Issue:	RMP DAYBREAK SUBTATION
	SITE PLAN & CONDITIONAL USE PERMIT
Address:	7028 W 11800 S
File No:	PLSPR202300017 & PLCUP202300012
Applicant:	Christopher Anderson, Rocky Mountain Power

Submitted by: Miguel Aguilera, Planner I Chris Clinger, Project Engineer

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** applications <u>PLSPR202300017</u> & <u>PLCUP202300012</u> to allow for construction of the RMP Daybreak Substation located at 7028 W 11800 S.

4.18 acres
A-1 Zone (Agriculture)
Vacant
MU (Mixed-Use)
North – A-1 / Agriculture (Vacant)
South $-$ Hermitian City West A_1 / A grigulture (Vecent)
west $-A-1/Agriculture (vacant)$
East – P-C / Residential Daybreak Area

SITE PLAN STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Title 16 & 17 of South Jordan City Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:

A conditional use may be commenced and operated only upon:

 a. Compliance with all conditions of an applicable conditional use permit;

b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

- c. Compliance with all applicable local, State, and Federal laws.
- 2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Site Plan Application and a Conditional Use Permit for a new Rocky Mountain Power Substation. The proposed substation will be constructed on the property located at 7028 W 11800 S. It is intended to provide power to future developments occurring west of Mountain View Corridor.

The substation property is 4.18 acres and zoned Agriculture A-1. Under this zone, utility uses are a conditional use. The applicant submitted civil drawings showing the proposed substation enclosed with ten-foot-high masonry walls. There will be two gated entrances with paved driveways from 11800 South. Road rock and yard rock will cover the ground inside the walls of the substation. The submitted photometric plan indicates there will be four pairs of LED flood lights mounted on 35-foot-tall poles. No lighting is shown to be leaving the substation property or shine onto nearby properties. The submitted landscape plan shows that the project meets the zone's landscape requirements.

Additionally, the applicant submitted a signed roadway dedication agreement and submitted a bond to fulfill RMP's obligation for the improvements they are required to install along 11800 South.

City Code requires utility services uses have a 1,000 square foot residential protection area buffer, but allows the City Engineer and Planning Director to modify that requirement where the applicant has shown good cause and it is in the best interest of the City. The City Engineer and Planning Director have determined that there is good cause and it is in the best interest of the City to modify this requirement because: the proposed location is not next to existing residents; power substations are commonly found near residential uses; power substations have much less impact compared to other utilities that are also subject to the residential protection buffer; and a substation in this area is necessary to provide power to the large amount of development planned or currently under construction in the area.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the A-1 zone.
- The substation requires a conditional use permit approval due to the utility use.
- The substation is intended to provide services to future developments west of Mountain View Corridor.
- RMP submitted a bond as part of the roadway dedication agreement.
- The residential area protection buffer will be reduced to allow the RMP substation to operate on the property, which will be near future residences.
- Staff has not identified any potential detrimental effects that the proposed substation may cause to the immediate neighboring properties or the area in general.

Conclusion:

• The proposed use does not appear to violate any health, safety or welfare standards. In addition, staff was not able to identify any detrimental effects to the adjacent properties. Therefore the planning staff recommends approval of the application.

Recommendation:

• Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Applications, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve the Applications with conditions.
- Deny the Applications.
- Schedule the Applications for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Land Use Map
- Civil Drawings

Photometric Plan

- Landscape Plans
- Road Dedication Agreement

_Miguel Aguilera____

Miguel Aguilera Planner I

Brad Klavano Brad Klavano (Oct 19, 2023 09:56 MDT)

Brad Klavano, P.E. City Engineer Aerial Map City of South Jordan Rocky Mountain Power Daybreak Substation

Address: 7028 West 11800 South



Zoning Map City of South Jordan Rocky Mountain Power Daybreak Substation



Legend Agriculture (A-1) Commercial Industrial (C-I) Daybreak Planned Community Zone (P-O)

Land Use Map City of South Jordan Rocky Mountain Power Daybreak Substation









FILE LOCATION: Z: \2022 PROJECTS \22-135 (Daybreak-New 70 West Sub, Salt Lake City, UT, Pacificorp)(PGE) \Civil Drawings \204688.000 SAVED BY: (BSTALSBY) 8/8/2023 11:04 AM PLOTTED BY: (BRETT STALSBY) 8/8/2023 1:55 PM

ATTACHED XREFS: 204680.000.XB.DWG



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	GRADING DRAWING NOTES		PROV	ARQUIS/		
	LAYOUT: 1 THE BASELINES SHALL BE ESTABLISHED AS SHOWN AND THE EAST-WEST		ED AF	:/PGE J. M		
	BASELINE SHALL BE PERPENDICULAR TO THE NORTH-SOUTH BASELINE.		HECK	AARQUE		
	2. THE BASIS OF HORIZONTAL AND VERTICAL CONTROL IS SHOWN ON SHEET 1. THE CONTRACTOR IS RESPONSIBLE FOR SETTING PROJECT BENCHMARKS AS REQUIRED FROM THE SURVEY MONUMENTS, AND SHALL PROTECT ALL MONUMENTS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. IF ANY MONUMENTS ARE DISPLACED THEY SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.	A	ES./ DR. C	I. PITT/PGE A. M		
	3. ALL RADII OF INTERNAL ROADWAYS ARE 5 FEET UNLESS OTHERWISE NOTED.		ER D	/PGE W		+
	GRADING UNLESS OTHERWISE DESIGNATED:		NGINE	ARQUIS		
	CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL PERMIT OR NOTICE OF INTENT (NOI) TO BE POSTED ON SITE. THE CONTRACTOR SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMP'S) AS DEFINED IN THE SWPPP.		Ш	Υ.Υ.Υ.		
	2. ALL STORM WATER MANAGEMENT FACILITIES, SUCH AS DITCHES, PONDS, CATCH BASINS, PIPES, ETC. SHALL BE INSTALLED AND/OR CONSTRUCTED TO A FINISHED STATE AS SOON AS PRACTICAL IN ORDER TO MANAGE RUNOFF DURING CONSTRUCTION. ALL EROSION CONTROL BMPS SHALL BE INSTALLED DURING CONSTRUCTION PER THE EROSION CONTROL PLAN OR SWPPP.					
	3. THE TOP LAYER OF UNSUITABLE ORGANIC TOPSOIL WITHIN THE GRADING LIMITS SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES. AFTER THE SITE HAS BEEN GRADED TO SUB-GRADE THE SITE SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK (WITH 90 P.S.I. TIRE PRESSURE). SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER THE MOVING LOAD OF THE LOADED DUMP TRUCK SHALL BE STRIPPED TO FIRM, UNDISTURBED SOIL AND REPLACED WITH AN APPROVED BACKFILL PER SPECIFICATIONS.	В	REVISIONS) SIDEWALK		
	4. EXCAVATED SOIL THAT CANNOT BE USED FOR FILL OR LANDSCAPING SHALL BE DISPOSED OF OFF-SITE UNLESS PRE-APPROVED TO STOCKPILE AT AN APPROVED LOCATION. TOPSOIL THAT WILL BE USED FOR SEED BEDDING SOIL SHALL BE TEMPORARILY STOCKPILED. RE-SEED ALL CUT AND FILL SLOPES OUTSIDE OF THE SUBSTATION PER NOTE 16.			.D Note & revised		
	5. ELEVATIONS SHOWN ON THE GRADING PLAN ARE FINISHED GRADE ELEVATIONS (UNLESS NOTED OTHERWISE), WHICH IS DEFINED AS THE TOP OF FINISH ROCK WHERE YARD AND ROAD ROCK IS SHOWN. THE SUB-GRADE ELEVATIONS ARE BELOW THE FINISH ROCK, WHICH IS THE TOP OF STRUCTURAL BACKFILL, AGGREGATE BASE OR UNDISTURBED EARTH. ALL GRADES SHALL BE COMPACTED AS REQUIRED IN THE SPECIFICATIONS. SEE THE TYPICAL SECTIONS AND DETAILS SHOWN ON SHEET 4.			WO# 10076178 ADDE		
	 THREE (3) INCH COMPACTED THICKNESS OF BASE ROCK SHALL BE PLACED OVER THE SUBSTATION YARD AREA SUB-GRADE FOR A CONSTRUCTION PAD IF WEATHER WARRANTS. 	С	DATE	08/07/23		
	7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN A 2:1 SLOPE.		No	-		
	8. NATIVE BACKFILL RG-1 (IF APPROVED FOR USE) AND IMPORTED STRUCTURAL FILL RG-2 SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SITE GRADING SPECIFICATION, SECTION 02120.			4 2	OMPANY	
	9. FINISH ROCK SHALL NOT BE INSTALLED UNTIL ALL UNDERGROUND CONDUITS, GROUNDING AND UTILITIES ARE INSTALLED AND TRENCHES ARE BACKFILLED.				y energy c	
	10. ALL AREAS NOT DESIGNATED AS ROADWAYS WITHIN THE SUBSTATION, AND THE FIVE (5) FOOT SHOULDER ADJACENT TO AND OUTSIDE OF THE SUBSTATION FENCE, SHALL RECEIVE FOUR (4) INCHES OF YARD FINISH ROCK. THERE SHALL BE A MINIMUM OF SIX (6) INCHES OF NATIVE RG-1 OR IMPORTED STRUCTURAL FILL RG-2 TO REPLACE THE SUB-GRADE IF IT IS UNSUITABLE AND CANNOT MEET COMPACTION REQUIREMENTS AFTER PROOF-ROLLING. SEE TYPICAL SECTION ON DETAIL SHEET.			PACIFI	a Berkshire Hathawa	
	11. ALL AREAS DESIGNATED AS NEW ROADWAY SHALL HAVE FOURTEEN (14) INCHES OF AGGREGATE BASE COURSE AND SIX (6) INCHES OF ROAD FINISH ROCK. SEE TYPICAL SECTION ON DETAIL SHEET.	D		, bce	/PGE	/PGE
	 AGGREGATE BASE COURSE AND FINISH ROAD ROCK SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SPECIFICATIONS FOR DETAILS. 			ENG. . BEESMER/	ARDINGTON	ENG. PARDINGTON
	 FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOSTRATA, PROJECT NO. 1154–013, DATED APRIL 20, 2022. 			DISCIPLINE DANIEL DANIEL	GE CHRIS F	CHRIS F
	14. CULVERTS SHALL BE EIGHTEEN (18) INCHES IN DIAMETER ASTM C-76 CLASS IV REINFORCED CONCRETE PIPES.			- Ω	LILIAMSON/F	ARDING ION/F
	15. CLEAR & GRADE DITCHES AS REQUIRED FOR NEW CULVERTS AND INSTALL RIPRAP AT PIPE ENDS AS DETAILED ON PLANS.			007617	DES. M. W	сн. с. н =30'
	16. DISTURBED SLOPES OUTSIDE OF THE SUBSTATION AREA SHALL HAVE A CULTIVATED SURFACE SOIL OR ADEQUATE GROWING MEDIUM IN A CONDITION FAVORABLE FOR SEED GROWTH. REMOVE ALL ROCKS, WEEDS, DEBRIS AND MATTER DETRIMENTAL TO SEED GERMINATION AND GROWTH. THE SEED MIXTURE SHALL INCLUDE A VARIETY OF GRASSES WHICH ARE SUITABLE TO THE LOCAL CLIMATE, AND SHALL BE SUPPLIED BY A STATE CERTIFIED SEED VENDOR. THE SEED AND FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SEED SUPPLIER. IF MULCH IS USED IT SHALL BE FREE OF NOXIOUS WEED SEEDS AND PLANTS, AND IT SHALL BE PROCESSED TO HAVE THE ABILITY TO COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL. THE CONTRACTOR SHALL USE HYDRO-SEEDING TECHNIQUES, OR AN APPROVED EQUIVALENT, TO APPLY THE SEED AND MULCH. IF VEGETATION CANNOT BE ESTABLISHED DUE TO THE CLIMATE CONDITIONS THEN BLANKETS SHALL BE INSTALLED ON SIDE SLOPES THAT ARE VULNERABLE TO EROSION (SEE DETAILS ON SHEET 5). ALL SEEDS	E		PROJ/ER# 10 PL# 015207	ENC.D. BEESMER/PGE	SHEET DR. M. WILLIAMSON/PGE. 1 2 SCALE: 1
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- JOINT

SEALANT

- BOND BREAKER

MATERIAL

±½"

SCALE: 6"=1'-0"

TYP

- EXISTING GRADE, TYP.

1. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED ACCORDING TO S

- 2. PIPE BEDDING MATERIAL SHALL MEET MANUFACTURER'S RECOMMENDATIONS.
- CONSIST OF WELL-GRADED SAND WITH 100% PASSING THE 3/8-INCH SIEVE 3. PLACEMENT OF BEDDING MATERIAL, PIPE, OR TRENCH BACKFILL SHALL NOT
- CIVIL ENGINEER. FROZEN SOILS SHALL NOT BE USED. 4. MINIMUM THICKNESS OF TRENCH BACKFILL (COVER) OVER PIPE SHALL BE PER PIPE
- SPECIFIED BY MANUFACTURER, MINIMUM COVER SHALL BE 24 INCHES, OR ONE PIPE
- 5. VEHICLE AND EQUIPMENT TRAFFIC SHALL NOT BE PERMITTED ACROSS THE TRENCH 6. FOR TWO OR MORE PARALLEL PIPES PLACED IN A COMMON TRENCH, PIPES MUST B SPACE A MINIMUM 12 INCHES; PIPES GREATER THAN 24" IN DIAMETER (D) - SPACE PLACED BETWEEN PIPES.
- 7. TRENCHES SHALL BE ACCURATELY GRADED TO PROVIDE UNIFORM SUPPORT THROUGH 8. TRENCHES MUST BE DEWATERED BEFORE PLACEMENT OF BEDDING MATERIAL, PIPE OF CONTACT THE CIVIL ENGINEER PRIOR TO PROCEEDING.
- 9. TRENCHES SHALL BE BACKFILLED AS SOON AS PRACTICAL

- 10. PROPER PLACEMENT OF PIPE BEDDING MATERIAL BELOW AND ADJACENT TO PIPE IS BE PLACED AS SHOWN ON THE DETAIL AND ACCURATELY GRADED AND COMPACTED MATERIAL SHALL BE MOISTURE-CONDITIONED TO ALLOW ADEQUATE COMPACTION. PR LOADING OF THE BELLS AND JOINTS IS NOT PERMITTED.
- 11. PLACE AND LEVEL BEDDING MATERIAL WITHIN THE HAUNCH AREA BY HAND TO PREVE SPRING-LINE (CENTER LINE) IN LIFTS NOT TO EXCEED 3 INCHES IN THICKNESS AND BEDDING TO FIT BOTTOM OF PIPE AND TO UNIFORMLY SUPPORT BARREL OF PIP
- 12. PLACE AND COMPACT PIPE ZONE BACKFILL IN MAXIMUM 6-INCH THICK LIFTS AS SHO PROVIDE A MINIMUM 6 INCHES OF COMPACTED PIPE ZONE BACKFILL OVER PIPE BEFO FROM IMPROPER BACKFILL PLACEMENT SHALL BE IMMEDIATELY REPAIRED BY CONTRA
- 13. TRENCH BACKFILL SHALL NOT BE PLACED UNTIL PIPE ZONE BACKFILL HAS BEEN INSP
- 14. TRENCH BACKFILL SHALL BE PLACED AND COMPACTED ACCORDING TO SPECIFICATION

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ELY. ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE CONSTRUCTION BEGINS, THE BANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY PACIFICORP. UNDER S SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME TION.		ENGINEER
MBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH PES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS THE SLOPE. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A NCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS IG BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND TURAL TERRAIN.		
ACTICES MAY INCLUDE, BUT NOT BE LIMITED TO TEMPORARY SEEDING, PERMANENT G, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PRESERVATION OF ON, AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR ALL BE AVOIDED. EXCEPT AS PROVIDED BELOW, STABILIZATION MEASURES SHALL BE N AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES Y CEASED, BUT IN NO CASE MORE THAN 15 DAYS AFTER ACTIVITY IN THAT PORTION PERMANENTLY CEASED.	В	REVISIONS
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INED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE JDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY EAS, BENCHED AREAS, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR IVITIES. CUT AND FILL SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION ATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.	С	
TS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.		DATE
DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, TIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH THE COUNTY OF		
SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.		
TES DING MIXTURES MUST BE DONE ON A SITE SPECIFIC BASIS WHICH ACCOUNTS FOR THE ROPERTIES, CLIMATIC FACTORS, TOPOGRAPHIC POSITION AND FEASIBILITY. ING SHALL BE DONE WHERE DEEMED NECESSARY TO HASTEN THE RETURN OF E CHARACTERISTICS AND ON ANY FINISHED SLOPE WHICH WILL REMAIN UNDISTURBED FOR S. EN SPACE AREAS, AND CUT AND FILL AREAS, SHALL RECEIVE AN ACCEPTABLE SEED MIX.	D	A BERGSHIRE HATHAWAV
RESENTATIVE 10' x 10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING		3. ESMER/PGE INGTON/PGI
ILIZER SHALL BE APPLIED TO ALL SLOPES RECEIVING SEED. APPLICATION RATES OF THE BE STRICTLY ADHERED TO.		DISCIPLINE EN DANIEL BE PROJECT ENG. CHRIS PARC APPROVAL ENG CHRIS PARC
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ABLE PLANT MATERIAL SUCH AS COCONUT EXCELSIOR, VITHIN BIODEGRADABLE OR PHOTO DEGRADABLE NETTING. UNLESS OTHERWISE SPECIFIED. ENCASING MATERIAL TED CONCRETE OR OTHER CONTAMINATING MATERIALS BE FREE FROM CUTS, TEARS OR WEAK PLACES AND OMPOST FILLER SHALL MEET THE MATERIAL CY.	E	PROJ/ER# 1007617 PL# 015207 DATE: 07/07/202 ENG.D. BEESMER/PGE DES. M. W DR. M. WILLIAMSON/PGE CH. C. Pl SCALE: AS_NOTEE
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EACH RAINFALL TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. DAMAGED WATTLES SHALL BE PECT THE SLOPES AFTER EACH SIGNIFICANT STORM L BE REPLACED AND REPAIRED IMMEDIATELY. TE HALE THE THICKNESS OF THE WATTLE		UTAH UTAH ETAILS
LE OR HAULED TO AN APPROVED LOCATION OFFSITE. ITLY AGAINST THE SOIL TO ELIMINATE GAPS BETWEEN City of South Jordan Approved 09/27/2023 City Engineer		UBSTA UNTY, PLAN ROL D
VATTLE AND INTO THE SOIL. DRIVE THE STAKE THROUGH INCH TO 2 INCHES OF STAKE EXPOSED ABOVE THE THROUGH THE WATTLE. ADDITIONAL STAKES MAY BE I HIGHLY EROSIVE OR VERY STEEP SLOPES. DIENT SIDE WHEN IT HAS REACHED ONE THIRD THE TORED IN THE STOCKPILE. HE SLOPE IS STABILIZED. AND THE PROJECT IS APPROVED BY PACIFICORP. THE	F	DAYBREAK SI ALT LAKE CO GRADING OSION CONT 204688
ND HAULED TO AN APPROVED LOCATION OFFSITE. THE ID MULCHED.		ER ES
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LOCATION, 7, 2022 DBO ECTS 22 135 (Daybroak Now 70 West Sub Salt Lake City	UT Desificare (DCE) Civil Drawings 204699 000 SAVED DV (DSTALSDV) 7/	19 /2023 1.40 DM DIATTED DV. (DDETT STALSDV) 7 /19 /2023 2.17
LUCATION: Z: ZUZZ PROJECTS ZZ-TSS (Daybreak-new 70 west sub, sait lake city	, UI, FUCHICOLD/(FUE)/CIVIL DIDWINDS/204000.000 SAVED DI.(DSTALSDI) //	10/2023 1.40 FM FLUITED DI.(DRETT STALSDI) //10/2023 2.1/
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FILE LOCATION: Z: \2022 PROJECTS \22-135 (Daybreak-New 70 West Sub, Salt Lake City, UT, Pacificorp)(PGE) \Civil Drawings \204688.000 SAVED BY: (BSTALSBY) 8/8/2023 11:04 AM PLOTTED BY: (BRETT STALSBY) 8/8/2023 1:58 PM

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Point Table							
176	GUTTERLINE	5106.96	14724081.17	1346042.02			
177	GUTTERLINE	5106.52	14724080.57	1346083.62			
178	GUTTERLINE	5105.40	14724079.43	1346162.71			
179	GUTTERLINE	5101.19	14724076.68	1346353.60			
180	GUTTERLINE	5099.45	14724075.55	1346432.68			
181	GUTTERLINE	5096.90	14724074.69	1346491.97			
182	TOP OF CURB	5107.46	14724081.67	1346042.03			
183	TOP OF CURB	5107.00	14724081.05	1346085.06			
184	TOP OF CURB	5105.92	14724079.95	1346161.29			
185	TOP OF CURB	5101.66	14724077.16	1346355.04			
186	TOP OF CURB	5099.57	14724076.07	1346431.23			
187	TOP OF CURB	5097.40	14724075.19	1346491.98			
188	TOP OF SIDEWALK	5107.53	14724085.67	1346042.08			
189	TOP OF SIDEWALK	5106.97	14724084.94	1346093.06			
190	TOP OF SIDEWALK	5106.12	14724084.07	1346153.38			
191	TOP OF SIDEWALK	5101.57	14724081.05	1346363.04			
192	TOP OF SIDEWALK	5100.25	14724080.18	1346423.37			
193	TOP OF SIDEWALK	5099.57	14724079.81	1346449.20			
194	TOP OF SIDEWALK	5107.66	14724091.67	1346042.17			
195	TOP OF SIDEWALK	5106.98	14724090.83	1346100.34			
196	TOP OF SIDEWALK	5106.34	14724090.17	1346146.29			
197	TOP OF SIDEWALK	5101.52	14724086.94	1346370.32			
198	TOP OF SIDEWALK	5100.52	14724086.28	1346416.26			
199	TOP OF SIDEWALK	5099.73	14724085.77	1346451.77			
200	EDGE OF CURB & GUTTER	5107.13	14724079.18	1346042.00			
201	EDGE OF CURB & GUTTER	5097.07	14724072.69	1346491.95			
202	TOP OF SIDEWALK	5098.87	14724079.60	1346463.68			
203	TOP OF SIDEWALK	5098.49	14724085.51	1346469.76			
204	TOP OF SIDEWALK	5097.60	14724085.19	1346492.12			
205	TOP OF SIDEWALK	5099.30	14724075.75	1346453.14			
206	TOP OF SIDEWALK	5098.57	14724075.54	1346468.11			
207	TOP OF SIDEWALK	5098.37	14724079.48	1346472.16			
208	TOP OF SIDEWALK	5097.48	14724079.19	1346492.03			
209	CAT 1 STREET LIGHT	5103.68	14724080.43	1346267.03			
218	TOP OF SIDEWALK	5099.16	14724079.69	1346457.68			

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LAYOUT:		APPI	J. MAR	
 THE BASIS OF HORIZONTAL AND VERTICAL CONTROL IS SHOWN ON SHEET 1. THE CONTRACTOR IS RESPONSIBLE FOR SETTING PROJECT BENCHMARKS AS REQUIRED FROM THE SURVEY MONUMENTS, AND SHALL PROTECT ALL MONUMENTS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. IF ANY MONUMENTS ARE DISPLACED THEY SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR 		R. CHECKED	e a. Marquez/Pge	
GRADING UNLESS OTHERWISE DESIGNATED:		s./ Df	PITT/PG	
 PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL OBTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL PERMIT OR NOTICE OF INTENT (NOI) TO BE POSTED ON SITE. THE CONTRACTOR SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMP'S) AS DEFINED IN THE SWPPP. 		NGINEER DES	ARQUIS/PGE W.	
2. ALL STORM WATER MANAGEMENT FACILITIES, SUCH AS DITCHES, PONDS, CATCH BASINS, PIPES, ETC. SHALL BE INSTALLED AND/OR CONSTRUCTED TO A FINISHED STATE AS SOON AS PRACTICAL IN ORDER TO MANAGE RUNOFF DURING CONSTRUCTION. ALL EROSION CONTROL BMPS SHALL BE INSTALLED DURING CONSTRUCTION PER THE EROSION CONTROL PLAN OR SWPPP.		Ē	∑ 	
3. THE TOP LAYER OF UNSUITABLE ORGANIC TOPSOIL WITHIN THE GRADING LIMITS SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES. AFTER THE SITE HAS BEEN GRADED TO SUB-GRADE THE SITE SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK (WITH 90 P.S.I. TIRE PRESSURE). SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER THE MOVING LOAD OF THE LOADED DUMP TRUCK SHALL BE STRIPPED TO FIRM, UNDISTURBED SOIL AND REPLACED WITH AN APPROVED BACKFILL PER SPECIFICATIONS.	В	0		
4. EXCAVATED SOIL THAT CANNOT BE USED FOR FILL OR LANDSCAPING SHALL BE DISPOSED OF OFF-SITE UNLESS PRE-APPROVED TO STOCKPILE AT AN APPROVED LOCATION. TOPSOIL THAT WILL BE USED FOR SEED BEDDING SOIL SHALL BE TEMPORARILY STOCKPILED. RE-SEED ALL CUT AND FILL SLOPES OUTSIDE OF THE SUBSTATION PER NOTE 10.		REVISION	VISED SIDEWALK	
5. ELEVATIONS SHOWN ON THE GRADING PLAN ARE FINISHED GRADE ELEVATIONS (UNLESS NOTED OTHERWISE).			E & REV	
6. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN A 2:1 SLOPE.			DED NOT	
 NATIVE BACKFILL RG-1 (IF APPROVED FOR USE) AND IMPORTED STRUCTURAL FILL RG-2 SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SITE GRADING SPECIFICATION, SECTION 02120. ACCEPTATE DAGE COMPACTED TO 			0076178 ADI	
8. AGGREGATE BASE COURSE AND FINISH ROAD ROCK SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SPECIFICATIONS FOR DETAILS.	с	ш	/23 wo# 10	
9. FOR GEOTECHNICAL INFORMATION REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOSTRATA, PROJECT NO. 1154–013, DATED APRIL 20, 2022.		VO. DAT	1 08/07.	
10. DISTURBED SLOPES OUTSIDE OF THE SUBSTATION AREA SHALL HAVE A CULTIVATED SURFACE SOIL OR ADEQUATE GROWING MEDIUM IN A CONDITION FAVORABLE FOR SEED GROWTH. REMOVE ALL ROCKS, WEEDS, DEBRIS AND MATTER DETRIMENTAL TO SEED GERMINATION AND GROWTH. THE SEED MIXTURE SHALL INCLUDE A VARIETY OF GRASSES WHICH ARE SUITABLE TO THE LOCAL CLIMATE, AND SHALL BE SUPPLIED BY A STATE CERTIFIED SEED VENDOR. THE SEED AND FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SEED SUPPLIER. IF MULCH IS USED IT SHALL BE FREE OF NOXIOUS WEED SEEDS AND PLANTS, AND IT SHALL BE PROCESSED TO HAVE THE ABILITY TO COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL. THE CONTRACTOR SHALL USE HYDRO-SEEDING TECHNIQUES, OR AN APPROVED EQUIVALENT, TO APPLY THE SEED AND MULCH IF VEGETATION CANNOT BE ESTABLISHED DUF TO THE			CCIFICORPO ITE HATHAWAY ENERGY COMPANY	
CLIMATE CONDITIONS THEN BLANKETS SHALL BE INSTALLED ON SIDE SLOPES THAT ARE VULNERABLE TO EROSION (SEE DETAILS ON SHEET 5). ALL SEEDS AND APPLICATION TECHNIQUES SHALL BE PRE-APPROVED.			PA	
11. SEE SHEET 1 FOR LEGEND.	D			
			iscipline Eng. Daniel Beesmer/Pge Roject Eng. Chris Pardington/Pge	PPROVAL ENG. CHRIS PARDINGTON/PGE
	E	CIVIL	10076178 L 207 07/07/2023 F 07/07/2023 F F	LIAMSON/PGE CH. C. PARDINGTON/PGE 1
			PROJ/ER# PL# 015; DATE: ENG.D. BE	DR. M. WLI SCALE:
				SHEET 7
City Engineer City of South Jordan Approved 09/27/2023 Mon Delineer	F	JAYBREAK SUBSTATION	ALT LAKE COUNTY, UTAH GRADING PLAN TURE SITE DEVELOPMENT	204688.007
07/07/23			S DI	

SEE SHEETS 204688.003 THRU 204688.006 FOR PROFILES, SECTIONS AND DETAILS. 6 7

NOTE:

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- ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH JORDAN CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS. THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
- . THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- . THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES. STRUCTURES. SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- . ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- . CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.
- 8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SALT LAKE COUNTY SURVEYORS REQUIREMENTS.
- 9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.
- 10. ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY.
- 1. REQUEST FOR INSPECTION BY THE CITY OF SOUTH JORDAN ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED, EXCEPT IN AN EMERGENCY AS DEFINED BY THE SOUTH JORDAN CITY MUNICIPAL CODE 12.08.010.
- 12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- 14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.
- 15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- 16. CONTRACTOR TO FOLLOW SALT LAKE COUNTY NOISE ORDINANCE STANDARDS.
- 17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
- 19. DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES

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- 20.ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUE RIGHT OF WAY OR IN RECORDED EASEMENTS.
- 21. CONTRACTOR SHALL WORK SOUTH JORDAN CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM. IF CONTRACTOR PERMITS OVERTIME WORK OR WORK ON A SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY, CONTRACTOR SHALL RECEIVE PRIOR APPROVAL BY CITY ENGINEER. CONTRACTOR SHALL OBTAIN ALL PERM AND PAY OVERTIME INSPECTION FEE'S TO THE CITY OF SOUTH JORDA ON THE THURSDAY PRIOR TO THE SATURDAY, SUNDAY OR LEGAL HOLIDAY REQUESTED. THIS APPLIES TO ALL WORK WITHIN THE PUBLI RIGHT OF WAY INCLUDING TRAFFIC CONTROL AND ACCESS.
- 22.PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST SUBMITTED TO THE CITY OF SOUTH JORDAN STAMPED AND SIGNED E PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HEL TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS, NO REDL PLANS ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING INSTALLED AS PER DRAWINGS . AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTIT PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY.
- 23.FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE CHAPTER 9 OF SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPS.
- 24.ASPHALT PAVING BETWEEN OCTOBER 15 AND APRIL 15 IS NOT ALLOW WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT
- 25.TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TRE MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA - INTERNATIONAL SOCIETY OF ARBORICULTURE.
- 26.ALL SMALL CELL CONSTRUCTION MUST FOLLOW THE SOUTH JORDAN C SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES.
- 27.ALL CONSTRUCTION OF LOW IMPACT DEVELOPMENT (LID) MUST FOLLO THE SOUTH JORDAN CITY LOW IMPACT DEVELOPMENT HANDBOOK 2020 WITH THE DEVELOPMENT OF ANY RESIDENTIAL SUBDIVISION THAT PROPOSES LID IN PUBLIC PARK STRIPS, THE DEVELOPER MUST CONSTRUCT/INSTALL SUCH TO COMPLETENESS, INCLUDING BUT NOT LIMITED TO VEGETATION AND LANDSCAPE IRRIGATION. THE DEVELOPE IS RESPONSIBLE TO MAINTAIN THE LID (INCLUDING LANDSCAPE) UNT SUCH TIME THE DEVELOPER CONNECTS ANY LID LANDSCAPE IRRIGATI TO OWNER'S IRRIGATION OF THE RESPECTIVE BUILDING LOT. DEVELOP LID MAINTENANCE RESPONSIBILITIES INCLUDE BUT NOT LIMITED TO CLEANING, REPAIRING, PROTECTING AND CLEAR OF ANY DEBRIS. THE BUILDING LOT OWNER SHALL MAINTAIN IN PERPETUITY ANY LID CONSTRUCTED ANYWHERE ON THE BUILDING LOT, INCLUDING THE PAR STRIP AREA WITHIN PUBLIC RIGHT OF WAY.
- 28. WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR. MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW S FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS
- 29.0NE-WAY VALVES ARE REQUIRED ON RESIDENTIAL LAND DRAIN LINES THAT GO FROM A FOUNDATION DRAIN ON A HOME TO A PUBLIC STOR DRAIN SYSTEM.
- 1.2 CITY OF SOUTH JORDAN STREET LIGHT NOTES

- a.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.
- b.SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE CITY ENGINEER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE ENGINEERING INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.
- c.SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY.
- 2. ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.
- 3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- 4. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAIN WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO FACE OF THE STREET LIGHT POLE ON ALL SIDES.
- 5. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAI POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A

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	THE SOUTH JORDAN CITY STANDARD NOTES ARE REQUIRED TO BE INCLUDED AS PART OF ALL CONSTRUCTION PLANS FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT. PLANS SUBMITTED BY PUBLIC OR PRIVATE ENTITIES FOR ALL OTHER TYPES OF PROJECTS WITHIN CITY RIGHT-OF-WAY, ITS EASEMENTS OR PROPERTY SHALL REFERENCE THE	AND IRRIGATION LINES UNTIL 90% OF THE BOND HAS BEEN RELEASED. 20.ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.	SCHEMATIC FROM ROCKY MOUNTAIN POWER. POLE LOCATIONS AS SHOWN ON THE APPROVED PLANS MAY BE ADJUSTED IN THE FIELD BY THE ENGINEERING INSPECTOR AT TIME OF INSTALLATION AT NO ADDITIONAL COST TO THE CITY.	BEFORE BEING CONSTRUCTED. 4. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY 5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.
A	 1.1 SOUTH JORDAN CITY STANDARD NOTES AND SPECIFICATIONS. 1.1 SOUTH JORDAN CITY GENERAL NOTES 1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN SOUTH JORDAN CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS CITY MUNICIPAL CODE 	21. CONTRACTOR SHALL WORK SOUTH JORDAN CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM. IF CONTRACTOR PERMITS OVERTIME WORK OR WORK ON A SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY, CONTRACTOR SHALL RECEIVE PRIOR APPROVAL BY CITY ENGINEER. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY OVERTIME INSPECTION FEE'S TO THE CITY OF SOUTH JORDAN ON THE THURSDAY PRIOR TO THE SATURDAY, SUNDAY OR LEGAL HOLIDAY REQUESTED. THIS APPLIES TO ALL WORK WITHIN THE PUBLIC	 IT SHALL BE REQUIRED THAT IN THE ABSENCE OF AN EXISTING WORKABLE CIRCUIT TO ATTACH TO, THAT ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUITS IN THIS CASE DEVELOPER AND OR HIS ENGINEER SHALL CONTACT ROCKY MOUNTAIN POWER. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH 	APPROVED. 6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/ FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FI FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE
	THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS	RIGHT OF WAY INCLUDING TRAFFIC CONTROL AND ACCESS. 22.PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF SOUTH JORDAN STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS ADDROVED DESIGN DRAVINGS NO DEDI INFO	7. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF THE STREET LIGHT CIRCUITS AND/OR STREETLIGHT POLES, THOSE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE THE STREET LIGHT BASES ARE CONSTRUCTED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN OR ROCKY MOUNTAIN POWER. THE RESOLUTION MUST BE APPROVED BY THE CITY OF SOUTH JORDAN AND ROCKY MOUNTAIN POWER.	 RADIUS AND SHALL BE PAVED. 7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS ONE- HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WI AND ADDROVED THEN ADDIVIDE ADDIVIDED WI
	2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR	PLANS ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING INSTALLED AS PER DRAWINGS. AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY.	8. THE CONTRACTOR SHALL FURNISH A COMPLETE SERVICE TO THE TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON THE PLANS AND/OR IS DEEMED NECESSARY BY ROCKY MOUNTAIN POWER AND/OR SOUTH JORDAN CITY.	 AN APPROVED TURN AROUND AREA. 8. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT TSTART OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF TH FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON DOTH SIDES OF AN ACCESS DOADWAY IF NEEDED TO DESVENT AROUND AREA.
3	THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL	 23.FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE CHAPTER 9 OF SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPS. 24 ASPHALT PAVING BETWEEN OCTOBER 15 AND APPLIE 15 IS NOT ALLOWED. 	 9. A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION. 10. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A 10 DAY BURN 	ON EITHER SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKIN ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMI WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE
	TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.	25.TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA	 TEST OF THE STREET LIGHTS AFTER THEY ARE CONNECTED AND ENERGIZED BY ROCKY MOUNTAIN POWER. THIS TEST SHALL BE COORDINATED AND WITNESSED BY A SOUTH JORDAN ENGINEERING INSPECTOR. 11. EACH STREETLIGHT POLE SHALL HAVE ITS OWN PHOTO CELL 	 9. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SOUTH JORD
	3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY	26.ALL SMALL CELL CONSTRUCTION MUST FOLLOW THE SOUTH JORDAN CITY SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES.	INDEPENDENT OF A MASTER CONTROL. ON DOUBLE HEAD FIXTURES A SINGLE PHOTO CELL SHALL BE INSTALLED ON THE NORTH MOST FACING HEAD AND BE WIRED TO ENERGIZE BOTH HEADS. 1.3 <u>CITY OF SOUTH JORDAN GRADING NOTES</u>	CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROV. 10. ALL UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN SIX (6) INCHES DIAMETER AND HAVE A PIV BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WI
	COMPANY AT THE EXPENSE OF THE CONTRACTOR. 4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.	27.ALL CONSTRUCTION OF LOW IMPACT DEVELOPMENT (LID) MUST FOLLOW THE SOUTH JORDAN CITY LOW IMPACT DEVELOPMENT HANDBOOK 2020. WITH THE DEVELOPMENT OF ANY RESIDENTIAL SUBDIVISION THAT PROPOSES LID IN PUBLIC PARK STRIPS, THE DEVELOPER MUST CONSTRUCT/INSTALL SUCH TO COMPLETENESS, INCLUDING BUT NOT LIMITED TO VEGETATION AND LANDSCAPE IRRIGATION. THE DEVELOPER IS RESPONSIBLE TO MAINTAIN THE LID (THOUSDAY) AND CARES	1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.	MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART
	 5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION. 6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED. 	IS RESPONSIBLE TO MAINTAIN THE LID (INCLUDING LANDSCAPE) UNTIL SUCH TIME THE DEVELOPER CONNECTS ANY LID LANDSCAPE IRRIGATION TO OWNER'S IRRIGATION OF THE RESPECTIVE BUILDING LOT. DEVELOPER'S LID MAINTENANCE RESPONSIBILITIES INCLUDE BUT NOT LIMITED TO CLEANING, REPAIRING, PROTECTING AND CLEAR OF ANY DEBRIS. THE BUILDING LOT OWNER SHALL MAINTAIN IN PERPETUITY ANY LID	 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION 	IT'S CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THI WIV).
	7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS	28.WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE	 4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT 	 11. FOST INDICATOR VALUES (FIV) SHALL BE DETWILLING AND TO FEET FULL BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGH AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE MORE STORIES IN HEIGHT OR EQUIVALENT. 12. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE ADDARATUS SUPPORT THE FIRE ADDARATUS SUPPORT THE IMPOSED LOADS OF FIRE ADDARATUS SUPPORT THE IMPOSED FIRE ADDARATUS SUPPORT THE FIRE ADDARATUS SUPPORT THE IMPOSED FIRE ADDARATUS SUPPORT THE FIRE ADDARATUS SUPPORT THE FIRE ADDARATUS SUPPORT FIRE ADDARATUS SUPPORT FIRE ADDARATUS SUPPORT FIRE FIRE ADDARATUS SUPPORT FIRE FIRE ADDARATUS SUPPORT FIRE FIRE FIRE FIRE FIRE FIRE FIRE FIRE
	 8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER SALT LAKE COUNTY SURVEYORS REQUIREMENTS. 9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL 	DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS. 29.ONE-WAY VALVES ARE REQUIRED ON RESIDENTIAL LAND DRAIN LINES	 NECESSARILT THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR. 5. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TO EDANGES AND DEODESS OF COMPACTION. IN THE ADEALS INDICATED 	 13. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUINED
)	PLANS FOR THE PORPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.	1.2 <u>CITY OF SOUTH JORDAN STREET LIGHT NOTES</u>	HORIZONTAL VERTICAL COMPACTION A. PAVEMENT AREA SUBGRADE 0.1'+ +0.0'TO -0.1' SEE SOILS REPORT B. ENGINEERED FILL 0.5'+ +0.1'TO -0.1' SEE SOILS REPORT COMPACTION TESTING WILL BE PERFORMED BY THE DEVELOPER OR HIS	1.5 <u>SOUTH JORDAN CITY WATER NOTES</u>
	 10. ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY. 11. REQUEST FOR INSPECTION BY THE CITY OF SOUTH JORDAN ENGINEERING 	ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SOUTH JORDAN CITY STANDARDS AND N.E.C. (NATIONAL ELECTRIC CODE). A STREET LIGHT PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO THE CITY OF SOUTH JORDAN AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREET ICHT	 6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED. 	1. THE FOLLOWING SOUTH JORDAN CITY WATER NOTES ARE INTENDED FO GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTIO STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.
	DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED, EXCEPT IN AN EMERGENCY AS DEFINED BY THE SOUTH JORDAN CITY MUNICIPAL CODE 12.08.010. 12.WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO	AN ELECTRONIC COPY OF THE STREET LIGHT REDLINES, SHOWING THE	7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM THE PUBLIC WORKS DEPARTMENT.	2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASE FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING INSPECTOR AND THE PUBLIC WORKS DEPARTMENT (253-5230) PRIOR TO THE START OF CONSTRUCTION
=	COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR	SAME ITEMS LISTED ABOVE FOR THE STREET LIGHT PLAN, SHALL BE SUBMITTED TO THE SOUTH JORDAN CITY ENGINEERING DEPARTMENT AFTER THE STREET LIGHTS HAVE BEEN INSTALLED BUT PRIOR TO THEM BEING CONNECTED BY ROCKY MOUNTAIN POWER. 1. LOCATION OF THE STREET LIGHT POLE.	8. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN,	 3. ALL WORK WITHIN SOUTH JORDAN CITY SHALL CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
	DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. 14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN. POWER	 a.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. b.SHALL BE A MINIMUM OF 5 FEET FROM ANY TREE UNUFFOR WOLTEN. 	 IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES. ETC. 	4. FOR RESIDENTIAL DEVELOPMENTS – THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLI AND INSTALLED BY THE SOUTH JORDAN PUBLIC WORKS DEPARTMENT (DEVELOPER'S EXPENSE) THE DEVELOPER SHALL ALSO PROVIDE THE ST
	LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER. 15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS	C.SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY	10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.	 ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. 5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS – THE DEVELOPE SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDIN TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY SOUTH
	SOON AS POSSIBLE AFTER CONSTRUCTION. 16. CONTRACTOR TO FOLLOW SALT LAKE COUNTY NOISE ORDINANCE STANDARDS. 17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE	 ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING 	 1.4 <u>CITY OF SOUTH JORDAN FIRE DEPARTMENT NOTES</u> 1. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY 	 JORDAN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER. 6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAI PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE SOUTH JORE
-	PROJECT SITE. 18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.	CONSTRUCTION. 4. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. SHALL LEAVE A MINIMUM OF EIGHTEEN (18) INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES.	2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.	 7. SOUTH JORDAN PUBLIC WORKS DEPARTMENT MUST APPROVE WATER S DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME 48 HOUR NOTICE IS DECUTION.
	19. DEVELOPER IS RESPONSIBLE FOR LOCATING AND REPAIRING ALL UNDERGROUND STREETLIGHT WIRES, WATER LINES, STORM DRAIN LINES	5. ALL SERVICE POINT(S) SHALL BE COORDINATED WITH ROCKY MOUNTAIN POWER AND WHENEVER POSSIBLE BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINT(S) SHALL BE SHOWN ON THE PLANS WITH A	3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED	8. WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.
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6	7]		PROVED			
ТО А.	9. CONDITIONAL APPROVAL OF VALVED OUTLET (6 AND LARGER): IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE			CHECKED API			
OR	DEVELOPER'S EXPENSE.		A	DES./ DR.			
- -	10. ALL LINES TO BE PRESSURE TESTED ACCORDING TO SOUTH JORDAN CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE			GINEER			
	11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH			E			
TH	12.NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH						
ΉE E	13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED						
G ENT.	14. ALL WATER VAULTS WILL BE CONSTRUCTED PER CITY OF SOUTH JORDAN STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.		в				
TO OR	15.LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.			SNOISI			
AN	16.ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.			REV			
AN AL.	17.MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.						
N V	18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8 REBAR IS NOT ACCEPTABLE. MEGALUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.						
OF	19. WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND		с	Щ			
-	THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL FOULPMENT AND VEHICLES MUST BE PAID IN ADVANCE		1		NO.		
ROM F DR	20.CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.						
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FILE LOCATION: Z: \2022 PROJECTS\22-135 (Daybreak-New 70 West Sub, Salt Lake City, UT, Pacificorp)(PGE)\Civil Drawings\204722.000 SAVED BY: (BSTALSBY) 6/27/2023 2:54 PM PLOTTED BY: (BRETT STALSBY) 7/5/2023 3:22 PM

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DESIGN PARAMETERS		
 1. WIND: ASCE 7–16 115 MPH, EXPOSURE "C"		
2. SOIL LOAD BEARING VALUES: VERTICAL SOIL BEARING PRESSURE = 3,000 psf		DES.
3. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOSTRATA, DATED APRIL 20. 2022 PROJECT NO. 1154-013		
4. REFER TO THE GROUNDING PLAN FOR GROUNDING THE FENCE AND GATES, AND HOW TO CONNECT TO THE GROUNDING GRID.		
 GENERAL CONCRETE NOTES		
PSI AT 28 DAYS WITH $6\% \pm 1\%$ ENTRAINED AIR. 2. ALL REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.		
3. TIE WIRE SHALL BE #18 GAUGE MINIMUM. 4. TOOL EDGE ALL HORIZONTAL & VERTICAL CORNERS OF		
CONCRETE. 5. MINIMUM REINFORCING COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE: CONCRETE CAST AGAINST EARTH		
6. HORIZONTAL TOLERANCE FOR STEEL EMBEDS & CONDUIT LOCATION TO BE $\pm \frac{1}{8}$ ".		
7. SEE CONCRETE SPECIFICATION SECTION 03100 FOR DETAILED CONCRETE REQUIREMENTS.		
SPACING PRIOR TO INSTALLATION. SECURE GATE POST IN VERTICAL POSITION PRIOR TO PLACING FOUNDATION. CONTACT ENGINEER FOR ANY DEVIATION FROM DESIGN DRAWING.		
9. ALL REINFORCING STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE 2004 ACI DETAILING MANUAL.		
10. SECURE POST INSTALLED ANCHORS IN CURED CONCRETE IN ACCORDANCE WITH THE HILTI MANUFACTURER INSTRUCTIONS, WITH THE FOLLOWING EXCEPTIONS:		
HOLES SHALL BE DRILLED TO SPECIFIED DEPTH AND DIAMETER USING ROTARY HAMMER DRILL WITH CARBIDE-TIPPED FLUTED OR CRUCIFORM BIT ONLY.		ġ
DIAMOND-CORING SHALL NOT BE PERMITTED, EXCEPT FOR CUTTING THROUGH REBAR.		
 MATERIAL AND FABRICATION NOTES		
2. FORM TOP 6" OF TERMINAL AND GATE POST FOOTINGS SQUARE.		
 3. INSTALL ¼" MINIMUM PREMOLDED JOINT FILLER AT EACH SIDE OF GATE CURB. 4. THE PRECAST DECORATIVE CONCRETE WALL SHALL HAVE AN 		
ARCHITECTURAL TEXTURE STAINED TO LOOK AND FEEL LIKE A REAL MASONRY OR STONE WALL. THE WALL DESIGN AND ENGINEERING SHALL BE PROVIDED BY THE CONTRACTOR AND		
SHALL BE TO THE LINES, GRADES AND DIMENSIONS THAT ARE SHOWN ON THESE PLANS AND SHALL BE APPROVED PRIOR TO CONSTRUCTION. THE WALL DESIGN SHALL INCLUDE SUPPORT CALCULATIONS, DRAWINGS, PLAN VIEWS, ELEVATIONS, SECTIONS.		SMER/PGE SMER/PGE INGTON/PG
MEASUREMENTS, DIMENSIONS, MATERIALS, TOLERANCES, AND DESIGN SPECIFICATIONS. THE DESIGN SHALL ALSO INCLUDE THE COLUMNS, FOUNDATIONS AND LEVELING PAD AS REQUIRED. SEE		IPLINE ENC JANIEL BEE JECT ENC. ROVAL ENC. HRIS PARD
CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE WALL DESIGN AND ALL COMPONENTS FOR APPROVAL PER SPECIFICATION 04100.	-	
 SEE GRADING PLAN FOR FINISHED GRADE ELEVATIONS. 18"x24" SIGNS (SUPPLIED BY COMPANY) SHALL BE PLACED PER 		CIV 5178 2. PARDINGTC 2. PARDINGTC
SPECIFICATION 02812. HAZARDOUS VOLTAGE WARNING SIGNS SHALL BE PROVIDED PER PACIFICORP STANDARD SG001.		10076 17/07/2 PGE DES. 1 1"=3(
 REFERENCE SPECIFICATION SECTIONS • 02121 GENERAL EXCAVATION AND BACKETLI SOUNAL SECTIONS		I5207 C BEESMER/ WILLIAMSON
 02130 AGGREGATE BASE COURSE 02134 ROAD FINISH ROCK 02132 YARD FINISH ROCK No. 12540162-2202 		PL# O/FL# O/FL#O/FL# O/FL#O/FL#O/FL#O/FL#O/FL#O/FL#O/FL#O/FL#
 02810 CHAIN LINK FENCING AND GATES 02815 CANTILEVER SLIDE GATE 03100 REINFORCED CONCRETE 04001 SCREENING WALL AND GATES 		SHEET 1 OF 2
• 16520 GROUNDING SYSTEM		HAT HAT
 INDICATES 10'-0" MIN. PRECAST CONCRETE WALL		STATI TY, U NALL 01
BASELINE (SEE GRADING PLAN DWG. 204688 FOR LOCATIONS OF BASELINES) INDICATES NUMBER OF SIGNS (FOR EACH TYPE OF SIGN)		SUBS COUN ING /
$\langle \# \rangle$ PER FENCE RUN ON PLAN VIEW. ALSO INDICATES <u>TOTAL</u> NUMBER OF EACH SIGN AS SHOWN UNDER EACH SIGN DETAIL. F		BREAK FENC CREEN 2047
 REFERENCE DRAWINGS 204681 GENERAL PLAN		DAYE ALT I S(
204688 GRADING PLAN 204686 GROUNDING PLAN 204680 FOUNDATION PLAN		S z
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SCALE: 3/4"=1'-0"

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I R.		В	REVISIONS
MPACTED AGGREGATE SE COURSE PECIFICATION 02130)		С	NO. DATE
		D	PACIFICORF A REPORTING FULLING CONTINUE
			CIVIL 0076178 DISCIPLINE ENG. 07/2023 PROJECT ENG. DES. M. WILLIAMSON/PGE CHRIS PARDINGTON/PGE CH. C. PARDINGTON/PGE APPROVAL ENG. NOTED CHRIS PARDINGTON/PGE
GENERAL C	ity Engineer of South Jordan oved 09/27/2023 Liver City Engineer ONCRETE NOTES	E	DN PROJ/ER# 1 TAH PROJ/ER# 1 PL# 015207 DATE: 07/0 ENG.D. BEESMER/PGE 5 SCALE:
 ALL CONCI PSI AT 28 2. SEE CONCI CONCRETE 3. ALL REINF CONFORMIN 4. TOOL EDGE 6 INCHES 5. TIE WIRE 6. ALL REINF WITH THE 7. MINIMUM I NOTED OT CONCRET 	DAYS WITH 6% ± 1% ENTRAINED AIR. RETE SPECIFICATION SECTION 03100 FOR DETAILED REQUIREMENTS. ORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL NG TO ASTM A615 GRADE 60. E ALL 90 DEG. HORIZONTAL & VERTICAL CORNERS TO BELOW FINISHED GRADE. SHALL BE #18 GAUGE MINIMUM. ORCING STEEL SHALL BE FABRICATED IN ACCORDANCE 2004 ACI DETAILING MANUAL. REINFORCING COVER SHALL BE AS FOLLOWS, UNLESS HERWISE: TE CAST AGAINST EARTH	F	DAYBREAK SUBSTATI SALT LAKE COUNTY, U FENCE PLAN CONCRETE DETAILS 204722.005
ALL OTH	IER SURFACES2" 7		REVISION

DEMOLITION NOTES

PERFORM CLEARING AND GRUBBING AS NECESSARY TO PREPARE SITE FOR ROUGH GRADING AND EXCAVATION AS DESCRIBED IN CONTRACT DOCUMENTS.

TREE AND BRUSH REMOVA A. CUT OFF TREES, SHRUBS, BRUSH, AND VEGETATIVE GROWTH 12 INCHES (300 MM) MAXIMUM ABOVE GROUND.

- B. DO NOT PULL UP OR RIP OUT ROOTS OF TREES AND SHRUBS THAT ARE TO REMAIN. IF EXCAVATION THROUGH ROOTS IS REQUIRED, EXCAVATE BY HAND AND CUT ROOTS WITH SHARP AXE. MAKE CLEAN,
- SMOOTH, SLOPING CUTS. C. CUT ROOTS 6 INCHES (150 MM) OR LARGER IN DIAMETER ONLY WITH ARCHITECT'S WRITTEN PERMISSION

- A. GRUB OUT STUMPS AND ROOTS 12 INCHES (300 MM) MINIMUM BELOW ORIGINAL GROUND SURFACE. B. ENTIRELY REMOVE ROOTS OF PLANTS THAT NORMALLY SPROUT FROM ROOTS, AS IDENTIFIED BY ARCHITECT.
- REMOVE FROM THE SITE, TREES, SHRUBS, UPROOTED STUMPS, VEGETATIVE LAYER, AND SURFACE DEBRIS AND DISPOSE OF LEGALLY.
- DO NOT BURY CUTTINGS, STUMPS, ROOTS, AND OTHER VEGETATIVE MATTER OR BURNT WASTE MATERIAL ON SITE.
- BEFORE GRADING, DIG OUT WEEDS FROM PLANTING AREAS BY THEIR ROOTS AND REMOVE FROM SITE. REMOVE ROCKS LARGER THAN 1-1/2 INCHES (38 MM) IN SIZE AND FOREIGN MATTER SUCH AS BUILDING RUBBLE, WIRE, CANS, STICKS, CONCRETE, ETC.
- REMOVE IMPORTED PAVING BASE MATERIAL PRESENT INS PLANTING AREAS DOWN TO NATURAL SUBGRADE OR OTHER MATERIAL ACCEPTABLE TO ARCHITECT.
- 6. DO NOT EXPOSE OR DAMAGE EXISTING SHRUB OR TREE ROOTS.
- PERFORM FINE GRADING OF SUBGRADE WORK REQUIRED TO PREPARE SITE FOR LANDSCAPE IMPROVEMENTS AS DESCRIBED IN CONTRACT DOCUMENTS.

COMMON EARTHWORK NOTES

- 1. VERIFICATION OF CONDITIONS: A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
- B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT CLEARANCE IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES. C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS
- MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
- D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.

PROTECTION: A. SPILLAGE

- AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
- 2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
- B. DUST CONTROL: TAKE PRECAUTIONS NECESSARY TO PREVENT DUST
- NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES. 2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
- C. EXISTING PLANTS AND FEATURES: 1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF
- EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN. 2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH
- SPREAD. 3. INTERFERING BRANCHES MAY BE REMOVED ONLY
- WITH PERMISSION OF ARCHITECT.
- 4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
- 5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE
- 6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.
- REPAIR / RESTORATION: A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO
- GRADE B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND
- VAULTS. C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND
- NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.
- NON-CONFORMING WORK:
- A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY. OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

PLANTING NOTES:

- 1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- 2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
- 3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS: A. STAKE LOCATIONS AND OUTLINE AREAS B.SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE
- PLANTING. C.MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
- 4. MAINTENANCE A.GENERAL:
- 1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
- 2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR **IRRIGATION WINTER SHUT-DOWN, BEGIN** MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREFROM
- 3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE END OF MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL
- THIRTY (30) DAYS FROM DATE OF REPLACEMENT. B. TREES, SHRUBS, AND PLANTS: 1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
- 2. RESTORE PLANTING BASINS. 3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS
- AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. 4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS
- FREE OF INSECTS AND DISEASE. 5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING
- SYSTEM. PROTECTION
- A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES
- B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS
- C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED. D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM
- DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
- E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.
- 1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS: A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER. CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
- B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION. C. WARRANTY TREES TO LIVE AND REMAIN IN
- STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.

- DELIVERY, STORAGE, AND HANDLING A. DELIVERY AND ACCEPTANCE REQUIREMENTS: 1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. 2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- 3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE 4. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN
- SUCH A MANNER AS TO DESTROY NATURAL SHAPE. 5. PROVIDE PROTECTIVE COVERING DURING DELIVERY. B. STORAGE AND HANDLING REQUIREMENTS; 1. HANDLE BALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS
- DURING DELIVERY. 2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE
- 3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT 4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. 5. DO NOT STORE PLANT MATERIAL ON PAVEMENT. 6. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS
- IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.

PLANT MATERIA

C. QUALITY:

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LISTED.

OF HEIGHT.

- A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY 10. PLANTING ON CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1. B. PLANT NAMES USED IN PLANT LIST CONFORM TO 'STANDARDIZED PLANT NAMES' BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS. 2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO
- 3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER. 4. BARE ROOT TREES ARE NOT ACCEPTABLE. 5. PROVIDE PLANT MATERIALS FROM LICENSED
- NURSERY OR GROWER. D. MEASUREMENTS: 1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT
- MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST. 2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT
- GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WOULD BE CLASSIFIED AS 12 INCH (300 MM) STOCK. 3. PLANTS PROPERLY TRIMMED AND TRANSPLANTED SHOULD MEASURE SAME IN EVERY DIRECTION.
- MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND. 5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT
- MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE 6 PLANT MATERIALS LARGER THAN THOSE SPECIFIED
- MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
- a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS. b) IF AT NO ADDITIONAL COST TO OWNER. c) IF SIZES OF ROOTS OR BALLS ARE INCREASED
- PROPORTIONATELY. E. SHAPE AND FORM: 1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
- 2. WELL GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S

- A.IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
- **B.PLANT EXCAVATION SIZE** 1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
- 2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH. C.UNLESS EXCAVATED MATERIAL MEETS TOPSOIL **REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING**
- NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES. D.ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
- E.WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
- 1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
- 2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
- 3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1 200 MM) DEEP IN LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
- 4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.
- 1. REMOVING BINDERS AND CONTAINERS:
- A. REMOVE TOP ONE / THIRD OF WIRE BASKET AND BURLAP BINDERS.
- B. REMOVE PLASTIC AND TWINE BINDERS FROM
- AROUND ROOT BALL AND TREE TRUNK. C. REMOVE PLASTIC CONTAINERS.
- D. REMOVE WOOD BOXES FROM AROUND ROOT BALL REMOVE BOX BOTTOMS BEFORE POSITIONING PLANT IN HOLE. AFTER PLANT IS PARTIALLY PLANTED, REMOVE REMAINDER OF BOX WITHOUT INJURING ROOT BALL.
- 2. PLANT IMMEDIATELY AFTER REMOVING BINDING MATERIAL AND CONTAINERS: A. PLACE TREE AND SHRUB ROOT BALLS ON UNDISTURBED SOIL.
- B. AFTER WATERING AND SETTLING, TOP OF TREE ROOT BALLS SHALL BE APPROXIMATELY TWO INCHES (50 MM) HIGHER THAN FINISHED GRADE AND TRUNK
- FLARE IS VISIBLE. C. SHRUB ROOT BALLS SHALL BE APPROXIMATELY ONE INCH (25 MM) HIGHER THAN FINISHED GRADE 3. PROPERLY CUT OFF BROKEN OR FRAYED ROOTS
- 4. CENTER PLANT IN HOLE, REMOVE REMAINING WIRE BASKET AND BURLAP TAKING CARE NOT DO DAMAGE ROOT BALL:
- A. REPLACE DAMAGED MATERIAL B. BACKFILL WITH SPECIFIED PLANTING MIX. C. EXCEPT IN HEAVY CLAY SOILS, MAKE RING OF
- MOUNDED SOIL AROUND HOLE PERIMETER TO FORM WATERING BASIN. 5. ADD FERTILIZER IN PLANT PIT AS PER 'TOPSOIL TESTING
- REPORT' AND DURING PROPER SEASON. 6. FILL LANDSCAPE EXCAVATIONS WITH TAMPED PLANTING MIX AND RECOMMENDED FERTILIZER: A. COMPACT IN 6 INCH (150 MM) LIFTS.
- B. SETTLE BY WATERING TO ENSURE TOP OF ROOT BALL IS 2 INCHES (50 MM) HIGHER FOR TREES AND ONE INCH (25 MM) HIGHER FOR SHRUBS THAN SURROUNDING SOIL FOLLOWING COMPACTION AND SETTLING.
- 7. DO NOT USE MUDDY SOIL FOR BACKFILLING. 8. MAKE ADJUSTMENTS IN POSITIONS OF PLANTS AS
- DIRECTED BY LANDSCAPE ARCHITECT. 9. THOROUGHLY WATER TREES AND SHRUBS IMMEDIATELY AFTER PLANTING. 10.AT BASE OF EACH TREE, LEAVE 36 INCH (900 MM)
- DIAMETER CIRCLE FREE OF ANY GRASS.

TOPSOIL & GRADING NOTES

- 1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILLALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA
- 1) CHEMICAL CHARACTERISTICS: a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM. b) PH 5.5 TO 8.0. c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
- d) ORGANIC MATTER: GREATER THAN ONE PERCENT. 2) PHYSICAL CHARACTERISTICS: a) GRADATION AS DEFINED BY USDA TRIANGLE OF
- PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER. (1) SAND: 15 TO 60 PERCENT (2) SILT: 10 TO 60 PERCENT
- (3) CLAY: 5 TO 30 PERCENT.
- b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS. c) SOIL:
- (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE. (2) SOIL SHALL BE TOPSOIL IN NATURE.
- (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
- 2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH, IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL
- 3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
- a) GROUND COVER AREAS: 2 INCHES BELOW.
- b) SEEDED AREAS: ONE INCH BELOW. c) SODDED AREAS: 2 INCHES BELOW.
- d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
- 4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM **IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR** DRAINAGE

IRRIGATION NOTES

- 1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS 6. REGULATORY REQUIREMENTS: DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.
- 2. FIELD TESTS AND INSPECTIONS:
- A. IRRIGATION SYSTEM: 1. SYSTEM PRESSURE TEST:
 - a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST. b) IN PRESENCE OF LANDSCAPE ARCHITECT.
 - PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
 - c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM. d) VERIFY THERE ARE NO LEAKS.
- e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
- 2. TEST REPORT a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST **RESULTS THROUGH PROVIDING PHOTOS, LISTING** PROCESSES USED, ISSUES ENCOUNTERED, AND
- MEASURES TAKEN TO CORRECT PROBLEMS. B. SUBSTANTIAL COMPLETION WALKTHROUGH: 1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON
- THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION. 2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED
- BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION. C. IRRIGATION APPROVAL
- 1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO
- CONFORMANCE 2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.
- 3. WINTERIZATION AND SPRING START-UP: DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING TEMPERATURES AND RE-START IRRIGATION SYSTEM A ${f T}$
- BEGINNING OF GROWING SEASON A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY
- OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
- 1) TURN OFF WATER SOURCE AT POINT OF CONNECTION. 2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED
- OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
- 3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
- 4) OPEN ALL MANUAL DRAIN VALVES. 5) DRAIN, WRAP, PROTECT, OR REMOVE ANY
- BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE
- 6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
- 7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
- 8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
- 9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF. B. SPRING START-UP SHALL INCLUDE FOLLOWING:
- 1) CLOSE ALL MANUAL VALVES. 2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
- 3) REMOVE FREEZE PROTECTION AS REQUIRED. 4) TURN ON WATER SOURCE AT POINT OF CONNECTION
- 5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE
- PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
- 6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
- 7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE 8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM
- HAS BEEN CHARGED AND IS IN FULL REPAIR. 4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED
- REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.
- 5. CLOSEOUT SUBMITTALS: A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
- B. OPERATIONS AND MAINTENANCE DATA: 1) PROVIDE IRRIGATION SYSTEM OPERATION AND
- MAINTENANCE RECOMMENDATIONS. 2) PROVIDE IRRIGATION SYSTEM OPERATION AND
- MAINTENANCE RECOMMENDATIONS FROM
- MANUFACTURERS. 3) PROVIDE IRRIGATION SYSTEM WINTERIZATION
- INSTRUCTIONS. 4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING
- SCHEDULE. 5) PROVIDE POST PLANT ESTABLISHMENT PERIOD
- WATERING SCHEDULE. IRRIGATION SYSTEM WARRANTY DOCUMENTATION. D. RECORD DOCUMENTATION: 1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND

CUT SHEETS FOR EACH ELEMENT OF SYSTEM

BE SUBMITTED BEFORE FINAL INSPECTION,

CONSTRUCTION. RECORD AT TIME OF

D) TAKE DIMENSIONS FROM PERMANENT

E) TAKE AND RECORD DIMENSIONS AT TIME OF

4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY

E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED

ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT.

UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND

B) SIGNIFICANT DETAILS AND DIMENSIONS NOT

3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION

OCCURS, PREPARE ACCURATE RECORD DRAWING TO

A) DETAIL AND DIMENSION CHANGES MADE DURING

SHOWN IN ORIGINAL CONTRACT DOCUMENTS.

MANUAL DRAINS, QUICK-COUPLER VALVES,

C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES,

CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND

CONSTRUCTED SURFACES OR EDGES LOCATED AT

2) TESTING AND INSPECTION REPORTS

BOTH ENDS OF SLEEVES.

OR ABOVE FINISH GRADE.

INCLUDING:

INSTALLATION

INSTALLATION.

ELEMENTS.

- A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
- B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS

- A. IRRIGATION SUBCONTRACTOR:
- 1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION 2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION
- SPRINKLER INSTALLATIONS. 3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE,
- SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING. 4. USE TRAINED PERSONNEL FAMILIAR WITH
- REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS 5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND
- SITE MEETINGS.
- F. UPON REQUEST, SUBMIT DOCUMENTATION. B. IRRIGATION INSTALLER:
- 1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR. 2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY

8. WARRANTY

- WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING: 1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
- 2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS 3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

9. VERIFICATION OF CONDITIONS:

A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM OR AT NEAR-BY FIRE HYDRANT B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.

10. PROTECTION:

A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT. B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.

11. LAYOUT OF IRRIGATION SYSTEM:

- A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY
- PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS
- D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

12. TRENCHING AND BACKFILLING A. PULLING OF PIPE IS NOT PERMITTED

- B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
- C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

13. SLEEVING

- A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) 17. SPRINKLER HEADS AND ROTOR POP-UPS: MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS. B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY
- REMOVED C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY

INSTALLATION. 14. GRADES AND DRAINING:

- IN LOCALITIES WHERE WINTERIZATION IS REQUIRED. GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF
- SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
- 1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE 2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO
- MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL
- a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES. b) INSTALL 2 INCH (50 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE. c) PROVIDE RUBBER VALVE CAP MARKER.
- d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN. 3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
- 4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

- 15. INSTALLATION OF PIPE:
- A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER
- B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE
- C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
- D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION. E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT
- ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
- F. MAKE SOLVENT WELD JOINTS AS FOLLOWS: 1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
- 2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE. 3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO
- OUTSIDE OF PIPE. 4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR
- MANNER 5. INSERT PIPE COMPLETELY INTO FITTING.
- 6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE
- PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET. 7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
- G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE. H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.

16. CONTROL VALVES AND CONTROL VALVE WIRING:

- A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
- B. INSTALL EQUIPMENT FOR EASE OF REMOVAL C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE
- REASONABLY FREE FROM DIRT AND DEBRIS. D. WIRING: 1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE
- BOXES. a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2 590 M)
- b) DO NOT LOOP WIRING
- c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
- d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE. 2. TRADITIONAL WIRING:
- a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY
- CONDUIT. b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1)
- CONTROLLER. c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE
- FOR USE AS REPLACEMENT IF WIRE FAILS: 1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM. 2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE
- 3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN 'UN-CONNECTED WIRE' EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS 'UN-CONNECTED WIRE'
- E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.
- A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES
- PERPENDICULAR TO FINISH GRADE.
- B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
- C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

DRAWING INDEX

SHEET	DESCRIPTION
L0.01	LANDSCAPE NOTES & SPECIFICATIONS
L2.01	LANDSCAPE PLANTING PLAN
L3.01	LANDSCAPE IRRIGATION PLAN
L5.01	LANDSCAPE DETAILS
15.02	LANDSCAPE DETAILS

• 7 17 ~ EVERGREEN TREES • > 11 • 5 ORNAMENTAL GRASSES + 188 QTY. SYMBOL CRUSHED ROCK 1,656 S.F. BOULDERS To BUFFER ZONE \bigcirc 17 S.F. WIRE ZONE NO TREES NATIVE HYDRO-S QTY. SYMBOL 72,670 S.F

NATIVE SEEDING

- 1. 2H:1V MAXIMUM SLOPE WITHIN AREAS. INSTALL AN EROSION O SLOPES STEEPER THAN 3:1. EF SHALL BE "AEC PREMIUM COC EXCELSIOR COMPANY, (800) 77 INSTALL AS PER MANUFACTUR DETAILS.
- 2. HYDRO-SEEDED SPECIALITY S RATES SHOWN IN THE PLANTIN WEED FREE, FRESH, RE-CLEAN HYDRO-MULCH SHALL CONSIS WITH NOW GROWTH OR GERM DYED GREEN. QUALITY STAND INC. FLOODWOOD, MN WWW.M
- 3. TRACKIFIER TO BIND SOIL AND USED. ACCEPTABLE TACKIFIER PRODUCTS INC. OR "SOIL SEAL CHEMICALS INC., PICO RIVERA
- APPLY HYDRO MULCH AT RATE (FUNGICIDE SHALL BE APPLIED A MANUFACTURER. 16-20-0 FERTII RATE OF 10 LBS. PER 1,000 S.F. / RECOMMENDED BY MANUFACTI 5:1 AND OVER, AND IN ALL OTHE OF OCTOBER AND 31ST OF MARC
- FINAL GRADE OF SOIL AFTER S AREAS IS COMPLETE SHALL BE ADJACENT PAVEMENT OF ANY F SLURRY MIX WITH MACHINE CA MIXING SLURRY AND PROVIDIN CONTRACT DOCUMENT REQUI
- 6. HYDRO-MULCH SHALL FORM AN A PLANT INHIBITING MEMBRANE TO PERCOLATE INTO UNDERLYI BEEN APPLIED WITH SLURRY MI APPLICATION OF FUNGICIDE FO INITIAL APPLICATION.

SOUTH JORDAN

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LANDSCAPI	E SCHI	EDULE		I					Ð	ng.com	
SYMBOL DECIDUOUS TREES	QTY.	COMMON NAME	B	DTANICAL NAME		SIZE		DETAIL	Z and Trust	lengineerir	tecture DS
	7	LAVELLE HAWTHORN	I CF	RATAEGUS × LAVALLEI		2" CAL.		A/L5.01	L L L L L L L L L L L L L L L L L L L	5.7700 mcnei	ape Archi eying & HI
·	17	SINGLE LEAF ASH	FF	RAXINUS ANOMALA	C	20 GAL. ONTAINER, CLUMP		A/L5.01	Profession	070 801.2	t Landso nd Surv
EVERGREEN TREES									Sesigns,	Jtah 84	ing & • La
	11	ROCKY MOUNTAIN JU	JNIPER JL	NIPERUS SCOPULORU	М	7' HT.		B/L5.01		00 Sandy, L	Consult neering
	5	SINGLE-LEAF PINYON	N PINE PI	NUS MONOPHYLLA		7' HT.		B/L5.01	L mic and Su	ay, Suite 2	ering • ral Engi
•	188	ATLAS FESCUE	FE	STUCA MAIREI		1 GAL.		E/L5.01	C L	Parkwa	ginee uctur
SYMBOL CRUSHED ROCK	QTY.	DESCRIPTION	IN	STRUCTIONS		SIZE	SOURCE	DETAIL	Σ	th Sandy	vil En Str
	1,656 S.F.	"COPPER CANYON" (ROCK	IN IN W RC O	STALLED A MINIMUM 3" STALL OVER DEWITTS F EED BARRIER FABRIC. (OCK SHALL BE FREE OF FHER FOREIGN DEBRIS.	DEEP. PRO 5 CRUSHED DIRT & [1-1/2" DIAMETER	ONE SOURCE MATERIALS (385) 447-9374 OR APPROVED EQUAL	C/L5.01		8610 Sout	Ü
BOULDERS			BI	IRY 1/3 THE DEPTH OF 1	THF						
	17 S.F.	"BROWNS CANYON" I	BOULDERS NO BOULDERS TH SH DI	OULDER INTO FINISH GF DT USE BOULDERS THA IAN 24" DIAMETER. BOU IALL BE WASHED AND F RT AND OTHER FOREIG	RADE. DO T ARE LESS ILDER REE OF N DEBRIS	2'-4'	ONE SOURCE MATERIALS, ONESOURCEMATERIALS. COM, (385) 447-9374 OR APPROVED EQUAL	D/L5.01			
NATIVE HYD	ORO-SE	ED MIX							–	1	
SYMBOL	QTY.	TYPE GRASS		IES				PLS/1,000 S.F. 7.50			
		GRASS	SLENDER FES	CUE	ELYMUS TRAC	CHYCAULU	S SSP. TRACHYCAULUS	6.25			
		GRASS	SANDBERG BL BIG BLUEGRAS	UEGRASS SS	POA SECUND POA SECUND	A SSP. SAN A SSP. AMF	IDBERGII PLA	1.25			
	72,670 S.F.	GRASS GRASS	SHEEP FESCU	E	FESTUCA OVI			1.25 5.00			
		GRASS	BLUEBUNCH V	HEATGRASS	PSEUDOROE	GNERIA SP	ICATA SSP. SPICATA	2.50			
		SHRUB	BASIN BIG SAC	GEBRUSH	ARTEMESIA T ERICAMERIA	RIDENTATA NAUSEOSA	A SSP. TRIDENTATA	0.10 0.10			т
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NATIVE SEE		NOTES	C		OTE				R 0- 20-		⊂ ∽
1. 2H:1V MAXIMUM SLOPE WITHIN ALL NATIVE GRASS HILLSIDE 1. REFER TO SHEET L0.01 FOR DEMOLITION NOTES, AREAS. INSTALL AN EROSION CONTROL BLANKET ON 1. REFER TO SHEET L0.01 FOR DEMOLITION NOTES, COMMON EARTHWORK NOTES, TOPSOIL & GRADING 0											
AREAS. INSTALL AN EROSION CONTROL BLANKET ON SLOPES STEEPER THAN 3:1. EROSION CONTROL BLANKET SHALL BE "AEC PREMIUM COCONUT" FROM AMERICAN EXCELSIOR COMPANY, (800) 777-7645 OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER SPECIFICATIONS AND DETAILS.											
2. HYDRO-SEEDED SPECIALITY SEED MIX TO BE USED AT THE RATES SHOWN IN THE PLANTING LEGEND. SEED SHALL BE WEED FREE, FRESH, RE-CLEANED, GRADE A, NEW CROP. HYDRO-MULCH SHALL CONSIST OF CELLULOSE WOOD FIBER WITH NOW GROWTH OR GERMINATION INHIBITING FACTORS,						PAC		OUTH			
DYED GREEN. QUALITY STANDARD: "SOILGRUARD" BY MAT INC. FLOODWOOD, MN WWW.MATINC.BIZ. 3. TRACKIFIER TO BIND SOIL AND MUCH TOGETHER SHALL BE USED. ACCEPTABLE TACKIFIERS ARE: "AM-TAC" BY AZ-TAC						YBF		Ő			
PRODUCTS INC. OR "SOIL SEAL" BY TRANS WESTERN CHEMICALS INC., PICO RIVERA, CA., OR APPROVED EQUAL. 4. APPLY HYDRO MULCH AT RATE OF 1,800 LBS. PER ACRE.											
FUNGICIDE SHALL BE MANUFACTURER. 16- RATE OF 10 LBS. PEF RECOMMENDED BY N 5:1 AND OVER, AND II OF OCTOBER AND 31	20-0 FERTILI 20-0 FERTILI 1,000 S.F. AI MANUFACTUI N ALL OTHER ST OF MARCH	RATES RECOMMENDE ZER SHALL BE APPLIEI DD BIDER AT RATES RER WHERE SLOPES A AREAS BETWEEN THE H.	ED BY D AT NRE E 1 ST								
5. FINAL GRADE OF SOI AREAS IS COMPLETE ADJACENT PAVEMEN SLURRY MIX WITH M/ MIXING SLURRY AND CONTRACT DOCUME	IL AFTER SEE SHALL BE O IT OF ANY KIN ACHINE CAPA PROVIDING NT REQUIRE	EDING OF NATIVE PLAN NE INCH BELOW TOP (ND. APPLY SPECIFIED ABLE OF CONTINUOUS AN APPLICATION MEET MENTS.	IT DF LY NG						 		
6. HYDRO-MULCH SHAL A PLANT INHIBITING I TO PERCOLATE INTO BEEN APPLIED WITH APPLICATION OF FUN INITIAL APPLICATION	LL FORM AN A MEMBRANE, UNDERLYIN SLURRY MIX NGICIDE FOU	ABSORBATIVE MAT, BU WHICH WILL ALLOW W, G SOIL. IF FUNGICIDE H , MAKE A SECOND RTEEN (14) DAYS AFTE	T NOT ATER HAS ER						NS		
SOUTH JOR	DAN C	ITY DATA							EVISIO DESCR		
CH. 17.30: AGRICULTUR CH. 16.30: WATER EFFIC	AL ZONES CIENCY STAN	DARDS									
ZONED AS TOTAL SITE AREA				AGRICULTURAL 3.98 AC. (173,250	(A-1) 0 S.F.) (DOES NO	OT INCLUD	E FUTURE R.O.W. AREA)		DAT		
ON-SITE LANDSCAPE AF	REA			33,174 S.F. = 199 REQU	% (DOES NOT IN UIRED	CLUDE FU	FURE R.O.W. AREA) PROVIDED				144 <u>4</u> 2657
GENERAL: TREES - 1 PER 1,0	000 S.F. OF L	ANDSCAPE AREA		33,174 S.F.	/ 1,000 = 33		33		DRAWN BY:	J. Z	TG
REQUIRED EVER	GREEN TREE	S (7' HT. MIN) - 30% OF	ALL REQUIRED T	REES 33 x 40	0% = 13		16 = 48%		CHECKED B	8Y: CH 2	SS 2023
FRONT YARD SIDE YARD				30' I 10' I	MIN. MIN.		YES YES		PROPERTY	NO:	
REAR YEARD PARKSTRIPS:				25'	MIN.		YES		LAND PLAN	SCA NTIN	NPE IG
	S - 1 PER 50'	(EXCLUDING DRIVES)		345' /	50 = 7		7 55%		PL	.AN	
	/ v iviii N.			I		I			10		
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IRRIGATION SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	DETAIL
DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV	F/L5.01
IRRIGATION CONTROLLER	RAIN BIRD	TBOS-BT1LT BLUETOOTH BATTERY-OPERATED SINGLE STATION CONTROLLER	
1" POINT OF CONNECTION			A/L5.02
CONCRETE PAD FOR BACKFLOW PREVENTER			C/L5.02
ТҮРЕ		MATERIAL	DETAIL
1" DRIP SUPPLY LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	I/L5.02
1" MAIN LINE		SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	I/L5.02
PIPE SLEEVE UNDER NEW PAVING		SCHEDULE 40 PVC	H/L5.02

	DRIP EMISSION DEVICE	DETAIL
	(4) 6-GPH Emitter	H/L5.01
NIPER	(2) 6-GPH Emitter	H/L5.01
	(4) 6-GPH Emitter	H/L5.01
PINE	(4) 6-GPH Emitter	H/L5.01
	(1) 2-GPH Emitter	G/L5.01

I-1. NEW 1" WATER METER TO BE INSTALLED TO SERVICE LANDSCAPE IRRIGATION I-2. INSTALL RAIN BIRD TBOS-BT1LT BLUETOOTH BATTERY-OPERATED SINGLE STATION CONTROLLER

INCLUDING NECESSARY ACCESSORIES ONTO THE DRIP CIRCUIT CONTROL VALVE AS PER MANUFACTURER RECOMMENDATIONS AND DETAILS.

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

Economic and Sustainable Designs, Professionals You Know and Trust	8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS
PACIFICORP DAYBREAK SUB-STATION	SOUTH JORDAN, UTAH
ROISINA BESCIPTION BESCRIPTION BESCRIPTION DRAWN BY: CHECKED B DATE: MAR PROPERTY I LANDS IRRIG PL	 ✓ ✓

20' 10' 0 10' 20' L..... SCALE IN FEET 1"=20'-0"

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(LAURA ZOUCHA) 5/4/2023 8:32	АМ	

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_	1. ILLUMINANCE BLOCKED BY 10' PRECAST CONCRETE WALL		-	T	
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_	LEGEND INDICATES TWO LED FLOODLIGHTS MOUNTED AT 35'-0"		JBSTA		.002
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	2 FOOT-CANDLE		YBRE	LIGI LLUM.	20
40' 	REFERENCE DRAWINGS		DA	SAL	
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