

Bountiful City Planning Commission Agenda Tuesday, May 21, 2024 6:30 p.m.

NOTICE IS HEREBY GIVEN that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

- 1. Welcome and Roll Call
- 2. Consideration to Approve the meeting minutes from May 07, 2024
 - Review
 - Action
- Preliminary/Final Architectural and Site Plan for a Change of Use: Community Care Center at 175 West 500 South Senior Planner Corbridge
 - Review
 - Action; Recommendation to City Council
- 4. Planning Director's report, update, and miscellaneous items
- 5. Adjourn

1 2 3		BOUNTIFUL CIT	aft Minutes of the ΓΥ PLANNING COMMISSION May 7, 2024 – 6:30 p.m.
4 5 6			ssion Meeting was given by posting an agenda at City Website and the Utah Public Notice Website.
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8 9			Council Chambers 1 Street, Bountiful, Utah 84010
10		775 South Man	i Succe, Boundari, Otali 64010
11	Present:	Planning Commission	Chair Lynn Jacobs, Sean Monson,
12			Krissy Gilmore, Beverly Ward, James Clark, and
13			Alan Bott
14 15		Planning Director	Francisco Astorga
16		Assistant Planner	Jonah David Hadlock
17		City Engineer	Lloyd Cheney
18		City Attorney	Bradley Jeppson
19		Recording Secretary	Sam Harris
20			
21	Excused:	Planning Commission	Richard Higginson
22 23		Senior Planner	Amber Corbridge
24 25 26 27 28		s called the meeting to order	at 6:30 p.m. and welcomed everyone.
29	2. Conside	eration to approve meeting 1	minutes from April 16, 2024
30 31 32 33 34	Ward second		e the minutes from April 16, 2024, and Commissioner was approved with Commissioners Jacobs, Monson, aye."
35 36		nary and Final Architectura Building at 370 West 500 Sou	al Site Plan Review for Professional and Medical uth
37 38 39 40		anner Jonah David Hadlock p s outlined in the staff report p	presented the item on behalf of Senior Planner published in the packet.
41 42 43 44 45 46	Director Ast Bountiful C Lechtenberg	torga addressed the questions ity facility, not a UDOT facility addressed how the easement	ements and the address identified on the plans. Planning about the easement and stated that 425 West is a ity. City Engineer Cheney and Applicant Nate ts will have to share access in the future. City Engineer will be assigned for this location.

Bountiful City Planning Commission Draft Meeting Minutes May 7, 2024 Page 2 of 2

Commissioner Bott motioned to forward a positive recommendation to approve the Preliminary and Final Architectural Site Plan Review for Professional and Medical Office Building at 370 West 500 South, to the City Council. Commissioner Monson seconded the motion. The motion was approved with Commissioners Jacobs, Monson, Gilmore, Ward, Clark, and Bott voting "aye."

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4. Planning Director's Report/Update

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Planning Director Astorga did not have any updates for the Commission.

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5. Adjourn

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Chair Jacobs adjourned the meeting at 6:48 p.m.



Planning Commission Staff Report



Subject: Preliminary/Final Architectural and Site Plan

for a Change of Use: Community Care Center

Address: 175 West 500 South

Author: Amber Corbridge, Senior Planner

Department: Planning
Date: May 21, 2024

Background

The applicant, Jordan Harris, with Candoo Construction, is requesting a Preliminary/Final Architectural Site Plan Approval to reuse the existing building at 175 West 500 South. The previous use of the building was a restaurant *Corner Bakery Cafe*, and now the applicant is proposing a CareNow Urgent Care Facility to occupy the space. The property is zoned C- G (General Commercial) where professional offices, including medical, are listed as permitted use. The Bountiful Land Use Code 14-6-111 states that Site Plan Approval shall be required for any new construction or change in use in the (C) Zone.

Analysis

The applicant states this proposal includes making some changes to the exterior of the building, such as removing the solarium and stairs on the south building elevation (see Image 1, below) and re-clad the exterior wall with like materials to match the existing masonry, concrete, and stucco (see Image 2, below). This area will also be landscaped to fit in with the existing landscaping, as shown in the attached plan set. The proposed use requires fifteen (15) parking stalls, and the site has at least forty-eight (48) stalls provided.



Image 1: Existing South Building Elevation - Photo Taken April 24, 2024

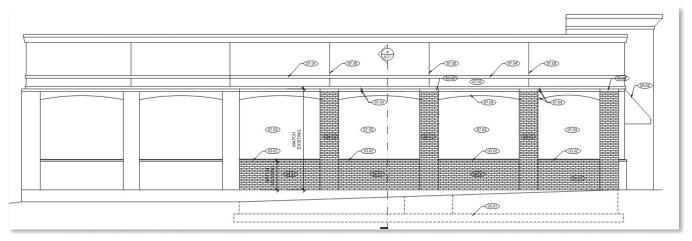


Image 2: Proposed South Building Elevation

Architectural and Site Plan Review

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

- 1. To determine compliance with the Land Use Code
- 2. To promote the orderly and safe development of land in the City
- 3. To implement the policies and goals established in the Bountiful City General Plan
- 4. To promote the orderly layout of site improvements.

The architectural and site plans have been reviewed by staff, where landscaping, parking, lighting, screening, and all other applicable standards are reviewed for compliance. The applicant proposes new exterior sconces around the perimeter of the building. To meet the Land Use Code 14-16-111 (H), the sconces would need to be designed to direct light downward to avoid projecting onto adjacent properties. Staff recommends the applicant submit the sconce or exterior light fixture design with the building permit application for review.

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as the proposed use and site does not require additional parking, landscaping, or traffic flow. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

Staff recommends that the Planning Commission review the Preliminary/Final Architectural and Site Plan application for the change of use at 175 West 500 South from a restaurant to a medical office/facility, and forward a positive recommendation to the City Council to approve, subject to:

- 1. Provide proposed exterior light fixture design with the building permit application.
- 2. Meet all department staff review comments.

Note: Final approval and building permits will be granted when all conditions are met and satisfied.

Attachments

1. Design Plan Set





Reviewed by Planning Department

SITE PLAN NOTES

② EXISTING BUILDING TO REMIAN.

3 EXISTING AWNINGS TO BE REPLACED WITH SOLID COLOR (BLACK) FABRIC,

EXISTING ADA PARKING TO REMAIN.

(6) EXISTING LANDSCAPING TO REMAIN

(7) EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN.

EXSITING EXTERIOR CONCRETE STEPS TO BE REPLACED WITH PLANTING BED TO MATCH
 EXISTING.

SITE PLAN SCOPE OF WORK AND ORDINANCE SUMMARY

THE PROPERTY ADDRESS IS 175 W. 500 S., BOUNTIFUL, UTAH

THE PARCEL ID IS 030360115. THE LOT SIZE IS 4.22 ACRES

THE PROVINCE LOT BURDONN'S LITTLE LOT SIZE IS 4.2 A CRESS

LISAD LESSORITHM. DE NO REVANDE "LESSOR SIZE IS 0.5 TER THE NW COR OF BULL, NUMC PLAT, BOUNTIFUL TS SURVEY & RUN HIS OF 1999; E 174.5 FT. TH S BWAFGEY W.

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FILT HIS OFFI THE WEST CORN FOR SIZE OF SIZE IS SEPTIOR. AS THE AN OBYSTAME OF THE SERVEY OF THE SERVEY SIZE IS SEPTIOR. AS THE SIZE OF SIZE O

BOUNTIFUL CITY ZONING: C-G - GENERAL COMMERCIAL

OFF-STREET PARKING
RESTAURANT PARKING REQUIREMENT = 1/100 S.F.
MEDICAL OFFICE PARKING REQUIREMENT = 1/250 S.F.
THERE IS MORE THAN TWICE THE REQUIRED PARKING AVAILABLE FOR THE NEW USE.

LANDSCAPING IS EXISTING TO REMAIN. THE PROPERTY TO BE REMODELED IS ONE SMALL BUILDING THAT IS A PART OF THE 4.22 ACRE AREA OF A LARGER RETAIL DEVELOPMENT. THE LANDSCAPE AREAS BETWEEN THE BUILDING AND THE STREET AS WELL AS THE PAPKING LOT ISLANDS ARE EXISTING TO REMAIN.



consultants

CARENOW URGENT CARE CLINIC T.I.

> 175 W. 500 S. BOUNTIFUL, UT 84010

PROJECT	NO:	23071			
DRAWN BY		MF			
CHECKED	BY:	TA			
ISSUE DAT		2024/04/01			
REVISION	DATE	DESCRIPTION			
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SHEET TITLE

CARENOW T.I.

EXISTING SITE PLAN

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01 GENERAL REQUIREMENTS

(01.01) DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.

03 CONCRETE

(03.01) CONCRETE FLOOR, FOUNDATION WALLS, AND FOOTINGS ARE ALL EXISTING TO REMAIN.

03.02 PRE-CAST CONCRETE SILL TO MATCH EXISTING.

04 MASONRY

BRICK VENEER TO MATCH EXISTING, SEALED, SEE STRUCTURAL FOR REINFORCEMENT.

(95,0) FACTORY PAINTED CONTINUOUS STANDING SEAM METAL COPING, MATCH EXISTING STYLE AND COLOR.

06 WOOD, PLASTIC, COMPOSITES

- (6.01) SHEATHING, SEE STRUCTURAL DRAWINGS
- (6.02) 2X6 WOOD STUD FRAMING, SEE STRUCTURAL DRAWINGS
- 05.03 WOOD JOISTS @ 24° O.C., SEE STRUCTURAL

07 THERMAL AND MOISTURE

THERMAL AND MICHAEL OF THE TRY, SO MIL SINGLE-PLY STOCK MEMBROWN WITH 19 YEAR WARRANTY OVER 2 LAYERS OF SO MEMBROWN WITH 19 YEAR WARRANTY OVER 2 LAYERS OF SO MECHANICALLY FASTENDE, INMIMIMIA SION OF 14P PER FOOT SEE SPECS. MEMBRANE TO EXTEND UP PARAPET WALL AND UNDER PARAPET CAP, TYPICAL.

(97.02) R-19 FOIL FACED BATT INSULATION IN 6" WOOD STUD WALL CAVITY.

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07.03 EJFS ACCENT BANDS TO MATCH EXISTING IN SIZE AND FINISH.

(17.16) 3/4" "V" GROOVE TO MACH EXISTING.

THIS HATCH INDICATES TAPERED ROOF INSULATION BOARD TO DIRECT WATER TO ROOF DRAIN LOCATIONS. SLOPE INSULATION BOARD AT 14' PER FOOT. ARROWS INDICATE DIRECTION OF SLOPED ROOF.

(07.07) R-36 BATT INSULATION IN STRUCTURAL BRACE FRAMING CAVITY.

09 FINISHES

5/8" INTERIOR GYP. BD. TO EXTEND FROM FINISH FLOOR TO BOTTOM OF STRUCTURAL JOIST ABOVE.

©9.02 EXISTING AWNING STRUCTURE AND LIGHTING TO BE SALVAGED, REPLACE FABRIC WITH NEW, IN SOLID COLOR (BLACK) AND STYLE AS APPROVED BY CARENOW.

10 SPECIALTIES

TENANT PROVIDED CONTRACTOR INSTALLED SIGNAGE, COORDINATE ELEC. AS REQUIRED.

PRIMARY AND SECONDARY ROOF DRAIN LOCATIONS. SEE PLUMBING DRAWNISS.
 CAST BROAZE DOWNSPOUT NOZZLE FOR OVERFLOW ROOF DRAINS AS HIGH AS POSSIBLE, SEE PLUMBING DRAWNINGS.

23 HVAC

ROOF TOP MECH. UNIT & CURB, SEE MECHANICAL AND ELECTRICAL DRAWINGS.

26 ELECTRICAL

PROVIDE NEW EXTERIOR SCONCE AT LOCATION OF EXISTING J-BOX, AROUND PERIMETER OF BUILDING, SEE ELEC.



NORTH ELEVATION SCALE: N.T.S.

03 WEST ELEVATION A3.2 SCALE: N.T.S.

clarity design group 5525 south 900 east, ste 340 murray, utah 84117





consultants

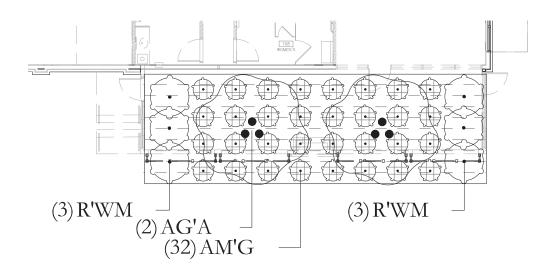
CARENOW URGENT CARE CLINIC T.I.

175 W. 500 S. BOUNTIFUL, UT 84010

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ELEVATIONS

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SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL

DECIDUOUS TREES

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Amelanchier x grandiflora "Autumn Brilliance" Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; 24;Utah Lake water tolerant B & B Multi-trunked

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

DECIDUOUS SHRUBS

Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry Sd3; 14°x30°; AV28; san to part shade; 23; Utah Lake water tolerant

ROSES

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Rosa x 'Meicoublan' White Meiciland Rose Sc2; 2-3 x 6; AV 28; sun; z5; Utah Lake

SITE MATERIALS LEGEND SOUND AND A CASE OF DESCRIPTION AND THE CHARGE STATE OF THE COLUMN AND A CASE OF THE CHARGE STATE OF THE COLUMN AND A CASE OF THE CHARGE STATE O

SYMBOL DESCRIPTION

1" MINIS TAN CRUSHED ROCK TO MATCH ADJACENT PLANTING BEDS SUBMIT
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DEPTH OF FOCK MULCH TOP DESISING, SEE INORGANIC MULCH LANDSCAPE
NOTIS FOR ADDITIONAL INFOSMATION, SHEET 124-101.

Reviewed by Plannii Department ser Corbridge, Senior Plan 05/01/2024







clarity design group 5525 south 900 east, ste 340 murray, utah 84117 t. 385.247.8570





consultants

CARENOW URGENT CARE CLINIC T.I.

175 W. 500 S. BOUNTIFUL, UT

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ISSUE DAT	E:	2024/03/		
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CARENOW T.I.

LANDSCAPE PLAN

LP-100

LANDSCAPE PLAN SPECIFICATIONS

LI SUMMARY

2. GUARANTEES

3. MAINTENANCE

5. FINE GRADING

7. PURNISH AND INSTALLING PLANT

8. TURE PLANTING

1.2 SITE CONDITIONS

A SECONDARIOS SERVICES SERVICES AND EACH TO SECTION THE SILLE A SERVICE TAX TO SERVICE THE TOWN THE SILLE A SERVICE TAX TOWN THE COPERATO TO SECONDARIOS AND ALL PRICES HERE SILVED SERVICES SERVICE SERVICES SERV

A.BLUE STAKE! DIG LINE WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG I INST'THE WORK SITE AND IDENTIES THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND CHILTRES OR STRUCTURES.

A LINAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SURES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUES BE CONSIDERED FOR THE REARIST EQUIVALINT PLANT OR SIZE. ALL SUBSTITUTION REQUES MUST BE WARDE IN WRITTEN AND PRETERABLE BEFORE THE BID DUE DATE.

ALLI PARIN'S ILLE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSLAFE SINGHAFIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLAYING. PROCEDURES, AND POR GENERAL APPRAEMANCE AND THATH'S ANY PARIN FOR APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE" AND IRRIGATION" IN THEIR ENTIRETY, SUBSTANTIAL COMPLETION WILL NOT BY PROPORTIONED J'O BE DISTORATED AREAS OF A PROJECT.

1.7 MAINTENANCE:

DOPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.

GUAGASTEE GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENING."
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GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE SURFACE OF THE GROUND WITHIN THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIBULE PALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE, AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR ENACCHEATRON OF 9 DEES, BROMS, AND SWALLS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR DAPROPER WATERFLOW OF AULSWALLS, REPORT, OR CRADE.
- DEFICES FOR CHANNELING ROOF RUN-OPESIDOLID BEINSTALLED FOR COLLECTION AND DISCLARGE RAINWATER AT A MINMEN OF TO FROM THE FOUNDATION, OR REYOND THE HAUTS OF POUNDATION WALL BANCHELL WHICHEVER DISLANCE IS GREATER.
- I ANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DEGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPLOSE WITH NO ADDITIONAL COST TO THE
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND STITL CONDUCTORS. AND INDISTRY CARD AND INSTALLATION INSTRUCTIONS.
- THE STATE OF THE S
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER ABLAS, ANY TRUSH LOCATED IN LAWN MIST DAYS A LACTIFIC RING OF THE SAME EDGING.

- A TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PILLAB SHALL BE REPLACED. STAKED TREES SHALL USE VINVL TREE ITES AND TREE STAKES TWO Q) INCH BY WOO Q) BY EIGHT 109 FOOT COMMEN PINITS STATES USED AS SHOWN ON THE DITAILS.
- B. TREE WRAP, TREE WRAP IS NOT TO BE USED.
- C. MULCH/ROCK; SEE PLANS, ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SURCES, AND PERENNIALS AND 1" FOR GROUNDCOVTES.
- D.WFIED BARRIER: DEWITT'S OX, WEED BARRIER FABRIC, MANUFACTURID BY DEWITT COMPANY, DEWITTCOMPANY, COM OR APPROVED EQUAL. E-TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
- F. TOPSOIL: REQUIRED FOR TURE AREAS, PLANTER BEIGN AND BACKFILL MIXTURE. ACCEPTABLE: TOPSOIL SHALL MERETTHE FOLLOWING STANDARDS:
- IS FC (FLECTRICAL CONDUCTIVETY): < 2.0 MMHOS PER CENTIMETER c. SAR (SODIUM ABSORPTION RATION): < 3.0
- e. TENTURE (PARTICLE SEZE PER USDA SOIL CLASSIFICATION); SAND < 70%; CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVE). OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE | < 9% FV YOULDILE.</p>
- TURE SOD, ALL SOD SHALL BE IS MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL). HIAT I LAS BREES CUT FRISH I THE MORKING OF INSTALLATION, ONLY SOD THAT I LAS BREEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED, ONLY USES SOD FROM A SINGLE SOURCE.
- LANDSCAPE GURB FEDGING: SIX (8) INCHES BY FOUR (4) INCHES EXTRUDED CONGRETE CURB MADE UP OF THE POLLOWING MATERIALS:
- * WASHED MORTAR SAND RREE OF ORGANIC MATTER AT
- c. REINFORCED FIBER SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
- d. ONLY POTABLE WATER FOR MIXING.

- A TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
- BEDISHAR I CREEKE MEND SHEET S
- COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CO SURFACES) SHALL BE NINETY-FIVE (65) PERCENT, COMPACTION UNDER PLANYING ARI BE BETWEEN HIGHTY-FIVE (85) AND NINETY (60) PERCENT.
- TURE GRADING
- A.THE SURFACE ON WHICH THE SOO IS TO BE LAID SHALL BE PIRM AND FREE FROM FOOTP DEPRESSORS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE PIRE OF ALL MI LANGER THAN 1/2" IN DAMMETER.
- B. THE PINISH GRADE OF THE TOPSOIJ, ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOID, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE, NO EXCEPTIONS. 3.3 PLANTING OPERATIONS
- B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE, MAINTAIN IN MOIST CONDITION
- C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, DO NOT PLACE
- DITHE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL. E TREES MENT RED PLACED ON UNDINTERRED SOIL AT THE ROPTOM OF THE PLANTING HOLE.
- G PLANY IMMEDIATELY APITE REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
- HSET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE INCHES BEFORE ADDING OF OF SINED FRANCISCOLLATTH LIBERTORGANIC METTER, FANEL AND ALL AREAS PRIOR TO TOTAL ORGANICATION CAN DESTITE CRADE. FOR ROSITIVE DRAINAGE, TORON STOLLAR SILVAR TOTAL OR APPLICATION CHARTILLAR STOLLAR ADDING THE ROSITIVE DRAINAGE. SILVAR TO MANAGE AND SILVAR TO THE CONTRACTOR CHARTILLAR STOLLAR ADDING THE ROSITIVE ADDING THE ROSITIVE ADDING THE ROSITIVE ADDITION AFTER ADDING THE ROSITIVE ADDITION AFTER ADDITIONAL AD

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O PROGANICS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY FROHIBIT ADDING TOPSOIL, PROGAN BIOTIC SOIL MEDIA SHOULD BY APPULD BY INTEGRATED BY A TOPSOIL SPECIAL STEEL SHEEP ARD THE TERRILIZER PROBATION TO THE APPULCATION OF WOOD MINLEQUESTICATION, COMBINED WITH

ADDING FORDS SHRUIS AND FERUNNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER DYMERGEDISING.

ANNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL CKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- L APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE OF TABLESPOON PER GALLON.
- APPLY OF TAKEN BY IRAA'S SIMULATION AT THE BRIDGE OF ONE (I) INDUSTRYING PER CALLING. LEVYN CAMPET FINESON. AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE ABOUT SEAL OF THE ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE ABOUT SHOULD BE A COLSERA MAY A CONTINUAL PREPARED FOR SOIL MANTERS PRINTED TO BE ADDED. IT SHOULD BE A COLSERA MAY AS REQUIRED TO BE STABLISH FINISH GRADE AS INDUCATED ON THE DRAWNING.
- NORGATED ON THE DROWNINGS.

 KITHE AMBIN'S PEPRINNES HELLE BILLEWICH TO THE MENDELEN NECESSARY 779 REMOVED, ONLY, OR DIVERSOR THE THE STREET OF THE MENDEL OF THE STREET OF THE STREET AND ALL CITES, AND BRUINS SHALL BE PROPERLY TREATTH ALGORIDAN OF 19TH DROETE CONFORMED THE STREET AND THE STR
- L PREPARE A WATERING CIRCLE OF 2 DIAMETER AROUND THE TRUNK, FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY, PLACE MILICH AROUND THE

4. TURF - SOD LAYING

- A TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED TOP SOIL AMENDMENTS RUGR TO LAYING SOID, COMMERCIAL PERTILIZER SHALL BE APPLIED AND INCORROGATED INTO THE PURE FOUR BY INCHES OF THE TOPSOIL AT A RATE OF PIGUR PICKING OF INTROCESS PER ONE THOUSAND (1,000 SQUARE BEET, ADJUST PERTILIZATION MIXTURE AND RATHO PREPARATION AND RECOVERY RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS, INCLUDE CHITICAL SHIPMONDATIONS AS RECOVERY BY
- NORSHILLANDAN MAN SHALL DE CHINEK AMENDAMENTS AS REQUIRED.

 BUFFETLIZZATION: THREE WEFES ARTER SOD PLACEMENT FERTILIZES THE TURF AT A RATE OF SEPCIND ON STRUCKES PER 100 SQUARE FEET. USE FERTILIZES REPETIEDE ABOVE. ADJUST FERTILIZZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
- CONDITION IT IS TO BE INSPECTIOD UPON MERION, AND INSTALLED WITHIN A PHORE SOD BY TO BE MEMORITHMEN TO LEARNING THE TOTAL PROPERTY AND A PHORE IN THE TOTAL PROPERTY AND A PHORE IN A PHORE IN THE CONTINUENCE AND A PHORE IN A PHORE I

- F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY APTER INSTALLATION TO HISURE THE FULL CONTACT WITH SOIL IS MADE.
- G.APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE
- GAPHY WATER DIRECTLY APTHE LAYDES ON EASING ALL SOUT ACCEPTABLE.

 WE WENTERLY, OF THE OWN SHALL BE HIS CONTROLLED SOUTH ACCEPTABLE.

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 TH

- C. OVERLAP ROWS OF PABRIC MIN, 6"
- DISTABLE FABRIC EDGES AND OVERLAPS TO GROUND.

- OR BOOT BALL OF ALL PLANT MATERIAL.

 PERIORIDED FOR YIM, INSTALL DE WITH SOZ WHILD BARRIER LANDSCAPE FARBIC UNDER ALL MILLOL BALLS, BLUE HALLD BASBERS I FROT MANY FROM BOOL OF BOOT BALL OF ALL PLANT MATERIAL. F. WILLD BARRIERS FOR TRECHEBED OR WAYALLD, AT OWNERS APPROVAL USE THEFAN 10 SIA A "PRE-PRINKING" OF ALL PLANT MATERIAL IN SOCIETY OF A "PRE-PRINKING" OF ALL PLANT MATERIAL IN SOCIETY OF A "PRE-PRINKING" OF A PRE-PRINKING OF AUGUST OF A "PRE-PRINKING" OR MATERIAL PRINKING OF AUGUST OF A "PRE-PRINKING" OR MATERIAL PRINKING OF AUGUST OF A "PRE-PRINKING OR MILLOL "PRINKING OR MILLOL "PRINKING OR MILLOL "PRINKING OR MILLOL "PRINKING OR "PRINKING OR MILLOL "PRINKING OR MILLOL "PRINKING OR "PRINKING OR
- IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGENICAT PROGRAM, SUBMIT PROGRAM TO OWNER.
- JANAGEMIN'N PROGRAM, SUMMT PROGRAM TO CONNEIR. NINGALP, HANTING ARMA SA SIGOTON ON PLANTO BECCHTO-4" OF SOIL AID MATERIAL, (ORGANIC RUI CLE, NO MULCI, SHALL, BE PLACED WITHIN 12" OF TULL TRUNK, AND O" WITHIN RASE OF SHIRLRS NUD PREENVALED, DO NOT COVER LOW BRANCHES OF SHORES WITH BOOK.
- AND THE SHARE AND OF COME DE RECORDE OF SHARE WITH BACK.

 DO SHOULD AND AND THE THE SHARE AND BECELLE HIS IF DETITION OUD TO THREE AND THE SHARE AND THE SHA

- INSTALLER RESPONSIBILITIES AND LIABILITIES

PLANT LEGEND IN CASE OF DISCREPANCY, THE DEVENING SHALL THAT PRECEDENCE.

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL

DECIDUOUS TREES



AGA

Amelanchier x grandiflora 'Autumn

Autumn Brilliance Serviceberry

B & B Multi-trunked moderate: 20x15; part sun to shade: 24:Utah

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

DECIDUOUS SHRUBS



AM/G 32

Arona metanocarpa Ground Hug Ground Hug Spreading Chokeberry Sd3; 14"x36"; AV28; sun to part shade; z3; Urah Lake water tolerant

ROSES

R'WM 6

White Meidiland Rose Sd2; 2-3 x 6; AV 28; sun; z5; Utah Lake

SITE MATERIALS LEGEND SOUTH STIPLE ALL PROPERTY AND THE P

SYMBOL DESCRIPTION

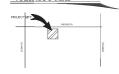
1-14

1" MINUS TAN CRUSHED ROCK TO MATCH ADJACENT PL/NTING BEDS. SUBMIT 696 sf SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL, PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING, SEE INORGANIC MULCH LANDSCAPE NOTES FUR ADDITIONAL INFORMATION. SHEET LP-101.

SITE REQUIREMENT CALCULATIONS

TREE COUNT:
AT LEAST
1 TRISE / 750 SQ.FT. OF LANDSCAPING
(696 SQ. FT.) SHRUB COUNT: AT LEAST I SHRUB/200 SQ FT. OF LANDSCAPING REQUIRED: PROVIDED

VICINITY MAP









clarity design group 5525 south 900 east, ste 340 t. 385.247.8570





consultants

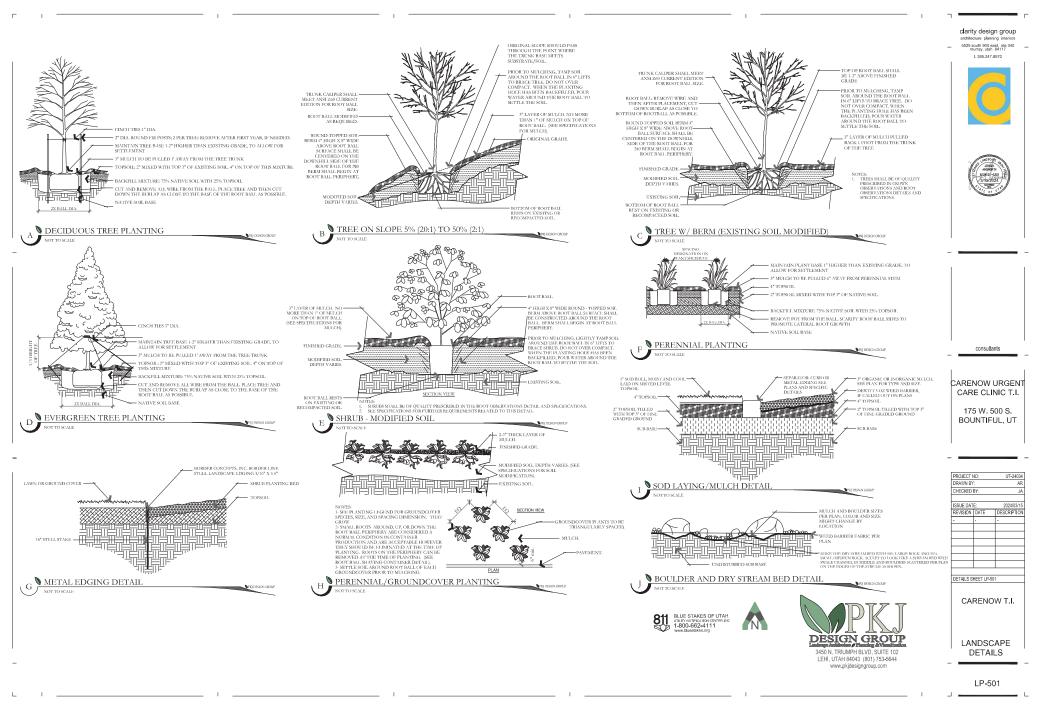
CARENOW URGENT CARE CLINIC T.I.

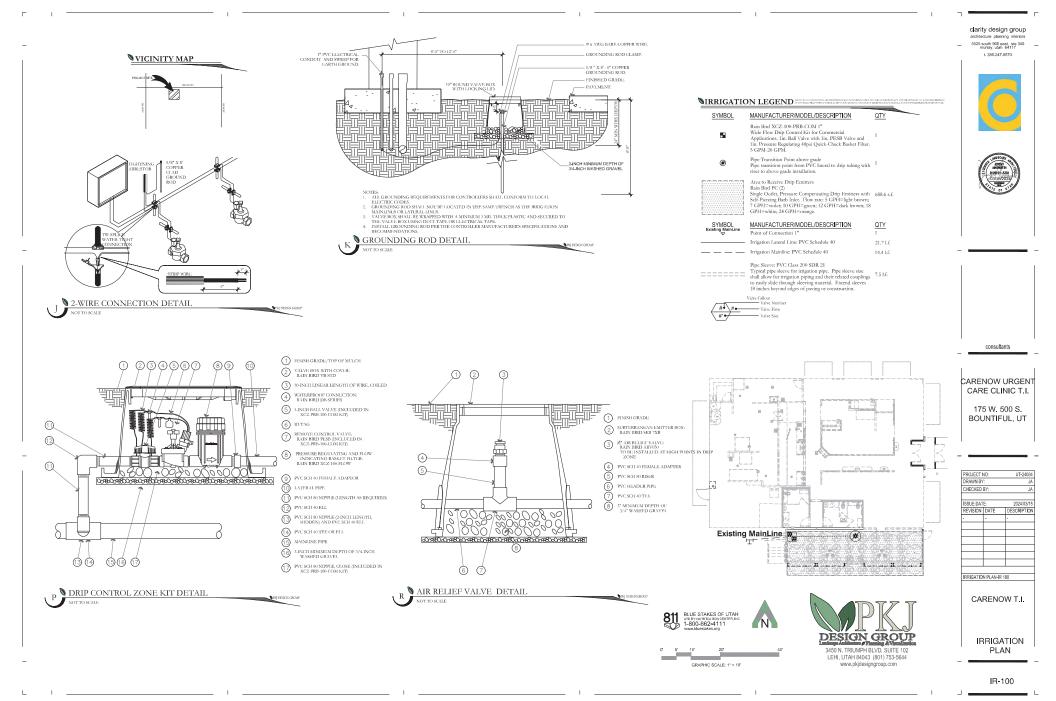
175 W. 500 S. BOUNTIFUL, UT

PROJECT I	VO:	UT-24034		
DRAWN BY	1	AR		
CHECKED	BY:	JA		
ISSUE DAT		2024/03/15		
REVISION	DATE	DESCRIPTION		
LANDSCAF	E PLAN LF	P-101		
CAI	RENO	W T.I.		

LP-101

LANDSCAPE PLAN





♥IRRIGATION PLAN SPECIFICATIONS

LL SUMMARY

1.2 SYSTEM DESCRIPTION

Design of impation components: Leavisors of imaginion components on Construction Develop may be approximate. Physica Serving and or order components abows on Consentional descrips may be been schematically for graphic clarify and demonstration of component groupings and apparations. All intigation components shall be placed in landscaped serves, with the exception of pope and with in shewing touch sundersors. Around conting of pipe, with on other components may be altered due to site conditions not accounted for in the design potents.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote and quick coupless. Normally under constant pressure.

A.The following standards will apply to the work of this Section:

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management

s. As least thirty (90) days prior to final inspection, the Contractor shall provide Operation and Maintenant

i. Manufacturer catalog out short and current printed specifications for each element or component of the irrigation

Maintain as prefere site one empy of all posiyet shouments dearly marked "Project Rocood Copy". Mark any deciation in more all statulation on Contraction Intuitings, Maintain and update-drawing at least weekly. Per Rocord Copy to be stabilish to Alice Ondonesia.
 Complessed Project As Bailt Drawings

Prior to final inspection, prepare and submit to OAR accurate as-built deavings

Field dimension forations of sleewing, points of connection, main line piping, witing runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

1.6 QUALITY ASSURANCE A.Acceptance: Do not install work in this section prior to acceptance by OAR.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Contr

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

i. That Contractor has been installing sprinklers on commercial projects for five previous co

ii. Constructor is Tecosor) to perform Landscare and Integration construction in the State of this Project.

iv. References of fire projects of similar size and scape campleted within the last five years. Three of the project shall be local. v. Listing of suppliers where materials will be obtained for use on this Project.

vi.Project site Foreman or Supervisor has at least five consecutive years of commercial intigation installation e This person shall be a current Certified Intigation Contractoring good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

 Evidence that Commetor contently employs workers in sufficient quantities to complete Project within time limits
that are established by the Contract. viii. All General laborers or workers on the Project shall be previously mained and familiar with and have a minimum of one-year experience. Those workers performing tasks relaced to PVC perifference desirational behavior.

8 SEQUENCING

econscious and the second wilely seconds, contact unity location services. The Contentors that familiaries being make unity, exceeds and addition prior to south an addition prior to south and addition prior to south and addition prior to south and the content content and the content content content, to before prevention and pressure laters of exceeds the laters of the content content content, bedefore prevention and pressure laters of exceeds the lateral decision of exceeds the lateral decision of the content content and the content of the lateral decision and pressure and the lateral decision of th

WARRANTY

A.Common dall provide one year Warmery, Warmery shall cover all monetids, vorifrontally and above. Wermery shall include filling and or specifing depression or replacing and or other plantings does no extinates of intigation transition includes a state. Varlet boots, specifically on order composents sended from stigation services. Varlet boots, specifically on order composents sended from stigation fails gained wall be measured to proper grade. Intigation system shall have been adjusted to provide peoper, adequate coverage of intigated areas.

A.Parnish the following items to Owner's Representative

a. Witterize retise irrigation system installed under this courset. Witterize by Non-coef medical using composes Compressor thail be capable of minimum of 15 COLD. This operation shall accour at the end of first growing re-sider read for fruit registion large iror in forcing. Compressor thall be capable of accurating system of all we pressure neglitation decreas. Compressor thall be neglited to not more than 6 FSI. Start up system the folk-sing first during or foreign has passed Commence that in this Course's Repressorative is proper start-yeal speng after during or foreign has passed Commence that in this Course's Repressorative is proper start-yeal to the control of the control of the course of the course's proper start-yeal to the course of the course of the course's control of the course of the course's proper start-yeal to the course of the course of the course of the course's proper start-year than the course of the course of the course's proper start-year than the course of the course of the course's proper start-year than the course of the course of the course's proper start-year than the course of the

2.1 GENERAL NOTES

2.2 POINT OF CONNECTION

2.3 CONNECTION ASSEMBLY

2.4 CONTROL SYSTEM

Installation of wall-mount/ground polestal timer controllers Imageisn contractor stall be responsible for this task.
 Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Convencion dravings. Coordinate power supply and invaker alteration with elsewisel contractor. Contractor shall be responsible for all power consentions to Controllers, whether they are wall meant or polential mount. Contractor shell coordinate with elsewisel or other Project trades as nearble to actions insullation of power to controllers.

b. Common wire shall be white in color, 12 yange. Control wire shall be red in color, 14 gange. Spare/extra wire (5 fk) shall be looped within each volve lore of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M leard DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve how that contain no control valves shall be surpressed WRRES BY LOF or WRS or box.

Constructe shall be requestle to protect rating undergonal solders and compension. Strong materials sold be been constructed as the construction of the sold between the construction of t

A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Scheehile 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

110 GPM

ls. Main line pipe shall be buried with 24" cover

MAIN LINE FEITINGS

28 ISOLATION VALVES

B. Isolarium valves, 2.1 (2° and smiller shall be Apollo beaud 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with 8/80 PWC/TOI N (pplpes on berit sides of the valve. Valve shall ke placed on that the landle is vertical toward the up on the valve box in the 'off position."

2.9 MANIFOLDS

A. Action Meriold firings, shall be used to cerast unions on both sides of earls commol odes, allowing the order to be removed from the low without rating piping. Vales shall be located in house with apple upon amounting them to allow access for animations and negative flower personals, pages present commol valves in these procurings, and protoco-dary access to a material and access the process of the protocol protocol protocol protocol protocol protocol early supplies with a material observation who are the calcula. Material Main Lan (or with Main Lan) and all materials components and solvations valves be all to all extent as tage or the largest values are known by the required and the protocol 2.10 REMOTE CONTROL VALVES

A.Remote control vulves shall be as specified on the drawings. Remote control vulves shall be focuted separately and individually in separate control boxes.

Adjust, coupler where shall be studed to the manifold sub-unit like using a Laser G178212 eving joint assembly true does only not lower unblance falses. Quick coupler sub-thal by plend within a Caron in 8° must lader, proportion of resp. But on a special coupler where a day of a glob coupler weight joint hall be reasonable in 8° growth. Canazzoo shall not place uplace coupler whose further than 20° face a pure, to a laws for upor varieties, or a supplication of resp. But mustal. Quick coupler who when the couple couple with the couple of t

2.12 TATERAL LINE BUIL

A.All lateral line fittings shall be S/40 PVC

A Spray head sprinklers shall be as specified on the drawings. Novoles shall be as specified on the drawings. 2.15 VALVE BOXES

Assistant view to source shall be used on this project. Sizes are as directed in these Specifications, dutail shows or plan tubers. View howes that the content of use or element they cover. What how that he seemed use a country of the content of

2.16 IMPORT BACKFILI

A.M main line pipe, lateral line pipe and other irrigation elements shall be bedded and but dilikel with clean soil, fire of model. I'm all larger. Contractors shall founds and install additional but full finite in a necessary due to mode conditions. Treaches and how demones shall be compared and/or war treated to distinuis extiling. Debts from treaching operations un-outside for fill shall be removed from project and algoosed of peoperly by Contractor.

2.17 OTHER PRODUCTS

a. The Contractor shall provide materials to make the system complete and operational PART 3 - EXECUTION

as parts. Continuous stat grootes and works around existing plant mentals. Coordination of treach and while hexistions table liabilities for the COAR price or any operation occurring. From terms and desemble dispute 10 plant COAR and the suppliced with new plant material at Continuous expense. Contrastors what for exceeding new new lateral transfer from the "to instantion the Projects. From the Projects and an inflample containers in sound to exceed exceeding the first term intrinsic destangs to more once, Commonous with None on part of existing system used by other provisions of site braikappe without water for more destand. However, the projects of the projects of site braikappe without water for more destand. However, the site of the COAR plant of the COA

A.Palling of pipe shall not be permitted on this project. Over excurate trenches both in width and depth. En-

SLEEVING

GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winteritation shall be by evacuation with compressed siz.

Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated or

3.5 PVC PIPE

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Dravitage those diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pine shall be cut sounds. Burn shall be removed. Spicot ends of pines 3" and larger shall be bryeled. CPipe shall not be glued unless ambient temperature is or least 50 degress F. Pipe shall not be glued in rainy conditi-unless properly sented. All solvent weld joints shall be assembled using IPS 711 glue and IPI0 primer according to to the second section of the secti

D. Witing under hardreape surfaces shall be placed continuously in conduit. Continuous shall be responsible to coordinate slewing needs for conduit or sweeps above from exterior to interior of building.

F. Podernil controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Control thall be oriented such that Owner's Representative maintenance personnal may access easily and perform field system seas afficients.

F. Place Standard valve loss at base of controller or marby to allow for three to five first of slack field econtrol wire to be placed at each controller. This Contractor shall provide corainst acress if needed for Electrical Contractor. Electrical supply and installating, as well so back-up to controller shall be by this Contractor.

C. Valve hore and lid shall be see to be thath with finished grade. Only one sentore control valve may be installed in a valve box. Place a minimum of 4" of 3" washed graved beneath valve box, for derivage, Boncen of sentore control valve shall be a minimum of 2" above grave.

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings

C. Control valves shall be opened. Then fully flush lineral line pipe and swing joints prior to installation of sprinklers. D. Spray heads shall be installed and flushed again prior to installation of newles.

A.Main line tripes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less 100 psi.

E.Leslas or defects shall promptly be required or rectified at the Commercus expense and retested until able to pass testing F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OFMs.

A Speinbler heads shall be adjusted to proper height when installed. Changes in gode or acquainment of head height after installation shall be considered a pair of the original connect and at Contractor's expense. B. Adjust all sprinkler heads for are, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so thery do not water buildings, structures, or other hardscape features

D. Adjust run times of station to meet needs of plant muocid the station services.

3.11 CLEANING

B.Open trenches or baseds shall be protected with yellow eaution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Projec

D. OAR shall perform periodic as well as a final cleanliness inspection.

T. Contractor shall leave Project in at least a 'broom clean' condition.

♥IRRIGATION NOTES

BEFORE WORK IS TO COMMENCE, BLLE STAKES DIG LINE IS TO BE CALLED AND NOTHER, IF ANY DAMAGE TO UNLITTES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL GOST TO THE OWNER.

INVESTIGATE TO MAKE SURE THAT THE BRIGATION STYLEM IS, IN FACE, PENG CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CHEMINY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING ASHED FILTER TO BU UNED ATTHEMINET OF CONNECTED.

ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE DRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS DRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SET!

CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE BRUGATION PRODUCTS. THIS INCLUDES PIPE TO BUSCHEDULE 40 PYC OR BETTER, NO POLY PIPE IS TO BUSCH.
FITTINGS CP 76 1-12" MISS BESCHEDULE 40 OR BETTER, FITTINGS LARGER THAN 1-12" SHALL BESCHEDULE 30 OR BETTER, CONTRACTOR IS RESPONSIBLE FOR ENSURING
MOURNING COURTS AND QUANTITIES OF ALL REGISTRON MAYERIAN SOR BIDDING AND INSTITATION.

MAD LINES SHALL BE A MINIMUM OF AF DEEP AND LATERAL LINES A MINIMUM OF LE DEEP, NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHES TR

TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.

PLAN INDICATES 109% OR BUTTLE HEAD TO HEAD COVERAGE SHOULD CONTRACTOR FUND DISCREPANCIES DUE TO NECLISSARY FIELD ADJUSTMENTS, CON-LANDSCAPE AMOUNTED TO BE REGIOTION CORRECTION.

12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON

INSTAIL SEFEYES FOR ALL PIPES AND WIRE CONDUCT THAT ARE PLACED UNDER PAYEMENT AND SIDEWALKS, SEFEYES SHALL BE 2 SIZES LARGER THAN PIPE HEING PLACED INTERCHIONAL CHANGE THAT COCCURS A FUNCTION SIX YO PLACED.

14. CORDITION NOT BE SHARED OF REFER NOT REFERENCIES, ALL NEEDS OF REFERENCE OF CORPORT, ALL NEED CONNICIONS TO BE FACILITY A VAILABLE ON. ALL NEEDS OF CORPORATION OF THE CONNICIONS OF THE ACCIDITY AND ANALYSIS OF THE CONNICIONS OF THE ACCIDITY AND ANALYSIS OF THE CONNICIONS OF THE ACCIDITY AND ANALYSIS OF THE ACCIDITY OF THE ACCIDI 16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA, OWNER MAINTAINED BEDGERFY.

17. DUCTTAPILALI SLIEVIES TO PREVINT SOIL OR OTHER DISERS ENTERING PEPIL EDENTIFY ALL SLIEVES BY WORD OR PYC STAKES AND SPEAY PAINT WITH MARKING PAINT REMOVE STAKES ONCE BREGATION SYSTEM IS COMPLETE.

IR. TO PROVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES.

9. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, PENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURB 2). PRESSURE TEST NAINLINE FOR LEAKS PRIOR TO BACKFILLING, CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE

CONTENCIOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER, CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER STEPLY. DAYAL ALL FREE MAINT-FACTURERS SPECIFICATIONS. CONTRACTOR SHALL RESPONDED AND WITH THE CONTROLLER UNLESS OFFICEROISE DIRECTED BY CONTROLLER UNLESS OFFICEROISE.

LATERAL LINES SHALL BE NO SMALLER THAN 3/4", LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SEALS DO NOT EXCEED THE SUGGESTED GPN LISTED BIGGOS

WATERING SCHEDULE

				90 Day	Establish	ment Per	lod Irrigatio	ın Schedu	lo .		
\$Low Yorks' Line Zignes.	TYPE	RHHAD	AMT. HOD	SUNDAY	MONDAY	THESONY	DEDNESCO	THURSDAY	FRENY	SATLEGAY	
11 7/380° C64		WHENTER	a Nov	13 55 %	22.035	15 16 94.	15 585.	muk.	13.10%	15 M V.	Participate in a visitor chock to determine
fedium to Live Wales Use	32-90,81	CORP	2 GALHS		210015			2 HOURS			precordades rate of sprinkler system.
Xerc reservois	\$1800S	teds	2 GALPR		SHORE						
elow root ball. 'Do	0.000 07059	cater should	, allow to d	ry between	vacedngs e	specially in	chy soils. W	Saoch flor wa	ter stress.		o be wasered so soil is mains 6"
Regul	ar Intgatio	on Schudu	le: Begin i	Spring Wa	tering May					days; Shru	ibs 2-4 times(month)
\$Low Yother Line Zones	TYPE	RHEAD	AMSHIR	SUNDAY	MONDAY	TUESOKY	HEONESOAY	THURSONY	FREDAY	SATURDAY	
P3 7/56er Use	TORY	PRESCUNICA	JE NOH		601104						Participate in a valer check to determine

BILLE STAKES OF UTAH
UILITY NOTHICATION CENTER, INC
1-800-662-4111
www.bluestakes.nm





www.pkidesigngroup.com

clarity design group 5525 south 900 east, ste 340 murray, utah 84117





consultants

CARENOW URGENT CARE CLINIC T.I.

175 W. 500 S. BOUNTIFUL, UT

PROJECT I	10:	UT-24
DRAWN BY		
CHECKED	BY:	
ISSUE DAT		2024/03
REVISION	DATE	DESCRIPT
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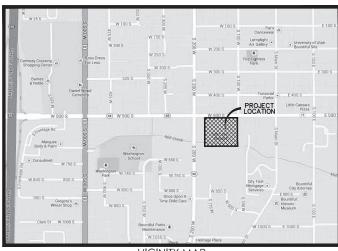
CARENOW T.I.

IRRIGATION

PLAN

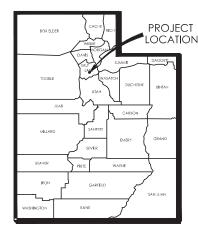
Bountiful City Planning Commission Packet May 21, 2024

SCOPE OF PROPOSED WORK IS INTERIOR T.I. - NO CIVIL SCOPE REQ'D.



VICINITY MAP

SITE LOCATION MAP



STATE OF UTAH

WASATCH COMMERCIAL MANAGEMENT, INC

CORNER BAKERY CAFE COMMERCIAL DEVELOPMENT SUBMITTAL

December 20, 2013

Project Number: 186201153

WASATCH COMMERCIAL MANAGEMENT, INC. CONTACT: MATT RINDLISBACHER 299 SOUTH MAIN STREET, STE. 2400 SALT LAKE CITY, UTAH 84111 PHONE: (801) 961-1102 EMAIL: matt.rindlisbacher@netwasatch.com

Wasatch

STANTEC CONSULTING SERVICES INC. CONTACT: JACOB JENSEN, P.E. OR ERIC WINTERS 3995 SOUTH 700 EAST STE. 300 SALT LAKE CITY, UTAH 84107 PHONE: (801) 261-0090 FAX: (801) 266-1671 EMAIL: jacob.jensen@stantec.com or eric.winters@stantec.com

INDEX OF DRAWINGS

	INDEX OF BIO WILLIAM
C-000	TITLE, SHEET INDEX AND VICINITY MAP
C-001	GENERAL NOTES & ABBREVIATIONS
C-002	OVERALL SITE MAP & KEY SHEET
C-101	SITE PLAN - NORTH
C-201	GRADING PLAN - NORTH
C-301	UTILITY PLAN - NORTH
C-401	EROSION CONTROL PLAN AND DETAILS
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS





THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL SE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

3). IT IN INTRIDID THAT THESE PLANT AND DESCRIPTATIONS SCRIPE ALL LABOR AND WASTERLE RECEIVERY AND PROFITE RESIDENCE WAS CONSIDERATED AND THAT HE WORK SECONDERSON THAT CONTRICTOR SHALL NOTIFY THE INSTRUMENT WASTER WASTERLINE RECEIVED AND DESCRIPTANCES OR ANHIQUES WHICH MANY PART IN THE PLANT OF SECONDAIRY. HE DESCRIPTED SHALL NOTIFY THE PLANT OF SECONDAIRY.

4). WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT THE COMPLETE DETAIL IT IS UNDESTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE RISST QUALITY ARE TO BLUSTO.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASTWATIS FROM BOUNTED, CITY AND/OR DAVIS COUNTY, AND/OR DODT, CONTRACTOR SHALL HOTEY CITY, COUNTY, AND/OR STATE, 24 HOUSE HA JOANCO OF COMMENTIONS THE WORK, OR AS RESIZEDED SHAD PERMIS.

II] THE COMPACTOR SHALL ATTER INFO PERCHAS AND THE COMPACT THE FEBRURO OF THE CONTRACT BE JESSAGE IN THE STATE. OF CULFIA AND SHALL BE SCHAMBLE FOR A MACKIN TOOL OF OR GREATER THAN THE ADDITION TO BE AND OF DO THE THE OWNER CONTRACTION TO THE STATE OF WORK CONTRACTION TO THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SHILLD AND REGLIARLY DISCAGED IN THE GRIFFIELD CONTRACTOR AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEASELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER NEARLY AS THEY MAY PREFER. OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND ATTHE SITE OF WORK.

F. DIBBING THE COURSE OF THER EXAMINATION, A BIDDER FINDS FACES OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WHIT THE LETTER OR SPREED OF THE ROCJECT FRANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/BIGINER FOR ADDITIONAL REPORTATION AND DEPLANATIONS FEROES IJUMNITING FIRE BLD.

SUBMISSION OF A NEW THE CONTRACTOR SHALL COLISTITIE ACCIDINED GRAPH THAT, IF AWARDID THE CONTRACT, THEY HAVE RELED AND ARE RESUNCE ON THE OWN EXAMINATION OF IT) THE JIE OF THE WORK, IQI ACCESS TO THE SITE, AND (§) ALL OTHER DATA AND AWARDES REQUIRE TO THE HOR FOR THE WORK AND OTHER OWN INDIVIDED OF PURPHY FACILITIES ON AND IN HE WORTH OF THE THE OWN TO BE CONTINUED WHEN THE CONTRACT.

THE INCOMMENCE PROVIDED BY THE OWNER OF THE BUSINESS IN SOT NIEROED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT IN THE CONTROLLED BY THE CONTR

SUMMED OF A LIB OF THE CONTRACTOR SAME CONSTITUTE A CONSTITUTE AND THE THE THE ANALYSIS THE CONTRACT. THEY HAVE
SERIED AND ARE RESUMED ON THEIR OWN REMANDATION OF THE THE OTHER WAY (IS ALCESS TO HERE THAN ONE SHEET AND IS SHEET AND THE THE AND THE THE AND THE THE AND THE THE AND THE AN

THE INFORMATION PROUDED BY THE CHAIRS OR THE BRIGHEST EINOT MERIODE TO BE A SUBSTITUTE FOR OR A SUPPLEMENT TO BE INCIDENCED WHETE AND IN IT HE CONTRACTOR TO THE EDITH SUCH INDIPREMENT PROPERTIONAL OF SEC CONTRIDUCE OF SOURCE MICHIGANT OR BEIGHARE OF THE CONTRACTOR. CONTRACTOR SHALL ADDRESSED HYPET AND AN OFFI SOURCE WHETE AND AND ADDRESSED SHALL AND ADDRESSED AND ADDRESSED AND SUBMETTING THEM.

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

12). THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR EPRORS CAUSED BY THER UNINECESSARY LOSS OR CENTERANCE.

- A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
- B. THEY SHALL BE RESPONSIBLE TO REVIOUS AND DISPOSE OF ALL TRASH, SORAP AND UNUSED MATERIAL AT THEIR IN EXPENSE IN A TIMELY MANNER.
- C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MAINTER AT ALL TIMES. D. THEY SHALL BE REPICANDIAL TO FEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOTTO DELAYTHE JOB, FALURETO DOSO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL

F. UNLESS OTHERWISE NOTED ALL EXCESS SOLES AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DEPOSED OF OFF SITE. AT THE CONTRACTOR'S EXPONE.

15). THE COMMACIONS SHALL ASSAUS SOLE AND COMMITTE RESPONSIBILITY FOR JOB THE CONTIDUES DISTINGT THE CONTROLL OF THE CONTROLL OF THE PROJECT. LOCATION CONTROLLED AND PROPERTY THE REQUIREMENTS SHALL APPLY CONTROLLINGS. AND DESIDE THE PROPERTY OF THE PROPE

16] DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE.

17] CONSTRUCTION STATING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SLIT PENCES, GRAZING, CURB, GUTTER SIDEWALK, SAMITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS SHALL BE THE RESPONDEBLITY OF THE CONTRACTOR.

TIEL FOR ALL YORK YERN FILES DESCRIPTION OF BUSINESS. THE COUNTACTOR FILE TRESSES HE RESEAR FOR DESCRIPTION OF ANY AND ALL RESEAR HE RESEAR FOR DESCRIPTION OF ANY AND ALL RESEAR HE RESEAR FOR THE RESEARCH REAL RESEARCH RESEARCH FOR THE RESEARCH R

19] THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACLIFIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCYS STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

CONTROLLED BY THE FARM THE CONTROLLED BY THE SERVICE OF THE PROCESSOR OF T

WHENCE DEBNG ACTURE ARE EXPOSED, DAMAGED BROKEN OR CUT IN THE INSTALLATION OF THE WORK CONSISTS AND OF SECTIONARIOS, ACT FACILITIES SALE, REPAYAND AT THE CONFESCION STREETS, THAT FROME RECOLLEDING PARRICULAR WITH AMERICA SOLAR, TO OR RETUR FINANCE AND THE MATERIALS USD IN THE ORIGINAL INSTALLATION. THE DOCTOR SHALE SEQUENCE OF THE PROPOSAL OF THE OWNER, THE BEGGREEN AND THE STRETCHER SEQUENCES AGAINST.

20 THE CORRECTOR SHALL MARKENS A NEXTY MARKED SET OF FILL-SEE ASSAULT RECORD DAMANCES SHOWNED THE RINAL LOCATION AND JACKUP LICENSES. AND ERRORASTADES (SQUIMON) PRINCE AND CREATES SECURISES AND OTHER AND CREATES AND STREET AND STRE

PRIOR TO ACCEPTANCE OF THE ROJECT, THE CONSECUTE SHALL DELIVER TO THE INCIDENT. OHE SET OF REAL'S MAKED AGAINST SECOND DRAWNOS SHOWNED THE ROMENDEMENT REQUIRED AGAINST AGAINST EXCORD DRAWNOS SHALL SE REVIEWED AGAINST AGAIN

CLEARING AND GRADING NOTES:

3) STANIEC SHALL PROVIDE A TEMPORARY BORDON CONTROL PLAN AND SIBMIT EXQUEST FOR SAMP PISMIT. CHAMES REQUIRED TO DISMAN ORBE PRIMES BRON BOUNTIEL CITY, DANS COURTS AND THE STATE OF UPAN FOR TEMPORARY EXCIDENCED. THE CONTROLOGY SHALL BOCKETS PROVINGED FOR OWNER ALL TEMPORATE PROSITION CONTROL AND MARKETIMANE. AND SHALL PROVIDE BOSIECH AND SERVINEY CONTROL, FORMS TO THE CITY. TOR ADDRIONAL BROSEN CONTROL, INFORMATION, SEE TROSION CONTROL/PROVINGENDAM AND STEED AND REPORTS.

THE CONTROL OF MALE (MERS BOULD OWNER AND MARKET AND MA

3F SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS

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2). HIGH IN COMMINGED ARE YEST, ETHAL BE SECREPACION, RESOLUTION OF HIS CHARLES COMMINGED HER BEST, BERN WITH OWNER DESCRIPTION OWNER DESCRIPTION OF HIS CONTROLLED WAS ASSESSED AND EXAMADED WITH A CONTROLLED WAS ESCORED THAT ASSESSED OF HIS CONTROLLED WAS ESCORED THAT ASSESSED AND EXAMINED CORES WASSES AND EXAMED WITH A CONTROLLED WAS ESCORED WAS ESCOR

3) THE CONTRACTOR THAT INSTITUTE ALL SHOWS ENGINES, SIGNED, OF STITUTE PROVIDED HIGGISLAY TO PRETENT INDIRECTION ALL SHOULD BE CONVENTED TO A SIGNED AND THE ONE CONTRACTOR SHALL SHOULD BE CONVENTED AND ALL SHOULD BE SHOULD BE SHOULD BE CONVENTED AND ALL SHOULD BE SHOU

4. PIDIO TO OFFINIG AN ECCAVAIDIL FEGGE SHALL BE AMOST ID DITEMPLE WHITER BRUTGEGGOOD HEALANDISE LE SEVER WARE RELE, ECITED LESS ETC. MILL BE EXCOLUSIFIED AND ES ON WHITE SUCH INCRESSORIED INSULATION ASSILLATION AS THE ESCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH ANINATALATION. THE EXACT LOCATION SHALL BE DETERMINED BY CAPRILL PROBLEM OF HAND DISCORD, AND, MAY HE IS HOCKYMED, ADDITION PROFICED BY MILL BE PROMISED TO

THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERCROUND FACULTIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST-48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

E. THUS SHALL BE REPONDBLE FOR THIR OWN SAFETY, TRAFFIC CONTROL, PERMIS, RETESTING AND
REINSPECTIONS AT THER.

5. IN CLASS OF HIGH GROUNDWATER, IT SHALL BE THE CONTROLLORS SEPONBBLITT TO LISE RELIBER GASET JOINS ON ALL PRENORTHING.

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6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN URLITY TRENCHIS TO PREVENT CHAIN-LEING OF SUBSURFACE WATER, DURING AND AFER CONSTRUCTION, CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND IN ACCORDANCE WITH BOUNIFUL CITY, OR SOLUTE ADVIS SEMPLE DESIGN SANDAMED AND PREDICATIONS.

7) RCP PPE SHALL BE CLASS II PIPE UNLESS OTHERWISE NOTED ON PLANS

8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SOUTH DAVIS SEWER DISTRICT STANDARDS, THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEAN OUT RISER FOR EACH SEWICE SHALL BE STATALED BY THE CONTRACTOR.

9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF BOUNTIFUL CITY PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORBONTALLY FROM SEWER MAINS, CROSSINGS SHALL MEET STATE HEALTH STANDARDS, CONTRACTOR RESPONSELE FOR ALL NECESSARY HTTINGS AND THRUST BLOCKS.

12) ALL UNDERGROUND LIBERS SHALL BE IN PLACE PRIOR TO INSTALLATION OF CIERL GUTTER AND STREET PAYING.

IS). WATER PIPE SHALL BE PVC DR-18 OR APPROVED EQUIVALENT. WATER PIPE SHALL BEINSTALLED AND TESTED TO BOUNTFUL CITY STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

14). STRAIGHT UNE SEWER PIPE BTO, BE PYC 3DR-35 OR APPROVED EQUAL, SEWER SHALL BE INSTALLED AND TESTED TO SQUTH DAVIS SEWER DISTRICT STANDARDS. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES. IS). STRAIGHT STORM DRAIN PIPING IS TO BE REINFORCED CONCRETE PIPE (RCP) OR ADS PIPE AS SHOWN ON THESE PLANS. ALL STORM DRAIN SHALL BE INSTALLED AND TESTED TO BOUNTIFUL CITY AND UPW STANDARDS.

16) ALL INTERCEPTOR DITCH STORM WATER COLLECTION PIPING SHALL BE 12' PVC OR HDPE.

17) THRUST BLOCKING SHALL BE CONSTRUCTED PER BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.

18) CONTRACTOR IS REQUIRED TO SUBMIT AS BUILT SEWER LATERAL LOCATIONS PER S.D.S.D. STANDARD.

19) CONTRACTOR IS REQUIRED TO SUBMIT AS BUILT DRAWINGS SHOWING ALL HELD CHANGES INCLUDING BUT NOT LIMITED TO:

A. DRY LITLIES THAT ARE MORE THAN A FOOT OFF OF LOCATION SHOWN ON TYPICALS

8. WASTES SERVICE LATERALS THAT ARE MORE THAN A FOOT OFF OF CALL OUT LOCATIONS ON UTILITY
FLAN
C, ALL CHANGES OR ADDITIONS TO THE STORM CRAIN UTILITY.

SURFACE IMPROVEMENTS:

GRANIJAR SJIBANE: GRANIJAR MATERIA MAST MET STRICUTRAL RIL SPECTICATONS. IT MAST BE CLEAR OF ORGANIC AND LEBRIQUE MATERIA, AND COMPACTION WITH PROFES MOSINER COVERED TO tHE BOTTOM OF THE AGGREGATE BASE VALIDIA AT 15 PERCHI RELIABLE DIRECT ESTABLISH PROCIOR. ASSM MORE SE PAVENEN SCHOW ON CONCENTRATIONAL PROCESS.

3) ACCRECATE BASE: ACCRECATE BASE SHALL COMPLY WITH THE CLIDELINE REQUIREMENTS. FOR PAVEMENT DESIGN IN THE REPORTS CITED IN THE PROJECT GEOTECHNICAL REPORT, THE ACCRECATE BASE SHALL BE DESIGNED TO AT LEAST 100 PERCENT RELITIVE DESIGN (STRANDAR PROCISE ASTA MORS) EXPANSIBLY SCIENCIN ON DELIA. STANDARD.

ASPIRALIZ CONCRETE: ASPIRALIZ CONCRETE SHALL BE PER RINDINGS PROJECT GEOTECHNICAL REPORT OR MATCH THE EXETING PAYEMENT SECTION ON SITE AND BE COMPACTED TO THE REQUIREMENTS DEFINED IN THE GEOTECHNICAL INVESTIGATION.

S) ALL MANIOCE BILLS, MALVIS AND MORBIOGRI DOUS ECS, SHALL BE ADJUSTED. TO THAN GRADI ATTRESTREET PAYING, UNIDSCONDERING HOUSE, IN PAYIO, AREA, FROMES A I FOR IN PILI OF OUT CONCEINE COLLARS. SET CONCEINE COLLARS HOUSE COURSE TO CHARLE MANY FOR CITY OF BRAFER STANDARD SPECIALORS. COST OFF THE WORK AND BE INCLUDED IN BEHAVIOR FOR CITY OF BRAFER STANDARD SPECIALORS. COST OFF THE WORK AND BE INCLUDED IN BEHAVIOR FOR CITY OF BRAFER STANDARD SPECIALORS. COST OFF THE WORK AND BE INCLUDED IN BEHAVIOR FOR THE MANY FOR THE MANY

7) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH BOUNTFUL CITY DEVELOPMENT GUIDELINES AND STANDARDS.

8) THE ELECTROLIER UNIT COST SHALL INCLUDE, BUT NOT BE LIMITED TO, THE POLLOWING:

B. LABOR.
C. DRECT BURIAL WIRE FROM ELECTROLER TO THE POWER SOURCE.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE DISTANCE FROM THE FLECTROLLER TO THE POWER SOURCE.

9) PROR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THISE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, BOUNTIFUL CITY, AND ROCKY MOUNTAIN POWER TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LICHS ENERGIZED.

(0). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STIPPING AND/OP PAVEMENT MARKINGS NECESSARY TO TE EXISTING STIPPING INTO FUTURE STRIPPING, METHOD OF REMOVAL SHALL BE BY GRINEING OR SANDBLASTING.

11) STRIPING AND PAVEMENT MARKINGS WITHIN 500 SOUTH SHALL BE IN CONFORMANCE WITH U.D.O.T. STANDARDS

STORM DRAINAGE NOTES:

AGGREGATE BASE

DETAIL DIAMETER DUCTILE RON PIPE DISTRICT

EDGE OF PAVENENT ELEVATION BND OF VERTICAL CURVE EACH WAY

EXERNG

HIGH POINT

RRIGATION

LOW POINT LIMITED USE DRIVEWAY MANUFACTURER MANUM

ALL FIPING MATIBIAL WITHIN THE PRIVATELY OWNED AND MAINTAINED STORM DRAIN SYSTEM WILL BE ADS PIPING OR APPROVED EQUIVALENT.

Stantec

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Owner/Project

ON CHRIST
ON CHR

PUBLIC UTLITY EASEMENT

FRIVATE RADIUS BEINFORCED CONCRETE PIPE

TOP BACK OF CURB TEMPORARY TOP OF FOUNDATION WALL

SANEARY SEWER SOURN DEADN SALT LAKE COUNTY SOUTH DAYB SEWER DISTRICT SIDEWALK SQUARE REET Legend

Revision ssued



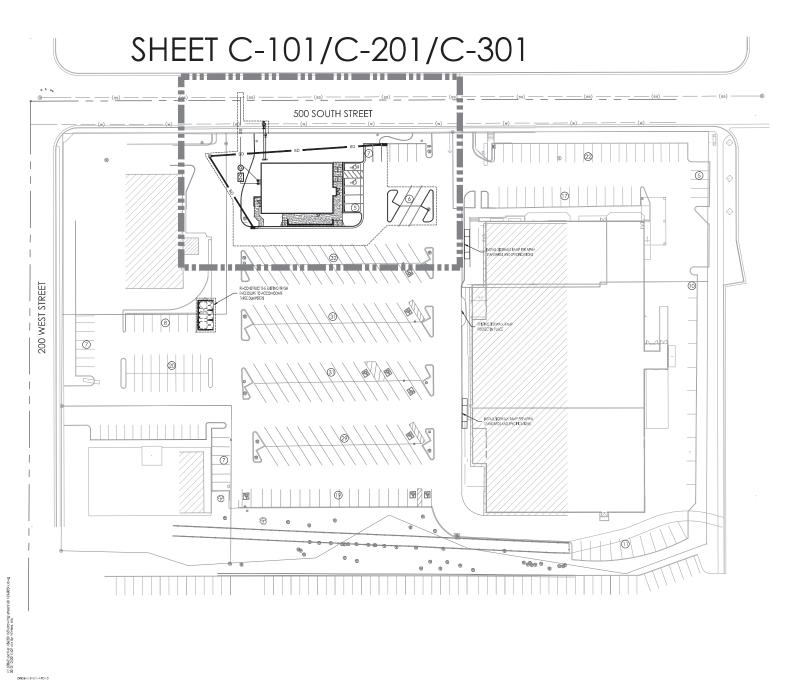


WASATCH COMMERCIAL MANAGEMENT, INC. 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY, UT 84111

CORNER BAKERY CAFE Bountiful, Utah

GENERAL NOTES & ABBREVIATIONS

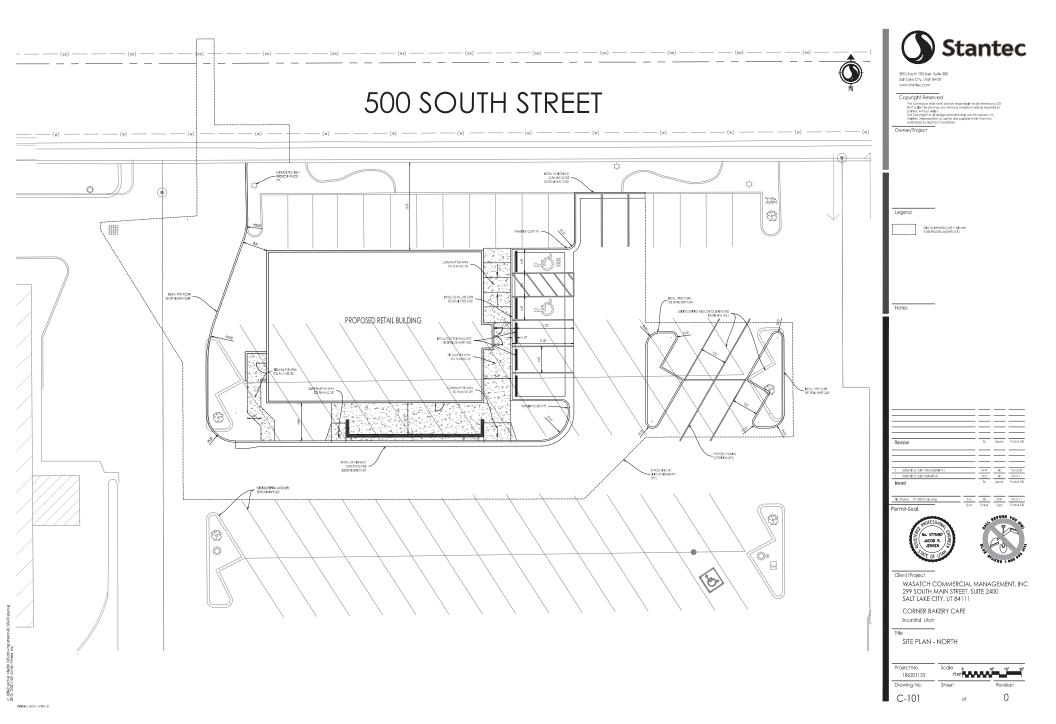
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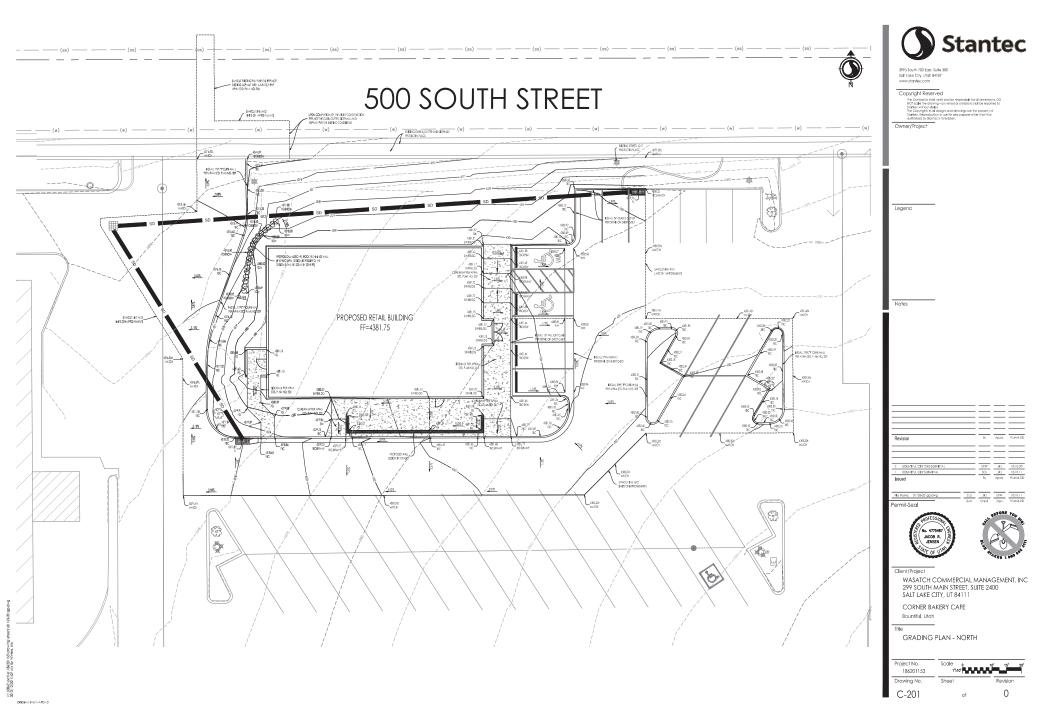


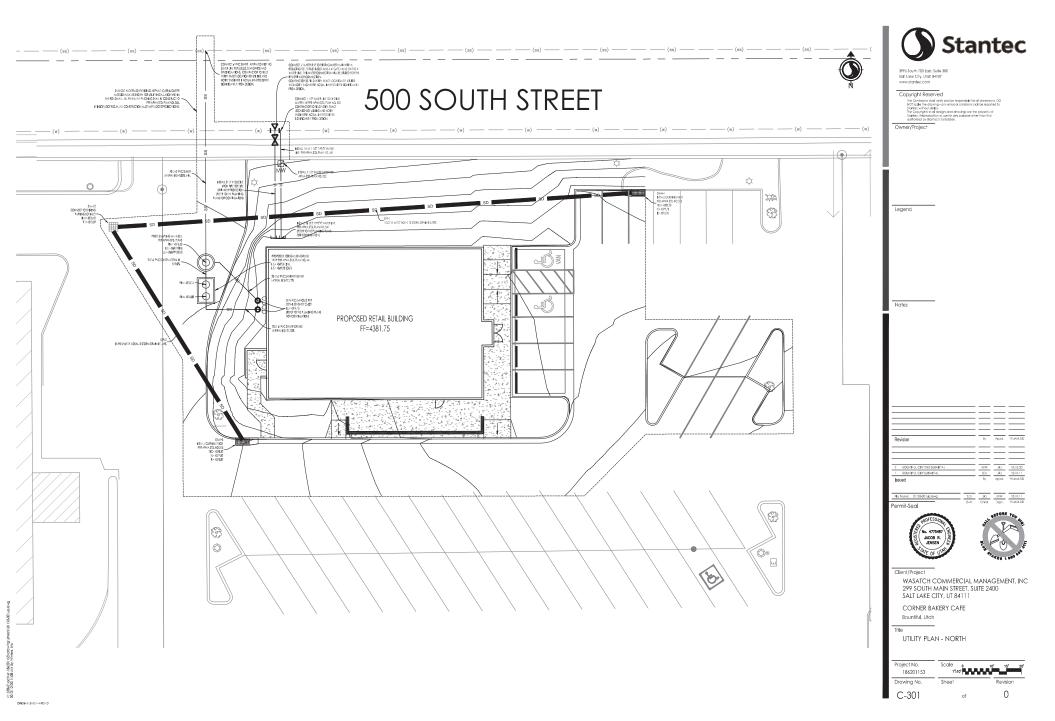


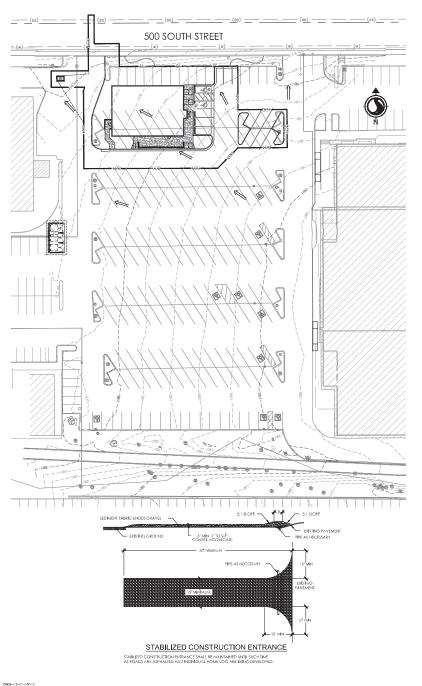
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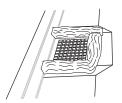
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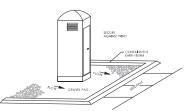






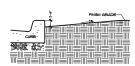
INLET PROTECTION - WATTLE

WATTLE WILL BE STRAW HILED, INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.



PORTABLE TOILET

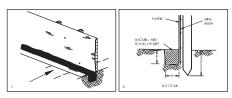
PORTABLE TOILETS TO BE INSTALLED DURING HOMEBULDING PHA



CURB SEDIMENTATION TRAP



CONCRETE WASTE MANAGEMENT



SILT FENCE

SUI FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOD VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL. (PRESERVATION OF EDISTING VEGETATION).

EROSION CONTROL NO

- 1. COMPICULNO SEQUENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROCLEMS ASSOCIATED WITH REGISTED AND MICHOP PROCESSES THE COULD FOCK BE FOR DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORING PROSTORED AND AFTER PROJECT CONSTRUCTION WILL BE CORRECT ORDER OF COMMENCE OF PROTORED HAS DEPOSED AND ASSOCIATED AND ASSOCIATED AND ASSOCIATED TO THE PROST HAS DEPOSED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATED AND ASSOCIATED ASSOCIATE
- AND PURCITIONAL.

 2. EROGUIC CONTROL A STORMWATE POLLITION PREVENDION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE LIAM POLLIFANT DECLYARCE BIMMATEN SYSTEM. (UPDS) FRESH FOR CONSTRUCTION, UNLIMING HOW BESONDA AND SILICATION WILL BE CONTROLLED. A NOTICE OF HUTEN IN SHEM SEEN SUBJURITIED TO GREAT THE UPDS CONTROLLED. A NOTICE OF HUTEN IN SHEM SEEN SUBJURITIED TO GREAT THE UPDS CONTROLLED. A POSITION OF THE PLAN MAIS BE ON SHEM ALL INSERT. HE CONTROLLED. A POSITION OF THE PLAN MAIS BE ON SHEM ALL INSERT. HE CONTROLLED SHALL BE REPONDIBLE FOR PURDAMENTING THE PLAN AND INSTALLED, SHE CONTROLLED SHALL BE REPONDIBLE FOR PURDAMENTING THE PLAN AND INSTALLED, SHE CONTROLLED SHALL BE REPONDIBLE FOR PURDAMENT FOR PROPERTY OF THE CONTROLLED SHALL BE ALTONOMY OF THE PLAN WILL BE IN OR BROSION.

 INMEDIATELY ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONDIBLITY OF THE CONTRACTORS.
- BEFORE CONSTRUCTION BEGNS, THE LIWITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANYTIME DURING CONSTRUCTION.
- 4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT RINSHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLIED AS SOON AS POSSIBLE AFTER POLIGIE GRADING, ALL SLOPES 21 OR PLATIES SHALL BE SCARPHED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
- CLIT SOPES SHALL BE 1.1 JAMANUM AND THIL SOPES 2.1 JAMANUM INITIAS SOCKE
 ENCOUNTERED, OUT SOPES IN COCK WE STEETBERN DEPENDING UPON GOTICHICAL
 COMBIDERATIONS, THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A
 COMPANIA THAT SHALL COT THEME STOPES THE SOUND FOR A CHILD FROM SLOPE SOUNDING
 CHAPTER OF THE SOUND FOR SOUNDING THE SOUNDING CHAPTER OF THE SOUNDING
 CHAPTER OF THE SOUNDING THE SOOPE SHALL BE DEVELOPED IN CONCERT WITH THE
 BESTIEN CHAPTER ACTIONISTS, SOLVE AND VECENATION OF ANIMAL TERRAIN.
- STABILIATION PRACTICES MAY INCLUDE. BUT ARE NOT UNITED TO: IEMPORARY SEEDING, PERMANENT SEEDING, MUCHING. COFORTIES SO DISTABLIBATION, VOICE ARE BUFFER, PROMISED SEEDING, MUCHING. COFORTIES SO DISTABLIBATION, VOICE ARE BUFFER, PROMISED SEEDING, MUCHING. COFORTIES SEEDING, PROMISED SEEDING, PROM
- WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE L4TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASTS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 6.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIALTED ON THAT PORTION OF THE SITE.
- 7. SPECIFICALIY OUTSHED DESIGNED ACEAS, BOTH ON AND OF-SITE SHAUL BE REVEGITATED. THESE AREAS SHAUL INCLUDE BUT NOT BE UNDED TO, ALL UNSUBFACED AREAS WHITH THE PLAGGED LOS STARRICE AND STORAGE AREAS. MINE THE PLAGGED LOS STARRICE AND STARR
- SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
- CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES
- TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAN STATE OF USISON OF AIR QUALITY STANDARDS.
- ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER OCCURS FIRST,
- CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIPTING AND STORAGE AREAS, AS RECORD TO ACCOMPLET THE CONSTRUCTION, ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL FRAN.
- 13. CONTRACTOR SHALL CONDUCT PERIODIC INSPECIIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP, THE CONTRACTOR WILL MAINTAIN A LOG ON STIE OF ALL INSPECTIONS WITH THE SWPPP.



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Owner/Project

PRO (SIG) EXPING CONTOUR LIVES OF DISTURBANCE ST SILE PROJECTION PALE PROJECTION PALE PROJECTION STANKED CONSTRUCTION ENTRANCE

→ DIRECTION OF FLOW

Notes



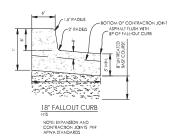


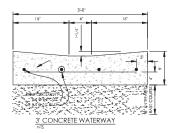
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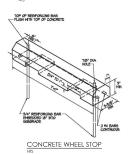
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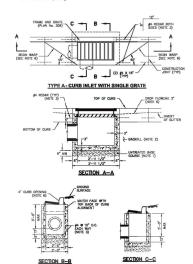


Catch basin

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.

 A. Do not use gravel as a substitute for untreated base course without ENGINEER's
- De flöt üde graven as a sucesinate for unreaete obser ocurse wirriorut orvaniretters permission. permission. permission. permission. Compact per APWA Section 31 23 26. Compact per APWA Section 31 23 26 o a modified proctor density of 95 procent or greater. Maximum iff thickness abelier compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- BACKFILL: Provide and place per APWA Section 31 23 23 on all sides of basin.

 Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or
 greater. Maximum lift thickness is 8 inches before compaction.
- 3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel.
- CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
- PIPE LATERALS: The drawing shows alternate connections to the catch basin.
 Refer to construction drawings for connection locations.
- CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop between the "begin warp" line in the gutter flow-line and the top of the grat at the curb face opening.



Catch basin

315 Drawing 1 of 2

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 A. Do not use gravel as a substitute for untreated base course without ENGINEER's.
- Look to list grave as a substitute for immersion base coolses written reverset as place that a PMA Section 30.5 (6). Compact per APMA Section 31.23 (6) to a modified proctor density of 95 percet or greater. Maximum fill thickness aboriec compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- CONCRETE: Class 4000 per APWA Section 03:30 04.

 All incessesty, provide concrete that actives dosign strength in less than 7 days.

 All incessesty, provide concrete that actives of segar strength in less than 7 days.

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 Bereit (guider cradis) and provider days opposed to public view.

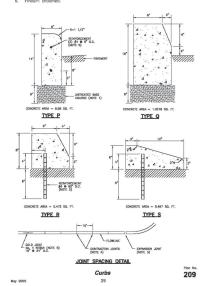
 C. Provide 12 (inclin radius on concrete days exposed to public view.

 D. Ours concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from time concrete the provider of the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from time concrete the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with type to Class A or 8 (clear with tugble 0.9) instructions from the concrete per APWA Section 03:30 00 with tugbl
- EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APMA Secton 32 13 73.

 A. Set top of filler flush with surface of concrete.

 B. Expansion joints are required at the start or end of a street intersection curb
- return.

 C. Expansion joints are not required in curb tangents or slip form work.
- CONTRACTION JOINT: Make contraction joints vertical.
 A. 1/8 inch wide and 2 inches deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 B. If necessary, match location of contraction joints in adjacent concrete flatwork.
- REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
- 6. FINISH: Broomed.



Concrete sidewalk

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 A. Do not use gravel as a substitute for untreated base course without ENGINEER's
- permission.

 Place material per APWA Section 32 05 10.

 Compact per APWA Section 31 23 86 o a modified prodor density of 95 percent or greater. Maximum Itt hickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- 2. CONCRETE: Class 4000 per APWA Section 03 30 04.
- CONCRETE: Obses 4000 ppr APWA Section 03 30 04.

 Couldnot concrete carely (selder crede) may develop it air temperature exceeds 90 degrees F.

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 Place observed example (selder crede) may develop it air temperature exceeds 90 degrees F.

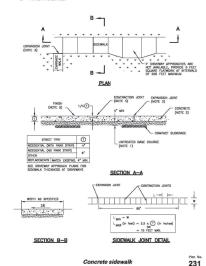
 Place observed example example of the proper observed of public view.

 Our concrete per APWA Section 03 30 00 with type 1D Class A or 8 (selar with fugility ety) emistrate forming compound unless septended otherwise.

- EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Secton 32.13.73.
 A. Set top of lifer than with surface of concrete.
 Expansion joints are not required in slip formwork except at the start or end of the installation activity.

- CONTRACTION JOINT: Make contraction joints vertical.
 A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches
- thick.

 B. Maximum length to width ratio for non-square panels is 1.5 to 1.
- 5. FINISH: Broomed.





WASATCH COMMERCIAL MANAGEMENT, INC 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY, UT 84111

Stantec

ppying IT is essent vector. The Contact restal vestor and be responsible for all dimensions, DS NOT scale the disvaling - any errors or antialons snall be reported to Stanles will host dietar. The Copyright is not assign, and drowings are the property of Stanles, Remotalition or use for any purpose other than that outforted by Stanles, Remotalition or use for any purpose other than that outforted by Stanles (is forbidden.

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Owner/Project

Legend

CORNER BAKERY CAFE Bountiful, Utch

DETAILS

Project No. 186201153	Scale	
Drawing No.	Sheet	Revision
C-501	of	0

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Tangent curb cut assembly

- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
- permission.

 8 Permission Part Ma Socion 32 C6 10.

 9 Permission Part Ma Socion 32 C6 10.

 9 Permission Part Ma Socion 32 C6 10.

 9 Permission Part Ma Socion 31 23 C6 a smolled proted eneity of 95 percent or greater. Maximum Itt thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- CONCRETE: Class 4000 per APWA Section 03 30 04.
 If inccessary, provide concrete that achieve design sterergin in less than 7 days.
 If necessary, provide concrete that achieve design a temperature exceeds
 Obdepres.
 England of the provided of the provided

- EXPANSION JOINT: Make expansion joints vertical.
 Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73.
 Set top of filler flush with surface of concrete.
- CONTRACTION JOINT: Make contraction joints vertical.
 A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches
- A. 1/8 inch wide and 1 inch deep or 1/4 sho thickness it slab is greater than 4 inct thick.
 Maximum length to width ratio for non-square panels is 1.5 to 1.
 Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
- FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
- DETECTABLE WARNING SURFACE: A cetectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
- 7. PROTECTION AND REPAIR:
- Protect concrete from delcing chemicals during cure.
 B. Fill flow line with water. Repair construction that doesn't drain.

LANDING BETWEEN SIDEWALK AND STREET LEVELS

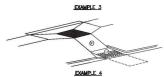
WARRANDAY SIE CONDITIONS WILL WARY, CONFIDERATION OF RAMP ANY LANDING MAY BE CHANGED, BUT THEY MUST MEET DEMONSTOR AND SLEPPE'S SIGNEN HERE.

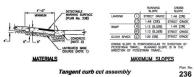
OWNER DEMONS AT DIOSS OF MANY MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRAIN TRAVEL.

1 USE OF FLANCE, CAUSE MULE, CITE, AND AT DIRECTION SCIENCIA.

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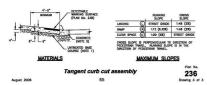






Tangent curb cut assembly 63

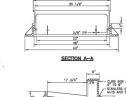
LANDING AT STREET LEVEL



65

- TLL WARY, CONTIGUIATION OF PAWP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET JOYES BIODEN HERE. TI SE PEPRONAUGHAR TO THE DISECTION OF PRESTRIAN TRAVEL. THE WALLS, CITC, ARE AT DIAMPER'S DISCRETION.

EXAMPLE 5



35 1/2" Grate and frame with adjustable curb box 129

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ppying IT is essent vector. The Contact restal vestor and be responsible for all dimensions, DS NOT scale the disvaling - any errors or antialons snall be reported to Stanles will host dietar. The Copyright is not assign, and drowings are the property of Stanles, Remotalition or use for any purpose other than that outforted by Stanles, Remotalition or use for any purpose other than that outforted by Stanles (is forbidden.

Owner/Project

Legend

381

35 1/2" Grate and frame with adjustable curb box

SECTION

Trench backfill

BACKFILL: Above the pipe zone.
 Grantian Fill. Limit nasimum particle size to 6 inches. Place fill per APWA
 Grantian Fill. Limit nasimum particle size to 6 inches. Place fill per APWA
 Maximum It thickness is 6 inches before compaction. Do not use celly window
 ENGINEEFS review and acceptance. Water jetting is NOT allowed in backfilling operation.
 Browstelle Fill. Provide and place controlled low strength material per APWA
 Section 31 05 15. Cuse the fill before placing surface restorations.

LANDSCAPED RESTORATION: Provide landscaped surfaces with topsoil. Rake to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32 92 00 or APWA Section 32 93 13 requirements.

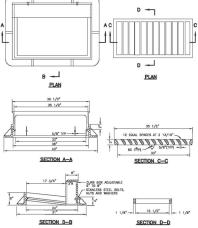
 PAVEMENT RESTORATION: Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER. 4. PEA GRAVEL: Pea gravel is not allowed in any part of the trench.

- 1. CASTING: Grey iron class 35 minimum per ASTM A 48.
- 2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
- 3. INLET BOX: See Plan No. 315. В

PAVEMENT RESTORATION SEE PLAN No. 255 OR 256 (NOTE 3)

(NOTE 1)

May 2006



WASATCH COMMERCIAL MANAGEMENT, INC 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY, UT 84111

CORNER BAKERY CAFE Bountiful, Utoh

DETAILS

Project No. Scale 186201153 Drawing No. 0 C-502

LANDING AT SIDEWALK LEVEL

SOUTHORS WILL WARY. CONFEDENTION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET NOWS AND SLOPES SHOWN HERE.

BERKES AT EASY OF PAMPS WIST BE PERPENDIQUARE TO THE DIRECTION OF PEDESTRAN TRAVEL.

FLARES, CURB WALLS, DIC., ARE AT DISQUESTED DISCRETION.

OF PAMPS WAN MAY RECEIRED TO PROTECT IN 18 TO STAND THE PROTECT OF THE PAMPS AND PROTECT OF THE PAMPS AND PAMPS WELLOW TO PROTECT IN 18 TO STAND THE PAMPS WELLOW THE PAMPS WAS THE PAMPS WELLOW THE PAMPS WAS THE PAMPS WELLOW THE PAMPS WAS THE PAMPS

EXAMPLE 1



MATERIALS MAXIMUM SLOPES Tangent curb cut ass

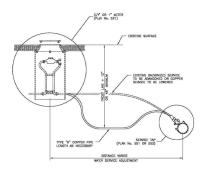
OPICINAL SHEET - ARCHO

Bountiful City Planning Commission Packet May 21, 2024

Plen No. 236

Water service line

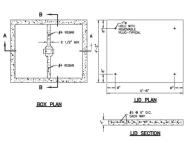
- INSPECTION: Prior to backfilling trench excavation, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- 3. FITTINGS: Provide brass fittings and nipples. Do not use galvanized materials.

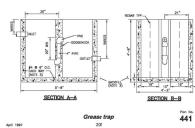


Water service line 541 August 2001

Grease trap

- INSPECTION: Prior to backfilling around concrete box, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- REINFORCEMENT: ASTM A 615, grade 60, deformed steel. See APWA Section 03 20 00 requirements.
- CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
- 5. WALL PENETRATIONS: Fill annular space around piping with waterproof sealer.





2),528421,0cflve11842011531,drawing/ 903/12/2011;09 AM By: Withers. Effo

Direct bearing thrust block

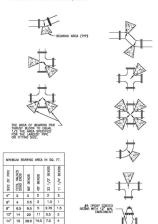
- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Pour concrete against undisturbed soil.
- 2. PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- SPECIAL CONSTRUCTION REQUIREMENTS:
- SPECIAL CONSTRUCTION FEQUIFICATIVE?

 A Thrust design for pele size or configurations not shown require special design.

 B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.

 C. Reinforcing steel bas to be epoxy coated at least 15 mils thick. Minimum stress yeld etiming in the down but so 70,000 pcil.

 D. Jodday graduated vectors may be used in confinction with concrete thrust blocking dat splan or EndinkERP.
- INSPECTION: Prior to backfilling around thrust block, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



	Direct bearing thrust block	
April 1997	239	

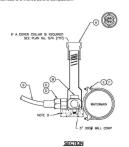
INSTALL THRUST RESTRAINT SEE PLAN No. 562 (TYP) INJ AND PUSH-ON JOINTS)

561

14" 19 28.5 14.5 7.5 4
16" 24 34 18.5 9.5 6
20" 27 52 28.5 14.5 16
24" 53 74 41 21 53
30" 81 114 62 32 16

1 1/2" and 2" service taps

- TAPPING: Place taps a minimum of 24 inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 24 inches of end of pipe.
- 3. BLOCKS: Clay brick or concrete block required under valve box to assure a 1" space
- INSPECTION: Prior to backfilling around taps, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



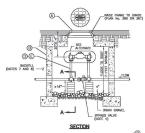
	LEGEND	
). I	ITEM	DESCRIPTION
\Box	WALVE BOX WITH LID	2 PIECE CAST IRON
	CORPORATION STOP	BRASS
)	COPPER ADAPTER	
)	FLARE OR PACK JOINT COPPER ADAPTER	
)	SERMICE SADDLE CLAMP	D.I., A.C., C.L
7	SERMCE SADDLE CLAMP	PVC
)	COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

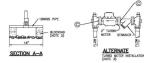
1 1/2" and 2" service taps

552 552

1 1/2" and 2" meter

- (street side).C. Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- ALTERNATE: Turbine meters are required on all systems used exclusively for irrigation or fire protection. Where domestic use is applicable, use a standard meter.
- 4. BYPASS VALVE: Lock in off position.
- 5. BLOCKING: Use clay brick or concrete block.
- CONCRETE BOX:
 A. Center frame and cover over water meler.
 B. Allow if inch clearance around waterline where line passes through wall. Seal opening with compressible seal.
- INSPECTION: Prior to backfilling around the meter box, secure inspection of installation by ENGINEER.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.





LEGEND			
No.	•	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN No. 502
(B)		CONCRETE BOX	PLAN No. 505
0		METER BOLTS	5/8" x 2 3/4" BRASS
0		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

FURNISHED BY UTILITY AGENCY

1 1/2" and 2" meter 217

522



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Owner/Project

Legend





WASATCH COMMERCIAL MANAGEMENT, INC 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY, UT 84111

CORNER BAKERY CAFE Bountiful, Utch

DETAILS

Project No. Scale 186201153 Drawing No. 0 C-503