX. 8" SEWER MAIN (PROTECT)
EX. SIDEWALK (REMOVE)
BASIS OF BEARING N 46°32'09" E 228.19 (N 46°30'00" E 228.20' PARCEL 1 & 2)
EX. FENCE (PROTECT)
FFE=4378.13'
BUILDING
EX. BULIDNG (REMOVE)
EX. FENCE (REMOVE)
EX. ASPHALT DRIVE (REMOVE)
N 23°48'07" W 65.53'
HIGHLAND DR (PUBLIC STREET)
EX. SIDEWALK (REMOVE)
EX. BULIDNG (REMOVE)
EX. SIDEWALK (REMOVE)
SARAH ANN PEARCE 22-10-302-032 MOUNTAIN STATES SURVEYS S91-08-0380
S 5°21'10" W 147.99'
EX. HYDRANT (RELOCATE)
HEIGHT=13.5'
EX. FIBER OPTIC (PROTECT)
N 20°23'50" W 59.86'
EX. TREES (REMOVE) (TYP.)
GREENHOUSE
EX. ASPHALT (REMOVE)
EX. SIDEWALK (REMOVE)
EX. LIGHT POLE (PROTECT)
EX. BULIDNG (REMOVE)
BUILDING
SHED
SDIB TOG=4379.52
N 85°23'07" W 252.96'
EX. FENCE (PROTECT)
EX. SSMH RIM = 4378.45' IE = 4371.25'
Δ=21°08'30" R=206.65' L=76.25' CB=N 9°48'51" W C=75.82'
COTTONWOOD COVE CONDO OF HOLLADAY HOMEOWNERS ASSOCIATION 22-10-305-032
COTTONWOOD COVE CONDO OF HOLLADAY HOMEOWNERS ASSOCIATION 22-10-305-032
EX. BULIDNG (REMOVE)
S 1°10'23" W 106.15'
EX. OVERHEAD POWER (POWER)
EX. POWER POLE (PROTECT)
N 13°16'07" W 33.89'



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPITON	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
3	RELEASE CURB & GUTTER	2/CDT.01
4	SIDEWALK THICKENED EDGE	3/CDT.01
5	SIDEWALK PER APWA #231	
6	ADA RAMP	1/CDT.02
7	ADA SIGN	1/CDT.02
8	DRIVE APPROACH PER APWA #225	
9	4' WATERWAY APWA #211	
10	PAVERS (DESIGN BY OTHERS)	
11	CONCRETE WALL (DESIGN BY OTHERS)	
12	BOLLARD (DESIGN BY OTHERS)	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	6,012	12.8
HARDSCAPE	22,583	48.2
LANDSCAPE	18,305	39.0
TOTAL	46,900	100.0

NOTE:
SLOPE ACROSS THE ACCESSIBLE PARKING STALLS & ACCESS ISLE SHALL NOT EXCEED A 1:48 (2.00%) SLOPE, THE MAX GRADE DIFFERENCE BETWEEN THE ASPHALT SURFACE, ACCESSIBLE RAMP, AND SIDEWALK SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED. THE ACCESSIBLE MEANS OF EGRESS INCLUDING THE DRIVEWAY PORTION SHALL NOT EXCEED A SLOPE OF 1:20 (5.0%) & A CROSS SLOPE OF 1:48 (2.0%). ALL EXTERIOR DOOR WAY ACCESS REQUIRE AN EXTERIOR LANDING 60 INCHES IN LENGTH WITH A SLOPE NOT EXCEEDING A 1:48 (2.0%) SLOPE

PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	51	3
TOTAL	54	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 70. SEE NOTES 66, 70, 82, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT CITY/UDOT STANDARDS AND SPECIFICATIONS

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: TJB
CHECKED BY: AGA
FIELD CREW: MANEIL ENGINEERING
DATE: 05/15/2023
DWG. FILE: 2303028_SITE

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EMIGRATION BREWING

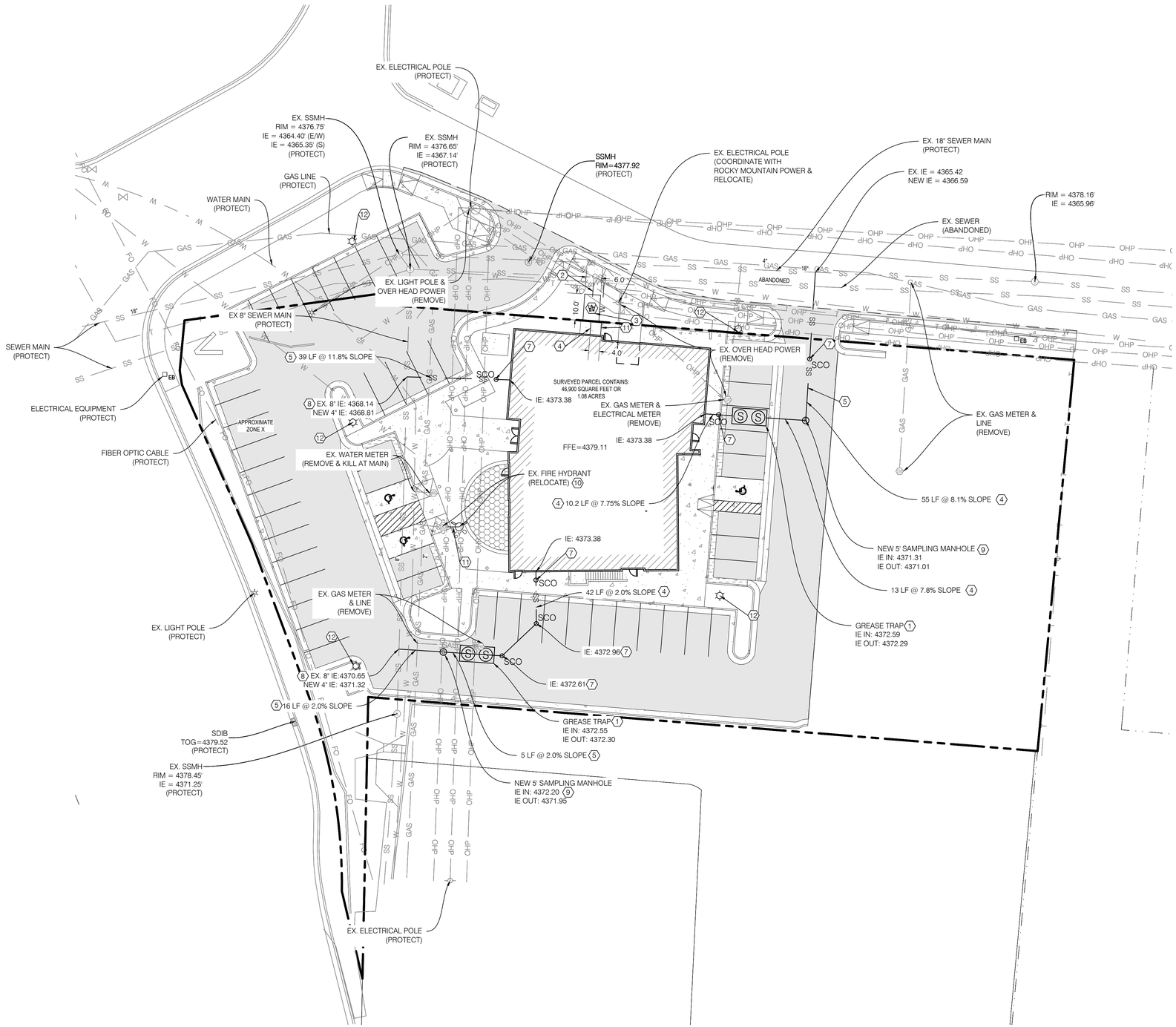
5025 S HIGHLAND DR.
HOLLADAY, UTAH

PROJECT NO. 2303028

SITE PLAN

CSP.01
5 OF 10

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NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTE REFERENCE

NO.	DESCRIPITON	DETAIL
1	GREASE TRAP PER MTOID STDS	4/CDT.01
2	3" TYPE K COPPER WATER SERVICE LINE (TO 3' PAST METER)	
3	3" WATER METER & VAULT PER APWA #523	
4	3" POLY WATER SERVICE LINE PER MTOID STDS	
5	4" PVC SDR-35 SEWER LATERAL PER MTOID STDS	6/CDT.01
6	6" PVC SDR-35 SEWER LATERAL	
7	SEWER CLEAN OUT EVERY 50' & 5'-10' OFF BLD PER MTOID STDS.	6/CDT.01
8	WYE SEWER CONNECTION PER APWA #431	
9	5' SAMPLING MANHOLE PER MTOID STDS.	4/CDT.01
10	FIRE HYDRANT PER APWA #511	
11	6" FIRE LINE PVC C-900	
12	LIGHTPOLE (DESIGNED BY OTHERS)	

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY: T.B.
CHECKED BY: ACA
FIELD CREW: MANEIL ENGINEERING
DATE: 05/15/2023
SPEC #&#: 2303028 SITE

0 0.5 1"

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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9138 SOUTH STATE STREET SUITE #100
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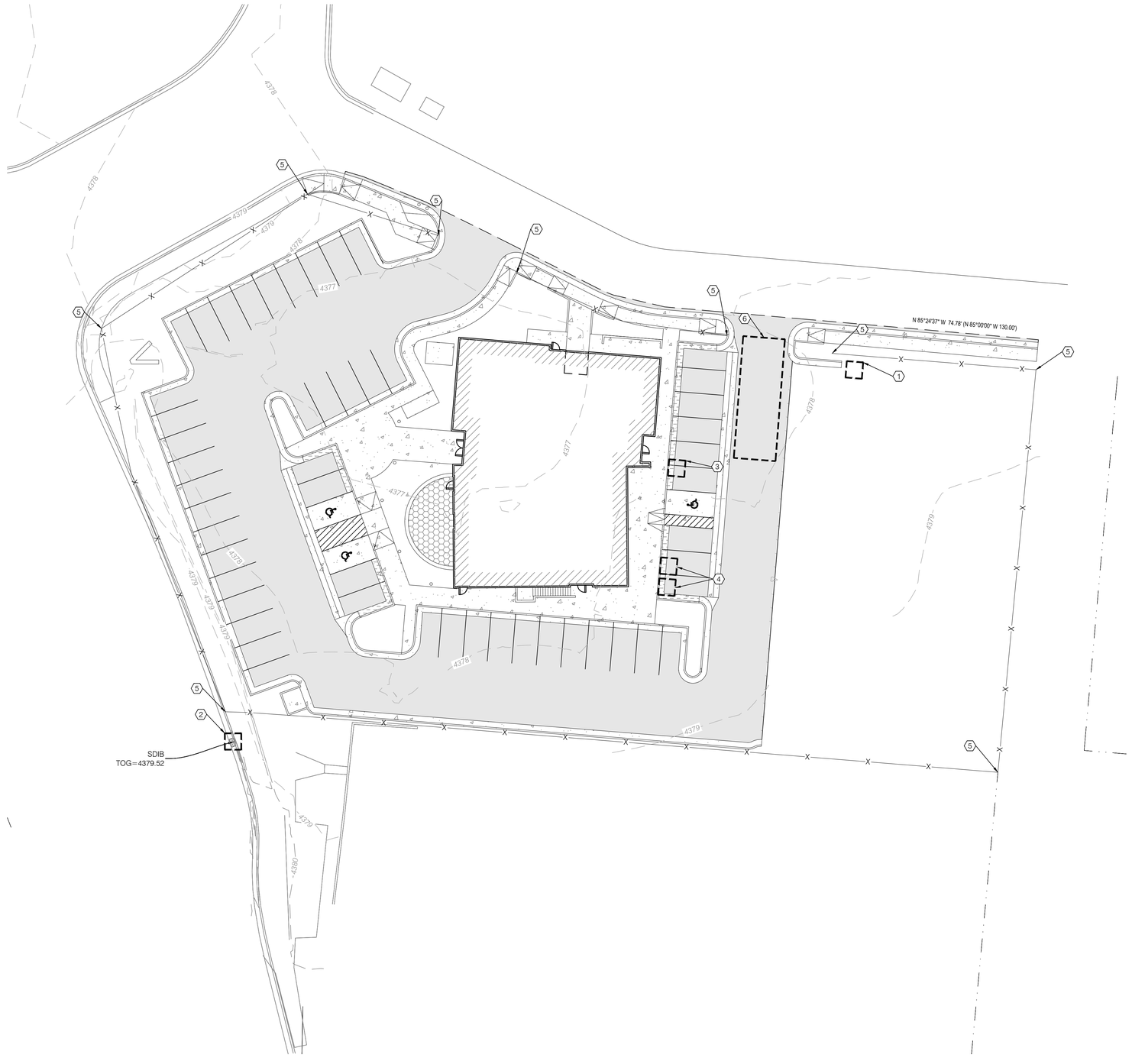
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HOLLADAY, UTAH

Blue Stakes of UTAH 811
Bluestakes.org

PROJECT NO. 2303028

UTILITY PLAN

CUP.01
6 OF 10



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

SWPPP KEY NOTES REFERENCE

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

NO.	DESCRIPTION	DETAIL
1	CONCRETE WASTE MANAGEMENT	1/CEP.02
2	INLET PROTECTION WATTLE	2/CEP.02
3	MATERIALS STORAGE	3/CEP.02
4	PORTABLE TOILETS	4/CEP.02
5	SILT FENCE	6/CEP.02
6	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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No. DESCRIPTION DATE

SCALE MEASURES 1"INCH ON FULL SIZE SHEETS
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0 0.5 1

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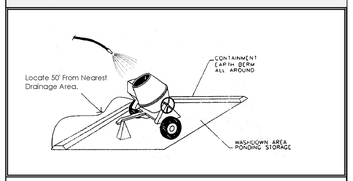
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HOLLADAY, UTAH

PROJECT NO. 2303028

EROSION CONTROL PLAN

CEP.01
7 OF 10

BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

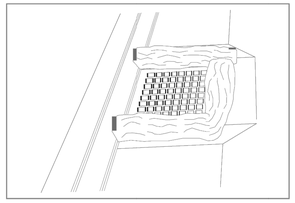
INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

CONCRETE WASTE MANAGEMENT 1
SCALE: NTS

BMP: Inlet Protection – Wattle
IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

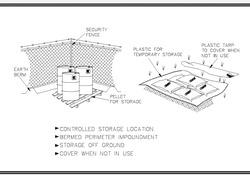
INSTALLATION/APPLICATION CRITERIA:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

INLET PROTECTION WATTLE 2
SCALE: NTS

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

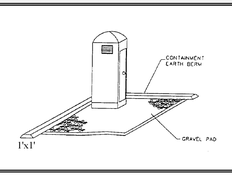
INSTALLATION/APPLICATION CRITERIA:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

MATERIALS STORAGE 3
SCALE: NTS

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

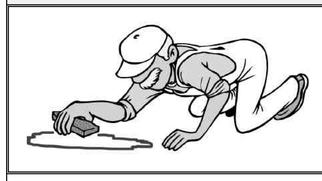
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

PORTABLE TOILETS 4
SCALE: NTS

BMP: Spill Clean-Up



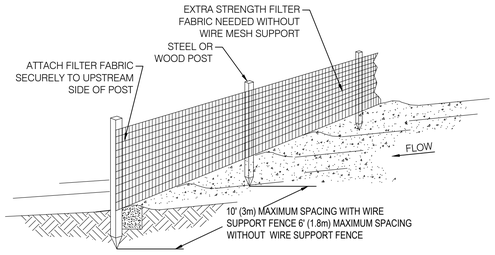
DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

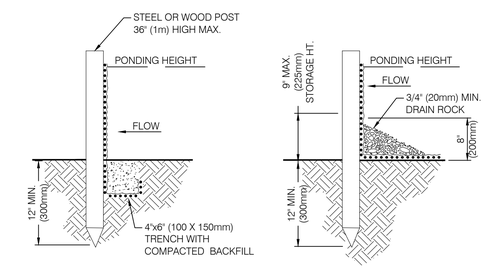
APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

SPILL CLEAN UP 5
SCALE: NTS





TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

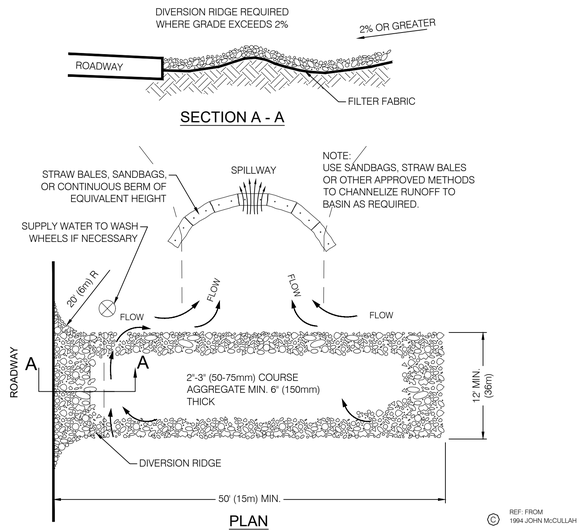
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

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SILT FENCE 6
SCALE: NTS



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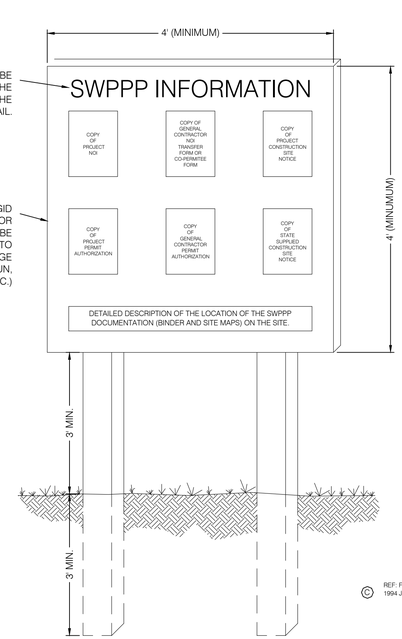
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS

Blue Stakes of UTAH811 Bluestakes.org



NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO TERMINATION (NOT) IS FILED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

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SWPPP INFORMATION SIGN 8
SCALE: NTS

No.	DATE	DESCRIPTION

DRAWN BY: TJB
CHECKED BY: ACA
FIELD CREW: ACA/EIL
DATE: 05/15/2023
WORK #: 2303028_SITE

SCALE MEASURES 1INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

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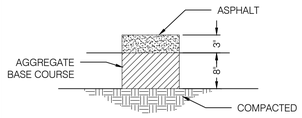
PROJECT NO. 2303028

EROSION CONTROL DETAILS

CEP.02
8 OF 10

ALTERNATE: STANDARD

CONCRETE 5"
GRAVEL BASE 4"

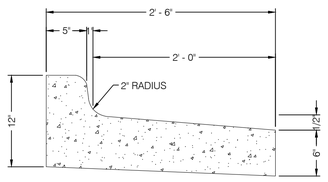


STANDARD DUTY PAVEMENT

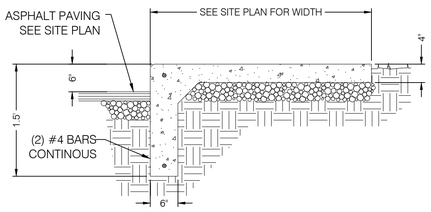
NOTE:
1. FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
2. FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.

PAVEMENT SECTIONS (1)
SCALE: NTS

NOTE: 6" MIN. OF UNTREATED BASE COURSE REQ'D UNDER CURB AND GUTTER. COMPACT TO 95% ASSHTO T-180 - METHOD D.

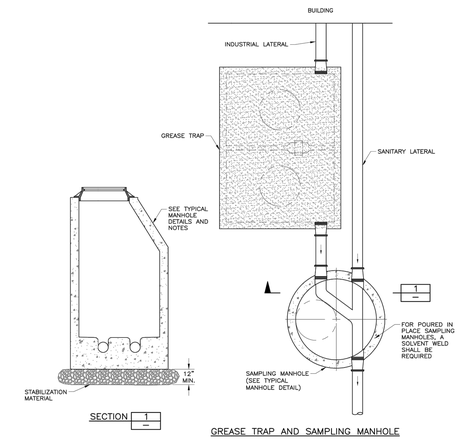


TYPICAL RELEASE CURB & GUTTER (2)
SCALE: NTS



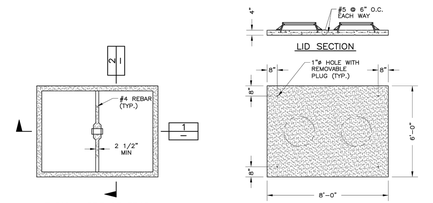
SIDEWALK THICKENED EDGE (3)
SCALE: NTS

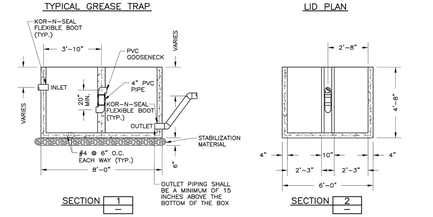
Grease Trap & Sampling Manhole



GREASE TRAP AND SAMPLING MANHOLE

Grease Trap & Sampling Manhole (Cont.)

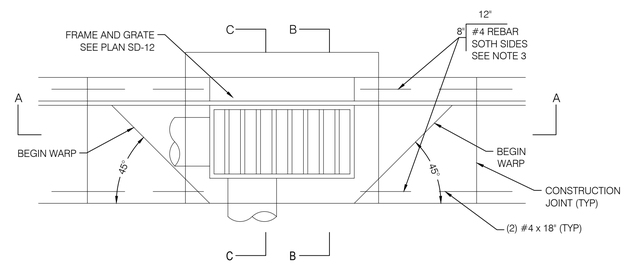




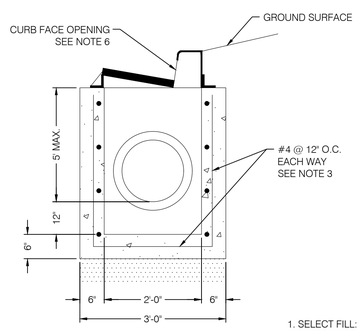
NOTES:

1. MINIMUM VOLUME CAPACITY: 800 GALLONS. VARIANCES MUST BE APPROVED BY DISTRICT ENGINEER.
2. CONCRETE: CLASS 4000, APWA SECTION 03 30 04, PLACEMENT PER APWA SECTION 03 30 10, PROVIDE 1/2-INCH RADIUS EDGES. APPLY A BROOM FINISH. APPLY CURING AGENT.
3. REINFORCEMENT: DEFORMED, 60 KSI YIELD GRADE STEEL, ASTM A 615, PLACEMENT PER APWA SECTION 03 20 00.
4. PVC PIPE: APWA SECTION 33 05 07.
5. SEAL ALL WALL PENETRATIONS.
6. PROVIDE TWO 30" DIAMETER ACCESS OPENINGS WITH FRAME AND COVER (ONE FOR EACH SECTION OF GREASE TRAP).
7. BAFFLE WALL SHALL BE WITHIN 3" OF LID.
8. ALL FOOD AND BEVERAGE BUSINESSES OR ANY OTHER BUSINESSES WITH FLOOR DRAINS THAT CONNECT TO THE SEWER SYSTEM ARE REQUIRED TO HAVE A GREASE TRAP AND SAMPLING MANHOLE.

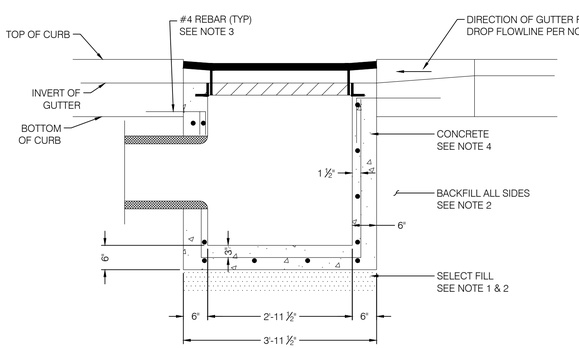
GREASE TRAP & SAMPLING MANHOLE (4)
SCALE: NTS



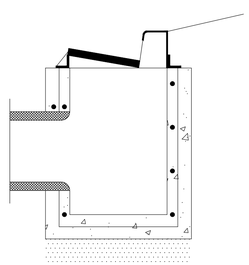
TYPE A - CURB INLET WITH SINGLE GRATE



SECTION B-B



SECTION A-A



SECTION C-C

1. SELECT FILL: USE UNTREATED BASE COARSE GRADE 1 OR GRADE ¾ PER APWA SECTION 02060. USE OF SEWER ROCK OR RECYCLED AGGREGATE REQUIRES ENGINEER'S WRITTEN APPROVAL.

2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 02321.

3. REINFORCEMENT: USE ASTM A 615, GRADE 60, DEFORMED STEEL REBAR PER APWA SECTION 03200.

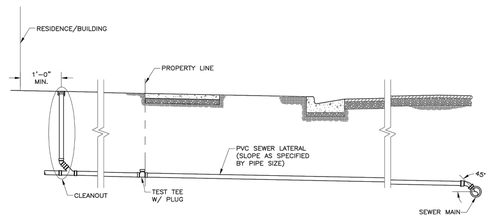
4. CONCRETE: CLASS 4,000 PER APWA SECTION 03304. PLACE PER APWA SECTION 03310. APPLY SEALING/CURING COMPOUND PER APWA SECTION 03390.

5. PIPE LATERALS: THE DRAWING SHOWS ALTERNATE CONNECTIONS TO THE INLET BOX. REFER TO CONSTRUCTION DRAWINGS FOR CONNECTION LOCATIONS.

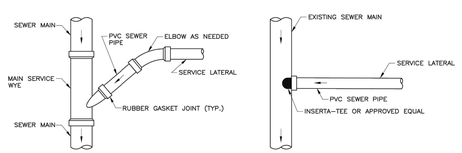
6. CURB FACE OPENING: MAKE OPENING 4 INCHES HIGH. PROVIDE AT LEAST A 2 INCH DROP FROM THE GUTTER FLOWLINE TO THE INVERT OF THE CURB FACE OPENING.

CURB INLET W/ SINGLE GRATE (5)
SCALE: NTS

Typical Sewer Lateral & Cleanout



TYPICAL SEWER LATERAL



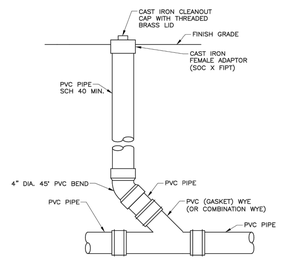
SERVICE CONNECTION TO NEW MAIN

SERVICE CONNECTION TO EXISTING MAIN

NOTES:

1. SERVICE LATERAL SHALL BE 4" OR 6" AS SHOWN ON PLANS OR AS DIRECTED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. SEWER LATERALS SHALL CONNECT TO SEWER MAIN AT EITHER A 22.5° OR 45° ANGLE.
3. LATERAL CONNECTIONS SHALL BE A MINIMUM OF 24 INCHES OFF OF BELL SPIGOT OF SEWER MAIN.
4. ONLY ONE (1) NEW LATERAL CONNECTION SHALL BE ALLOWED PER 4 FOOT SEGMENT OF SEWER MAIN PIPE.

Typical Sewer Lateral & Cleanout (Cont.)



CLEANOUT

NOTES:

1. SIZE OF PIPING AS SHOWN ON DRAWINGS OR AS DETERMINED BY MT. OLYMPUS IMPROVEMENT DISTRICT.
2. PVC JOINTS SHALL BE GASKETED JOINTS. NO GLUE JOINTS ARE ALLOWED.
3. WHEN CONNECTING TO INTERIOR PIPING, SHEAR BAND FERNCO OR APPROVED EQUAL SHALL BE USED.

SEWER LATERAL & CLEANOUT (6)
SCALE: NTS

No.	DESCRIPTION	DATE

DRAWN BY: TJB
CHECKED BY: ACA
FIELD CREW: McNEIL ENGINEERING
DATE: 05/15/2023
SURV. FILE: 2303028_SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
1" 0.5 0

PRELIMINARY PLAN NOT FOR CONSTRUCTION

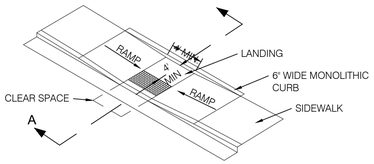
BENCHMARK ENGINEERING & LAND SURVEYING CIVIL
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

EMIGRATION BREWING
5025 S HIGHLAND DR.
HOLLADAY, UTAH

PROJECT NO. 2303028

DETAIL SHEET

CDT.01
9 OF 10

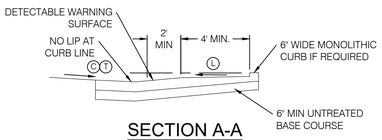


PARALLEL PEDESTRIAN RAMP

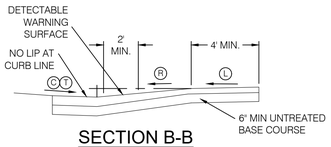


INTERNATIONAL SYMBOL OF ACCESSIBILITY

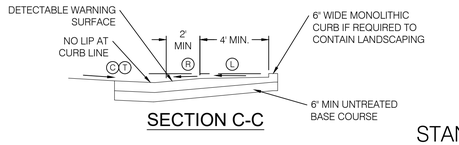
THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD



SECTION A-A



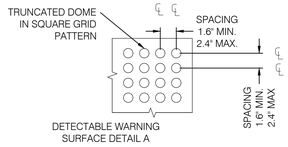
SECTION B-B



SECTION C-C

STRIPING SYMBOLS

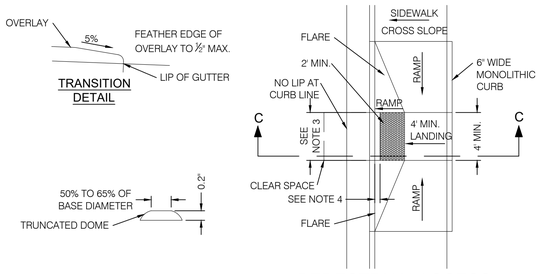
SCALE: N.T.S.



THIS DRAWING PRODUCED BY THE U.S. ACCESS BOARD

STANDARD ACCESS RAMP (1)

SCALE: NTS



PEDESTRIAN ACCESS RAMP DETAIL

SLOPE TABLE			
	ITEM	RUNNING SLOPE*	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)	1.5-2% (1V:48H) (d)
(T)	TRANSITION	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
(C)	CLEAR SPACE	5% (1V:20H) (a)	1.5-2% (1V:48H) (d)
	SIDEWALK	--	1.5-2% (1V:48H)
	FLARE	10% (1V:10H)	--

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

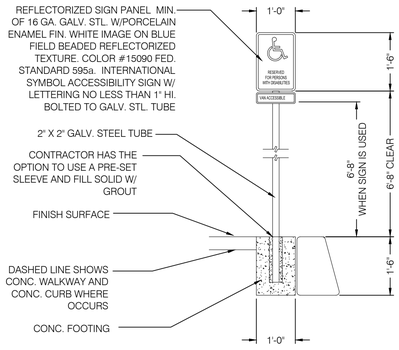
(b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.

(c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.

(d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(T) (R)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

No.	DATE	DESCRIPTION

DRAWN BY: TJB
CHECKED BY: ADA
FIELD CREW: MONEIL ENGINEERING
DATE: 05/15/2023
SYMC FILE: 2303028 SITE

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

PRELIMINARY PLAN NOT FOR CONSTRUCTION

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
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EMIGRATION BREWING

5025 S HIGHLAND DR.
HOLLADAY, UTAH

PROJECT NO: 2303028

DETAIL SHEET

CDT.02
10 OF 10

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105

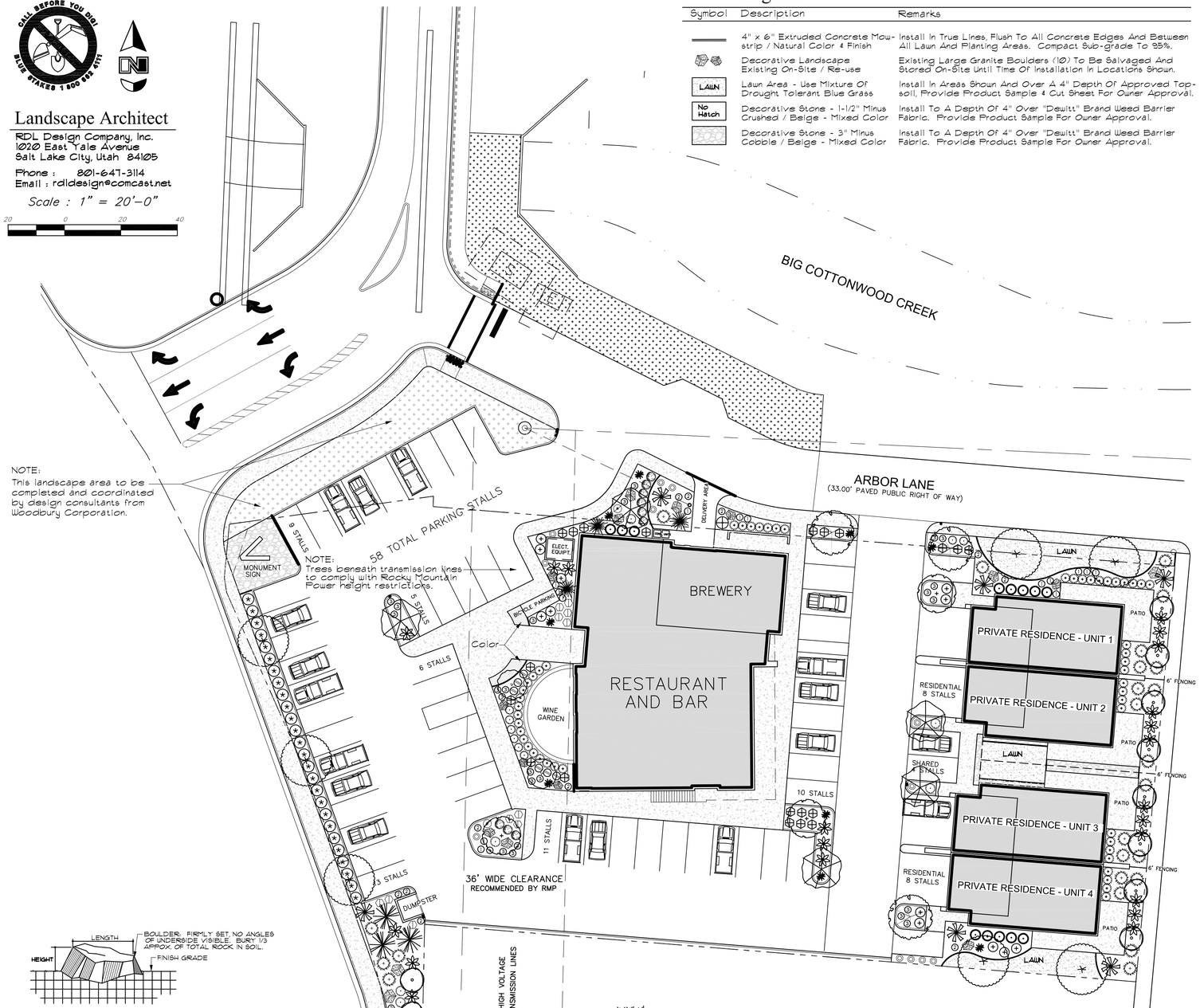
Phone : 801-647-3114
Email : rdldesign@comcast.net

Scale : 1" = 20'-0"

20 0 20 40

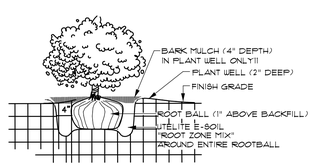
Legend

Symbol	Description	Remarks
	4" x 6" Extruded Concrete Mow-strip / Natural Color & Finish	Install In True Lines, Flush To All Concrete Edges And Between All Lawn And Planting Areas. Compact Sub-grade To 95%.
	Decorative Landscape Existing On-Site / Re-use	Existing Large Granite Boulders (10) To Be Salvaged And Stored On-Site Until Time Of Installation In Locations Shown.
LAWN	Lawn Area - Use Mixture Of Drought Tolerant Blue Grass	Install In Areas Shown And Over A 4" Depth Of Approved Top-soil, Provide Product Sample & Cut Sheet For Owner Approval.
No Hatch	Decorative Stone - 1-1/2" Minus Crushed / Beige - Mixed Color	Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval.
	Decorative Stone - 3" Minus Cobble / Beige - Mixed Color	Install To A Depth Of 4" Over "Dewitt" Brand Weed Barrier Fabric. Provide Product Sample For Owner Approval.

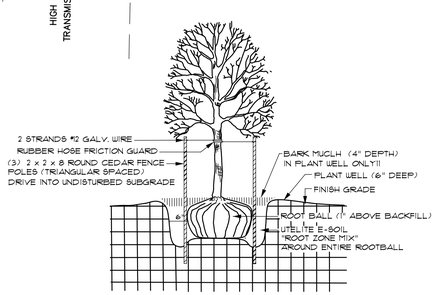


NOTE: USE CARE TO MINIMIZE MARRING & SCRATCHING.

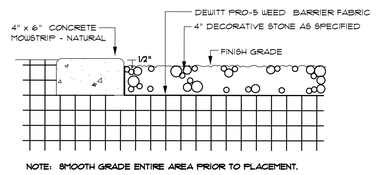
1 L101 — Decorative Boulder — N. T. S.



2 L101 — Shrub Planting — N. T. S.



3 L101 — Tree Planting — N. T. S.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

4 L101 — Concrete Mowstrip — N. T. S.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
13		Carpinus betulus 'Frans Fontaine'	F. F. Columnar Hornbeam	2" Cal. Min. 10'-12' Ht.	Matched Head Straight Trunk
2		Cercis canadensis 'Merlot'	Merlot Eastern Redbud	2" Cal. Min. 8'-10' Ht.	Multi-Stem Form Specimen
3		Crataegus crus-galli 'Crusader'	Cockspur Hawthorn	2" Cal. Min. 8'-10' Ht.	Matched Head Straight Trunk
3		Picea glauca 'Pendula''	Weeping White Spruce	8' Height B & B	Full Throughout Specimen
3		Picea orientalis 'Green Knight'	Green Knight Spruce	8' Height B & B	Full Throughout Specimen
5		Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal. Min. 8'-10' Ht.	Matched Head Straight Trunk
3		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Cal. Min. 8'-10' Ht.	Matched Head Straight Trunk
7		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Cal. Min. 10'-12' Ht.	Matched Head Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Berberis thunb. 'Crimson Pygmy'	Crimson Pygmy Barberry	#5 Container	15"-18" Height
51		Buxus x. 'Green Mountain'	Green Mountain Boxwood	#5 Container	18"-24" Height
26		Euonymus alatus 'Compacta'	Dwarf Burning Bush	#5 Container	18"-24" Height
25		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	#5 Container	18"-24" Height
26		Rhus aromatica 'Grow Low'	Grow Low Sumac	#5 Container	18"-24" Spread
6		Rhus typhina 'Balltiger'	Tiger Eyes Sumac	#5 Container	24"-30" Height
9		Rosa x. 'Knock Out Red'	Red Knock Out Rose	#5 Container	18"-24" Height
6		Rosa x. 'Meidiland Red'	Red Knock Out Rose	#5 Container	
16		Spiraea bumalda. 'Limemound''	Limemound Spirea	#5 Container	15"-18" Height
16		Spiraea japonica 'Neon Flash'	Neon Flash Spirea	#5 Container	15"-18" Height
13		Taxus media 'Densiformis'	Dense Japanese Yew	#5 Container	18"-24" Spread
9		Yucca filamentosa 'Colorguard'	Colorguard Yucca	#5 Container	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
20		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	#5 Container	18"-24" Height
11		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	#5 Container	18"-24" Height
1		Miscanthus sinensis 'Gracillimus'	Maiden Grass	#5 Container	18"-24" Height
15		Pennisetum a. 'Hameln'	Dwarf Fountain Grass	#2 Container	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15		Hemerocallis sp. 'Stella d'Oro'	Stella d'Oro Day Lily	#1 Container	12" Ht. Full Can
14		Lavandula sp. 'Munstead'	Munstead Lavender	#1 Container	12" Ht. Full Can
23		Salvia 'May Night'	May Night Garden Sage	#1 Container	12" Ht. Full Can

**Plant material quantities are provided for convenience only!! The contractor shall provide all materials either shown or noted, and of the caliper, height, container, and plant sizes as specified in the plant list

Planting Notes

1. All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection, unless otherwise indicated.
7. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over DeWitt Pro-5 weed barrier fabric. Stone to be used shall be "Calico" (or equal) 1 1/2" min. and Nepal Grey (or equal) 2"-3" min. size. Provide samples for approval.
8. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
9. Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the top of all surrounding walks, curbs, etc.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
6. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
7. The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning-trimming, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.

Sub-Grade Requirements

1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of import topsoil along with the sodding material, leaving it slightly below finish grade.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of bark mulch of decorative stone mulch, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a 6 inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT — ROBERTO LUNA — 05-15-23

PRINTED DATE
05.15.23

LAYTONDAVIS ARCHITECTS
2005 East 2700 South | suite 200
salt lake city, utah 84109
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EMIGRATION BREWING
RESTAURANT + BAR
5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

CHRONOLOGY

PROJECT NO
22.025

DWN BY / CHK BY
RDL / RDL

TITLE
Landscape Plan

SHEET
L101



1 ESP01 — ELECTRICAL SITE PHOTOMETRIC

SCALE: 1/16" = 1'-0"

Schedule

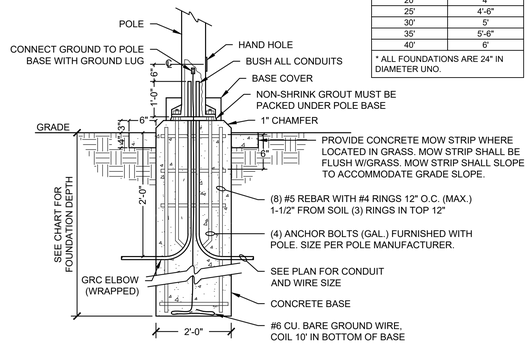
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens	Wattage
	OP1	2	Lithonia Lighting	DSX1 LED P1 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	6083	50.9015
	OP3	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T4M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium	14143	101.8
	OW1	20	Pathway Lighting Products, Inc	C76LB79V1535KW_DOWN	6 INCH LOW VOLTAGE LED CYLINDER	1207	10
	OP2	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T2M EGS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 2 Medium External Glare Shield	5745	50.9015
	OW2	1	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	2030	18.9815
	OP4	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 2 Medium	13776	101.8
	OB1	5	Lithonia Lighting	KBR8 LED 16C 350 30K SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 350mA DRIVER, 3000K COLOR TEMP., AND SYMMETRIC OPTIC	888	20
	OW3	12	Senso Lighting	691-MD-A90-724-30-10-XX	Leto 11 Mini	1072	10.596

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Delivery Area	+	7.6 fc	27.5 fc	0.1 fc	275.0:1	76.0:1
Property Line	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
Restaurant Parking Lot	+	1.6 fc	8.2 fc	0.1 fc	82.0:1	16.0:1
Townhome Drive Lane	+	1.6 fc	7.3 fc	0.3 fc	24.3:1	5.3:1
Townhome Parking & Walkway	+	2.3 fc	24.3 fc	0.1 fc	243.0:1	23.0:1
Walkway	+	1.5 fc	5.0 fc	0.0 fc	N/A	N/A
Wine Garden	+	4.9 fc	17.4 fc	0.3 fc	58.0:1	16.3:1

POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.



2 ESP01 — LIGHT POLE BASE DETAIL

NO SCALE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #22323

PROGRESS SET

PRINTED DATE 04.26.2023

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EMIGRATION BREWING RESTAURANT & BAR

5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UTAH

CHRONOLOGY

PROJECT NO 22.025

DWN BY/ CHK BY MM / NF / ES

TITLE SITE PHOTOMETRIC PLAN

24X36 SHEET # ESP01

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KBR8 LED
LED Specification Bollard

BAA

Catalog Number

Notes

Type OB1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Height: 8" Round *(20.3 cm)* — 40" *(101.6 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(Required)*
KBR8 LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[1]	350 350 mA 450 450 mA[3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength[3,4]	ASY Asymmetric[1] SYM Symmetric[1,2]	MVOLT[5] 120[5] 208[5] 240[5] 277[5] 347[5]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant[4]	**Shipped installed** SF Single fuse (120, 277, 347V)[6,7] DF Double fuse (208, 240V)[6,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts[8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED[8]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/ABA option.

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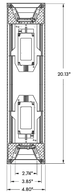
HLSERIES

CALIBER PLUS ARCHITECTURAL

SERIES C86
Decorative LED Cylinders
633-5263 Lumens



C86W C86A



weight: 8.35lbs

TYPE: OW1

APPLICATION

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming. Other options listed on page 3.CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. Link to IRD Options

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. Link to Central Drive Options

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

Link to Remote Driver Fixtures

intertek Dsmp Location



D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type OP1 / OP2 / OP3

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

Specifications

EPA: 0.69 ft² (0.06 m²)

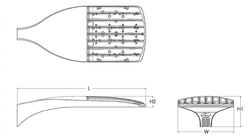
Length: 32.71" (83.1 cm)

Width: 14.26" (36.2 cm)

Height H1: 7.88" (20.0 cm)

Height H2: 2.73" (6.9 cm)

Weight: 34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[5,6]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[7] RPA5 Round pole mounting #5 drilling[7] SPABN Square narrow pole mounting #8 drilling WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[9,11,12,16,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[9,16,21] PER NEMA twist-lock receptacle only (controls ordered separately)[10] PERS Five-pin receptacle only (controls ordered separately)[10,21]	PER7 Seven-pin receptacle only (controls ordered separately)[10,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[21] DS Dual switching[16,19,21] **Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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LETO 11 Mini WM
WALL MOUNT LED DOWNLIGHT

senso by luminii



TYPE: OW3

Leto 11 Mini WM - Wall Mount LED Downlight. Leto 11 Mini WM is a small wall mounted cylinder LED fixture designed to provide a space with discrete direct lighting. It is the perfect solution for creating subtle light in your space.

Ordering Code

	1	2	3	4	5	6	7	8	9
Fixture	**652**								
Driver					--	--			

Product Specifications

SAMPLE: *Fixture* **652 - S - A90 - 617 - 27 - 07 - 08 - 02** | *Driver* **951 - 01 - STD - 120 - A90 - 07**

1 - Model	2 - Size	3 - CRI/LED	4 - Optic	5 - CCT	6 - Lumen	7 - Accessory
652 · Leto 11 Mini Wall Mount	***S*** · Small (73mm) ***M*** · Medium (209mm) ***L*** · Large (346mm)	***A90*** · 93+ CRI Accuracy	***617*** · 17° ***624*** · 24° ***660*** · 60°	***25*** · 2500K ***27*** · 2700K ***30*** · 3000K ***35*** · 3500K ***40*** · 4000K ***65*** · 6500K	***07*** · 700 *(6.1W)* ***10*** · 1000 *(9.1W)* ***15*** · 1500 *(14W)*	***00*** · No Accessory ***DL*** · Diffusing Film ***HO*** · Honeycomb*3

8 - Body Color		9 - Baffle Color		1 - Canopy Style	2 - Canopy Color	
Standard	*Premium*	*Standard*	*Premium*		*Standard*	*Premium*
01 · White	***52*** · Mocha	***01*** · White	***52*** · Mocha	***955*** · Round Slim	***01*** · White	***52*** · Mocha
02 · Black	***53*** · Charcoal	***02*** · Black	***53*** · Charcoal	***965*** · Square Slim	***02*** · Black	***53*** · Charcoal
08 · Silver	***54*** · Cerulean	***08*** · Silver	***54*** · Cerulean	***954*** · Round Semi-Recessed	***08*** · Silver	***54*** · Cerulean
	55 · Firebrick		***55*** · Firebrick			***55*** · Firebrick
	BZ · Bronze		***BZ*** · Bronze			***BZ*** · Bronze
	WW · Warm Nickel		***WW*** · Warm Nickel			***WW*** · Warm Nickel
	AB · Aged Brass		***AB*** · Aged Brass			***AB*** · Aged Brass
	XX · RAL		***XX*** · RAL			***XX*** · RAL

3 - Driver*1	Dim Level		Dim Level	4 - Voltage	5 - CRI/LED	6 - Lumen
STD · Non Dimming*2	N/A	***DALI*** · Dali Protocol*2	0.1%	***120*** · 120V	Same as Fixture	Same as Fixture
LCS · 0 - 10 Volt Protocol*2	1%	***LUTES*** · Hilume Ecodigital*2	1%	***277*** · 277V		
DIM · Phase*2,5	1%	***LUT2W*** · 2 Wire for phase*2,6	1%	***347*** · 347V*3,4		
ELDOLC · EldoLED 0 - 10 Volt*2	0.1%					

*1 accessories not available with small size
*2 120V only
*3 remote mount
*4 not available with DALI or Lutron drivers
*5 Can be junction box mounted with **955 and 965.** See page 2 for details.

MADE IN CANADA



WDGE1 LED
Architectural Wall Sconce

BAA

Catalog Number

Notes

Type OW2

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

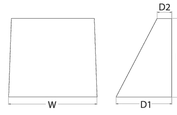
Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: (without options) 9 lbs



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.

Options	Finish
E4WH[1] Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) PE[2] Photocell, Button Type DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)

WDGE1PBBW DDBXD U WDGE1 surface-mounted back box (specify finish)

NOTES
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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PROGRESS SET

PRINTED DATE 04.26.2023

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PROJECT NO 22.025

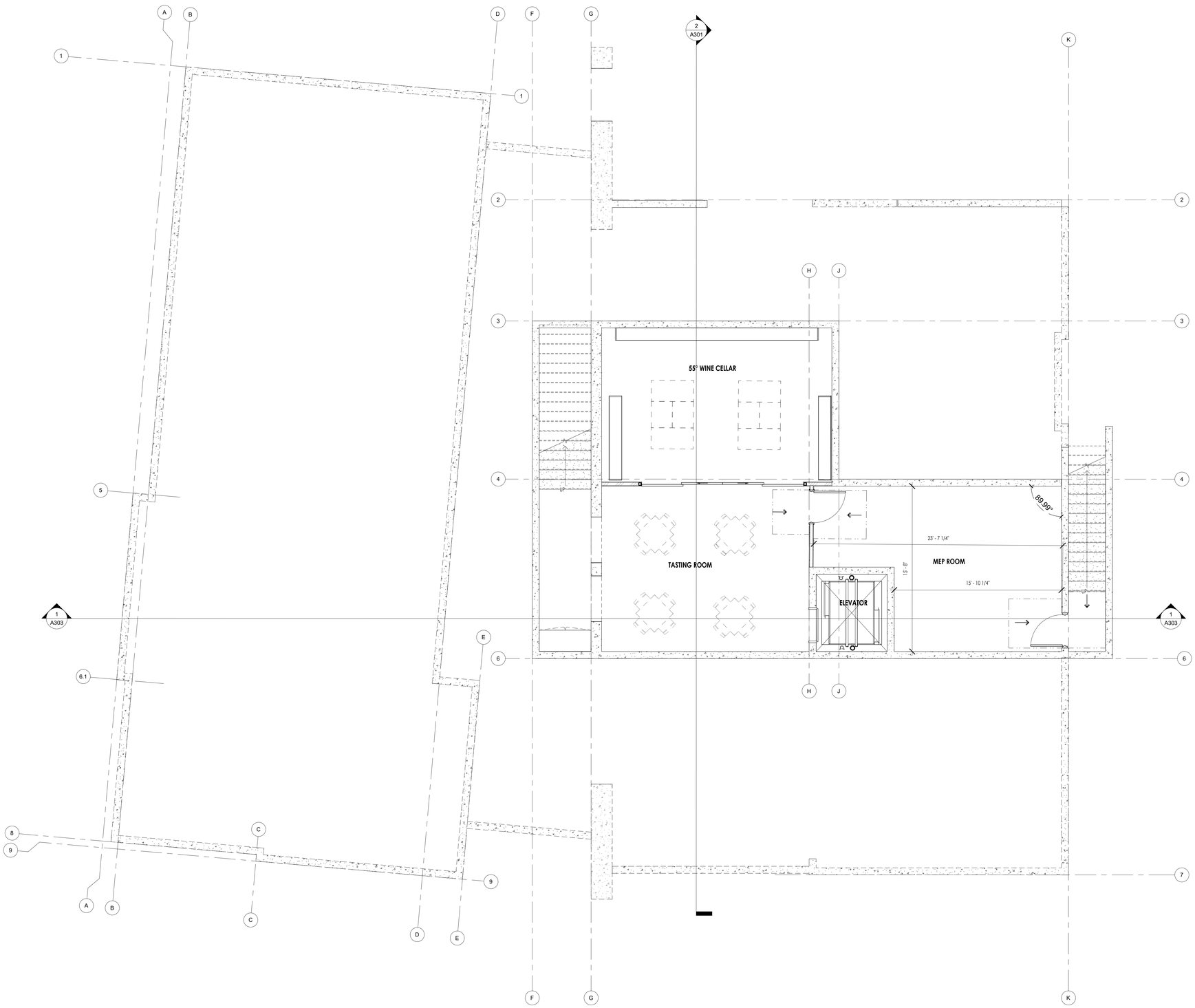
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TITLE SITE PHOTOMETRIC DETAILS

24X36 SHEET # ESP02

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ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project #22323



1 A100 LOWER LEVEL
1/4" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

LEGEND

	WALL TO REMAIN
	NEW STUD WALL
	WALL TO BE DEMOLISHED

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

CONCEPTUAL

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2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

EMIGRATION BREWING CO.

5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UT

#	REV. DESCRIPTION	DATE
#	ISSUE DESCRIPTION	ISS. DATE

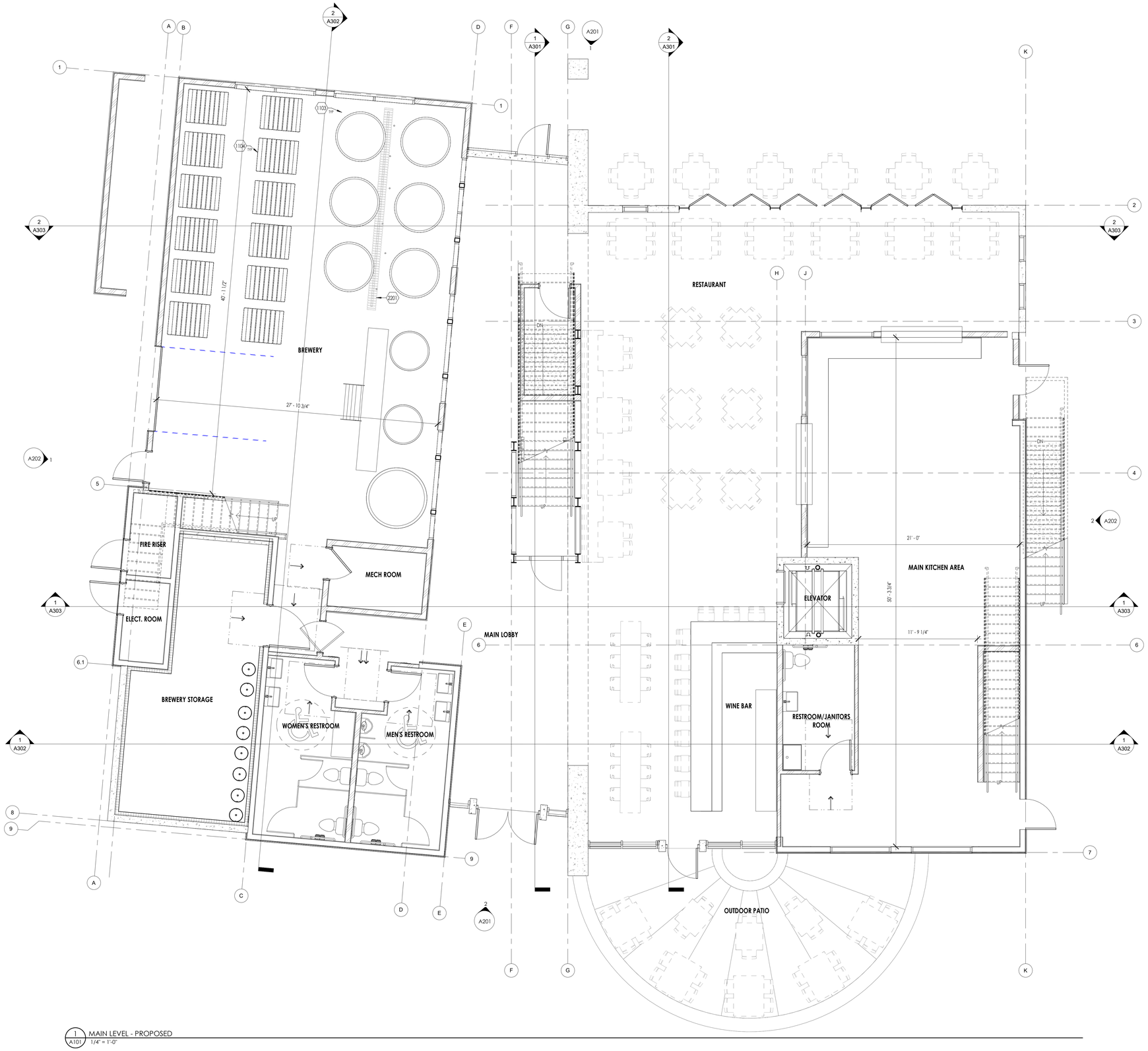
PROJECT NO.
22.025

DWN BY / CHK BY
Author

TITLE
LOWER LEVEL - FLOOR PLAN

30X42 SHEET #
A100

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1 A101 MAIN LEVEL - PROPOSED
1/4" = 1'-0"

KEYNOTE LEGEND	
1103	FERMENTATION TANK. PER BREWERY CONSULTANT
1104	DRY STORAGE PALLETS
2201	TRENCH DRAIN. SEE PLUMBING

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

LEGEND

	WALL TO REMAIN
	NEW STUD WALL
	WALL TO BE DEMOLISHED

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

CONCEPTUAL

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EMIGRATION BREWING CO.

5025 SOUTH HIGHLAND DRIVE
HOLLADAY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

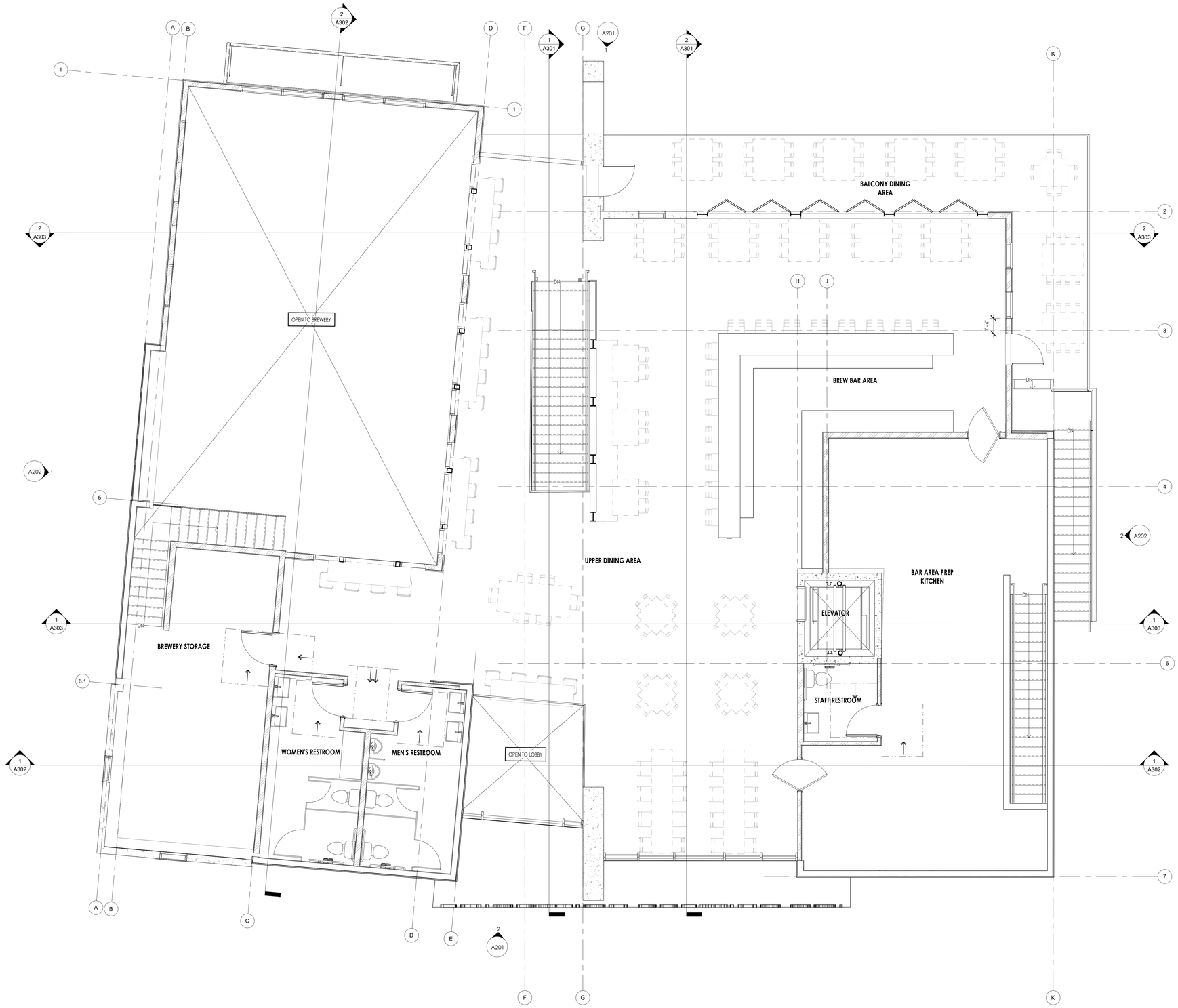
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TITLE
MAIN LEVEL - FLOOR PLAN

30X42 SHEET #
A101

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1 A102 UPPER LEVEL - FLOOR PLAN
1/4" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

LEGEND

	WALL TO REMAIN
	NEW STUD WALL
	WALL TO BE DEMOLISHED

WALL NOTES:

1. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
2. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
3. ALL INTERIOR WALLS TO RECEIVE SOUND ATTENUATION BATTING.
4. BLOCKING AS NEEDED.
5. SEE WALL TYPES FOR WALL CONSTRUCTION

CONCEPTUAL

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TITLE
UPPER LEVEL - FLOOR PLAN

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1 A201 EAST ELEVATION
1/4" = 1'-0"



2 A201 WEST ELEVATION
1/4" = 1'-0"

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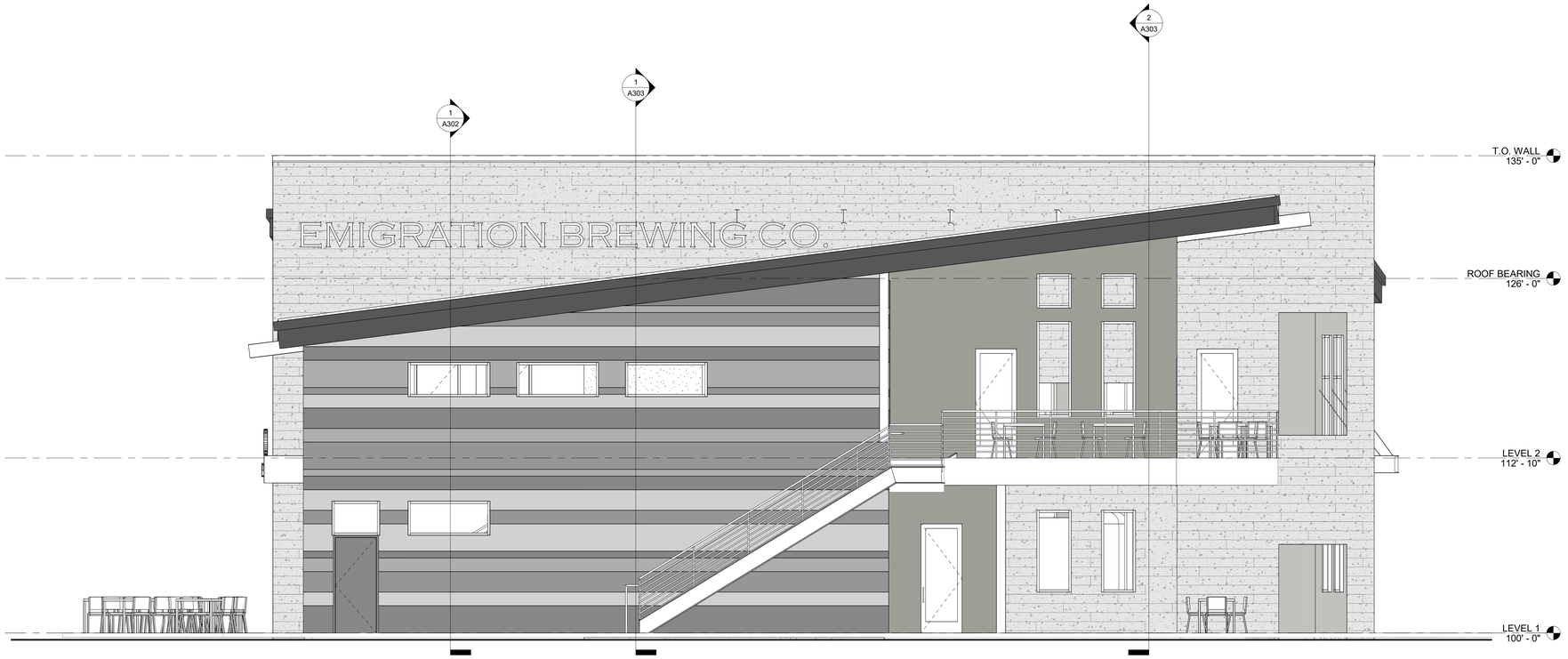
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TITLE
ELEVATIONS

30X42 SHEET #
A201



2 A202 SOUTH ELEVATION
1/4" = 1'-0"



1 A202 NORTH ELEVATION
1/4" = 1'-0"

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TITLE
ELEVATIONS

30X42 SHEET #
A202









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TITLE

PERSPECTIVAL VIEWS

30X42 SHEET #

A203

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TITLE

PERSPECTIVAL VIEWS

30X42 SHEET #

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ROOTS FINE DINING AND WINE BAR


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1 AR202 TYPICAL BUILDING NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



2 AR202 TYPICAL BUILDING WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

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CHRONOLOGY

PROJECT NO
22.025

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CWL

TITLE
TWIN HOME
EXTERIOR
ELEVATIONS

24X36 SHEET #
AR202



1 AR201 TYPICAL BUILDING SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"



2 AR201 TYPICAL BUILDING WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1' - 0"

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CHRONOLOGY

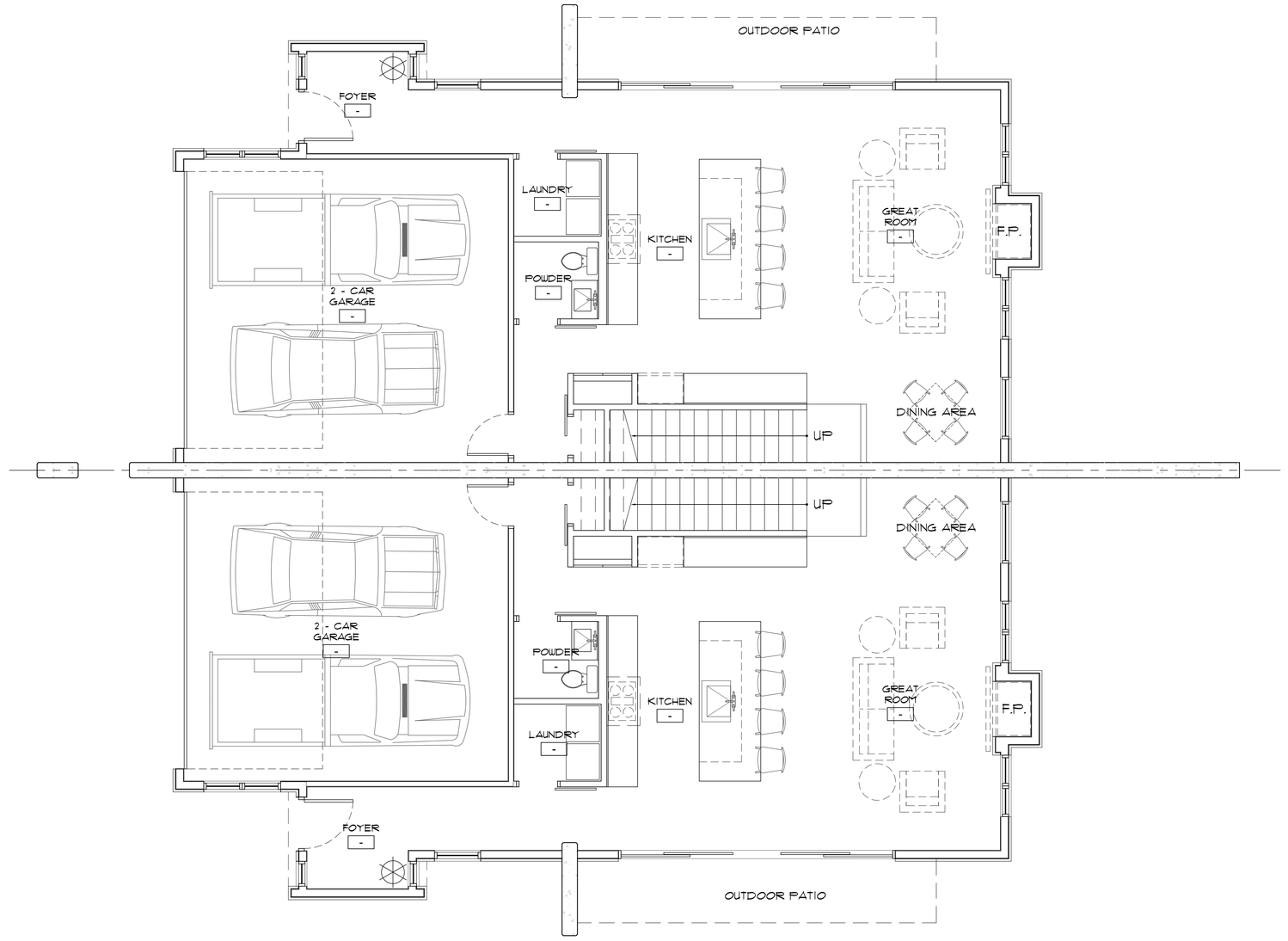
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TITLE
TWIN HOME
EXTERIOR
ELEVATIONS

24X36 SHEET #
AR201

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NORTH

1 / A101 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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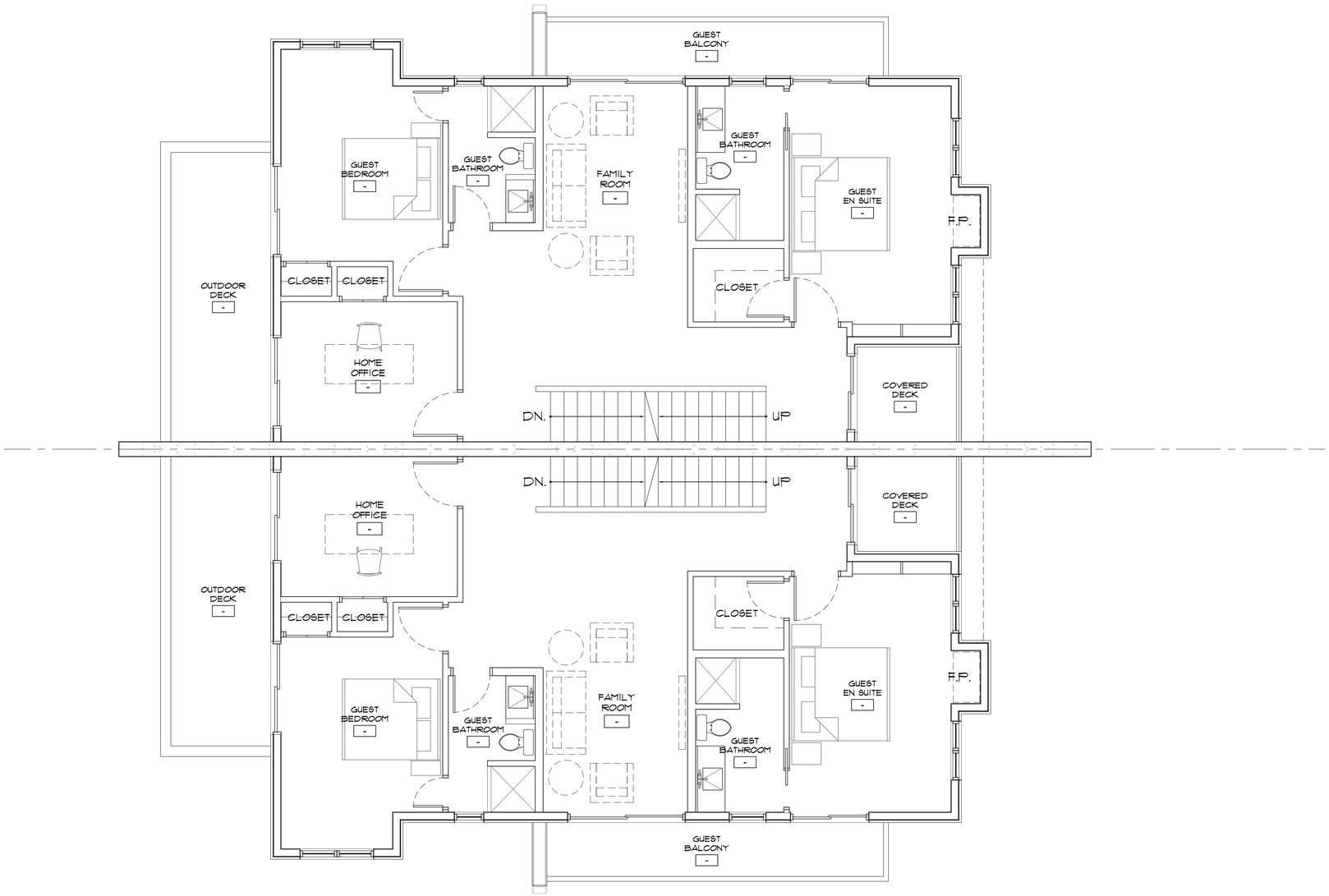
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TITLE
TWIN HOME
MAIN LEVEL
FLOOR PLAN

24X36 SHEET #
AR101



NORTH

1 AR102 SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

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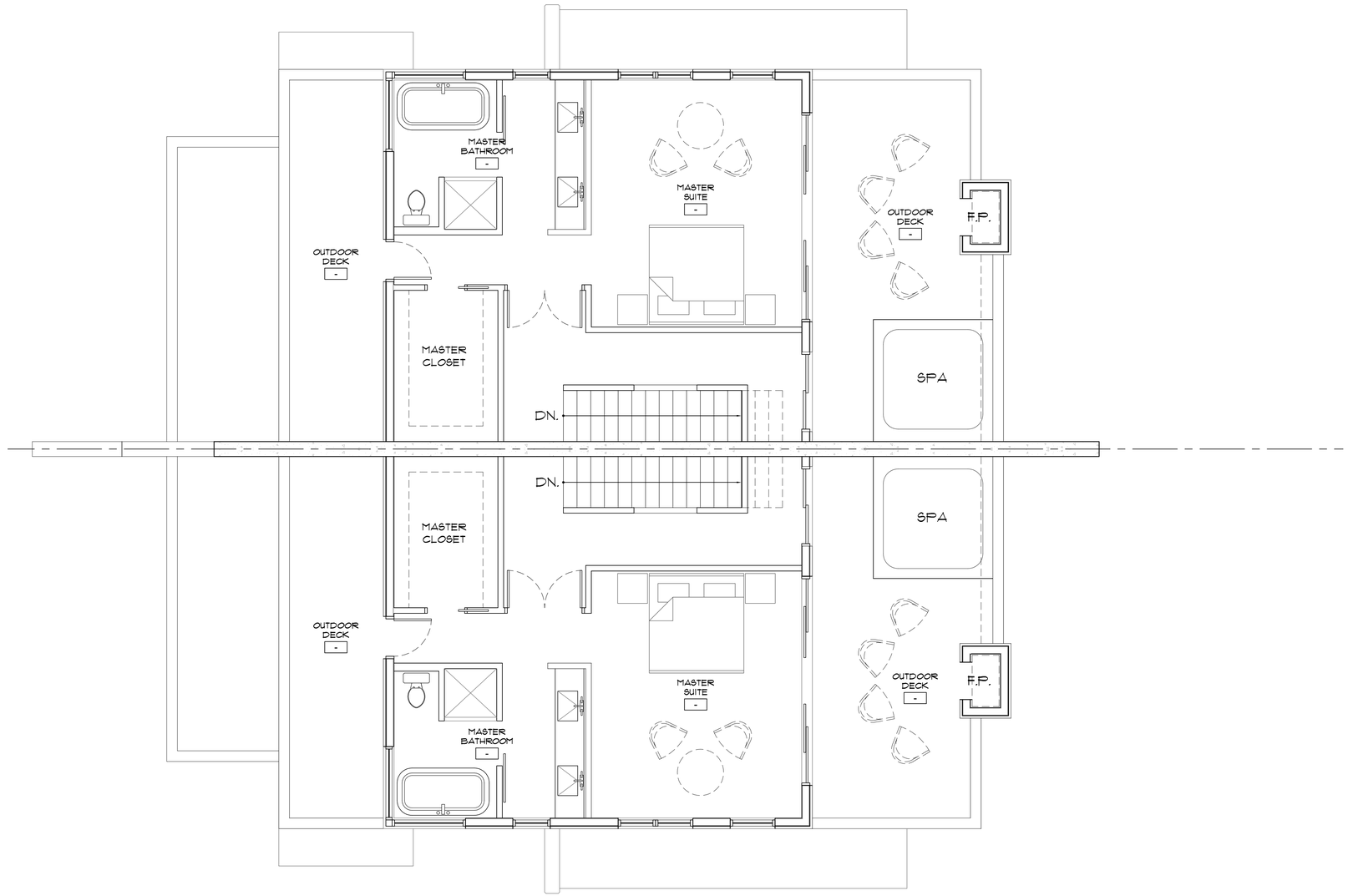
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TITLE
TWIN HOME
SECOND LEVEL
FLOOR PLAN

24X36 SHEET #
AR102

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NORTH

1 AR103 THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

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CHRONOLOGY

PROJECT NO
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TITLE
TWIN HOME
THIRD LEVEL
FLOOR PLAN

24X36 SHEET #
AR103

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