

Taylorsville – Bennion Improvement District Review 5-23-2023
Wasatch Canyons Behavioral Health – Make Ready Set

Mark,

There are quite a few little differences between the utility plan that was submitted to the City and the one that you had sent over. But in looking through it, it appears that the set you sent me is dated 5/1/23 and is called “Make Ready Set” and the other set the City has is dated 3/21/23 and is called the “Design Development Phase”. Based on that information I am providing comments to the more recent Make Ready set. Plans will need to be approved, fees paid, and an agreement signed before construction can start. Your plans seems to be really close, so I will work on an agreement and fees letter and get it to in the next couple days based on current plans. Additional approvals, fees and agreements may be required for the next phases depending on the scope of work. At a minimum the District will want to review and approve the abandonment plans at the end of the project. Please feel free to call and discuss comments.

GENERAL COMMENTS

- Pay development review fees and deposits prior to starting construction.
Owner to Coordinate with District
- Sign development Agreement prior to starting construction.
Owner to Sign Agreement prior to Starting Construction
- Pre-construction meeting is required before construction.
We would like to schedule a Pre-Construction Meeting as soon as you have approved these plans.
- Taylorsville-Bennion Improvement District provides water and sewer services only- storm drain and other utilities will need to be approved by the appropriate jurisdiction.
We have been in contact with the entity that controls the Storm Drainage Easement and provided them with copies of the design and proposed new easement.

WATER COMMENTS

- Maintain water service throughout the construction period.
Water System service will be maintained to each building throughout construction. There will be a very short period of time during the switched-over that the water system may be down and this period will be coordinated with the users and completely at a time that will be the least impactful to users. (Note 8 on Demolition Plan – Sheet CD100, states “DO NOT INTERRUPT any service outside of Demolition Limits”).
- The connection of the rerouted waterline to the existing waterlines on the west side of the property needs more detail showing how bends and valves will work to ensure the connections match up. A valve is shown on the abandoned portion of the tee which doesn’t serve any purpose.
We have added an Enlarged view of the pipe connections and I’ve tried to simplify it.
- The separation between the gas line and the waterline is shown to be 3’- that should be 3’ from edge of pipe to edge of pipe. With a 12” waterline, the separation is quickly eaten up by the diameter of the pipe.
We have shifted the gas line over to provide 4-feet from center of pipe to center of pipe, which will provide the 3-feet minimum clearance.

- The waterline shall be installed with 3.5' of cover. If conflicts exist at that elevation, pre-fab steep loops will be required to loop the waterline under the conflict. These loops are expensive and often have a long lead time- if possible, it would be beneficial to eliminate any conflicts. There appears to be a few conflicts with storm drain crossings currently.
We have adjusted the depth of the storm drain line to take it under the water line with adequate clearances. No loops will be required.
- Label size of stubs and provide valves flanged to the tees for these stubs.
We have labeled the stubs and tees to future connections to the new building.
- What size water meter are you going to need for the new building? For meters between ¾" and 2" the District will tap the mainline. For meters larger than 2", the contractor will provide the tap.
We will need a 4"inch Water Meter and Vault. We are showing a 4" stub for the waterline.
- You show a temporary connection to building F. This line will need to be metered.
We have added a 1" line to Building F with a meter.
- It appears that you are removing the service to building G, but do not have a temporary service planned for it.
We will be maintaining a service to building G until fall of next year. We are showing a 1" water service line being relocated with a water meter.
- You are eliminating the fire hydrant on the south side of the project near building G. Obtain approval from the fire marshall. Because this building will remain in place during construction it is likely that he will not allow that fire hydrant to be removed without replacing it.
We are now showing this fire hydrant located slightly north and connected to the new 12-inch Waterline.
- It also appears that you are eliminating the service for irrigation, which is okay- I just want to make sure that you are aware of it.
Landscape Architect has located a temporary connection to existing irrigation system outside of future building location.
- Install proposed hydrant at the end of waterline between Buildings G and F in this phase to serve as a blow off.
Okay

SEWER COMMENTS

- Maintain sewer service throughout construction. Provide by-pass pumping as necessary.
- *Sewer System service will be maintained to each building throughout construction. Existing services will be maintained or relocated as show on the plans.
(Note 8 on Demolition Plan – Sheet CD100, states "DO NOT INTERRUPT any service outside of Demolition Limits).*
- The sewer running north and south in front of Building A and the gym is called to be abandoned when new building is completed. This line services the gym that is going to stay so it will need to remain in place or something else will have to be done with the gym.
This line will remain in place to a point approximately 10 feet north of existing sewer connection that service Gym.
- The 5' manhole on the east side of the project installed over the existing line appears to be in conflict with the storm drain line.
That Storm Drain line is to be abandoned. If temporary connection is needed it can tie into proposed storm drain catch basin just to the south.

- It appears that you are proposing to install a new manhole between Buildings F and G to maintain service to the buildings during construction. However it is not called out or shown as a proposed improvement on these plans.

We have now called out that this manhole be constructed as part of this project and a sewer stub be installed for the future building.

Let me know if you have any questions.

Tammy North
Taylorsville-Bennion Improvement District
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