



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
3. 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 **Draft Minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, May 7, 2024 – 6:30 p.m.**

4
5 Official notice of the Planning Commission Meeting was given by posting an agenda at City
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.
7

8 **City Council Chambers**
9 795 South Main Street, Bountiful, Utah 84010

10
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 Senior Planner Amber Corbridge
23
24

25 **1. Welcome**

26
27 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.
28

29 **2. Consideration to approve meeting minutes from April 16, 2024**

30
31 Commissioner Clark motioned to approve the minutes from April 16, 2024, and Commissioner
32 Ward seconded the motion. The motion was approved with Commissioners Jacobs, Monson,
33 Gilmore, Ward, Clark, and Bott voting “aye.”
34

35 **3. Preliminary and Final Architectural Site Plan Review for Professional and Medical**
36 **Office Building at 370 West 500 South**

37
38 Assistant Planner Jonah David Hadlock presented the item on behalf of Senior Planner
39 Corbridge as outlined in the staff report published in the packet.
40

41 Commissioner Ward asked about the easements and the address identified on the plans. Planning
42 Director Astorga addressed the questions about the easement and stated that 425 West is a
43 Bountiful City facility, not a UDOT facility. City Engineer Cheney and Applicant Nate
44 Lechtenberg addressed how the easements will have to share access in the future. City Engineer
45 Cheney indicated that all new addresses will be assigned for this location.
46

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

6
7 **4. Planning Director’s Report/Update**

8
9 Planning Director Astorga did not have any updates for the Commission.

10
11 **5. Adjourn**

12
13 Chair Jacobs adjourned the meeting at 6:48 p.m.

DRAFT

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

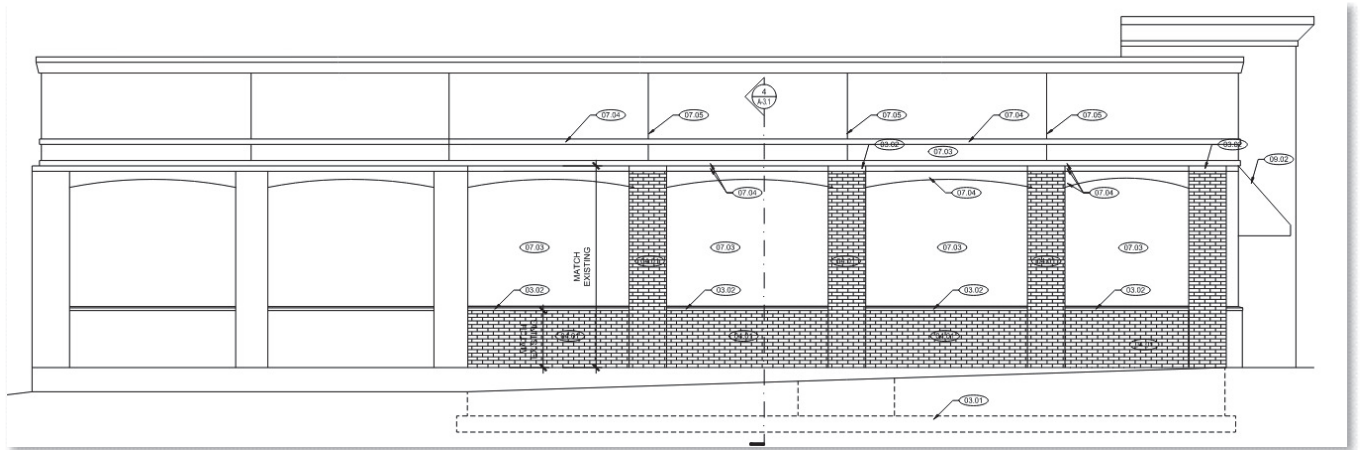


Image 2: Proposed South Building Elevation

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
 Amber Corbridge, Senior Planner
 05/01/2024

PLAN REVIEW
 04/24/2024 2:46:10 PM
 Lloyd Chaney, Bountiful City Engineer
 (Utah Professional Seal: 007-000000000)
 NO COMMENTS ON THIS SHEET



consultants

CARENOW URGENT CARE CLINIC T.I.

175 W. 500 S.
 BOUNTIFUL, UT
 84010

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

CARENOW T.I.

EXISTING SITE PLAN

A0.0



SITE PLAN NOTES

- ① SHADED AREA INDICATES EXISTING SOLARIUM AND EXTERIOR STEPS TO BE DEMOLISHED IN LIEU OF NEW LANDSCAPING. SEE LANDSCAPE PLANS. THE AFFECTED EXTERIOR WALL WILL BE RE-CLAD WITH LIKE MATERIALS TO MATCH EXISTING FOR A CONSISTENT AESTHETIC TO THE CURRENT BUILDING SHELL.
- ② EXISTING BUILDING TO REMAIN.
- ③ EXISTING AWNINGS TO BE REPLACED WITH SOLID COLOR (BLACK) FABRIC.
- ④ EXISTING BUILDING SIGNAGE TO BE REPLACED WITH NEW TENANT SIGNAGE, ALL FOR EXTERIOR FACES.
- ⑤ EXISTING ADA PARKING TO REMAIN.
- ⑥ EXISTING LANDSCAPING TO REMAIN
- ⑦ EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN.
- ⑧ EXISTING EXTERIOR CONCRETE STEPS TO BE REPLACED WITH PLANTING BED TO MATCH EXISTING.
- ⑨ EXISTING PARKING AND PLANTED ISLANDS TO REMAIN.
- ⑩ EXTERIOR UTILITY SCREEN ATTACHED TO BUILDING TO REMAIN. SEE EXTERIOR PHOTOS ON A1.2

SITE PLAN SCOPE OF WORK AND ORDINANCE SUMMARY

THE SITE IS EXISTING TO REMAIN. THERE ARE NO PROPOSED CHANGES TO THE SITE THAT RELATE TO PARKING, OR PUBLIC ACCESS TO THE SITE. THE EXISTING ACCESS IS EXISTING AND MEETS ALL CODE REQUIREMENTS. THE PORTION OF THE BUILDING WITH GLASS SOLARIUM TO BE REMOVED WILL BE INFILLED WITH LANDSCAPING. SEE LANDSCAPE PLANS.

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

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

LEGAL DESCRIPTION: BEG N 89°44'04" E 166.96 FT & S 0°15'56" E 11.0 FT FR THE NW COR OF BLK 3, NMC PLAT, BOUNTIFUL, UT SURVEY & RUN TH S 0°15'56" E 174.5 FT, TH S 89°44'04" W 163.3 FT TO THE E LINE OF 200 WEST STR, TH S 0°09'34" W 93.41 FT, TH N 89°44'04" E 173.54 FT, TH S 0°09'34" W 161.09 FT TO THE S BANK OF MILL CREEK AS IT EXIST ON & BEFORE 01-01-1973, TH FOLLOWING THE S BANK OF SD CREEK N 80°25'11" E 88.77 FT & N 50°17'34" E 87.0 FT & S 67°12'20" E 88.10 FT & S 80°58'29" E 162.70 FT & N 69°43'33" E 88.28 FT, M/L TO A PT 66.0 FT E OF THE W LINE OF BLK 1, TH N 09°34" E 287.88 FT PARALLEL TO THE W LINE OF SD BLK, TH S 89°44'04" W 110.13 FT, TH S 0°15'56" E 5.00 FT, TH S 89°44'04" W 141.01 FT, TH N 0°15'56" W 80.55 FT, TH S 89°44'04" W 9.01 FT, TH N 0°15'56" W 67.25 FT TO THE S LINE OF 500 SOUTH STR, TH S 89°44'04" W 231.75 FT ALG THE S LINE OF SD 500 SOUTH STR TO THE POB. (BASIS OF BEARING - MONU LINE ALG 200 WEST STR S 0°09'34" WEST) CONT. 4.22 ACRES.

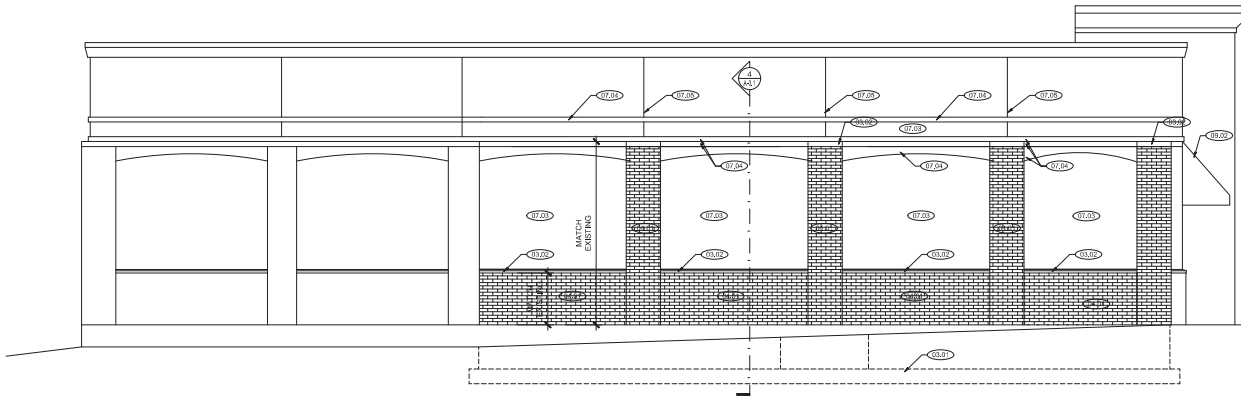
BOUNTIFUL CITY ZONING: C-G - GENERAL COMMERCIAL

USE:
 EXISTING BUILDING PREVIOUS USE: RESTAURANT - PERMITTED USE
 EXISTING BUILDING PROPOSED USE: MEDICAL OFFICE - PERMITTED USE

OFF-STREET PARKING:
 RESTAURANT PARKING REQUIREMENT = 1100 S.F.
 MEDICAL OFFICE PARKING REQUIREMENT = 1250 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 PARKING LOT ISLANDS ARE EXISTING TO REMAIN.

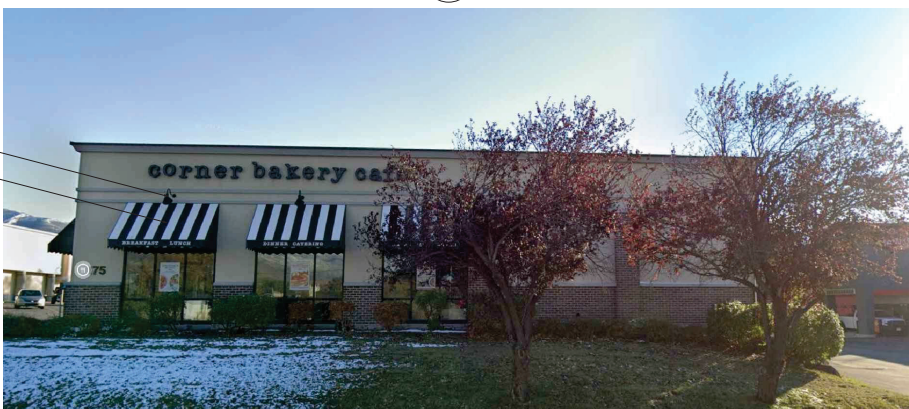
01 EXISTING SITE PLAN
 A0.0 SCALE: 1/32" = 1'-0"



01 SOUTH ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



02 EAST ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



04 NORTH ELEVATION
A3.2 SCALE: N.T.S.



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

REFERENCE NOTES

- 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**
 - (04.01) BRICK VENEER TO MATCH EXISTING. SEALED. SEE STRUCTURAL FOR REINFORCEMENT.
- 05 METALS**
 - (05.01) FACTORY PAINTED CONTINUOUS STANDING SEAM METAL CORNING. MATCH EXISTING STYLE AND COLOR.
- 06 WOOD, PLASTIC, COMPOSITES**
 - (06.01) SHEATHING. SEE STRUCTURAL DRAWINGS
 - (06.02) 2X6 WOOD STUD FRAMING. SEE STRUCTURAL DRAWINGS.
 - (06.03) WOOD JOISTS @ 24" O.C. SEE STRUCTURAL
- 07 THERMAL AND MOISTURE**
 - (07.01) NEW MECHANICALLY FASTENED WHITE TPO, 60 MIL SINGLE-PLY ROOF MEMBRANE WITH 15 YEAR WARRANTY OVER 2 LAYERS OF 3" RIGID INSULATION BOARD (R-30) OVER WOOD SHEATHING. MECHANICALLY FASTENED. MINIMUM SLOPE OF 1/4" PER FOOT. SEE SPECS. MEMBRANE TO EXTEND UP PARAPET WALL AND UNDER PARAPET CAP. TYPICAL.
 - (07.02) R-19 FOIL FACED BATT INSULATION IN 6" WOOD STUD WALL CAVITY.
 - (07.03) SYNTHETIC STUCCO (EIFS) OVER 1-1/2" RIGID INSULATION BOARD OVER MOISTURE BARRIER. MOISTURE BARRIER TO BE SELF-ADHERING SHEET WATER PROOFING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR TO MATCH EXISTING BUILDING.
 - (07.04) EIFS ACCENT BANDS TO MATCH EXISTING IN SIZE AND FINISH.
 - (07.05) 3/4" V GROOVE TO MATCH EXISTING.
 - (07.06) THIS HATCH INDICATES TAPERED ROOF INSULATION BOARD TO DIRECT WATER TO ROOF DRAIN LOCATIONS. SLOPE INSULATION BOARD AT 1/4" PER FOOT. ARROWS INDICATE DIRECTION OF SLOPED ROOF.
 - (07.07) R-36 BATT INSULATION IN STRUCTURAL BRACE FRAMING CAVITY.
- 09 FINISHES**
 - (09.01) 5/8" INTERIOR GYP. BD. TO EXTEND FROM FINISH FLOOR TO BOTTOM OF STRUCTURAL JOIST ABOVE.
 - (09.02) EXISTING AWNING STRUCTURE AND LIGHTING TO BE SALVAGED. REPLACE FABRIC WITH NEW, IN SOLID COLOR (BLACK) AND STYLE AS APPROVED BY CARENOW.
- 10 SPECIALTIES**
 - (10.01) TENANT PROVIDED CONTRACTOR INSTALLED SIGNAGE. COORDINATE ELEC. AS REQUIRED.
- 22 PLUMBING**
 - (22.01) PRIMARY AND SECONDARY ROOF DRAIN LOCATIONS. SEE PLUMBING DRAWINGS.
 - (22.02) CAST BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW ROOF DRAINS AS HIGH AS POSSIBLE. SEE PLUMBING DRAWINGS
- 23 HVAC**
 - (23.01) ROOF TOP MECH. UNIT & CURB. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
- 26 ELECTRICAL**
 - (26.01) PROVIDE NEW EXTERIOR SCONCE AT LOCATION OF EXISTING J-BOX, AROUND PERIMETER OF BUILDING. SEE ELEC.

Reviewed by Planning Department
Amber Corbridge, Senior Planner
05/01/2024

PLANS WILL REQUIRE PLANNING COMMISSION TO MAKE A RECOMMENDATION TO CITY COUNCIL

clarity design group
architecture planning interiors
5225 south 900 east, ste 340
murray, utah 84117
1.385.247.8570



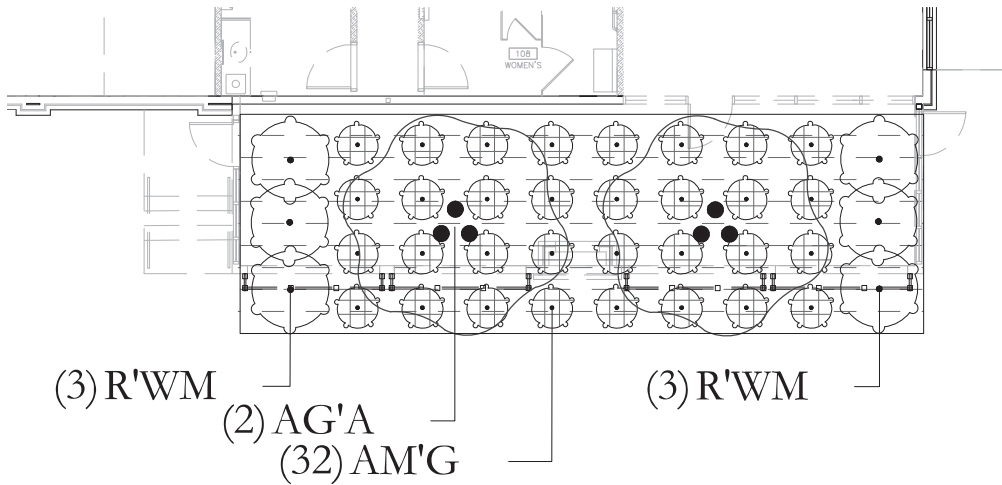
consultants

CARENOW URGENT CARE CLINIC T.I.
175 W. 500 S.
BOUNTIFUL, UT
84010

PROJECT NO.	23071	
DRAWN BY:	MF	
CHECKED BY:	TA	
ISSUE DATE:	2024/04/01	
REVISION	DATE	DESCRIPTION
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SHEET TITLE
CARENOW T.I.
EXTERIOR ELEVATIONS

A3.2



PLANT LEGEND

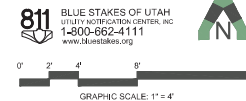
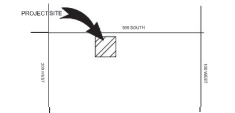
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	AGA	2	Amselchier s. grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; 24.1/14h Lake water tolerant	B & B	Multi-trained
DECIDUOUS SHRUBS					
	AMG	32	Arenaria microcarpa 'Ground Hug' Ground Hug Spreading Chrysoberly S&S; 14"x36"; AV28; sun to part shade; 25; Utah Lake water tolerant	5 gal	
ROSES					
	R'WM	6	Rosa s. 'Meiselman' White Meiselman Rose S&S; 2.5 x 6; AV 28; sun; 25; Utah Lake water tolerant	5 gal	

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1" MINUS TAN CRUSHED ROCK TO MATCH ADJACENT PLANTING BEDS. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	606 sf



VICINITY MAP



clarity design group
architecture planning interiors
5525 south 900 east, #10 340
midvale, utah 84117
t. 385.247.8570



consultants

CARENOW URGENT
CARE CLINIC T.I.
175 W. 500 S.
BOUNTIFUL, UT

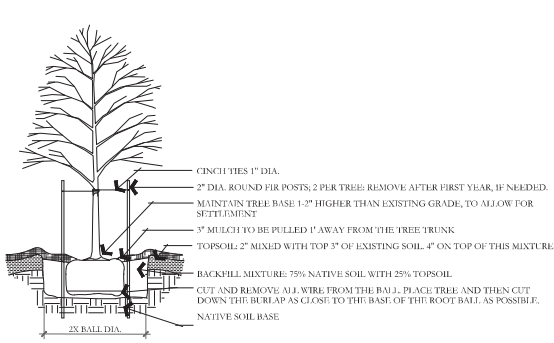
PROJECT NO:	UT-24034	
DRAWN BY:	AR	
CHECKED BY:	JA	
ISSUE DATE:	2024-03-15	
REVISION	DATE	DESCRIPTION
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LANDSCAPE PLAN LP-100

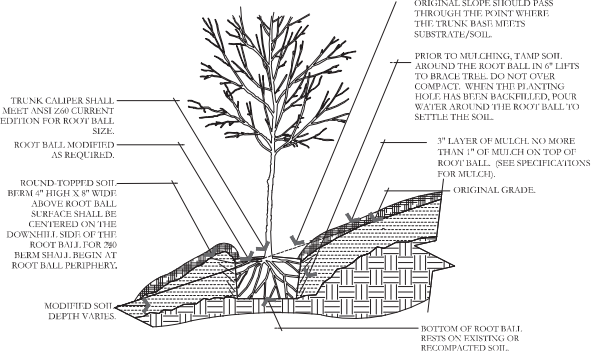
CARENOW T.I.

LANDSCAPE PLAN

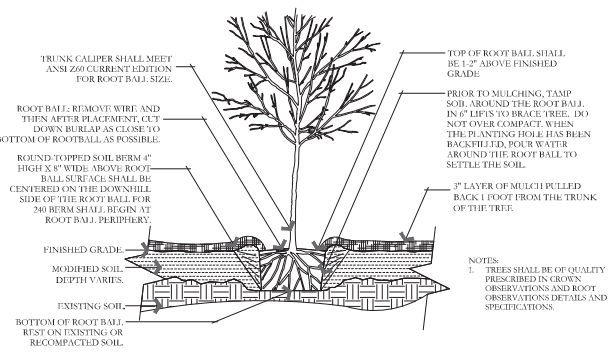
LP-100



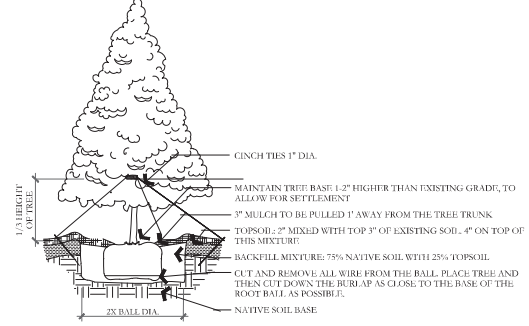
A DECIDUOUS TREE PLANTING
NOT TO SCALE



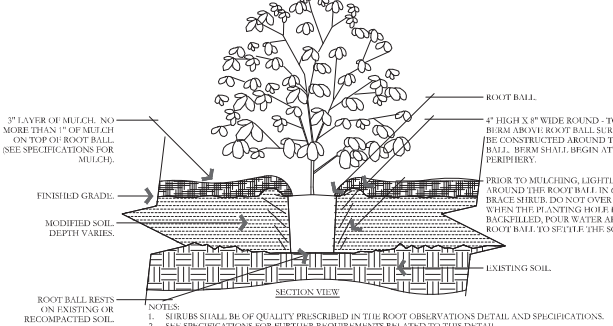
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



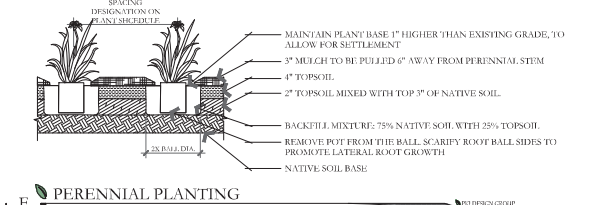
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



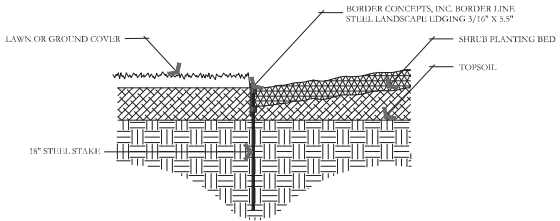
D EVERGREEN TREE PLANTING
NOT TO SCALE



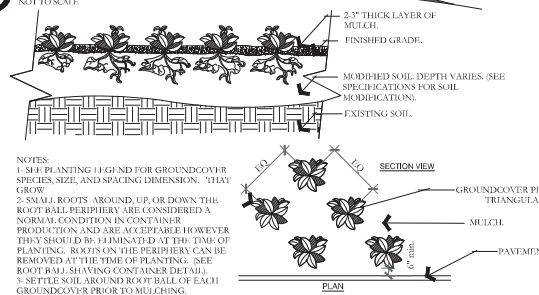
E SHRUB - MODIFIED SOIL
NOT TO SCALE



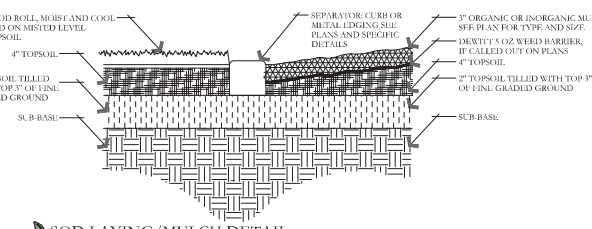
F PERENNIAL PLANTING
NOT TO SCALE



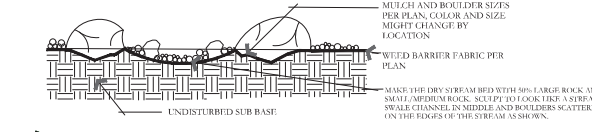
G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

clarity design group
architecture planning interiors
5525 south 900 west, apt 340
murray, utah 84117
1.885.247.8570



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CARENOW URGENT
CARE CLINIC T.I.
175 W. 500 S.
BOUNTIFUL, UT

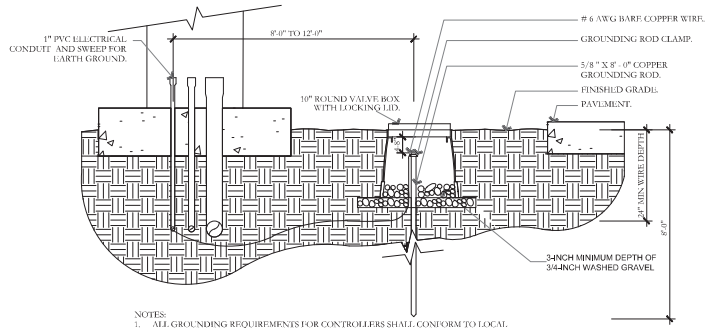
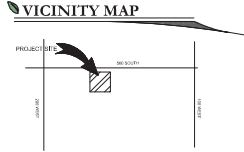
PROJECT NO:	UT-24034
DRAWN BY:	AR
CHECKED BY:	JA
ISSUE DATE:	2024/03/15
REVISION	DATE DESCRIPTION
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DETAILS SHEET LP-501
CARENOW T.I.
LANDSCAPE
DETAILS

LP-501

811 BLUE STAKES OF UTAH
1170 SOUTH ROCK CROWN, INC.
1-800-662-4111
www.811utah.com

PKJ
DESIGN GROUP
3450 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



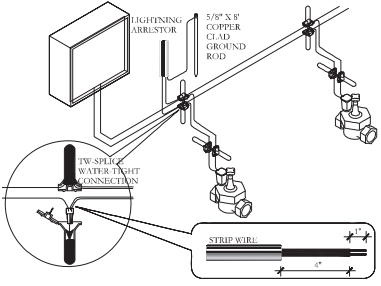
- NOTES:**
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL
NOT TO SCALE

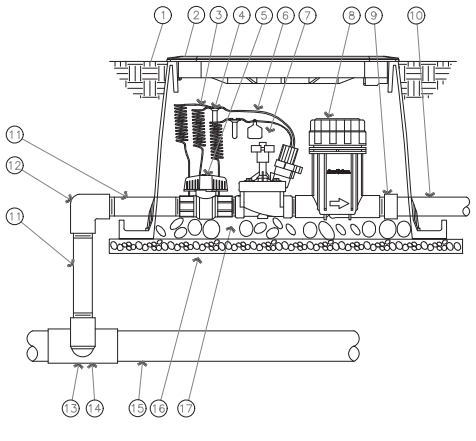
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[Symbol]	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Contour Kit for Commercial Applications, 1in. Ball Valve with 1in. PESH Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM/20 GPM.	1
[Symbol]	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	1
[Symbol]	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=white; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	688.6 s.f.
[Symbol]	Point of Connection 1"	1
[Symbol]	Irrigation Lateral Line: PVC Schedule 40	21.7 l.f.
[Symbol]	Irrigation Mainline: PVC Schedule 40	14.4 l.f.
[Symbol]	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	7.5 l.f.

Valve Callout:
 Valve Number
 Valve Flow
 Valve Size

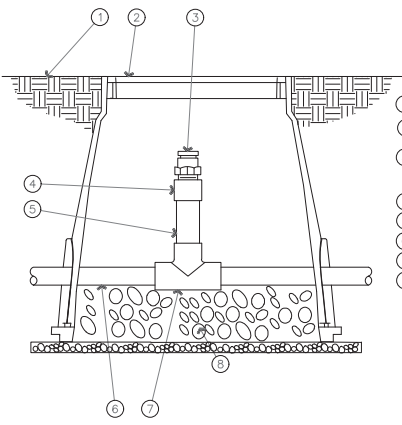


P 2-WIRE CONNECTION DETAIL
NOT TO SCALE



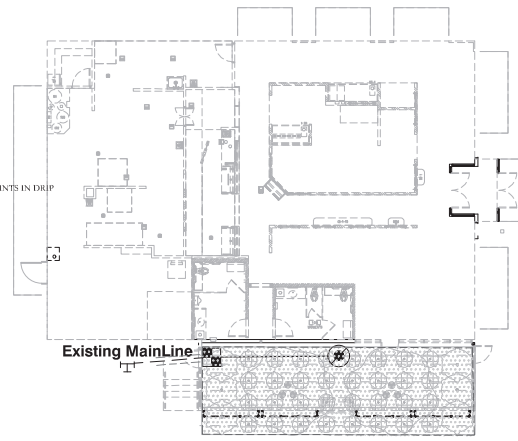
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DS STRIPS
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PL5B (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTER
- 10 LAYER 1 PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 FIT.
- 14 PVC SCH 40 TEE OR FIT.
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 1 FINISH GRADE
- 2 SURTERRA MAN-AN EMITTER BOX: RAIN BIRD SEB 73B
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV150 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

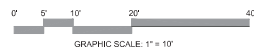
R AIR RELIEF VALVE DETAIL
NOT TO SCALE



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 5520 south 500 east, #340
 Murray, UT 84117
 1.385.247.8570



consultants

CARENOW URGENT CARE CLINIC T.I.
 175 W. 500 S.
 BOUNTIFUL, UT

PROJECT NO:	UT-24034
DRAWN BY:	JA
CHECKED BY:	JA
ISSUE DATE:	2024/03/15
REVISION	DATE DESCRIPTION

IRRIGATION PLANNER 100

CARENOW T.I.

IRRIGATION PLAN

IR-100



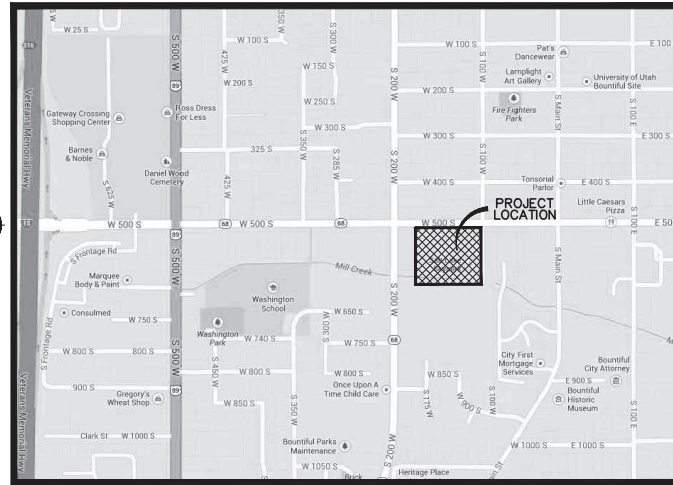
Stantec

THESE PLANS ARE FOR THE ORIGINAL BUILDING.

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

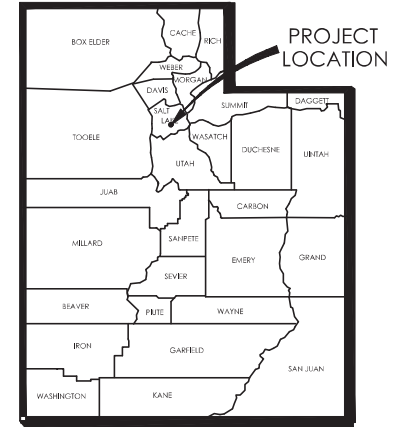


Wasatch



VICINITY MAP

SITE LOCATION MAP



STATE OF UTAH

WASATCH COMMERCIAL MANAGEMENT, INC

CORNER BAKERY CAFE COMMERCIAL DEVELOPMENT SUBMITTAL

December 20, 2013

Project Number: 186201153

OWNER:
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

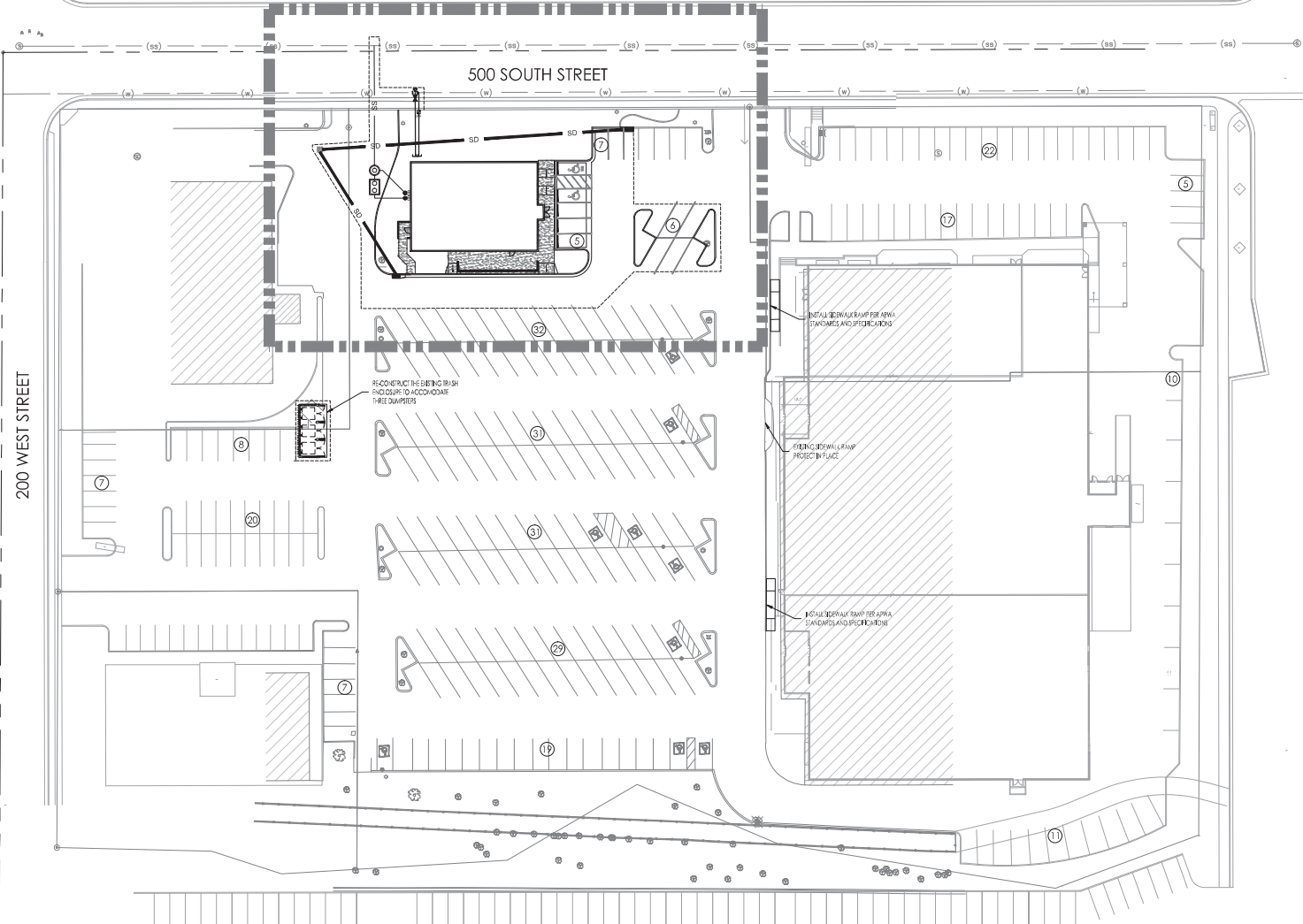
ENGINEER:
STANTEC CONSULTING SERVICES INC.
CONTACT: JACOB JENSEN, P.E. OR ERIC WINTERS
3995 SOUTH 700 EAST STE. 300
SALT LAKE CITY, UTAH 84107
PHONE: (801) 261-0090
FAX: (801) 266-1671
EMAIL: jacob.jensen@stantec.com or eric.winters@stantec.com

INDEX OF DRAWINGS

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



SHEET C-101/C-201/C-301



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Legend:

Notes:

Revision	By	App'd	YR	DATE
1	BOUNTFUL CITY (2143) SUBMITTAL	BYM	JL	10.12.2021
2	BOUNTFUL CITY (2143) SUBMITTAL	BYM	JL	10.11.2021

Issue	By	App'd	YR	DATE
1	BOUNTFUL CITY (2143) SUBMITTAL	BYM	JL	10.11.2021

File Name:	Drawn:	Check:	Design:	Date:
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Permit-Seal

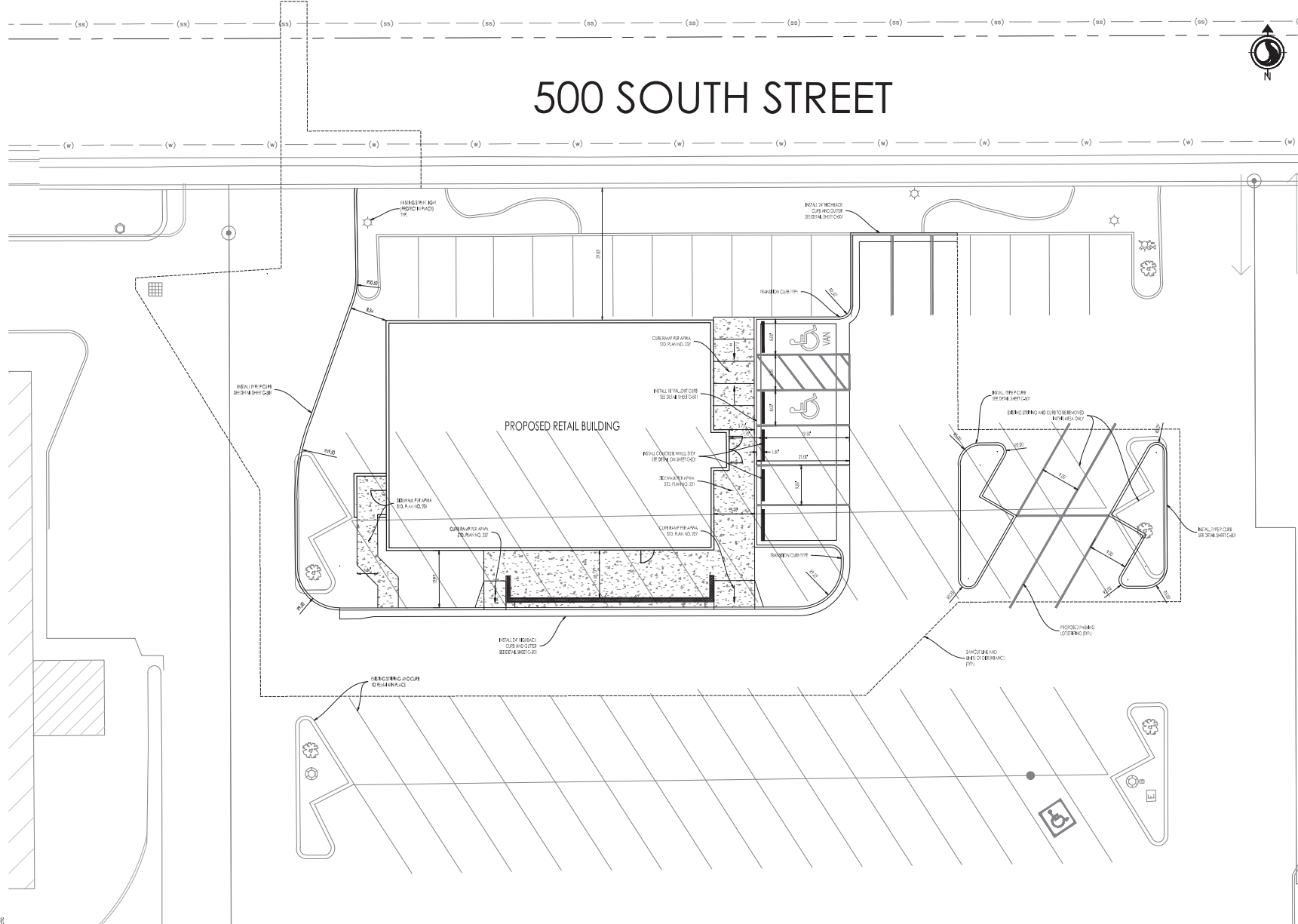


Client/Project
 WASATCH COMMERCIAL MANAGEMENT, INC
 299 SOUTH MAIN STREET, SUITE 2400
 SALT LAKE CITY, UT 84111
 CORNER BAKERY CAFE
 Bountiful, Utah

Title
 OVERALL SITE MAP & KEY SHEET

Project No. 186201153 Scale 1"=50'
 Drawing No. Sheet Revision

C-002 of 0



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--- STRUCTURE TO BE REMOVED AND REPLACED

Notes

Revision	By	App'd	YR

Issue	By	App'd	YR
1	BOB	JR	10/20/20
2	BOB	JR	10/21/20

Rev	By	App'd	YR
1	BOB	JR	10/21/20
2	BOB	JR	10/21/20

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Client/Project
WASATCH COMMERCIAL MANAGEMENT, INC
299 SOUTH MAIN STREET, SUITE 2400
SALT LAKE CITY, UT 84111
CORNER BAKERY CAFE
Bountiful, Utah

Title
SITE PLAN - NORTH

Project No. 186201153
Drawing No. Sheet
Scale 1"=10'
Revision

C-101 of 0

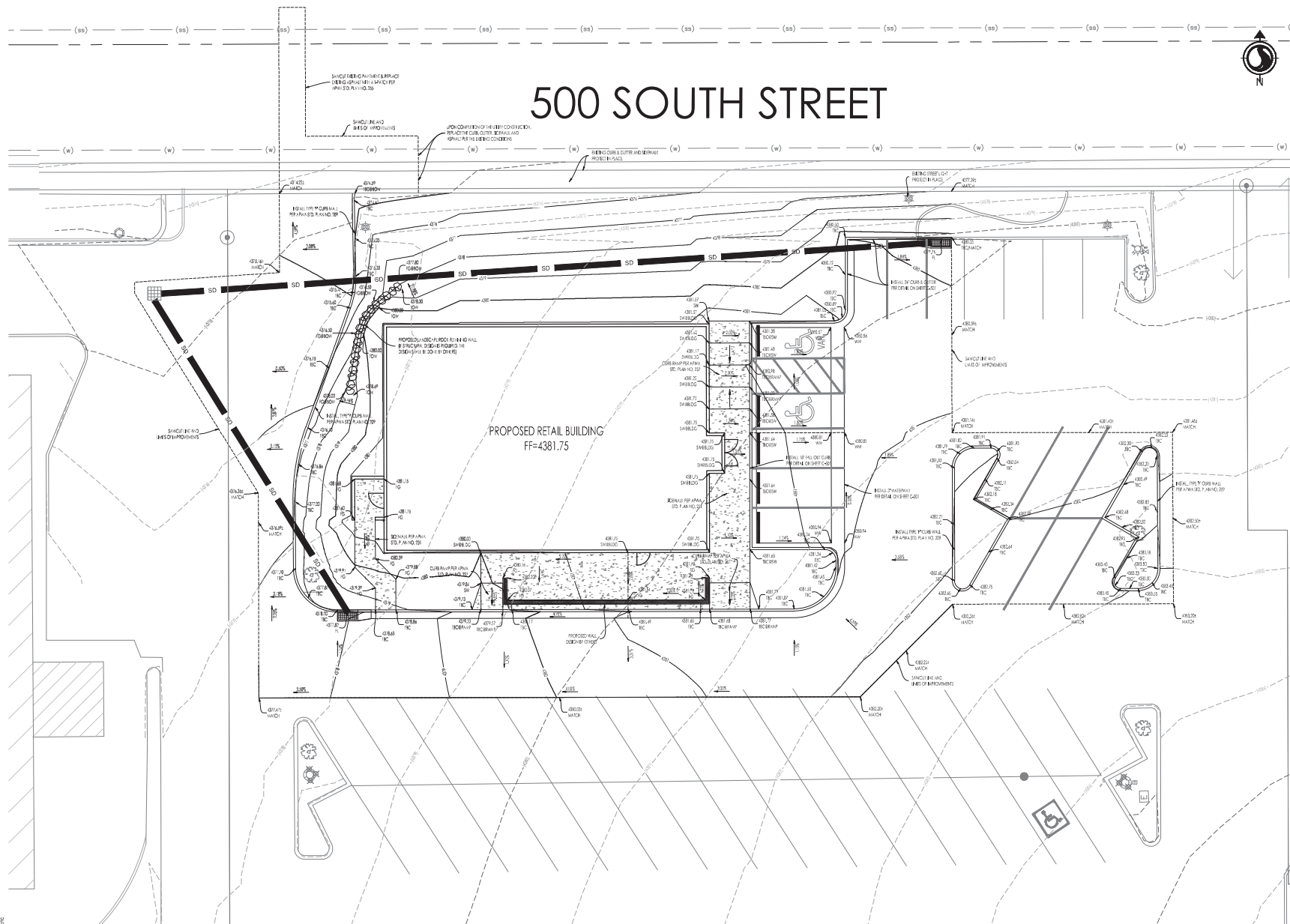


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 WASATCH COMMERCIAL MANAGEMENT, INC
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 SALT LAKE CITY, UT 84111
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 Bountiful, Utah

Title
 GRADING PLAN - NORTH

Project No. 186201153 Scale 1"=10'
 Drawing No. Sheet 1 of 1 Revision 0

C-201 of 0



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Notes

Revision	By	App'd	YR	DATE
1	BOUNTFUL CITY PLANNING	SDM	JL	11.12.20
2	BOUNTFUL CITY PLANNING	SDM	JL	11.11.11

Issue Date: 01/20/2014
 Date: 01/20/2014
 Drawn: JLD
 Check: JLD
 Date: 03/11/11

Permit-Seal

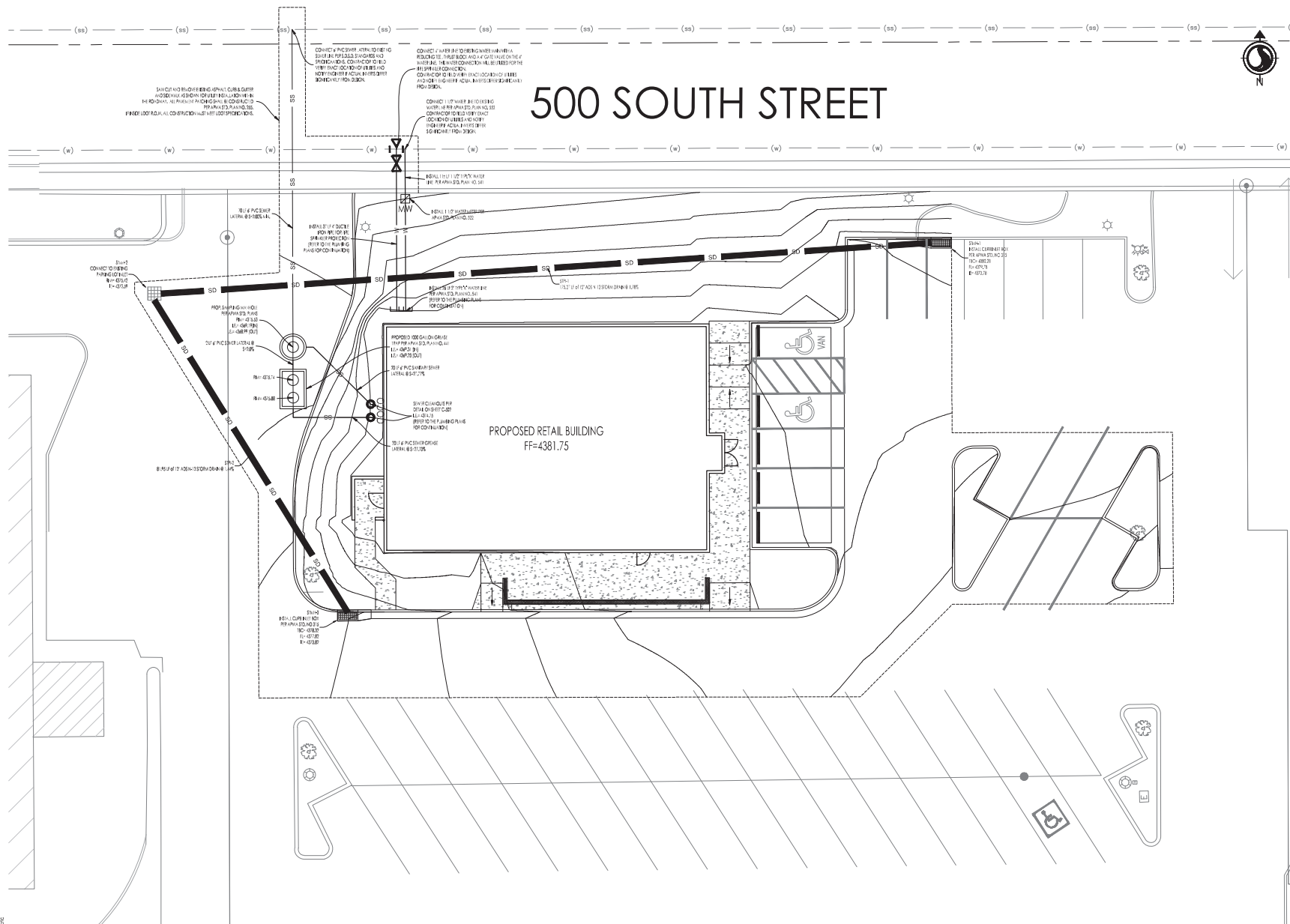


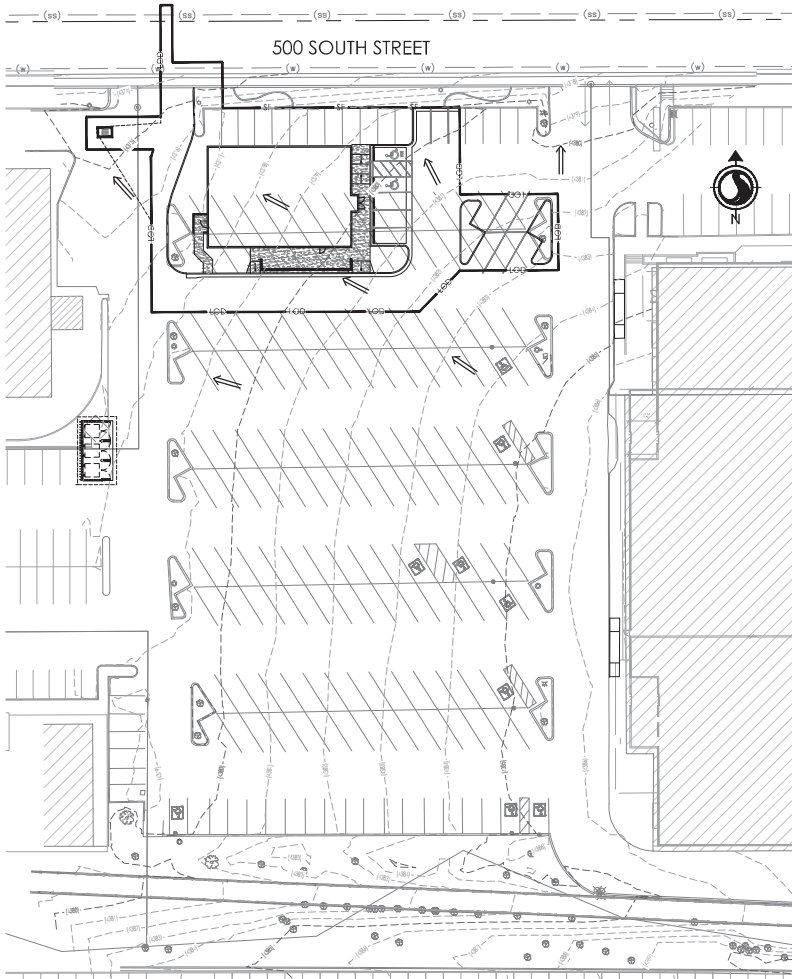
Client/Project
 WASATCH COMMERCIAL MANAGEMENT, INC
 299 SOUTH MAIN STREET, SUITE 2400
 SALT LAKE CITY, UT 84111
 CORNER BAKERY CAFE
 Bountiful, Utah

Title
 UTILITY PLAN - NORTH

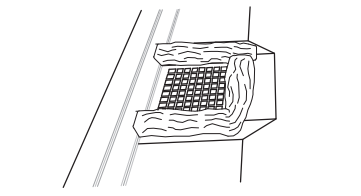
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 Drawing No. Sheet
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 Revision

C-301 of 0

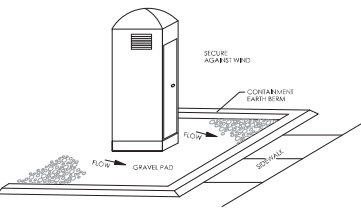




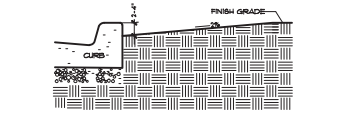
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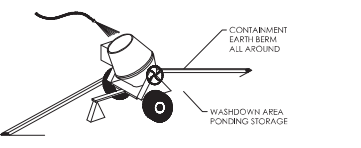
INLET PROTECTION - WATTLE
WATTLE WILL BE STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURBS AND GUTTER AND ROADWAYS IS COMPLETE.



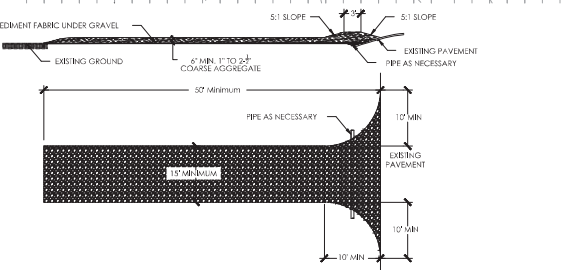
PORTABLE TOILET
PORTABLE TOILETS TO BE INSTALLED DURING HOURLY BUILDING PHASE.



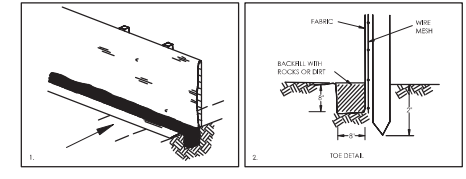
CURB SEDIMENTATION TRAP



CONCRETE WASTE MANAGEMENT



STABILIZED CONSTRUCTION ENTRANCE
STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INTERMEDIATE HOME LOTS ARE BEING DEVELOPED.



SILT FENCE
SILT FENCE MAY BE REPLACED FOR EROSION CONTROL. A 4\"/>

- EROSION CONTROL NOTES**
- CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND CREEP PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EROSION DRAINAGE PATTERNS THAT RISE THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROBLEMS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROBLEMS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
 - EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SEDIMENT WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION. IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - BEFORE CONSTRUCTION BEGINS, THE LIMITS 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 ANY TIME DURING CONSTRUCTION.
 - EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER EACH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCOURED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
 - CUT SLOPES SHALL BE 1:1 MAXIMUM AND FILL SLOPES 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPER, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDED SHALL OCCUR AS THE SLOPE BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
 - STABILIZATION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTILES, SOIL STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPROVED SURFACES FOR STABILIZATION SHALL BE AVOIDED EXCEPT AS PROVIDED BELOW. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE TEMPORARILY CEASES, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THAT PORTION OF THE SITE.
 - SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE FLAGGED LOD, STACKING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHING AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. CUT AND FILL SLOPES OVER 3:1 SHOULD BE THE PLACEMENT OF EROSION CONTROL REVEGETATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKLEER. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.
 - 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 UTAH STATE DIVISION 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 RECEIVING AND STORAGE AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
 - CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.



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Owner/Project:

Legend

- (SD) --- EXISTING CONTOUR
- - - - - LOD LIMITS OF DISTURBANCE
- — — — — SILT FENCE
- ◻ DEWATERING SUMP LOCATION
- ◻ INLET PROTECTION
- ◻ STABILIZED CONSTRUCTION ENTRANCE
- DIRECTION OF FLOW

Notes

1. [Empty]
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Revision	By	App'd	YR	DATE
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2	BOUNTFUL CITY (214) (SWM) (M)	SDM	JE	12/12/20
Issue'd	By	App'd	YR	DATE

File Name: 21-204101-00.dwg
Size: 82
Date: 12/11/21
Dim: Chk'd
Sheet: 12/11/21

Permit-Seal

Client/Project:
WASATCH COMMERCIAL MANAGEMENT, INC
299 SOUTH MAIN STREET, SUITE 2400
SALT LAKE CITY, UT 84111
CORNER BAKERY CAFE
Bountiful, Utah

Title:
EROSION CONTROL PLAN AND DETAILS

Project No: 186201153
Drawing No: Sheet
Scale: 1"=50'
Revision

C-401 of 0

Revision	By	App'd	YR/DATE

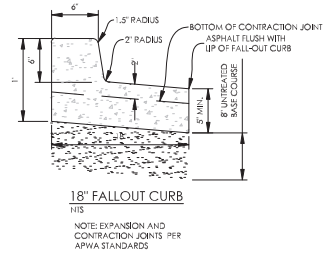
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Permit-Seal

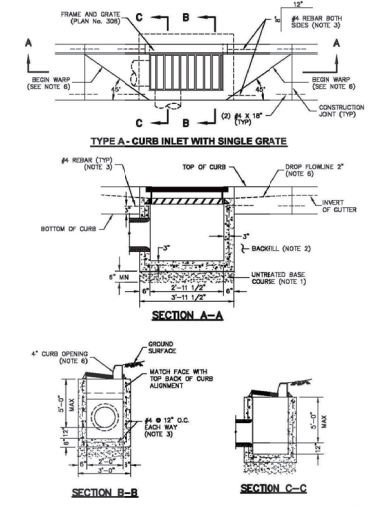
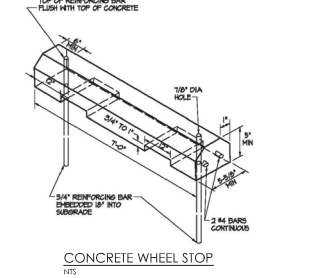
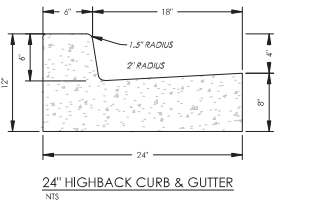
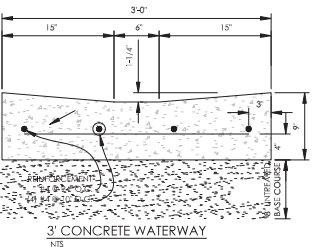
Client/Project
WASATCH COMMERCIAL MANAGEMENT, INC
 299 SOUTH MAIN STREET, SUITE 2400
 SALT LAKE CITY, UT 84111
CORNER BAKERY CAFE
 Bountiful, Utah

Title
DETAILS

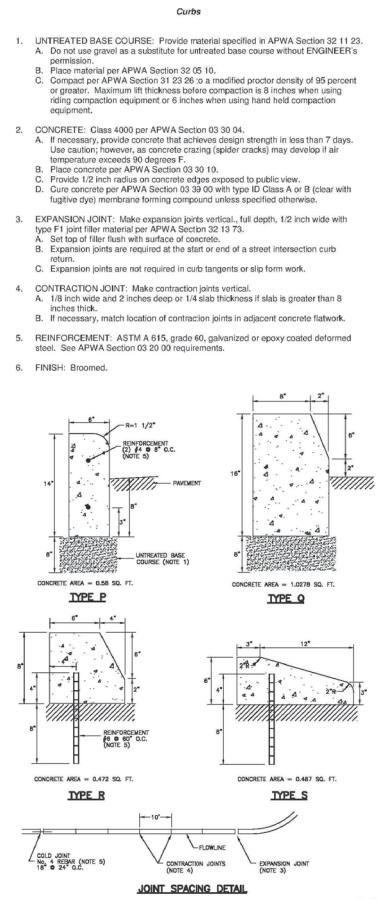
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186201153		
Drawing No.	Sheet	Revision
C-501	of	0



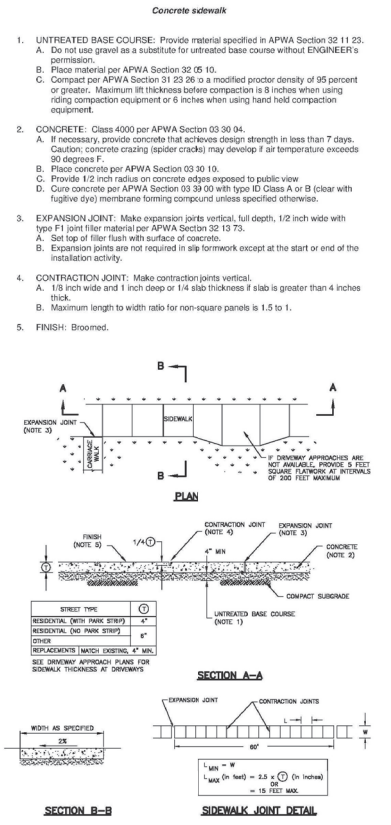
- Catch basin**
- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - Place material per APWA Section 31 23 23.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before 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.
 - 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 wrap" line in the gutter flow-line and the top of the grate at the curb face opening.




July 2000 **Catch basin** 137 **Plan No. 315** Drawing 1 of 2



May 2009 **Curbs** 29 **Plan No. 209**



December 2009 **Concrete sidewalk** 51 **Plan No. 231**

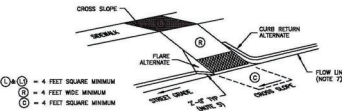
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2	SCOTTLE CITY ENGINEERS	DSM	13.11.11
Issued	By	App'd	19.AVA.LDC
By Name:	01/20/2020/eng	SJL	JR
Drawn:	CHK'd	DSM	13.11.11
Permit-Seal	Drawn:	CHK'd	DSM
	Client/Project		
	WASATCH COMMERCIAL MANAGEMENT, INC 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY, UT 84111 CORNER BAKERY CAFE Bountiful, Utah		
Title	DETAILS		
Project No.	Scale		
186201153			
Drawing No.	Sheet	Revision	
C-502		0	

Tangent curb cut assembly

- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32.11.23.
 - 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 31.23.26 to a modified proctor density of 95 percent or greater. Maximum lift 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 03.03.04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03.30.10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03.30.00 with type II Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- 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.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches 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 detectable 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.
- PROTECTION AND REPAIR:**
 - Protect concrete from deicing chemicals during cure.
 - Fill flow line with water. Repair construction that doesn't drain.

LANDING AT SIDEWALK LEVEL

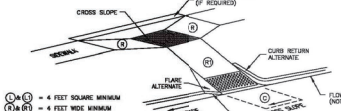
WARNINGS:
 • SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
 • CURB BREAKS AT ENDS OF RAMP MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
 • USE OF FLARES, CURB WALLS, ETC. ARE AT ENGINEER'S DISCRETION.
 • LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.



EXAMPLE 1

LANDING BETWEEN SIDEWALK AND STREET LEVELS

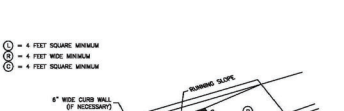
WARNINGS:
 • SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
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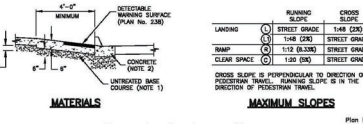
EXAMPLE 3

LANDING AT STREET LEVEL

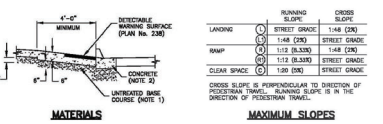
WARNINGS:
 • SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
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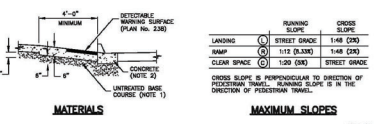
EXAMPLE 5



Tangent curb cut assembly
 Plan No. 236
 Drawing 1 of 3



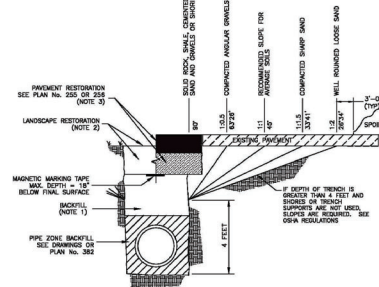
Tangent curb cut assembly
 Plan No. 236
 Drawing 2 of 3



Tangent curb cut assembly
 Plan No. 236
 Drawing 3 of 3

Trench backfill

- BACKFILL:** Above the pipe zone.
 - Granular Fill: Limit maximum particle size to 6 inches. Place fill per APWA Section 33.05.20. Compact to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction. Do not use clay without ENGINEER'S review and acceptance. Water jetting is NOT allowed in backfilling operation.
 - Flowable Fill: Provide and place controlled low strength material per APWA Section 31.05.15. Cure the fill before placing surface restorations.
- LANDSCAPED RESTORATION:** Provide landscaped surfaces with topsoil. Reuse to match existing grade. Replace vegetation to match pre-construction conditions. See APWA Section 32.92.09 or APWA Section 32.93.13 requirements.
- PAVEMENT RESTORATION:** Do not install asphalt or concrete surfacing until trench compaction is accepted by ENGINEER.
- PEA GRAVEL:** PEA gravel is not allowed in any part of the trench.

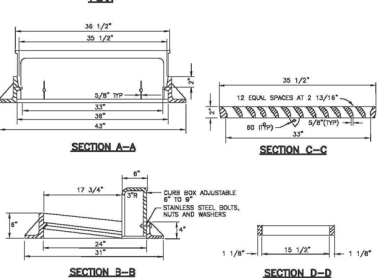
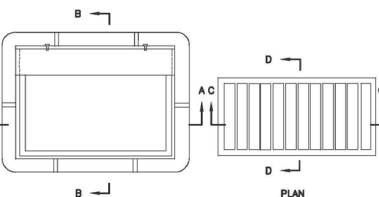


SECTION

Trench backfill
 Plan No. 381
 May 2008 179

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

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



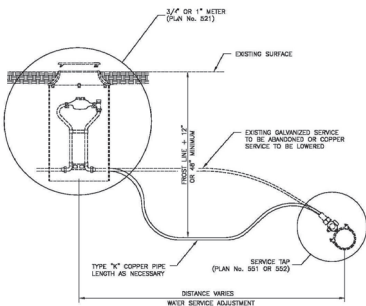
35 1/2" Grate and frame with adjustable curb box
 Plan No. 308
 January 1999 129

Owner/Project

Legend

Notes

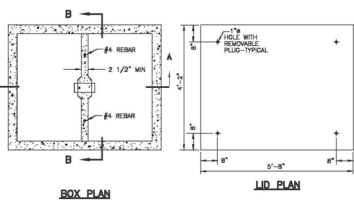
- Water service line
- INSPECTION: Prior to backfilling trench excavation, secure inspection of installation by ENGINEER.
 - BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches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



Water service line
 229
 Plan No. 541

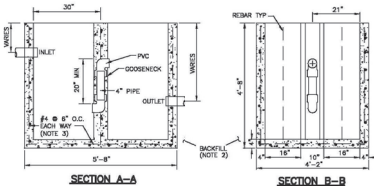
August 2001

- 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.
 - WALL PENETRATIONS: Fill annular space around piping with waterproof sealer.



Grease trap
 200
 Plan No. 441

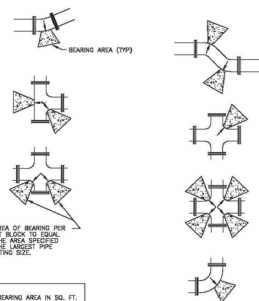
April 1997



Grease trap
 200
 Plan No. 441

Direct bearing thrust block

- CONCRETE: Class 2000 minimum per APWA Section 03 30 04. Four concrete against undisturbed soil.
- PIPE JOINTS: Do not cover with concrete. Leave completely accessible.
- GREASE: Apply poly-fm grease to all buried metal surfaces. Wrap with 8 mil thick polyethylene sheet and tape wrap.
- SPECIAL CONSTRUCTION REQUIREMENTS:
 - Thrust design for pipe sizes or configurations not shown require special design.
 - Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
 - Reinforcing steel bars to be epoxy coated at least 15 mils thick. Minimum stress yield strength of tie down bars is 70,000 psi.
 - Locking restraint devices may be used in conjunction with concrete thrust blocking (at option of ENGINEER).
- 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.



MINIMUM BEARING AREA IN SQ. FT.

SIZE OF PIPE (EXPOSED)	80# BENDS	45# BENDS	22 1/2" 1/2" BENDS	11 1/4" BENDS
4"	3	2	2	2
6"	4	3.5	3	1.5
8"	5.5	4	2.75	1.5
10"	7.5	5.5	3.5	2
12"	10	7.5	4.5	2.5
14"	13	10	5.5	3
16"	17	13	7.5	4
18"	21	16	9.5	5
20"	26	20	12	6
24"	38	28	17.5	8.5
30"	55	40	25	12
36"	78	55	35	16

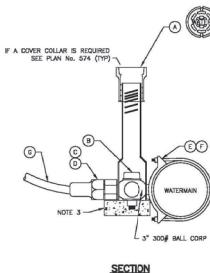
#4 EPOXY COATED REBAR WITH 1" MIN. EMBEDMENT
 INSTALL THRUST RESTRAINT (SEE PLAN NO. 542 TYP) (NJ AND PUSH-ON JOINTS)

Direct bearing thrust block
 239

April 1997

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.
- TAPE: Teflon tape is required on all taps.
- BLOCKS: Clay brick or concrete block required under valve box to assure a 1" space before bearing on a corporation stop.
- SADDLE CLAMP: Required on all taps.
- 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

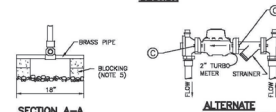
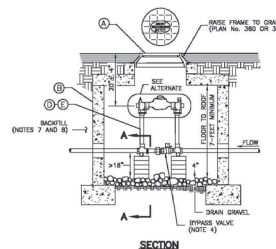
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	3 PIECE CAST IRON
(B)	CORPORATION STOP	BRASS
(C)	COPPER ADAPTER	
(D)	FLARE OR PACK JOINT COPPER ADAPTER	
(E)	SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)	SERVICE SADDLE CLAMP	PVC
(G)	COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

1 1/2" and 2" service taps
 237

August 2001

1 1/2" and 2" meter

- METER PLACEMENT:
 - In new construction, install meter at center of lot or per agency requirements.
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- PIPE: Install type "K" copper pipe to property line. Coordinate with utility agency for type of pipe to be used outside of right-of-way.
- ALTERNATE: Turbine meters are required on all systems used exclusively for irrigation or fire protection. Where domestic use is applicable, use a standard meter.
- BYPASS VALVE: Lock in off position.
- BLOCKING: Use clay brick or concrete block.
- CONCRETE BOX:
 - Center frame and cover over water meter.
 - Allow 1 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
(C)	METER BOLTS	5/8" x 2 3/4" BRASS
(D)	1 1/2" CUSTOM SETTER WITH BYPASS	
(E)	2" CUSTOM SETTER WITH BYPASS	

1 1/2" and 2" meter
 217

August 2001

Plan No. 552

Revision	By	Appd	FR.AKA/DC

Prep Name: 01390000/000	531	AR	000	03.11.11
	Drawn	Check	Sign	FR.AKA/DC

Permit-Seal



Client/Project
 WASATCH COMMERCIAL MAN, INC
 299 SOUTH MAIN STREET, SUITE 2400
 SALT LAKE CITY, UT 84111
 CORNER BAKERY CAFE
 Bountiful, Utah

Title
 DETAILS

Project No.	Scale
186201153	
Drawing No.	Sheet
	Revision

C-503 of 0