HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Planning Commission Meeting

July 11, 2023

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. Regular Meeting:

I. Call to Order

II. Roll Call

III. Pledge of Allegiance: By Invitation

IV. Recuse for Conflict of Interest

2. Consent Agenda:

I. Minutes: May 23, 2023

3. Action Items:

I. Public Hearing for Amendments to Definitions Municipal Code 18.08 (Tony Kohler, Meg Ryan)

II. Public Hearing to consider Amendments to Chapter 18.04 General Provisions, 18.12 Administration, 18.16 Zones Generally, and Repeal Sections 2.38 and 2.48 of the Heber Municipal Code. (Tony Kohler, Meg Ryan)

III. Public Hearing to consider Standard Drawings and Specifications update and a Heber Storm Water Design Manual update. (Gordon Miner)

IV. Request a Site Plan approval for the Loft on 6th, located at 85 West 600 South. (Planner Denna Woodbury/Engineer Gordon Miner)

V. Request for a Subdivision Preliminary for Sawmill Phase 8, located at 860 Becca Rd (Planner Mark Vlasic/Engineer Gordon Miner)

VI. Request for a Subdivision Preliminary for Sawmill Phase 9, located at 657 Becca Rd (Planner Mark Vlasic/Engineer Gordon Miner)

4. Work Meeting:

I. Discuss a General Plan and Zoning Text Amendment for Celebration Workforce Housing Community, located at 350 East 1200 South. (Planner Jamie Baron/Gordon Miner)

5. Administrative Items:

I. City Council Communication Item (Jamie Baron)

6. Adjournment:

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on _____, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov. Notice provided to the Wasatch Wave.

Heber City Corporation
75 North Main Street
Heber City, Utah
PLANNING COMMISSION MEETING
Tuesday, May 23, 2023
6:00 pm.
REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in a Joint Meeting on April 25, 2023, in the City Council Chambers in Heber City, Utah.

1. Regular Meeting:

I. Call to Order [00:00:11]

Chairman Dennis Gunn opened the meeting [00:00:21.]

II. Roll Call [00:00:38]

Present: **Planning Commission**
Dennis Gunn, Chairman
Oscar Covarrubias, Commissioner
Phil Jordan, Commissioner
Robert Wilson, Commissioner

Staff: Planning Director Tony Kohler, Planning Consultant, Senior Planner Jamie Baron, Aubrey Larsen, Planning Office Admin, Meshelle Kijanen

Public: Jason Neilson
Online: Bart Miller, Erin Griffin LDG (Lane), Michael Harvigsen

III. Pledge of Allegiance: Commissioner Oscar Covarrubias

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda: [00:01;21]

I. Minutes: April 25, 2023

II. Request for a Telecommunications Approval, located at 99 North 600 West (Planning Consultant: Aubrey Larsen from Landmark Design Inc)

Motion to Approve 2. Consent Agenda: Moved by Phil Jordan, seconded by Oscar Covarrubias. (Activated at 00:01:48)
Vote to Approve 2. Consent Agenda: (Approved) (Activated at 00:01:48)

DRAFT

3. <u>Action Items:</u>

I. Request for Site Plan approval for Heber Light & Power Admin Building, located at 300 South 600 West (Planning Consultant: Aubrey Larsen Landmark Design Inc./Engineer Gordon Miner City Engineer) (Activated at 00:02:03)

Heber Light and Power Admin Building Site Plan - PC Staff Report 05/23/2023

Aubrey Larson, Consultant for Landmark Design, explained the Agenda Item [00:02:32.]

Ms. Larson noted she was filling in for Marc Vlasic and restated the address as 300 South 600 West. Ms. Larson walked the Council through a PowerPoint. Ms. Larson noted the General Plan designation was Tours and Recreation while the zoning designation was Public Facility Zone. Ms. Larson said the facility would be five acres and would be an administration building and shop. Ms. Larson noted it was formerly an RV park, though is currently vacant. Ms. Larson stated adjacent uses included residential to the east, storage to the north, Power & Light to the South, and UDOT buildings to the West. Ms. Larson noted this was a site plan request and offered an aerial view.

Ms. Larson presented some general background information. Ms. Larson noted the site design called for a new parking lot with landscaping on the east and paved open space to the north and south. Ms. Larson noted the area to the west would be later used for future expansion and will be grated and graveled for now. Ms. Larson clarified that the zoning was in the institutional and public facilities zone. Ms. Larson noted the applicant submitted an initial set of drawings which were reviewed by DRM on April 5th, 2023, and had already been met with several changes including zoning clarification, fencing standards, external trash storage standards, landscape and irrigation standards, lighting standards, and elevation requirements.

Ms. Larson noted the revised drawings had been submitted as followed: zoning was clarified to IPF, an eight-inch fence had been specified, landscape strips less than eight inches wide had been changed to xeriscape with drip irrigation, the applicant adjusted the front yard property so that no more than 20% would be landscaped with turf, a lighting and photometric plan had been provided with cut sheets, and scaled and colored elevations had been provided with materials. She noted as well that the property owner had been going through the process of claiming an unowned parcel at the east end of the property.

Ms. Larson said this application was consistent with the Code, and both the General Plan and City staff recommended approval with their findings and conditions. Ms. Larson provided more images of the site plan, and then opened the floor for questions.

Senior Planner Jamie Baron noted Engineering had a few minor comments but did not feel the need for a letter [00:08:50.]

Jason Norlen of Heber Light & Power came forward to answer any questions [00:09:23.]

Councilmember Oscar Covarrubias asked if this would be the new administration building. Mr. Norlen replied it would, and added they will be working with Heber City on the plans. [00:09:54]

Mr. Norlen continued and noted the shop portion would be replacing a separate building on campus as they have outgrown the current space [00:10:32.]

Mr. Norlen noted they have completed the land swap with the property [00:11:18]

Chairman Gunn thanked the HL&P for their service and asked if the Council had any more questions [00:11:30.]

Councilmember Covarrubias asked about snow removal and how that will work with the parking [00:11:52.]

Mr. Baron said they had reviewed this and it was not a component of conditional approval [00:12:13.]

Councilmember Covarrubias asked about the snow again. Mr. Baron indicated there was a yard area they could also push snow to [00:12:45.]

Ms. Larson presented a data table showing parking diagrams indicating four stalls per thousand square feet [00:13:51.] Ms. Larson noted they had provided twelve parking stalls for employees and 50 stalls for the public.

Councilmember Covarrubias asked if the utility easement would go through the parking. Mr. Norlen noted they were currently working with UDOT on a title search on some adjacent property to start a quick claim deed to address this issue [00:14:20.]

Mr. Norlen then addressed the fence, which he noted would be chain link with vinyl slating and a tilt up. Senior Planner asked where the gate would be. Mr. Norlen said it would be on the west side [00:15:57.]

Chairman Gunn asked if there were any more questions. There were none.

Motion to Approve I. Request for Site Plan approval for Heber Light & Power Admin Building, located at 300 South 600 West (Planning Consultant: Aubrey Larsen Landmark Design Inc/Engineer Gordon Miner City Engineer) Moved by Phil Jordan, seconded by Oscar Covarrubias. [00:18:05]

Vote to Approve I. Request for Site Plan approval for Heber Light & Power Admin Building, located at 300 South 600 West (Planning Consultant: Aubrey Larsen Landmark Design Inc/Engineer Gordon Miner City Engineer) (Approved)

4. <u>Work Meeting:</u>

I. Envision Update: Discuss update to Definitions Municipal Code 18.08 (Tony Kohler) (Activated at 00:18:39)

Definitions PC Staff Report 05/23/2023

Planning Director Tony Kohler explained the Agenda Item [00:19:01.] Mr. Kohler began by going over definitions on a visual aid, and noted the definitions in red will be changed. Mr. Kohler noted the first change was with the term "accessory dwelling" and said they would be differentiating between internal and external because State Code defined internal as having more rights than external. Mr. Kohler said they would have to define exactly what an "internal" dwelling unit was, and said different jurisdictions have tried to poke holes in the definition. Mr. Kohler said they will change their definition based on property ownership trends.

Councilmember Covarrubias asked if an additional bedroom or gym used consistently would be considered an accessory dwelling unit [00:23:37.] Mr. Kohler said it would be fine as long as they were using it for the family and not renting it out. Mr. Baron said there is a difference between an accessory unit and accessory dwelling [00:24:30.]

Mr. Kohler continued and noted the Commission understood the nature of administrative decisions. Mr. Kohler said they do need feedback on adversely affected parties which would be determined any times there are changes on a zone or general land use. Mr. Kohler said there are two different types, class A and class B, and noted class A was less restrictive and only required notice in three spaces whereas class B required more hands on instruction from the City. Mr. Kohler indicated that the city defaults as the "adversely affected party" until they come up with a clear definition [00:24:57.]

Mr. Kohler said the zoning district amendment would be given to property owners in the impacted area ten days prior to any changes made. Mr. Kohler said they would need to determine how closely they want "affected property" to be. Chairman Gunn said 300 feet has been standard and Mr. Kohler thanked him for the guidance. [00:27:50]

Chairman Gunn asked if class A and class B related to land zoning changes. Mr. Kohler explained class A applies to the General Plan while class B relates to the actual law implementation. Mr. Kohler said class A relates more to "one's dreams." Mr. Kohler elaborated and noted this is why they need to define impacted parties as, currently, all they know is they need to send out written notices with a written summary and hyper link to all the changes.

Chairman Gunn expressed concerns that this method would lead to apathy from citizens and they would inevitably throw away these notices and miss important changes [00:30:23.] Mr. Kohler added one change they were proposing was defining a text amendment as class A.

Mr. Kohler said many definitions are scattered throughout the ordinance, and they are working to put them all in one space. Mr. Kohler said they are working on defining affordable housing to narrow down the applicant pool, though they are aiming at 60% of average median income [00:31:58.]

Mr. Kohler moved on and noted they will have to address multiple dwelling Codes, and asked Mr. Baron if they still needed this [00:32:43.] Mr. Baron said likely they would not [00:33:18.]

Mr. Kohler reported they were working on defining appeal authority and would include the name of the person responsible, and identified that person as Matt Hanson from Ogden [00:33:30.] Mr. Kohler said they also needed to dictate height for basements. Chairman Gunn asked about remodeling and how that would impact the egress. Mr. Kohler said they should look to the building Code for special instances like this [00:34:16.]

Planning Director Kohler noted they would also need to address the buildable area; then moved on to a discussion on cannabis [00:35:31.] Mr. Kohler reminded the Commission that Utah state residents had voted to make medical cannabis legal, and they would need to distinguish between pharmacies, processing, and retail facilities.

Chairman Gunn asked if this was all State language, and Mr. Kohler said he would check. Councilmember Covarrubias asked if they were looking at processing or growing. Mr. Kohler said he was unsure if processing and growing were different designations. Mr. Kohler said these facilities are regulated by the state, and noted Heber City actually had some of the fist dispensaries, much to their dismay. Mr. Kohler said they had to learn much by 'baptism by fire' [00:36:08.]

Mr. Kohler noted there was a difference between medical and recreational. Mr. Baron said production grows while processing extracts oils or hemp. Mr. Baron said they also allow industrial hemp which does not have hallucinogenic properties [00:37:24.]

Mr. Kohler described the process for medical applicants and discussed how difficult is was going through the State to understand these designations. Mr. Baron said they also had to establish licensing for medical facilities allowed to write these prescriptions [00:38:50.]

Mr. Baron also noted the difference between medical marijuana and CBD. Councilmember Covarrubias asked where the processing plant was in town. Mr. Kohler said he was familiar with one around 1400 South Daniel Road with another around the business park [00:40:52.]

Mr. Kohler said they are also working on defining carwash and caretaking dwelling. Councilmember Covarrubias asked him to elaborate. Mr. Baron said caretaking dwellings are businesses tied to residential areas yet are not accessory dwelling [00:41:40.]

Mr. Kohler said they have a definition for the cut-off for conditional use buildings and noted commercial complex units are conditional units [00:42:45.]

Mr. Kohler said the common ownership for management comes from the 2006 referendum on a Walmart being constructed which cracked down on building size [00:43:30.] Mr. Kohler said they need to define "complete application" which determines when people are vested.

Councilmember Covarrubias asked if they are addressing condominium platting. Mr. Kohler said they are just defining "condominium." Councilmember Covarrubias asked if they would have their own power service. Mr. Kohler said he believed they would [00:44:10.]

Councilmember Covarrubias asked if the City would approve a hotel as a condominium hotel. Mr. Baron said they have two of these projects in development now, but they have yet to work through utilities [00:44:59.]

Councilmember Covarrubias thought having a meter would be a mess for these projects and suggested having different City services. Mr. Baron said they usually allowed the power companies to do their own planning with meters, though he added they will address this issue further throughout the development process [00:45:57.] Councilmember Covarrubias recommended they stray away from meters [00:47:24.]

Mr. Kohler said they would streamline definitions of "daycare" to simplify the process [00:47:51.] Mr. Kohler added they would clarify the definition for development agreement.

Councilmember Covarrubias asked for clarification on apartment dwelling units. Mr. Kohler said they were working on clarifying these distinctions [00:48:49.]

Mr. Kohler moved on to environmental impact statements. Mr. Kohler said they are working on having checklists which will be included in applications rather than being in the Code. Mr. Baron said these distinctions will also be clarified in sensitive land ordinances [00:50:33.]

Mr. Kohler said they will also define garage and presented two options on the visual aid. Councilmember Covarrubias asked if boat or large vehicle storage would be considered a garage or an accessory unit [00:51:40.] Mr. Kohler said if a storage unit can fit a car, it can fit a car. Councilmember Covarrubias had concerns over fires in these storage spaces. Mr. Kohler said the Code protected the City with those issues [00:52:02.]

Mr. Baron said liabilities covered those issues. Mr. Kohler elaborated they could also make distinctions on garages versus repair shops.

Mr. Kohler segued and said they needed to define group care facilities, and indicate who can be housed in them and work in them. Mr. Kohler emphasized they needed to make clear what a disability was. Mr. Kohler said the distinction at the State level was 16 people in a building, and explained localities could make those distinctions as well. Mr. Kohler also included new definitions of height of building and impact fees [00:54:27.]

Mr. Kohler reported the State law had changed on warranty and completion bonds for landscaping. Mr. Baron said this would likely change as the City Attorney was working on changing limitations to the bonds they will accept [00:55:54.]

Mr. Kohler stated they were also clarifying language for "junkyard," "kennel," "land use applicant," "decision," "land use regulation," "landscaping," and "legislative body" [00:58:37.]

Mr. Kohler moved on to alternative definitions which included "lot corners," "lot double frontage," and "flag lot." Mr. Kohler reported Planning Staff were working on remeasuring certain areas of town as part of these definitions.

Mr. Kohler said they needed to add definitions for moderate and low incoming housing [00:59:06.] Mr. Baron said low income housing is typically 50% of the median income with 30% being considered impoverished and 51% - 80% being moderate. Mr. Kohler suggested they change those percentages. Mr. Baron agreed [00:59:06.]

Mr. Kohler said they would need to define retail business, subdivision, final plot, preliminary, nursing home, and water wise landscaping [01:00:53.] Mr. Kohler noted special exceptions no longer apply to several of these terms as many are out of date.

Mr. Kohler noted they will clean up these definitions and present again on June 27th [01:03:30]

Chairman Gunn thanked the staff and opened the floor for questions. There were none [01:04:20.]

5. <u>Administrative Item: [01:04:38</u>]

I. City Council Communication Item (Planner: Jamie Baron Heber City Senior Planner)

Mr. Baron presented a 2023 legislative update [01:04:41.] Mr. Baron gave an overview of local land use planning and admin and noted 35 bills were introduced, with 19 passing along with 388 lines of LUDMA amended. Mr. Baron moved on to housing and noted annual reports are now due on August first, and include a revamped admin and appeal process. Mr. Baron said cities would have to pay a fine if they did not comply with affordable housing programs, and he noted revenue from those fines would then be funneled into affordable housing projects.

Mr. Baron explained as part of the General Plan, they would need to consult with the Division of Water Rights as part of SB76 and submit General Plan amendments to AOG within 45 days.

Mr. Baron noted when a developer brought in a subdivision plan, they must turn over the required amount of water rights for the development to the City in order to move the project forward. Mr. Baron noted the City owns the water rights the moment the lot is created, though noted the irrigation areas are still the same [01:08:55.]

Mr. Baron said the circumstances are different when someone purchases undeveloped land. Mr. Baron said the buyer would purchase the area then turn over the water rights to the city [1:11:10.] Mr. Baron added water rights also differed depending on the worth of the land [01:11:48.] Mr. Baron said commercial areas were based on fixture accounts.

Mr. Baron moved on to land use and administration. Mr. Baron noted as per SB174 there would be a new subdivision review and approval process, which meant the City Council cannot act on any administrative items, including platt or site plan reviews. Mr. Baron said they had redefined administrative land use authority, which had eliminated concept plans. Mr. Baron explained the Planning Commission would be responsible for reviewing these changes. Mr. Baron noted they would have no more than four cycles of review, and if the applicant did not meet requirements by the forth cycle, the application would be denied.

Councilmember Covarrubias asked about the annexation process. Mr. Baron replied annexation was a legislative act, and this meant no entity could annex territory, save for City Council [01:15:28.]

Mr. Baron moved on to SB158 which presented a State-wide methodology for water right exactions, and compared it to SB43, which provided code for noticing.

Councilmember Covarrubias asked about secondary irrigation water and if the developer also had to give up those rights. Mr. Baron said they did, because all of these plans involve irrigation [01:16:43.]

Mr. Baron continued on to discuss HB406, which redefined rural property and noted someone would have to have a substantial amount of property in order to appeal an annexation [01:18:23.] Mr. Baron said this would give weight and preference for the petitions over a governing body.

Mr. Baron moved on and noted residential road ways were not to exceed 32 feet, and he indicated this had not been an issue for Heber City. Mr. Baron said they had expanded development agreements and moratoriums up to six months. Mr. Baron continued and discussed landscaping bonds. Mr. Baron said they do these often during the winter and most people are happy to do them. Mr. Baron said they bond a certain amount based on the bid, but the State will no longer allow this because of issues with private landscaping.

Mr. Baron said they are still obligated to work on these projects, but not until they receive a certificate of occupancy, and he noted single family units were different [01:21:03.]

Councilmember Covarrubias asked what the minimum road with was for the State. Mr. Baron said the State did not have a broad requirement for this[01:22:03.] Mr. Baron moved back to landscaping bonds and said they could still bond for public parks [01:22:34.]

Mr. Baron said HB206 required any jurisdiction within 5000 feet of a public airport must have an overlay zone. Mr. Baron said HB408 presents regulations for food trucks, though oddly says they can make them follow requirements but does not ask the food trucks provide a plan for following these requirements. Mr. Baron moved on to SB113 which regulates working animals [01:23:11.]

Mr. Baron then discussed IADU changes for garages and parking. Mr. Baron said there was an issue with ADUs being on top of garages, so the state double downed on these units being internal. Mr. Baron said all that mattered was that everything was connected structurally. Mr. Baron added this would go into effect after May of 2023 [01:24:32.]

Mr. Baron said SB199 related to the right to petition and noted that a unanimous decision was non-referable. Mr. Baron said SB271 tied into co-owned homes, although noted this was more a problem for Southern Utah and did not impact them very much.
Mr. Baron asked if anyone needed a deep-dive on these issues and provided some references.

Mr. Baron moved on to a recap of the May 16th City Council meeting, which had been a budget workshop and included the decision to do a public hearing on June 6th. Mr. Baron said the truth in taxation process will require more meetings as well that were not listed in the visual aid.

Mr. Baron noted the City Council had sworn in three new officers, given a presentation on downtown transformation, and both of these had been well received. Mr. Baron said the only comment on the transformation regarded the tourism end of things.

Mr. Baron elaborated on the budget plans and noted they were currently working on projections. Mr. Baron said goals plan into how they spend their money as well. Mr. Baron said they presented the City Council with a list of parks improvements which have been made a priority. Mr. Baron said they were receiving a grant of $600,000 and will be matched with $400,000 in fees to help fund these improvements.

Mr. Baron noted they had a few presentations on policy and a development agreement for 22 South 100 West. Mr. Baron noted the applicant wanted a zone change and this would be coming to the Planning Commission shortly. Mr. Baron presented the Commission with a conceptual site plan.

Mr. Baron reported they had also discussed the June unity event, sewer and water, an approved budget for a new water feature, an approved trail alignment on 300 South, a professional service agreement for said trail, a land use agreement for a new park which would include a public education opportunity for growing potatoes, and lastly they discussed Main Street improvements.

Mr. Baron opened the floor for questions. Councilmember Phil Jordan asked about the status of the North Village Project. Mr. Baron said the Council and applicant were negotiating the number of units they would allow. Mr. Baron said the applicant asked for 151 units, and some Council members did not want to go over 102 units despite 189 units being permitted by County Code. Mr. Baron said they will move forward with an approval if they can agree on a number.

Councilmember Covarrubias asked for the reasoning for these numbers. Mr. Baron replied 102 was more in line with the overlay they had previously decided upon.

Chairman Gunn asked about the Lofts on Sixth. Mr. Baron said the main floor would be retail, the second story would be office, and the third story would be residential. Mr. Baron said the intent surrounds the business they were planning for the main floor.

Councilmember Covarrubias asked about the car wash by Walmart. Mr. Baron said they are working through permit requirements, particularly water. Mr. Baron said they had a concept, but he was unsure if it had gone through.

Councilmember Covarrubias asked about the Natural Grocers. Mr. Baron said they had withdrawn their application and noted they were currently trying to work through an agreement with the City.

Chairman Gunn asked about some construction on the North side. Mr. Baron said that was for the new high school, and discussed they were currently working on a three year construction and had been updating site plans. Mr. Baron lastly noted they had hired a new planner. Chairman Gunn thanked Staff for their hard work.

6. Adjournment:

Councilmember Covarrubias motioned to adjourn. Councilmember Jordan seconded. Meeting was adjourned.

_____Meshelle Kijanen_____
Planning Department Administrator

DRAFT

Planning Commission Staff Report

MEETING DATE:	7/11/2023
SUBJECT:	Public Hearing for Amendments to Definitions Municipal Code 18.08 (Tony Kohler, Meg Ryan)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

As part of the Phase 3 Envision Heber Code Update, the Planning Commission is reviewing the entire Code and Subdivision Ordinance. The Administrative, General Provisions, Zones Generally and Definitions Chapters are the final chapters left to update in this process. After these chapters are adopted a final cleanup of the updated code will occur to rectify all citations and new terminology in all sections.

The Planning Commission held a work session on the Definitions Chapter on May 23,2023. The Chapter has been updated to reflect current state law, changes made to other Chapter sections and has included some new provisions. The definitions usually come last to make sure that we cover all the new terms we may have included in the zoning updates over the last year. State law definitions have also been added. The Commission had several comments on the draft and the updates that were discussed are reflected in the revised draft shown as Exhibit 1.

Based on the new state law hearing notice provisions we are holding a public hearing for the following chapters: Administrative, General Provisions, Zones Generally and Definitions. The new law requires that we notice every property owner in the City. The proposed draft is administrative only and contains no regulations that would affect Heber City residents.

RECOMMENDATION

Staff recommends the Planning Commission holding the public hearing on and then consider making a recommendation to the City Council. The City Council will then discuss the proposed draft and take action at a future meeting.

BACKGROUND

Envision Heber Phase 3, includes updates, simplifications and clarifications in most of the Code chapters.

DISCUSSION

Exhibit A details the deletions and additions (in red) to the Definitions section. We have made the updates with the latest state law definitions and with new terminology to reflect the language in the

zoning update and the use tables. There are no regulations in the definitions so there are no real policy choices to be made in this Chapter. All the regulatory changes were made in the zoning district updates. New language that defines “affected area” for notice provisions was also included to reflect the 2023 update to the Notice provisions for amendments or creation of land use regulations.

FISCAL IMPACT

No anticipated impact to the City Budget.

CONCLUSION

The proposed amendment:

1. Simplifies the code;
2. Brings the code into compliance with state code and best practices; and
3. Further implements the goals and policies of Envision Heber 2050.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Planning Director

EXHIBITS

1. Definitions Ordinance

18.08 Definitions

18.08.0~~10~~ 0 Generally
18.08.01 Accessory Dwelling Unit, External
18.08.02 Accessory Dwelling Unit, Internal
18.08.03 Accessory Use or Building
18.08.04 Adjacent Landowner
18.08.05 Administrative Decision
18.08.06 Adversely affected party
18.08.07 Affected Area for Notice for Adoption or Modification of a Land Use Regulation
18.08.08 Affordable Housing Agreement
18.08.09 Affordable Housing Qualified Applicants
18.08.10 Agent
18.08.020 Agriculture
18.08.25 Agriculture, Intensive
~~18.08.030 Apartment House-Multiple Dwelling~~
18.08.035 Appeal Authority
18.08.036 Basement
18.08.0~~35~~ 37 Bed And Breakfast Home
18.08.040 Boarding House/Rooming House
18.08.050 Building
18.08.051 Buildable Area.
18.08.052 Cannabis Cultivation Facility
18.08.053 Cannabis Pharmacy
18.08.054 Cannabis Processing Facility
18.08.055 Cannabis Production Establishment
18.08.060 Carport
18.08.061 Car Wash
18.08.070 Clinic
18.08.080 Club
18.08.090 Common Area
18.08.091 Combination of Buildings
18.08.092 Commercial Complex
18.08.093 Common Ownership or Management
18.08.094 Community Development Director
18.08.095 Complete Application
18.08.100 Comprehensive or General Plan
18.08.110 Conditional Use
~~18.08.115 Flag Lot~~
18.08.120 ~~Convalescent Home~~ Condominium
~~18.08.130 Convenience Establishments~~
18.08.135 Coop
~~18.08.140 Court Apartment -- Dwelling Group~~
~~18.08.150 Curb Cut~~
~~18.08.153 Day Care Center~~
18.08.155 Day Care ~~Facility~~ Center, Commercial
18.08.156 Day Care, Nonregistered Home
18.08.157 Day Care, Registered Home Day Care or Preschool
18.08.160 Density
~~18.08.165 Repealed By Ord 2000-01~~

18.08.165 Development Agreement
18.08.170 Drive-In Retail
~~18.08.190 Environmental Impact Statement~~
18.08.200 Family
~~18.08.205 Family Day Care~~
18.08.207 Fence
18.08.210 Fence -- Sight-Obscuring
18.08.220 Floor Area
18.08.230 Fractional Numbers Or Measurements
18.08.240 Garage -- Private
18.08.245 Garage, Public
18.08.250 Grade
18.08.260 ~~Guest~~ Group Care Facility
18.08.270 Height Of Building
18.08.280 Home Occupation
18.08.283 Hospital
18.08.285 Hotel
18.08.286 Impact Fee
18.08.287 Improvement Completion Assurance
18.08.288 Improvement Warranty
18.08.289 Improvement Warranty Period
18.08.290 Infrastructure Improvement
18.08.29~~0~~5 Junkyard
18.08.300 Kennel
18.08.301 Land Use Applicant
18.08.302 Land Use Application
18.08.305 Land Use Authority
18.08.306 Land Use Decision
18.08.307 Land Use Permit
18.08.308 Land Use Regulation
~~18.08.310 Land Use Plan~~
18.08.320 Landscaping
18.08.330 Large-Scale Development
18.08.335 Legislative Body
18.08.340 Livestock Corral
~~18.08.350 Living Open Space~~
~~18.08.360 Lodging House~~
18.08.370 Lot
18.08.375 LUDMA
18.08.380 Manufactured Home
~~18.08.386 Mini-Day Care~~
18.08.390 Mobile Home
18.08.400 Mobile Home Park
18.08.405 Moderate Income Housing
18.08.410 Motel Or Motor Hotel
18.08.420 ~~Nonconforming Building~~ Noncomplying Structure
18.08.430 Nonconforming Use
18.08.440 ~~Nursery School~~ Parcel
18.08.450 Parking Space
18.08.460 Pasture
18.08.470 Planned Unit Development

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18.08.01~~1~~0 Generally

1. ~~It is the intent of the city council to define certain words and phrases as a means of facilitating understanding of terms which may not be universally understood in the sense that the city council intends that they should be understood.~~
2. ~~Words used in the present tense include the future, the singular includes the plural and the plural the singular.~~

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense include the future, the singular number shall include the plural, and the plural, the singular; the word “building” shall include the word “structure”; the word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; and the word “shall” is mandatory and not directory.

For the purposes of this title, certain terms and words are defined and are used in this title in that defined context. Any words in this title not defined in this chapter shall be as defined in “Black’s Law Dictionary”.

18.08.01 Accessory Dwelling Unit, External

“Accessory dwelling unit” means a secondary habitable living unit detached from a primary single-family dwelling and contained on one lot, pursuant to the standards and regulations found in this Title.

18.08.02 Accessory Dwelling Unit, Internal

"Internal accessory dwelling unit" means an accessory dwelling unit created:

A. within a primary dwelling;
B. within the footprint of the primary dwelling described in Subsection (1)(a)(i) at the time the internal accessory dwelling unit is created; and
C. for the purpose of offering a long-term rental of 30 consecutive days or longer.
D. “Primary dwelling" means a single-family dwelling that is detached and is occupied as the primary residence of the owner of record. "Primary dwelling" includes a garage if the garage is a habitable space and is connected to the primary dwelling by a common wall.

18.08.03 Accessory Use or Building

“Accessory use or building” means a use or structure subordinate to the principal use of a building or principal use on the same lot and serving a purpose customarily incidental to the use of the principal building or use. Garden sheds, garages, greenhouses, barns, external accessory dwelling units, and storage shelters are accessory buildings.

18.08.04 Adjacent Landowner

“Adjacent landowner” means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

18.08.05 Administrative Decision

“Administrative decision” means any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

18.08.06 Adversely affected party

“Adversely affected party” means a person other than a land use applicant who: (1) owns real property adjoining the property that is the subject of a land use application or land use decision;

or (2) will suffer a damage different in kind than, or an injury distinct from, that of the general community because of the land use decision.

18.08.07 Affected Area for Notice for Adoption or Modification of a Land Use Regulation

"Affected Area" for notice requirement of adoption or modification of a land use regulation shall be as follows:

A. Zoning Map amendment. Notice shall follow Class A notice and prescribed in Utah Code 63G-30-102 et seq.
B. Zoning District amendments or creation. One notice shall be provided to those real property owners within the specifically affected zoning district 10 days prior to the public hearing.
C. Zoning District Change request or "rezone". One notice shall be provided to those real property owners within 300' feet of the subject property 10 days prior to the public hearing.
D. Development Agreement adoption or modification that modifies the underlying zoning regulations. One notice shall be provided to those real property owners within 300' feet of the subject property10 days prior to the public hearing.
E. Text amendments to the land use regulation that do not substantially amend or create new regulatory provisions. Notice shall follow Class A notice and prescribed in Utah Code 63G-30-102 et seq.

18.08.08 Affordable Housing Agreement

"Affordable Housing Agreement" means a legally binding agreement between a Developer and Heber City and the Wasatch County Housing Authority which ensures that the requirements of this ordinance are satisfied.

18.08.09 Affordable Housing Qualified Applicants

"Affordable Housing Qualified Applicants" means applicants for ~~Low-Income~~ Affordable Units. Income for such applicants is limited to no more than 80% of average median family income for Wasatch County for Moderate Income Housing, and limited to 50 to 80% of average median family income for Wasatch County for Low Income Housing. If all other requirements are equal, first preference shall be given to public service employees employed within Wasatch County, including municipal, county, school district, state and federal employees. Second preference shall be given to applicants who have been residents of Wasatch County for at least one year prior to application. Third preference shall be given to applicants who reside elsewhere but are employed full-time in Wasatch County. Fourth preference shall be given to applicants who neither work nor live in Wasatch County.

18.08.10 Agent

"Agent" or "owner" means any person who is legally authorized to act for the property owner.

18.08.020 Agriculture

"Agriculture" means the growing of soil crops in the customary manner in the open. It does not include livestock raising activities, nor does it include retailing of products on the premises.

18.08.025 Agriculture, Intensive

"Agriculture, intensive" means the raising of crops combined with industry or business, such as fruit packing plants, fur farms, animal hospitals, greenhouses, or similar uses.

~~18.08.030 Apartment House-Multiple Dwelling~~

~~"Apartment house" or "multiple dwelling" means any building or portion thereof which is designed, built, rented, or leased, let, or hired out to be occupied or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking within the premises.~~

18.08.035 Appeal Authority

"Appeal authority" means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

18.08.035 Basement

"Basement" is defined by the adopted International Building Code as a story that is not a Story Above Grade Plane, *which is defined as* "a story having its finished floor surface entirely above grade plane or where the finished floor of the level above is either: (1) more than 6 feet above grade plane, or (2) more than 12 feet above the finished ground level at any point."

18.08.0~~35~~ 37 Bed And Breakfast Home

Bed and Breakfast Home means an owner occupied single-family dwelling that contains not less than two and no more than eight guest rooms where lodging, with or without meals, is provided for compensation. ~~with stays not to exceed 29 days~~. ~~If meals are served, they shall be prepared, served and placed upon the table family style, without service or ordering of individual portions from a menu.~~

18.08.040 Boarding House/Rooming House

An establishment, with lodging, where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

18.08.050 Building

"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

~~A. "Accessory building" means a subordinate building, the use of which is incidental to that of the main building.~~

A. "Building line" means a line designated the minimum distance which buildings must set back from a street or lot line.
B. "Main building" means one or more of the principal buildings upon a lot.

18.08.051 Buildable Area.

“Buildable Area” means the portion of land located within the property boundary setbacks. The building pad is the portion of land located within the buildable area setbacks.

18.08.052 Cannabis Cultivation Facility

"Cannabis cultivation facility" means a person that:

A. possesses cannabis;
B. grows or intends to grow cannabis; and
C. sells or intends to sell cannabis to a cannabis cultivation facility, a cannabis processing facility, or a medical cannabis research licensee.

18.08.053 Cannabis Pharmacy

“Cannabis pharmacy” means a business, licensed by the state of Utah, to distribute cannabis products by prescription for medical purposes.

18.08.054 Cannabis Processing Facility

“Cannabis processing facility” means a person that acquires or intends to acquire cannabis from a cannabis production establishment; possesses cannabis with the intent to manufacture a cannabis product; manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and sells or intends to sell a cannabis product to a medical cannabis pharmacy or a medical cannabis research licensee.

18.08.055 Cannabis Production Establishment

“Cannabis production establishment” means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

18.08.060 Carport

"Carport" means a structure not completely enclosed by walls for the shelter of automobiles.

18.08.061 Car Wash

“Car wash” means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic, or by hand.

18.08.070 Clinic

"Clinic" means a building used for the diagnosis and treatment of ill, infirm and injured persons, but which building does not provide board, room or regular hospital care and services.

18.08.080 Club

"Club" means a building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but shall not include any organization, group or association, the principal activity of which is to render a service usually and ordinarily carried on as a business.

18.08.090 Common Area

"Common area" means an area designed to serve two or more dwelling units or separate uses with convenient access to the area.

18.08.091 Combination of Buildings

"Combination of Buildings", for the purpose of determining total permitted square footage for a building(s) or property(s) means two or more buildings that are within 1,000 feet of each other as measured from the outside exterior walls of two of the buildings.

18.08.092 Commercial Complex

“Commercial complex” means two or more commercial uses on a single lot or adjacent lots which are dependent upon each other to meet minimum standards for parking, vehicular circulation, or landscaping or which are approved as elements in an overall site plan under a conditional use or subdivision application.

18.08.093 Common Ownership or Management

"Common Ownership or Management" means owned, leased, possessed, managed or otherwise controlled, in any manner, directly or indirectly,

A. by the same individual(s) or entity(ies), including but not limited to corporation(s), partnership(s), limited liability company(ies) or trust(s), or
B. by different individuals or entities, including but not limited to corporations, partnerships, limited liability companies or trusts where such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies) with respect to the retail businesses, or where the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

18.08.094 Community Development Director

"Community Development Director" means the individual appointed by the City Council who coordinates with City staff, departments, commissions and other governmental entities,on projects that deal with the planning, zoning and economic development of the City. The Community Development Director manages the Planning and Building Departments.

18.08.095 Complete Application

"Complete application" means when the applicant provides a land use application in a form that complies with the requirements of this title and applicable Heber City ordinances and pays all applicable fees.

18.08.100 Comprehensive or General Plan

"Comprehensive or General plan" means a coordinated plan, which has been prepared and adopted for the purpose of community policies guiding development, including, but not limited to, a plan or plans of land use, circulation, housing and public facilities and grounds.

18.08.110 Conditional Use

~~"Conditional use" means, generally, a use which requires approval of the planning commission, board of adjustment or city council before the zoning administrator may issue a permit therefor, such as uses which require individual consideration of surrounding conditions and circumstances to carry out the intent and purpose of the land use plan. It is also a use for which a conditional use permit is required by this title.~~

"Conditional Use" means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. It is also a use for which a conditional use permit is required by this title.

~~18.08.115 Flag Lot~~

~~18.08.120 Convalescent Home~~

~~For the definition of "convalescent home" see "Rest home."~~

18.08.120 Condominium

“Condominium” means the ownership of a single unit in a multi-unit project or structure together with an undivided interest in common in the common areas and facilities of the property.

~~18.08.130 Convenience Establishments~~

~~"Convenience establishments" means establishments which are designated and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments include grocery stores, variety stores, drugstores, coin-operated laundry and dry cleaning establishments, beauty shops, barbershops, or combination thereof, but do not include repair garages, automobile sale yards, clothing stores, or drive-ins where customers consume food on the premises outside of buildings.~~

18.08.135 Coop

"Coop" means a cage, pen, enclosure, or building for the sheltering of chickens.

~~18.08.140 Court Apartment -- Dwelling Group~~

~~"Court apartment" or dwelling group" means one or more dwellings (other than mobile home parks), arranged around two or three sides of a court which opens onto a street, that may include single-family, two-family or multiple-family dwellings.~~

~~18.08.150 Curb Cut~~

~~"Curb cut" means a cut in the curbline for the passage of vehicles~~

~~18.08.153 Day Care Center~~

~~See Section 18.08.155, Day Care Facility.~~

18.08.155 Day Care ~~Facility~~ Center, Commercial

~~An agency, organization or individual, person or persons, corporation, association or entity, primarily engaged in the provision of care during the day for a group of children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, with or without compensation, specifically:~~

~~A. "Family Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more~~

~~than six persons (including children under the age of 12 who are members of the family housed at the family day care facilities) at one time.~~

~~B. "Mini-Day Care" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for not more than twelve persons (including children under the age of 12 who are members of the family housed at the mini-day care facilities) at one time.~~

~~C. "Day Care Center" means an agency, organization or individual, person or persons, corporation, association or entity, providing care during the day for thirteen or more people.~~

"Day Care Center, Commercial" means an establishment providing care and maintenance to eight (8) or more children at any one time of any age separated from their parents or guardians.

18.08.156 Day Care, Nonregistered Home

"Nonregistered home daycare" means a person who uses his/her principal place of residence to provide daycare for no more than six (6) children.

18.08.157 Day Care, Registered Home Day Care or Preschool

"Registered home daycare or preschool daycare" means the use of a principal place of residence to provide educational or daycare opportunities for children under age seven (7) in small groups. The group size at any given time shall not exceed eight (8), including the provider's own children under age seven (7).

18.08.160 Density

"Density" means density of population measured by the number of dwelling units per acre of land.

18.08.165 Development Agreement

"Development agreement" means a written agreement or amendment to a written agreement between a municipality and one or more parties that regulates or controls the use or development of a specific area of land.

~~18.08.165 Repealed By Ord 2000-01~~

18.08.170 Drive-In Retail

"Drive-in retail" means any form of merchandising, serving, or dispensing of goods in which the customer is serviced while in his automobile.

18.08.180 Dwelling

As used in this title:

~~A. "Bachelor's dwelling" means a dwelling unit which is occupied by three or more non-related adults;~~
~~B. "Caretaker's dwelling" means a dwelling which is occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling;~~
~~C. "Dwelling unit" means one or more rooms in a building designed for living purposes, having one kitchen or set of cooking facilities, and an independent water closet and bathing facilities;~~
~~D. "Apartment" means a building containing three~~ two or more ~~separate dwelling units each of which is designed for or occupied by one family;~~
~~E. "One-family dwelling" means a building containing one dwelling unit which is designed for or occupied by one family;~~
~~F. "Cottage Home" shall be defined as a single family detached dwelling which has been modified to facilitate a side yard with a driveway to required rear parking.~~

A. "Dwelling" means any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons, but not including a tent or trailer.
B. "Dwelling, condominium" means a dwelling whose ownership conforms with the definition of "condominium" herein.
C. "Dwelling, multiple unit" means a building or portion thereof designed for or used exclusively as a residence by two or more families, living independently of one another.
D. "Dwelling, single-family" means a building designed for or used exclusively as a residence by one family.
E. "Dwelling, townhouse" means an attached or semi-attached building containing a single dwelling unit and located on a parcel of land in one ownership and having any yard or court in common.
F. "Dwelling, twin home" means a building designed and used as a residence by two families and for which each dwelling unit and its lot may be owned separately from the other dwelling unit and lot.
G. "Dwelling, two-family" or "duplex" means a building designed for or used exclusively as a residence by two families, living independently of one another.
H. "Dwelling unit" means one room, or suite, or two or more rooms, designed for or used by one family for living and sleeping.

~~18.08.190 Environmental Impact Statement~~

~~"Environmental impact statement" means a statement prepared by an engineer, geologist, or other person qualified by training or experience, as determined by the planning commission, which indicates or describes the impact that the development will likely have on the natural features of the immediate area, and which describes the measures that will be taken to lessen the occurrence of adverse conditions. with respect to:~~

~~A. Control of erosion within the subdivided area;~~
~~B. Reseeding of cuts and fills;~~
~~C. Provision for potable water;~~
~~D. Disposition of any geologic hazards or soil conditions which may cause injury to persons or injury or damage to improvements which may be constructed in the development, such as buildings, water and sewer lines, and streets;~~
~~E. Provision for the proper disposal of solid and liquid wastes that will likely come from the occupants of the development when it is fully developed;~~
~~F. Prevention of the destruction of vegetation or else the establishment of new vegetation;~~
~~G. Prevention of the accumulation of weeds and debris;~~
~~H. Disposal of surface water and disposition of flood hazards.~~

18.08.200 Family

"Family" means an individual or two (2) or more persons related by blood, marriage, or adoption, living together as a single dwelling unit and maintaining a common household. Relation by blood, marriage, or adoption is limited to the children (including foster and custodial children) of the primary companion couple or individual residing within the dwelling, and the extended relations, which includes parents, grandparents, great-grandparents, grandchildren, great-grandchildren, uncles and aunts, brothers and sisters, first cousins and immediate nieces and nephews of the primary companion couple or individual residing within the dwelling. A "family" may include two, but not more than two, non-related persons living as guests with the residing family. The term "family" shall not be construed to mean a group of unrelated individuals, a fraternity, club, or institutional group. The number of extended relations and unrelated guests residing with the family shall be limited to a maximum of six (6) persons, and in no case shall the number of extended relations and unrelated guests exceed one per 600 square feet of finished habitable floor space of the dwelling. Finished habitable floor space does not include a garage or any area that has been constructed without a building permit.

~~18.08.205 Family Day Care~~

~~See Section 18.08.155, Day Care Facility~~

18.08.207 Fence

“Fence” means a structure serving as an enclosure, barrier, or boundary, enclosing an area such as a garden, yard or field, and usually made of posts of timber, concrete, vinyl, or metal and connected by wire, netting, rails, or boards.

18.08.210 Fence -- Sight-Obscuring

"Sight-obscuring fence" means a fence having a height at least six feet above grade which permits vision through not more than ten percent of each square foot more than eight inches above ground.

18.08.220 Floor Area

The floor area of a building is the sum of the areas of the several floors of the building, including basements, mezzanines, and penthouses, of headroom height, measured from the exterior walls or from the centerline of walls separating buildings. This is commonly known as the building footprint. The floor area does not include unoccupied features such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

18.08.230 Fractional Numbers Or Measurements

In determining the requirements of this title, whenever a fraction of a number or a unit is one-half or more, and whenever a fraction of a number or a unit resulting from a computation is one-half or more, said fraction shall be considered as a whole number or a unit, where the fraction is less than one-half, said fraction shall not be included.in determining requirements.

18.08.240 Garage -- Private

"Private garage" means a building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

18.08.245 Garage, Public

“Garage, public” means any premises, other than a private garage, used for the parking or temporary storage of automobiles and available for use by the public.

18.08.250 Grade

~~"Grade" means:~~

~~A. For the buildings fronting on street only, the elevation of the sidewalk or centerline of street, whichever is higher, at right angles to the midpoint of the fronting a wall;~~
~~B. For the buildings fronting more than one street, the average of the elevation of the sidewalk or centerline of street, at right angles to the midpoint of the fronting walls;~~
~~C. For the buildings having no wall fronting the street, the average level of the sidewalk or centerline of surrounding streets, whichever is higher.~~

A. Grade, existing: The elevation of the surface of the ground, whether natural or altered, that exists prior to the excavation or grading under consideration or otherwise in question.
B. Grade, finish: The elevation of the finished surface of the ground.
C. Grade, natural: The elevation of the surface of the ground which has been created through the action of natural forces and has not resulted from manmade cuts, fills, excavation, grading or similar earthmoving processes. The topographic maps of the City shall be the primary, though not exclusive, reference for determination of natural grade. Natural grade shall be determined in every instance where necessary by the City Building Dept.

~~18.08.260 Guest~~

~~"Guest" means a person staying or receiving services for compensation at a hotel, motel, boardinghouse, roominghouse or rest home, or similar use.~~

18.08.260 Group Care Facility

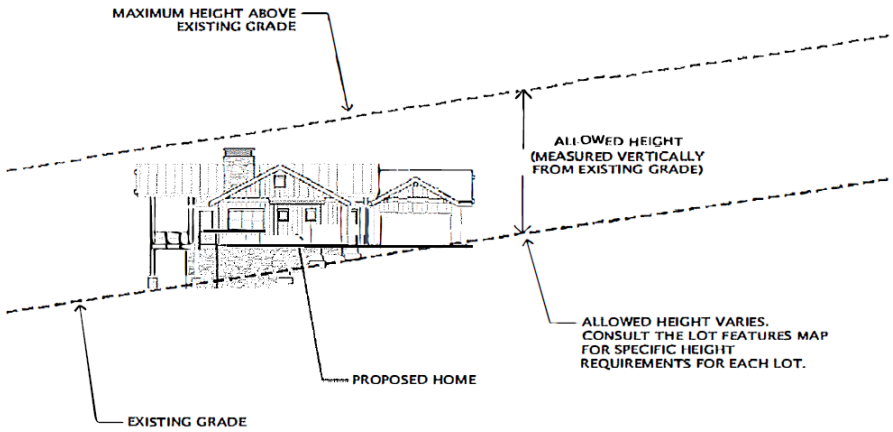
"Group Care Residential facility" means a home where a small number of unrelated people in need of care, support, or supervision can live together and is licensed by the state of Utah as such, and:

A. in which more than one person with a disability as defined in Federal Fair Housing law resides; and
B. which is licensed or certified by the Department of Health and Human Services under:
    1. Title 26B, Chapter 2, Part 1, Human Services Programs and Facilities; or
    2. Title 26B, Chapter 2, Part 2, Health Care Facility Licensing and Inspection.

18.08.270 Height Of Building

"Height of building" means the ~~vertical distance from the grade to top of the building walls. Where the building walls vary in height along a side, the height of the building shall be determined by multiplying the length of each section of said wall by its height and dividing the sum derived therefrom, by the total length of said wall.~~ the distance measured vertically from the highest point on a proposed or existing roof or eave (including but not limited to the roofing material, but excluding chimneys, pipes, HVACs, etc.) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof (including but not limited to the roofing material) to the natural grade directly below said point on a proposed or existing roof.

The height of buildings shall be measured using the graphic below. The intent of the height guideline is to present a human-scaled roofscape, one which steps with the contours of the terrain and recalls the natural setting.



Submitted plans shall include:

- Roof ridgeline plan
- Existing topography shown below the roof areas
- Multiple spot locations shown on the roof plan stating roof elevation, existing grade elevation, finished grade elevation, and the differences in feet, rounded to the nearest 3" (0.25') from the roof elevation. The spot locations on the roof shall include roof peak ends, several in the center of the roof, and the maximum height points.

18.08.280 Home Occupation

"Home occupation" means any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

18.08.283 Hospital

A health-care facility for care of ambulatory and non-ambulatory patients accommodating ten or more patients and which provides regular hospital care services.

18.08.285 Hotel

A facility offering transient lodging accommodations on a daily rate to the public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

18.08.286 Impact Fee

"Impact fee" means a payment of money imposed under Title 11, Chapter 36a, Impact Fees Act et seq.

18.08.290 Infrastructure Improvement

"Infrastructure improvement" means permanent infrastructure that is essential for the public health and safety or that:

A. is required for human occupation; and
B. an applicant must install:
    1. in accordance with published installation and inspection specifications for public improvements; and
    2. whether the improvement is public or private, as a condition of:
        a. recording a subdivision plat;
        b. obtaining a building permit; or
        c. development of a commercial, industrial, mixed use, condominium, or multifamily project.

18.08.29~~0~~ Junkyard

"Junkyard" means a place where scrap, waste, discarded, recycled, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, or handled or stored, including auto wrecking yards, house wrecking yards, used lumberyards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building or where salvaged materials are kept incidental to manufacturing operations conducted on the premises. Salvage yard is included in this definition.

18.08.300 Kennel

"Kennel" means land or buildings used in the keeping of four or more dogs over four months old.

18.08.301 Land Use Applicant

"Land use applicant" means a property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.

18.08.302 Land Use Application

"Land use application means"

A. an application that is:
    1. required by a municipality; and
    2. submitted by a land use applicant to obtain a land use decision; and
B. does not mean an application to enact, amend, or repeal a land use regulation.

18.08.305 Land Use Authority

"Land Use Authority" means a person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

18.08.306 Land Use Decision

"Land use decision" means an administrative decision of a land use authority or appeal authority regarding:

A. a land use permit; or
B. a land use application.

18.08.307 Land Use Permit

"Land use permit" means a permit issued by a land use authority.

18.08.308 Land Use Regulation

"Land use regulation" means,

A. a legislative decision enacted by ordinance, law, code, map, resolution, specification, fee, or rule that governs the use or development of land;
B. includes the adoption or amendment of a zoning map or the text of the zoning code; and
C. does not include:
    1. a land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or
    2. a temporary revision to an engineering specification that does not materially:
        a. increase a land use applicant's cost of development compared to the existing specification; or
        b. impact a land use applicant's use of land.

~~18.08.310 Land Use Plan~~

~~Use plan" means a plan adopted and maintained by the city council which shows how the land should be used. The land use plan is an element of the master plan.~~

18.08.320 Landscaping

"Landscaping" means some combination of planted trees, xeriscaping, shrubs, vines, ground cover, flowers, or lawns. In addition, the combination or design may include rocks and such structural features as fountains, pools, artworks, screens, walls, fences, or benches, but such objects alone shall not meet the requirements of this title. ~~The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner as determined by the zoning administrator.~~

18.08.330 Large-Scale Development

~~"Large-scale development" means a development that contains two or more main buildings on a zoning lot and which development is planned and developed as a single entity.~~

18.08.335 Legislative Body

"Legislative body" means the Heber City Council.

18.08.340 Livestock Corral

"Livestock corral" means a place or pen where livestock are kept on a seasonal basis as part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

~~18.08.350 Living Open Space~~

~~"Living open space" is that portion of the yards on a zoning lot which is not used by automotive vehicles, but reserved for outdoor living space, recreational space, and landscaping.~~

~~18.08.360 Lodging House~~

~~See "Rooming House".~~

18.08.370 Lot

"Lot" has the following means~~ings~~,

~~A. "Corner lot" means a lot situated at a junction of two public streets or situated on a curved street or way, the radius of which is thirty-five feet or less, and where the angle formed by the intersection of the tangent is one hundred five degrees or less;~~

~~B. "Interior lot" means a lot other than a corner lot;~~

~~C.~~ A. "Lot of record" means a lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder's office. A lot of record may or may not coincide with a zoning lot;

~~D. "Zoning lot" means a parcel of land, composed of one or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or uses along with permitted accessory buildings or uses, meeting all the requirements for area, buildable area, frontage, width, yards, setbacks, and any other requirements set forth in this title.~~

B. “Lot, corner” means a lot abutting on two or more intersecting streets.

C. “Lot, double frontage lot” shall mean having a frontage on two parallel or approximately parallel streets. Said lots for purposes of this title shall have two street frontages and two front yards.

D. “Lot, flag” means a lot which meets all minimum size requirements for the zone in which it occurs, but which exists mostly behind another lot, and which has access to a dedicated street by recorded means.

18.08.375 LUDMA

“LUDMA” means the Municipal Land Use, Development and Management Act (LUDMA) found in Title 10, Chapter 9a of the Utah State Code.

18.08.380 Manufactured Home

"Manufactured or Modular home" means a dwelling unit which meets the building code for permanent structures designed to be transported after fabrication and which is ready for occupancy as an independent unit, except for connection to utilities and location on a foundation.

~~18.08.386 Mini-Day Care~~

~~See Section 18.08.155, Day Care Facility~~

18.08.390 Mobile Home

"Mobile home" means a vehicular or portable structure which is constructed for movement on the public highways, which has been constructed in accordance with the building code for mobile homes as adopted by the city, but which has not been demonstrated to conform to the requirements of the building code for other residences.

18.08.400 Mobile Home Park

"Mobile home park" means an area or tract of land used to accommodate two or more mobile homes.

18.08.410 Motel Or Motor Hotel

A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having parking adjacent to a sleeping room. An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a motel.

18.08.420 ~~Nonconforming Building~~ Noncomplying Structure

"Nonconforming ~~building~~ Structure" means a building, structure, or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated but which was in existence on the effective date of the ordinance codified in this title.

18.08.430 Nonconforming Use

"Nonconforming use" means a use or premises which does not conform to the regulation of this title, but which was in existence in the effective date of the ordinance codified in this title.

~~18.08.440 Nursery School~~

~~An agency, organization or individual, person or persons, corporation, association, or entity, engaged primarily in educational work with preschool children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, and in which no child is enrolled on a regular basis for more than four hours per day. Such a school when enrolling a child for more than four hours per day shall be deemed a day care facility.~~

18.08.440 Parcel.

"Parcel" means any real property that is not a lot.

18.08.450 Parking Space

"Parking space" means a space within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, ~~not less than twenty feet in length and not less than eight and five-tenths feet in width.~~

18.08.460 Pasture

"Pasture" means an enclosure for animals in which no feed is provided except that which the animals obtain by grazing.

18.08.470 Planned Unit Development

"Planned unit development" means a tract of land which is planned and developed as a single entity wherein the requirements applying to all buildings and improvements are modified to conform to the approved plan.

18.08.480 Planting Plan

"Planting or Landscape plan" means a plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

~~18.08.485 Planted Vegetation~~

~~"Planted Vegetation" means living plants, not including weeds, added to a yard or landscape area, including existing trees.~~

18.08.485 Plat, Final

"Plat" means an instrument subdividing property into lots as depicted on a map or other graphical representation of lands that a licensed professional land surveyor makes and prepares in accordance with Section Utah Code 10-9a-603 or 57-8-13 et seq.

18.08.486 Plat, Preliminary

"Preliminary plat" means the initial formal plat of a proposed land division or subdivision showing information and features required by the provisions of this title.

18.08.490 Premises

"Premises" means a zoning lot together with buildings and structures located thereon.

~~18.08.500 Premises Occupation~~

~~"Premises occupation" means an occupation conducted on the premises outside of a dwelling, by persons residing on the premises.~~

18.08.510 Public Parks And Playgrounds

"Public parks" or "playgrounds" means a tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

~~18.08.520 Rest Home -- Nursing Home -- Convalescent Home~~

~~"Rest home," "nursing home" or "convalescent home" means a building for the care and keeping of elderly or infirm people afflicted with infirmities or chronic illness.~~

18.08.530 Recreational Vehicle ~~-- Camper, Travel Trailer, Motor Home Or Vacation Vehicle~~

"Recreational vehicle," "camper," "travel trailer," "motor home" or vacation vehicle" means a vehicular unit, other than a mobile home, primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by

another vehicle; including, but not limited to, a travel trailer having a width of eight feet or less and a length of thirty-two feet or less, a camping trailer having a width of eight feet or less and length of thirty-two feet or less, a truck camper, a motor home comprised of a self -propelled vehicle primarily designed as a temporary dwelling for travel, recreational use, and vacation use.

18.08.540 Recreational Vehicle Court ~~-- Vacation Vehicle Court~~

"Recreational vehicle court" or "vacation vehicle court" means an area or tract of land used to accommodate two or more recreational vehicles.

18.08.542 Retail Business

"Retail Business" means a business engaged in the sale of goods to individual consumers, usually in small quantities, and not to be placed in inventory for resale. A retail business does not include: (a) health centers, governmental uses, community centers, theaters, or religious or fraternal uses, or (b) a business where retail sales are an incidental or accessory use to the primary use. This definition shall not include churches, public schools, hospitals, public civic centers or public recreational facilities, or other facilities owned by, or operated strictly for the benefit of, the public.

18.08.543 Retail Establishment

"Retail Establishments", for the purposes of regulating large scale retail establishments (aka big boxes), means retail business or businesses, conducted in two or more buildings, where the retail business or businesses:

i. that are engaged in the selling of similar or related goods, wares or merchandise, and operate under common ownership or management, or
ii. share check stands, storage facilities, a warehouse, or a distribution facility, or
iii. otherwise operate as associated, integrated or co-operative business enterprises under common ownership or management.

~~18.08.545 Rooming House~~

~~A residential structure that provides lodging without meals, which is available for permanent occupancy only.~~

18.08.545 Retreat Lodge

“Retreat Lodge” means a building(s) containing short-term or long-term residential units, typically (but not required) as a condo-hotel along and accompanied by amenities such as dining, entertainment and conference facilities.

~~18.08.550 Salvage Yard~~

~~For the definition of "salvage yard" see "junkyard."~~

18.08.556 School, Private/ Charter

"School, Private, Charter " means any charter or private elementary, junior high, high school, college, university, or post-graduate school offering courses in general instruction at least four days per week and seven months per year. Excluded are specialty schools such as trade, dance, beauty, music, secretarial/business, and charm schools. "Charter school" does not include a therapeutic school.

18.08.560 Setback

"Setback" means the shortest distance between the property line and the foundation, wall, or main frame of the building.

18.08.565 Sexually Oriented Business

"Sexually oriented business" means any business for which a sexually oriented business license is required as an adult business, nude entertainment business, or as a seminude dancing bar, pursuant to the sexually oriented business licensing requirements in The Heber Municipal Code.

18.08.570 Signs

For definitions pertaining to signs, see Chapter 18.1043 of this title.

~~18.08.580 Special Exception -- Conditional Use~~

~~"Special exception" or "conditional use" means a use which is not specifically permitted in a zone, such as an industrial use in a residential zone, but which is permitted as a special exception to this title subject to compliance with conditions prescribed by the board of adjustment.~~

18.08.590 Street -- Major

"Major street" means one of the principal thoroughfares, as shown or designated on the major street plan.

18.08.600 Street -- Minor

"Minor street" means any street serving as the principal means of access to property, which street is not shown on the major street plan, as a principal thoroughfare.

18.08.610 Subdivision

~~"Subdivision" means the division of a tract or lot or parcel of land into two or more lots, plots, sites, or other division of land for the purpose, whether immediate or future, of sale or of building development.~~

"Subdivision" means any land that is divided, resubdivided, or proposed to be divided into two or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. "Subdivision" includes:

A. the division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
B. except as provided in Utah Code 10-9a-103 Subsection (65)(c) et seq, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

18.08.615 Subdivision Amendment

“Subdivision amendment" means an amendment to a recorded subdivision in accordance with Utah Code Section 10-9a-608 et seq. that:

A. vacates all or a portion of the subdivision;
B. alters the outside boundary of the subdivision;
C. changes the number of lots within the subdivision;
D. alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
E. alters a common area or other common amenity within the subdivision.
F. "Subdivision amendment" does not include a lot line adjustment, between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.

18.08.620 Variance

"Variance" means a waiver of specific regulations of this title ~~granted by the board of adjustments~~ in accordance with the provisions set forth in this title for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone.

18.08.625 Water Wise Landscaping

"Water wise landscaping" (aka Xeriscaping) means any or all of the following:

A. installation of plant materials suited to the microclimate and soil conditions that can:
   1. remain healthy with minimal irrigation once established; or
   2. be maintained without the use of overhead spray irrigation;
B. use of water for outdoor irrigation through proper and efficient irrigation design and water application; or
C. use of other landscape design features that:
   1. minimize the need of the landscape for supplemental water from irrigation; or
   2. reduce the landscape area dedicated to lawn or turf.

18.08.623 Weed

“Weed” means a wild plant that is undesired, in competition with cultivated plants, non-native, intrusive, or identified on a governmental noxious weed list.

~~18.08.625 Xeriscaping~~

~~“Xeriscaping” means a type of landscaping that utilizes drought-tolerant plants, mulch, and efficient irrigation.~~

18.08.630 Yard

"Yard" means an open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this title:

A. "Front yard" means the minimum horizontal distance between the street front lot line and the front line of the building or any projection thereof, excluding non-enclosed steps. The main entrance (the main entrance shall not be an overhead garage door, door that enters the garage directly, or any similar door or entrance) to a single-family dwelling must be on the front side (side most parallel to the front lot line). On a corner lot, the front yard may be declared on either street. The address of a corner lot must be on the declared front;
B. "Rear yard" means an open, unoccupied space on the same lot as a building, measured from the rear line of the building (exclusive of steps), and the rear lot line, and extending for the entire width of the lot. In case of a corner lot, where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line;
C. "Required yard" means the open space around buildings which is required by the term of this title;
D. "Side yard" means a yard between the building and the side line of the lot and extending from the front yard to the rear yard.

~~18.08.640 Zeroscaping~~

~~“Zeroscaping” means at type of landscaping utilizing rocks, gravel, and hardscapes, without the use of vegetation.~~

18.08.645 Zoning Map

“Zoning map” means the zoning map or maps of Heber City, Utah, adopted as part of a land use ordinance, that depicts land use zones, or overlays.

18.08.650 Zoning Ordinance

“Zoning ordinance” means the land use and development ordinance of Heber City.

Planning Commission Staff Report

MEETING DATE:	7/11/2023
SUBJECT:	Public Hearing to consider Amendments to Chapter 18.04 General Provisions, 18.12 Administration, 18.16 Zones Generally, and Repeal Sections 2.38 and 2.48 of the Heber Municipal Code. (Tony Kohler, Meg Ryan)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

As part of the Phase 3 Envision Heber Code Update, the Planning Commission is reviewing the entire Zoning Code and Subdivision Ordinance. The Administrative, General Provisions and Zones Generally Chapters are before you tonight for a public hearing. These chapters and the definitions chapter are the final chapters left in this effort to update the Heber City zoning codes.

A work session was held on these proposed drafts on May 9, 2023. The Commission had minor comments for the 3 proposed updates to Chapter 18.04, 18.12, and 18.16. The draft reflects updates to these chapters to reflect current law, current departmental practices, removal of conflicting provisions and to make the processes of the Planning Department and Commission clear and accessible to both those who administer the code and those who are regulated by it. No zoning districts are affected by the proposed changes to these administrative chapters.

RECOMMENDATION

Staff recommends the Planning Commission hold the public hearing on these proposed chapter updates. If there is not significant public input, staff recommends approval of the proposed amendments. After the Planning Commission's recommendation, the amendments will then go to the City Council for review.

BACKGROUND

These chapters have been updated to reflect state law, incorporate sections that were moved from other chapters and had new regulations added or updated. Exhibit 1 details the proposed draft.

DISCUSSION

Chapter Summary of proposed changes:

<u>18.04 General Provisions:</u>

In the chapter the following provisions were added to comply with state law practices:

18.04.080 Temporary Regulations
18.04.090 Exactions
18.040.100 Vested Rights
18.040.110 Development Agreements
18.040.120 Penalties

Other sections were updated to reflect current practices and legal terminology.

18.12 Administrative:

This chapter was updated to reflect the "who does what" details regarding regulatory review process for land use in Heber City. This chapter was primarily updated to remove conflicting provisions on the powers and duties of the commission and staff and to try to provide clear details on the processes for permit review. A new section was added called the Agricultural Protection Area (APA) to reflect the requirement by state code. The powers and duties for the commission is recommended to reside in this chapter and if approved would need to be repealed from existing conflicting provisions in the Municipal Code, Sections 2.38 and 2.48.

18.16 Zones Generally:

The updates to Title 18 over the past year have resulted in significant new terminologies for the zoning districts. We suggest deleting provisions in the chapter to reflect those changes and suggest renaming this chapter to "Boundaries of Zones".

FISCAL IMPACT

No anticipated impact to the City Budget.

CONCLUSION

The proposed amendment:

1. Simplifies the code;
2. Brings the code into compliance with state code and best practices; and
3. Further implements the goals and policies of Envision Heber 2050.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Planning Director

EXHIBITS

1. 18.04 18.12 18.16 Ordinance

18.04 General Provisions

18.04 General Provisions
18.04.010 Title, Intent, And Purpose
18.04.020 Applicability Of Provisions
18.04.030 ~~Basis For Establishment Of Zones~~ City Compliance
18.04.040 Interpretation Of Provisions
18.04.050 ~~Repealed By 2005-~~ Effect on previous ordinances and maps
~~18.04.060 Relationship To Subdivision Ordinance - Title 17~~
18.04.070 Severability
18.04.080 Temporary Regulations
18.04.090 Exactions
18.040.100 Vested Rights
18.040.110 Development Agreements
18.040.120 Penalties

18.04.010 Title, Intent, And Purpose

~~This title shall be known as, and shall be entitled "The Zoning Ordinance of Heber City, Utah," and may be so cited and pleaded. It is the intent and purpose of the city council to promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within said city in accordance with a comprehensive plan which plan has been designed:~~

This title and the regulations and restrictions contained herein are adopted and enacted for the purpose of enacting the rules and regulations for land use in Heber City. The General Plan is the foundation for establishing goals, purposes, and activities allowed on each land parcel to provide compatibility and continuity to the entire region as well as each individual neighborhood ~~of~~ for the present and future inhabitants of Heber City. The General Plan sets a future vision for the City and the zoning implements that vision. Concurrency is not mandated between the Plan and this code. The land use and development code is adopted to implement the evolving objectives of the General Plan and the following goals:

A. To encourage and facilitate orderly growth and development in the area;
B. To promote safety from fires, floods, traffic hazards, and other dangers;
C. To promote sanitation and health of the inhabitants;
D. To discourage undue scattering of population and unnecessary expenditures of the moneys for excessive streets, water and sewer lines, and other public requirements;
E. To stabilize and improve property values;
F. To protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions;
~~G. To promote a more attractive and wholesome environment.~~

18.04.020 Applicability Of Provisions

The regulations and restrictions as set forth in this title shall be interpreted and applied as to further the purposes of this title.

18.04.030 ~~Basis For Establishment Of Zones~~ **City Compliance**

~~In establishing the zones, the boundaries thereof, and regulations and restrictions applying with each of the zones, due and careful consideration was given, among other things, to the suitability of the land for particular uses, and to the character of the zone, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.~~

The City is bound by the terms and standards of applicable land use ordinances and shall comply with mandatory provisions of those ordinances.

18.04.040 Interpretation Of Provisions

~~In interpreting and applying this title, the provisions thereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare. Except as specifically provided in this title, it is not intended by the adoption of this title to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations, or permits previously adopted or issued or which shall be adopted or issued pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this title to interfere with or abrogate or annul any easement, covenant, or other agreement between parties; provided, however, that in cases in which this title imposes a greater restriction than is imposed or required by other existing provisions of law or ordinance, then in such case the provisions of this title shall control.~~

In interpreting and applying the provisions of this title, the requirements contained herein are declared to be the minimum requirements for the purposes set forth. The Community Development Director shall act as the land use authority to interpret the ordinance to members of the public, City departments, and to other branches of government, subject to general and specific policies established by the Planning Commission and City Council. Upon request, the Community Development Director shall make a written interpretation of the text of this title.

18.04.050 Effect on previous ordinances and maps

The existing ordinances of Heber City covering planning and the zoning of areas and districts in the City in their entirety and including the maps heretofore adopted and made a part of said ordinances, are hereby superseded and amended to read as set forth herein; provided, however, that this title, including the attached maps, shall be deemed a continuation of previous ordinances, and not a new enactment, insofar as the substance of revisions of previous ordinances are included in this title, whether in the same or in different language; and this title shall be so interpreted upon all questions of construction, including but not limited to questions of construction relating to tenure of officers and boards established by previous ordinances and to questions of conforming or nonconforming uses, buildings or structures, and to questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

~~18.04.060 Relationship To Subdivision Ordinance - Title 17~~

~~This Zoning Ordinance is not intended to provide approvals for a development project, but rather to provide a list detailing the use, density and intensity allowed in each zoning district. Each development project approved in Heber City and under this Title shall be approved using the provisions set forth in the Heber City Subdivision Ordinance, also known as Title 17 of the Heber City Code. This Zoning Ordinance is intended to be compatible with the Subdivision Ordinance. If there arises a conflict between this Ordinance and the Subdivision Ordinance or any other Ordinance or Resolution recognized by Heber City, the stricter of the two shall apply.~~

18.04.070 Severability

If any part of this Ordinance is found to be unlawful or invalid by a court of law, that part alone shall be held as such and the remainder of this Ordinance shall remain in full effect.

18.04.080 Temporary Regulations

A. The City Council may, without prior consideration of or recommendation from the Planning Commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:
    1. the legislative body makes a finding of compelling, countervailing public interest; or
    2. the area is unregulated.

B. A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.
C. A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.
D. The City Council shall establish a period of limited effect for the ordinance not to exceed 180 days.
E. The City Council may not apply the provisions of a temporary land use regulation to the review of a specific land use application if the land use application is impaired or prohibited by proceedings initiated under Utah Code 10-9a-509(1)(a)(ii)(B) et seq.

18.04.090 Exactions

The City may impose an exaction or exactions on proposed land use development if:

A. An essential nexus exists between a legitimate governmental interest and each exaction; and
B. each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

18.040.100 Vested Rights

An applicant is entitled to approval of a land use application if:

A. The application conforms to the requirements of the zoning map and applicable land use ordinance in effect when a complete application is submitted and all fees have been paid, unless:
   1. The governing body, on the record, finds that a compelling, countervailing public interest would be jeopardized by approving the application; or
   2. in the manner provided by local ordinance and before the application is submitted, the city has formally initiated proceedings to amend its ordinances in a manner that would prohibit approval of the application as submitted.
B. The city shall process an application without regard to proceedings initiated to amend the municipality's ordinances if:
   1. 180 days have passed since the proceedings were initiated; and
   2. The proceedings have not resulted in an enactment that prohibits the approval of the application as submitted.
   3. An application for a land use approval is considered submitted and complete when the application is provided in a form that complies with the requirements of applicable ordinances and all applicable fees have been paid.
C. The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence. The city shall not impose on a holder of an issued land use permit a requirement that is

not expressed in the land use permit or in documents on which the land use permit is based or in the City ordinances.

D. The city will not withhold issuance of a certificate of occupancy because of an applicant's failure to comply with a requirement that is not expressed in the building permit or in documents on which the building permit is based or in the city ordinances.

18.040.110 Development Agreements

A. The City may enter into a development agreement containing any term that the municipality considers necessary or appropriate to accomplish the purposes of this Title.
B. A development agreement may not:
   1. limit the City's authority in the future to:
      a. enact a land use regulation; or
      b. take any action allowed under Utah State Code Section 10-8-84 et seq;
   2. require the city to change the zoning designation of an area of land within the city in the future; or
   3. allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Utah State Code Section 10-9a-502 et seq, including a review and recommendation from the Planning Commission and a public hearing.
C. A development agreement that requires the implementation of an existing land use regulation as an administrative act does not require the city legislative body's approval under Utah State Code Section 10-9a -502 et seq.
D. If a development agreement restricts an applicant's rights under clearly established state law, the municipality shall disclose in writing to the applicant the rights of the applicant the development agreement restricts.
E. The city's failure to disclose in accordance with Subsection D. voids any provision in the development agreement pertaining to the undisclosed rights.
F. A municipality may not require a development agreement as a condition for developing land if the municipality's land use regulations establish all applicable standards for development on the land.
G. To the extent that a development agreement does not specifically address a matter or concern related to land use or development, the matter or concern is governed by this Title and any applicable land use regulations.

18.040.120 Penalties

Any person, firm, or corporation, whether as principal agent, employed or otherwise, violating or causing or permitting the violation of any of the provisions of this title shall be guilty of a Class C misdemeanor. Such person, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this title is

committed, continued, or permitted by such person, firm, or corporation, and shall be punishable as herein provided.

18.12 Administration

18.12.005 Purpose and Intent.
18.12.010 Building Permit -- Required
~~**18.12.020 Building Permit -- Application**~~
~~**18.12.030 Building Permit -- Accompanying Data**~~
~~**18.12.040 Building Permit -- General Compliance Required**~~
~~**18.12.050 Construction And Use -- Compliance With Application**~~
~~**18.12.060 Licensing Requires Compliance**~~
~~**18.12.070 Certificates Of Zoning Compliance**~~
18.12.080 ~~Zoning Administrator~~ Community Development Director -- Appointment and Duties
18.12.090 ~~Zoning Administrator -- Powers And Duties~~ Reviewing Bodies and Procedures
18.12.100 Appeal Authority
18.12.105.Planning Commission Created and Membership
18.12.110 Planning Commission - Powers And Duties

18.12.115. Planning Commission Terms of Office, Organization and Removal from Office
18.12.120 Amendment Of The Zoning Ordinance Or Map
~~**18.12.130 Small Lot Splits**~~
18.12.140 ~~Appeals-Procedure~~ Agricultural Protection Area (APA)
~~**18.12.150 Appeals -- Hearing**~~
~~**18.12.160 Appeals -- Notice Of Decision**~~
~~**18.12.170 Further Appeal**~~
~~**18.12.180 Planning Commission -- Powers And Duties**~~
~~**18.12.190 Amendment Of The Zoning Ordinance Or Map**~~
~~**18.12.200 Small Lot Splits**~~

18.12.005 Purpose and Intent.

The purpose of this section is to establish regulations and procedures for the processing and consideration of applications allowed by this Land Use Code and designating the land use authority as the Community Developoment Director, Planning Director, or designee, the Planning Commission and the City Council.

18.12.010 Building Permit -- Required

~~No building or structure shall be constructed, reconstructed, altered or moved without a valid building permit, as required by the building code. The legal use of any property shall not be changed prior to the issuance of a permit for said property by the zoning administrator or other authorized officer.~~
Construction permits are required as defined by the International Codes adopted for buildings, plumbing, mechanical, and electrical systems. Local building permits are not required for Federal buildings, State buildings, and School District buildings as defined in State and Federal statutes. County and City buildings constructed within the City boundaries are required to obtain a building permit.

18.12.020 Building Permit -- Application

No person, firm or corporation shall commence to construct, alter or move a building or structure, or to make a change in use of any land within the territory shown on the zone map which has been adopted as a part of this title without first submitting an application and obtaining a permit therefore from the ~~zoning administrator~~ Community Development Director or other authorized officer; provided, however, that permits for the moving of structures shall be granted only after complying with the requirements as set forth in Section 18.108.090 of this title. A permit shall also be required for the moving and/or improvement of moved-in homes, demountable homes, manufactured homes and similar movable structures.

~~**18.12.030 Building Permit -- Accompanying Data**~~

Commented [MR1]: State law defines sf and 2 family requirements

All applications for building permits shall be accompanied by plans which have been drawn to scale showing the actual dimensions of the lot to be built upon, the size and location of existing buildings and, as required, the location and layout of off-street parking and a planting plan showing how the premises will be landscaped. A careful record of said application and plans shall be kept in the office of the zoning administrator for a period of five years from the date of receipt thereof.

18.12.040 Building Permit -- General Compliance Required

From the time of the effective date of the ordinance codified in this chapter, permits shall not be granted for the construction or alteration of any building or structure or for the moving of a building or structure onto a lot or for the change in use of any land, building or structure, if such construction, alteration, moving or change in use would be a violation of any of the provisions of this title, nor shall any sewer or water service line or electric utilities be installed to serve the premises if such use would be in violation of this title.

18.12.050 Construction And Use -- Compliance With Application

Building permit or certificates of zoning compliance issued on the basis of plans and specifications approved by the zoning administrator authorizes only the use, arrangement and construction set forth in such approved plans and application, and no other use, arrangement or construction. Use, arrangement, or construction at variance with that authorized shall be deemed to be a violation of this title.

18.12.060 Licensing Requires Compliance

No license shall be issued by an official or employee vested with the duty and authority to issue licenses which would not be in conformance with the provisions of this title. Any license so issued shall be null and void.

18.12.070 Certificates Of Zoning Compliance

Commented [MR2]: Strike as outdated

1. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or to change the occupancy of any building or premises until a certificate of zoning compliance shall have been issued therefor by the zoning administrator, stating that the proposed use of the building or land conforms to the requirements of this title. No nonconforming structure or use shall be changed or extended until a certificate of zoning compliance shall have been issued by the zoning administrator. The certificate of zoning compliance shall state specifically wherein the nonconforming use differs with the provisions of this title.
2. The zoning administrator may permit the occupancy of a building prior to the completion of all required work provided a bond or other assurance has been posted with

~~the city recorder in an amount equal to the cost of completing said required work as determined by the governing body. The zoning administrator shall maintain a record of all certificates of zoning compliance for a period of five years and a copy shall be furnished upon request to any applicant.~~

~~3. At such time as any party shall have complied with the provisions relating to large-scale developments and to subdivisions as set forth in this title, the planning commission shall so certify and shall issue a certificate of compliance to the developer designating with particularity all lots or other tracts that are in compliance herewith and that are available for sale. It shall be unlawful for any developer or other person to sell or offer for sale or exchange either by deed, contract or otherwise, any lot or tract of land within said large-scale developments or subdivisions until such time as the developer has received a certificate of compliance with respect thereto.~~

~~4. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the zoning administrator or building official has issued a Certificate of Occupancy. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of Heber City. Certificates in conflict with this zoning code or which appear to give authority to violate, cancel or overlook the provisions of this zoning code or other ordinances of Heber City or of the State of Utah shall be void to the extent the certificate conflicts with State law this code or its requirements.~~

18.12.080 ~~Zoning Administrator~~ Community Development Director **~~– Appointment~~**

~~The governing body shall appoint a zoning administrator and a building inspector, these two positions may be filled by one person, who will be charged with the administration and enforcement of this title. The governing body may also appoint other officers to assist in the administration and enforcement of this title.~~

A. The Community Development Director shall oversee, supervise and be responsible for the City's planning department, building department and economic development department.
B. The Community Development Director shall ensure that each department performs all duties and functions as set forth in State Code and City Code.
C. The Community Development Director may perform any functions or duties in City Code that are allocated or assigned to the Planning Director, Planning Manager or Building Official if the Community Development Director is qualified and licensed to perform such functions or duties.
D. The Community Development Director, with the advice and consent of the City Manager, may create positions within the planning department, building department and economic development department as needed, and may assign duties and responsibilities to such positions.
E. The City Manager and City Council may assign other responsibilities to the Community Development Director.

18.12.090 ~~Zoning Administrator -- Powers And Duties~~ Reviewing Bodies and Procedures

~~A. It is the duty of the zoning administrator to inspect, or cause to be inspected, all buildings in the course of construction or repair. He shall enforce all of the provisions of this title, entering actions in the courts when necessary, and his failure to do so shall not legalize any act in violation of such provisions.~~

~~B. Upon appeal to the Appeal Authority of any matters on which, said board is required to pass, the zoning administrator shall forthwith transmit all papers, records and other pertinent data pertaining to the appeal of the Appeal Authority as required by the terms of this title. The zoning administrator shall also refer the matters to the planning commission and governing body as set forth in this title.~~

A. Reviewing Bodies. For each type of application, the following official roles and decision-making responsibility/authority is listed for each land use authority. In addition, the type of meeting by type of application is listed. UCA 10-9a-200 et seq. sets the noticing requirements by law. General plan related public hearings have different requirements than regular public hearings.

A public meeting is a meeting that is open to the public, with public comment at the discretion of the land use authority (the reviewing body). A public hearing is a meeting that is open to the public and public comment is encouraged. The type of meeting is determined by the type of application and the reviewing body/land use authority it is before.

The Community Development Director (CDD) or designee, the Appeal Authority (AA), the Planning Commission (PC), and the City Council (CC) acting as Land Use Authorities each have the following primary responsibility/authority to review applications for compliance with this Code:

"R" means the body reviews an application for completeness and/or ordinance compliance. "D" means the body is authorized to make a final decision on the application.

Type of Review	Planning Department	Planning Commission	City Council	Appeal Authority	Meeting Type
Land Use Permits (SFDs, accessory buildings, etc.)	D			AA	NA If appealed, hearing type determined by Appeal Authority

Permitted Use and any amendments (Site Plan Required)	D			AA	NA If appealed, hearing type is determined by Appeal Authority
Conditional Use Permits and major CU amendments (Site Plan Required)	R	D		AA	Public Meeting If appealed, hearing type is determined by Appeal Authority
Conditional Use Minor Amendment	D				NA
Boundary Line Adjustment[1]	D				NA
Minor Subdivisions (10 or fewer lots)	D				NA
Concept Subdivision Plan (Subdivisions larger than 10 lots)	Optional Review				NA
Preliminary Subdivision Plat	R	D			Public Meeting
Final Subdivision Plat	D				NA
Subdivision Amendment	D				NA[2]
Street and/or Easement Vacation	R	R	D		Public Meeting
Business License (zoning review only)	R				NA
Variance of land use code	R			D	Determined by Appeal Authority
Rezones/Zoning Map Amendment (Master Plans and MDAs are required for any proposed development in the COSZ, MURC, PCZ, MCZ, NVOZ)	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Text Changes to the Zoning and Subdivision Ordinances	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing

Type of Review	Planning Department	Planning Commission	City Council	Appeal Authority	Meeting Type
General Plan Adoption or Amendment	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Annexation Petition (includes a Master Plan and a master development agreement and a zone designation when annexed)	R	R	D		Planning Commission holds a Public Hearing or a Public Meeting. City Council holds Public Hearing
Major Amendments to any master development agreement or master plan	R	R	D		Planning Commission holds a Public Hearing. City Council holds a Public Meeting or may hold a Public Hearing
Minor Amendments to any master development agreement or master plan	D				NA
Agricultural Protection Zones	R	R	D		

[1] No action required unless the lots created are not in compliance with this Title.

[2] Public hearing only required if adjacent owners object or if not all owners in the subdivision have been notified per Utah State Code 10-9a-608 et seq.

B. Notice of Decision.

1. Record of Final Decision. After hearing the evidence and considering the application, the approving land use authority (Planning Commission, Community Development Director or designee, hearing officer, and City Council on land use applications) shall make its written findings and have them entered in the minutes.
2. Notice of Decision. Upon a decision by the approving authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing. If a notice of decision is

not sent, the decision shall be final on the date the minutes from the meeting are approved by the land use approval authority. Decisions are subject to requirements and conditions stated in the staff report and listed in the meeting minutes.

18.12.100 Appeal Authority

A. Establishment of Appeal Authority.
   1. The Mayor shall appoint the Appeal Authority with the advice and consent of the City Council. The Appeal Authority shall either be law trained or have significant experience with land use laws and the requirements and operations of administrative hearing processes.
   2. The term of office shall be two years unless otherwise agreed upon in writing by both parties.
   3. The Appeal Authority may be removed by the mayor for violation of this title or any policies and procedures adopted by the Community Development Director following receipt by the Mayor of a written complaint filed against the Appeal Authority. Removal of the Appeal Authority shall follow the policies of At Will employees in the City's Personnel Policy.
   4. The Mayor with the advice and consent of the City Council shall fill any vacancy. The person appointed shall serve for the unexpired term of the member whose office is vacant.
   5. The Appeal Authority shall receive compensation based on an agreement with the City Manager.

B. Organization and procedures. The Community Development Director shall adopt policies and procedures, consistent with the provisions of this section, for processing appeals, variances and requests for reasonable accommodations for persons with disabilities, the conduct for such hearings, and for any other purpose considered necessary to properly consider these applications.

C. Notice of Decision.
   1. Record of Final Decision. After hearing the evidence and considering the application, the Appeal Authority shall make its written findings and have them entered in the minutes.
   2. Notice of Decision. Upon a decision by the Appeal Authority, a notice of decision shall be mailed to the applicant at the address or e-mail address given in the application. A notice of decision can be a new written notice, a copy of the administrative approval form signed by the Community Development Director or designee, or a copy of the approved minutes. A decision by the approving authority is final at the time the notice of decision is issued in writing.

D. Powers and duties.
   1. The Appeal Authority shall hear and decide:
      a. Appeals from zoning decisions applying the zoning ordinance.
      b. Variances from the terms of the zoning ordinance.
      ~~c. Requests for reasonable accommodations for persons with a disability.~~
   2. The Appeal Authority shall not hear and decide:
      a. Legislative Requests, including but not limited to the following:

i. Changes to uses in a zone
ii. Changes to Text, Maps, or Elements of the General Plan, Zoning Ordinance, or Municipal Code
iii. Variances to codified development processes.

b. Requests for a variance from, or to modify, agreements made by the City.

E. Appeals.

1. The applicant or any other person or entity adversely affected by a decision administering or interpreting the zoning ordinance may appeal that decision applying the zoning ordinance by alleging that there is error in any order, requirement, decision, or determination made by an official in the administration or interpretation of the zoning ordinance.
2. Any officer, department, board, or bureau of the City affected by the grant or refusal of a building permit or by any other decisions of the administrative officer in the administration or interpretation of the zoning ordinance may appeal any decision to the Appeal Authority.
3. Such appeal shall be taken within ten calendar days from the date of the action appealed from by filing with the officer from whom the appeal is taken and with the Appeal Authority a notice of appeal specifying the ground thereof.
4. The City Staff from whom the appeal is taken shall transmit to the Appeal Authority all papers constituting the record upon which the action appealed from is taken.
5. The person or entity making the appeal has the burden of proving that an error has been made.
6. An Appeal Authority's land use decision is a quasi-judicial act. The Appeal Authority shall find whether an error has been made. The Appeal Authority shall review the matter only using the information gathered on the record from the Land Use Authority's decision and decision-making process. New information will not be considered. The Appeal Authority may affirm, reverse, or modify the action appealed from as it seems just and equitable and exercise all rights of any other officer or commission. The Appeal Authority shall:
   a. determine the correctness of the Land Use Authority's interpretation and application of the plain meaning of the land use regulations; and b. interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.
7. Only administrative zoning decisions applying the zoning ordinance may be appealed to the Appeal Authority. Appeals may not be used to waive or modify the terms or requirements of this title.
8. The Standard of review for appeals is De Novo.

F. Variances.

1. Any person or entity desiring a waiver or modification of the requirements of this title as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the Appeal Authority for a variance from the terms of this title.
2. The Appeal Authority may grant a variance only if all five of the following conditions are met:
   a. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.

b. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.
c. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
d. The variance will not substantially affect the general plan and will not be contrary to the public interest; and
e. The spirit of this title is observed and substantial justice done.

3. In determining whether enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship unless the alleged hardship is located on or associated with the property for which the variance is sought; and comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
   a. In determining whether or not enforcement of this title would cause unreasonable hardship under subsection (2) of this section, the Appeal Authority may not find an unreasonable hardship if the hardship is self-imposed or economic.
4. In determining whether or not there are special circumstances attached to the property under subsection (2) of this section, the Appeal Authority may find that special circumstances exist only if the special circumstances:
   a. Relate to the hardship complained of; and b. Deprive the property of privileges granted to other properties in the same zone.
5. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
6. Variances run with the land.
7. The Appeal Authority and any other body may not grant use variances.
8. In granting a variance, the Appeal Authority may impose additional requirements on the applicant that will:
   a. Mitigate any harmful effects of the variance; or b. Serve the purpose of the standard or requirement that is waived or modified.

G. District court review. Any person adversely affected by any decision of the Appeal Authority may petition the district court for a review of the decision. Petitions for appeal to the district court shall be made within 30 days of the Appeal Authority's decision, or as otherwise outlined by Utah State Code (UCA 10-9a part 8 et seq.).
H. Stay of decision: The Appeal Authority may stay the issuance of any permits or approvals based on its decision for thirty (30) days or until the decision of the district court in any appeal of the decision.

18.12.105.Planning Commission Created and Membership

A. There is created a Planning Commission within and for the City to be known as The Planning Commission.
B. The Commission shall consist of seven voting members, plus two non-voting alternates. Alternates shall vote in the event that said alternates participates on the Commission in place of voting members. All members shall be appointed by the Mayor with the consent of the City Council from among qualified electors of the City. Members shall be selected without respect to political affiliation and may receive compensation per City Policy.

18.12.110 Planning Commission - Powers And Duties

~~The planning commission shall have the following powers and duties with respect to this title:~~

~~1. The planning commission shall hear and decide request for amendments to this title. The planning commission may also act on its own initiative in considering and recommending amendments to this title. Before a favorable recommendation is given, however, it must be shown:~~

~~1.a, The amendment will not be contrary to the land use plan;~~

~~2.b. The amendment will not mitigate against the fulfillment of any other provisions of the comprehensive plan;~~

~~3.c. The amendment will not decrease nor adversely affect the health, safety, convenience, morals, or general welfare of the public;~~

~~4. d. The amendment will more fully carry out the intent and purpose of this title;~~

~~5. e. That, balancing the interest of the petitioner with the interest of the public, both interests will be served better by adopting such an amendment. In considering a request for an amendment to this title or the zoning map, the planning commission may submit a recommendation for or against the request or it may recommend an alternate amendment.~~

~~2. To review, approve, disapprove, or approve subject to modifications, requests for permits to construct large scale developments;~~

~~3. Any other duty imposed on the planning commission under the terms of this title.~~

The Planning Commission shall have the following powers and duties:

A. Hear and recommend amendments to Titles 18 of the Heber City Code;
B. Hear and recommend amendments to the General Plan;
C. Other such direct or indirect duties and powers as defined in said Titles 18, the City Code, the State Code and as may be designated by the City Council.

18.12.115. Planning Commission Terms of Office, Organization and Removal from Office

A. A. Term of Office. The terms of office for the appointive members of such Commission shall be two, four, and six years. Two shall be appointed for two years, two shall be appointed for four years, and three shall be appointed for six years. The term of office for the alternate(s) shall be for two years. Thereafter, the terms of office for each appointive member, except for the alternate(s), shall be six years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the Mayor, with the consent of the City Council.
B. B. Organization. The Planning Commission shall elect from its membership a chairman and vice chairman and shall adopt rules for its own organization and for the transaction of business not in conflict with ordinances or laws. It shall also keep a public record of its proceedings according to the Utah Open and Public Meetings Act.
C. Removal from Office. Any appointive officer may, at any time, be removed from office by the action of the appointive power with the concurrence of a majority of all the City

Council, or of a majority of all the City Council with the concurrence of the appointive power.

18.12.120 Amendment Of The Zoning Ordinance Or Map

~~1. The governing body may amend, change or modify any provision of this title or the zoning map provided:~~

~~1. The proposed amendment or amendments have been submitted to the Planning Commission for its recommendations. The Planning Commission shall prepare and recommend amendments following a public hearing reasonably noticed for at least ten (10) calendar days. Unless the Planning Commission submits its recommendations within sixty days from receipt of the proposed amendment, the governing body may assume an affirmative recommendation;~~

~~2. The governing body has held a public meeting on the proposed amendment reasonably noticed for 24 hours;~~

~~3. The amendment will not be contrary to the Comprehensive Plan;~~

~~4. The amendment will more fully carry out the intent and purpose of the Comprehensive Plan and this Title.~~

~~2. Notice of the Planning Commission hearing should also include written submittal of the proposed amendment to the City Manager, City Attorney, Chief of Police, Building Official, City Engineer, City Fire Official, and City Recorder, and must include notice to affected entities as required by Utah State Code, at least ten (10) days prior to the hearing for review and comments.~~

~~3. No material change in or departure from the recommendation of the planning commission can be made after such public hearing unless the change or departure be submitted to the planning commission for its consideration and recommendations. Upon receiving the reconsidered recommendations of the planning commission, the governing body may overrule the planning commission.~~

The city council, after a recommendation from the planning commission, may amend the number, shape, boundaries, or area of any zone; any regulation of or within the zone; the general plan, or any other provisions of this title.

Amendments may be initiated by the city council, the planning commission, or by one or more owners of property affected by the proposed amendment. Unless initiated by the city council or planning commission, no amendment shall be considered without evidence of the acquiescence therein of the owners of the property involved.

A. The amendments may only occur in accordance with the following procedure:
   1. *Submission.* Any person, including staff, the planning commission or city council, seeking an amendment to this title, the zoning map or the general plan shall submit to the planning commission, on application forms provided by the city, generally including the following:
      a. A description of the specific amendment to this title or zoning map.
      b. The reason and justification for the proposed amendment addressing all of the following:

i. How the proposed amendment would further the purpose and intent of this title;
ii. How the proposed zoning amendment is consistent with the general plan;
iii. How the proposed amendment meets the needs and policy of the city as expressed by the legislative body in stated goals and objectives found in the general plan.

B. After receipt of a copy of any amendment from the planning commission held at a public hearing and before adopting any amendment, the city council may set the matter for a public hearing or public meeting.
C. After the public meeting or hearing, the city council may:
1. Adopt the amendment as proposed;
2. Modify the amendment and adopt or reject the amendment; or
3. Reject the amendment.
D. In case an application from a petitioner for a change of zone is denied, a new application for the same zoning change affecting the same property shall not be eligible for reconsideration for one year subsequent to such denial.
E. City Council denial of an application to amend the general plan shall preclude a person from filing another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval. This section shall not limit the City Council, planning commission, or authorized city staff from initiating a general plan amendment at any time.

~~18.12.130 Small Lot Splits~~

Commented [MR3]: Deleted not legal

~~1. Where a parcel of land at the time of adoption of the ordinance codified in this Title is at least one and eight-tenths times as wide and one and eight-tenths times as large in area as required for a lot in the zone, the planning commission may permit the division of a parcel into two lots provided:~~

~~1.. Such division will not cause undue concentration of buildings;~~
~~2.The characteristics of the zone in which the lot is located will be maintained;~~
~~3. In the opinion of the planning commission, values in the area will be safeguarded;~~
~~4. To meet and preserve the requirements of 1, 2, 3,the Planning Commission may impose certain restrictions. Those restrictions will constitute a covenant running with the land and shall be approved in writing by the owner and recorded against the property in the Wasatch County Recorder's Office.~~

~~2. Neighborhood Infill lots shall not be eligible for consideration pursuant to this Section. All Neighborhood Infill lots shall meet the minimum requirements of Section 18.83.040.~~

18.12.140 ~~Appeals-Procedure~~ Agricultural Protection Area (APA)

~~Upon receipt of the application, the zoning administrator shall forthwith transmit to the board of adjustment all papers constituting the record upon which the action appealed from was taken. The board of adjustment shall review the application and shall return the same to the zoning~~

~~administrator with its decision pertaining thereto within thirty days. Failure to return said application within thirty days shall constitute approval. An appeal stays all proceedings in furtherance of the action appealed from unless the zoning administrator certified to the board of adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than the restraining order which may be granted by the board of adjustment or by the district court on application and notice to the zoning administrator and on due cause shown.~~

A. The provisions of Chapter 41, Title 17 of Utah State Code et seq. shall govern the process for creating, removing, or adding to an APA in Heber City. State Code shall also govern the extent or limit to which an APA benefits any particular property.
B. The Heber City Planning Commission shall serve as the recommending Advisory Board in consideration of APAs.
C. There shall be at least five (5) contiguous acres in each APA.
D. Properties shall be located within a Residential Agriculture or Agricultural Zone to qualify to be part of an APA.
E. Once established, an APA shall be shown upon the City's Zoning Map.

~~18.12.150 Appeals -- Hearing~~

~~1. The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof by publication of notice at least five days prior to the date of the hearing, as well as notice by mail to adjacent property owners, and decide the same within a reasonable time.~~
~~2. The intent in requiring a hearing is to enable the board of adjustment to obtain facts surrounding the case which may not be shown in the record as submitted to the board. The decision of the board shall be based upon the facts and not upon expressions of support or protest, or lack of support or protest, which may be made at the hearing. Any party may appear at the hearing in person or by agent or by attorney.~~

~~18.12.160 Appeals -- Notice Of Decision~~

~~The board of adjustment shall make determinations in harmony with the provisions of this title and shall notify the zoning administrator of the action taken within ten days following their decision.~~

~~18.12.170 Further Appeal~~

~~Any person adversely affected by any decision of the board of adjustment may petition the district court for review of the decision. In the petition, the plaintiff may only allege that the board of adjustment's decision was arbitrary, capricious, or illegal. The petition is barred unless it is filed within 30 days after the board of adjustment's decision is final. The board of adjustment's~~

decision shall be deemed final upon the vote at the meeting and not upon approval of the minutes, unless stated otherwise in the motion. The filing of a petition does not stay the decision of the board of adjustment.

18.12.180 Planning Commission -- Powers And Duties

The planning commission shall have the following powers and duties with respect to this title:

1. The planning commission shall hear and decide request for amendments to this title. The planning commission may also act on its own initiative in considering and recommending amendments to this title. Before a favorable recommendation is given, however, it must be shown:
    1. The amendment will not be contrary to the land use plan;
    2. The amendment will not militate against the fulfillment of any other provisions of the comprehensive plan;
    3. The amendment will not decrease nor adversely affect the health, safety, convenience, morals, or general welfare of the public;
    4. The amendment will more fully carry out the intent and purpose of this title;
    5. That, balancing the interest of the petitioner with the interest of the public, both interests will be served better by adopting such an amendment. In considering a request for an amendment to this title or the zoning map, the planning commission may submit a recommendation for or against the request or it may recommend an alternate amendment.
2. To review, approve, disapprove, or approve subject to modifications, requests for permits to construct large scale developments;
3. Any other duty imposed on the planning commission under the terms of this title.

18.12.190 Amendment Of The Zoning Ordinance Or Map

1. The governing body may amend, change or modify any provision of this title or the zoning map provided:
    1. The proposed amendment or amendments have been submitted to the Planning Commission for its recommendations. The Planning Commission shall prepare and recommend amendments following a public hearing reasonably noticed for at least ten (10) calendar days. Unless the Planning Commission submits its recommendations within sixty days from receipt of the proposed amendment, the governing body may assume an affirmative recommendation;
    2. The governing body has held a public meeting on the proposed amendment reasonably noticed for 24 hours;
    3. The amendment will not be contrary to the Comprehensive Plan;
    4. The amendment will more fully carry out the intent and purpose of the Comprehensive Plan and this Title.
2. Notice of the Planning Commission hearing should also include written submittal of the proposed amendment to the City Manager, City Attorney, Chief of Police, Building

Official, City Engineer, City Fire Official, and City Recorder, and must include notice to affected entities as required by Utah State Code, at least ten (10) days prior to the hearing for review and comments.

3. No material change in or departure from the recommendation of the planning commission can be made after such public hearing unless the change or departure be submitted to the planning commission for its consideration and recommendations. Upon receiving the reconsidered recommendations of the planning commission, the governing body may overrule the planning commission.

18.16 Zones Generally Boundaries of Zones

18.16.010 Establishment Of Zones
18.16.0210 Boundaries Of Zones
18.16.030 Regulations Within Zones Generally
18.16.040 Repealed By 2001-01
18.16.050 Repealed By 2001-01
18.16.060 Repealed By 2001-01
18.16.070 Repealed By 2001-01
18.16.080 Repealed By 2001-01
18.16.090 Repealed By 2001-01
18.16.100 Repealed By 2001-01
18.16.110 Repealed By 2001-01
18.16.120 Repealed By 2001-01
18.16.130 Repealed By 2001-01
18.16.140 Repealed By 2001-01
18.16.150 Repealed By 2001-01

Single Use Zones	Mixed Use Zones	Overlay Zones
A-2 Agriculture Zone	MURCZ Mixed Use Residential Commercial Zone	AOZ Airport Overlay Zone

~~R-2 Residential Zone~~	~~PC Planned Community Zone~~	~~Sexually Oriented Business Zone~~
~~RA-1 Residential Agricultural Zone~~	~~COSZ Clustered Open Space Zone~~	~~R-C Residential Commercial Zone~~
~~R-1 Residential Zone~~	~~MCZ Mountain Community Zone~~	~~(NIOZ) Neighborhood Infill Overlay Zone~~
~~R-2 Residential Zone~~	~~North Village Overlay Zone (NVOZ~~	
~~R-3 Residential Zone~~		
~~**Industrial Zone**~~		
~~I-1 Industrial Zone~~		
~~I-2 Industrial Zone~~		
~~MBP Manufacturing and Business Park Zone~~		
~~CMP Corporate and Medical Zone~~		
~~C-2 Commercial Zone~~		
~~C-3 Commercial Zone~~		
~~C-4 Commercial Zone~~		

~~18.16.010 Establishment Of Zones~~

~~In order to carry out the purpose of this title, the city is divided into zones as follows:~~

18.16.0210 Boundaries Of Zones

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply: A. Where the intended boundaries on the zone map are approximately street or alley lines, said streets or alleys shall be construed to be the zone boundaries; B. Where the indicated boundaries are approximately lot lines, said lot lines shall be construed to be the zone boundaries,

unless otherwise indicated; C. Where land has not been subdivided into lots, the zone boundary shall be determined by the use of the scale of measurement shown on the map;

~~18.16.030 Regulations Within Zones Generally~~

~~Within each of the zones, the use, location, height and size of buildings and structure; the use of land and size of lots, yards, courts and other open spaces are regulated as set forth in this title.~~

~~18.16.040 Official Zone Map Amended By 2021-39~~

~~A. The location and boundaries of each of the zones are shown on the official zone map of the city, and said map is declared to be an official record and a part of this title. B. Whenever amendments or changes are made in zone boundaries such amendments or changes shall be made on the official zone map promptly. No amendment or change shall become effective until after it has been properly noted and attested to on the official zone map. C. No changes of any nature shall be made in the official zone map except in conformity with the procedures set forth in this title. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this title and punishable as provided in this title. D. Regardless of the existence of purported copies of the official zone map which may, from time to time, be made or published, the official zone map which shall be located in the office of the city clerk shall be the final authority in determining current zoning status.~~

Title 2.38 and 2.48

These sections to be repealed and replaced in this Title.

~~2.38 Community Development Director~~

2.38.010 Appointment
2.38.020 Duties

2.38.010 Appointment

The City Manager shall have the power to hire, with the advice and consent of the City Council, a competent person to the office of Community Development Director.

2.38.020 Duties

It is the duty of the Community Development Director:

1. To coordinate with City staff, departments, commissions and other governmental entities, projects that deal with the planning, zoning and economic development of the City.
2. Other responsibilities as assigned by the City Manager and City Council.

2.48 Planning Commission
2.48.010 Created - Membership
2.48.015 Powers And Duties
2.48.020 Terms Of Office
2.48.030 Organization – Meetings
2.48.040 Staff Consultants

2.48.010 Created -- Membership

1. There is created a Planning Commission within and for the City to be known as The Planning Commission.
2. The Commission shall consist of seven voting members, plus two non-voting alternates. However, said alternates shall vote in the event said alternates participates on the Commission in place of voting members. All members shall be appointed by the Mayor with the consent of the City Council from among qualified electors of the City. Members shall be selected without respect to political affiliation and shall receive fifty dollars, ($100.00) for each regular meeting attended.

2.48.015 Powers And Duties

1. The Planning Commission shall have the following powers and duties:
    1. Hear and recommend amendments to Titles 17 and 18 of the Heber City Code;
    2. Hear and recommend amendments to the General Plan;
    3. Hear and recommend proposed subdivision developments as specified in said Titles 17 and 18;
    4. Hear and decide other issues appropriated to the Planning Commission as designated in said Titles 17 and 18;

5. Hear and decide commercial and industrial development approvals;
6. Hear and determine Conditional Uses; and
7. Other such direct or indirect duties and powers as defined in said Titles 17 and 18, the City Code, the State Code and as may be designated by the City Council.

2.48.020 Terms Of Office

The terms of office for the appointive members of such Commission shall be two, four, and six years. Two shall be appointed for two years, two shall be appointed for four years, and three shall be appointed for six years. The term of office for the alternate(s) shall be for two years. Thereafter, the terms of office for each appointive member, except for the alternate(s), shall be six years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the Mayor, with the consent of the City Council. Members may be removed after public hearing by a majority vote of the City Council.

2.48.030 Organization -- Meetings

The Planning Commission shall elect from its membership a chairman and vice chairman, and shall adopt rules for its own organization and for the transaction of business not in conflict with ordinances or laws. It shall also keep a public record of its proceedings.

2.48.040 Staff -- Consultants

The Planning Commission may contract with consultants providing its expenditures, exclusive of gifts, shall be within the amounts appropriated for the purpose by the City Council.

Planning Commission Staff Report

MEETING DATE: 7/11/2023

SUBJECT: Public Hearing to consider Standard Drawings and Specifications update and a Heber Storm Water Design Manual update. (Gordon Miner)

RESPONSIBLE: Gordan Miner

DEPARTMENT: Engineering

STRATEGIC RELEVANCE: Infrastructure Sustainability, Necessary Administrative Action

SUMMARY

The policy questions include the following:

1. Should the Planning Commission recommend Staff's proposed updates to:
    a. Engineering Standard Specifications and Drawings
    b. Storm Water Design Manual

RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for Staff's proposed updates to the Engineering Standards Specifications and Drawings, and the Storm Water Design Manual, with modifications and/or recommendations from the Planning Commission (if any).

BACKGROUND

The subject documents have already been adopted by the City. From time to time, updates are necessary to stay abreast of current industry practices, make clarifications, and to make these documents more user-friendly. Previously, many standards were scattered in notes throughout the Drawings or throughout the Specifications.

DISCUSSION

The most-significant change is to put all design standards in one place (Section 00700), divide them by system, and add relevant standards, as needed. Other major changes include:

- Bolstering supporting industry standards and showing them hierarchically.
- Listing and describing engineering submittals necessary for development approval.
- Providing detailed geometric design standards for streets.
- Providing access management standards for street.
- Updating the Approved Equivalents for the Water System.
- Allowing the "Big Dipper" indoor grease trap when space does not allow outdoor equipment.

- Reworking of the Irrigation System service meter boxes.
- Emphasizing responsibility and accountability of design engineers.

FISCAL IMPACT

No direct fiscal impact. Indirectly, implementing sound standards and specifications improves the sustainability of City infrastructure and saves money over time.

CONCLUSION

We recommend these updates for the reasons described above.

ALTERNATIVES

Staff Recommended Option - Approval

Alternative 1 - I move to forward a positive recommendation to the City Council for these proposed updates to the Engineering Standards Specifications and Drawings and the Storm Drain Design Manual, with modifications and/or recommendations from the Planning Commission (if any).

Alternative 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Engineering
Staff member: Gordan Miner, Engineer

EXHIBITS

1. Draft Storm Water Design Manual 230629
2. Draft Standard Drawings 230629
3. Draft Specifications 230629

HEBER CITY

HEART OF THE WASATCH BACK

HEBER CITY STORM WATER DESIGN MANUAL

Heber City Engineering

JULY 2023

~~SEPTEMBER 20, 2022~~

HEBER CITY
75 N Main Street
Heber City, UT 84032

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Introduction

Purpose of document

The purpose of this document is to establish design standards and guidelines for storm drainage infrastructure within Heber City. This document also promotes uniformity among development design submittals and drainage reports.

The design criteria in this document are for use on public and private projects within the city. There are other adopted City documents that also reference requirements related to storm drain systems within the city. These documents include the Heber City Standard Specifications and Drawings, the Heber City Master Plans, and the Heber City Municipal Code. This document is designed to work in collaboration with these other stated references, however, in the case of discrepancies the more stringent standard will apply. All requirements and the intent of design requirements in this document shall be met unless otherwise approved by the City Engineer.

Definitions

cfs	*Cubic feet per second (449 gallons per minute)*
Ac-Ft	*Acre-foot (volume of water required to cover an acre of land to a depth of one foot)*
Detention	*Short term storage of runoff provided by a pond or similar facility. An outlet is provided that allows water to be released from the facility at a predetermined rate.*
LID	*Low Impact Development is an approach to improving water quality by reducing the amount of storm runoff generated by a project and relying on infiltration or evaporation to handle runoff where it is generated.*
Retention	*Long term storage of storm water provided by a pond or similar facility that does not allow water to be discharged. Water will stay in a retention pond after a storm event until it either evaporates or infiltrates into the bottom of the pond.*

Approval Procedure

Preliminary Drainage Plan and Report

i. A preliminary drainage plan and report are required for all site plan and subdivision developments within the city. The preliminary drainage plan must include the following as applicable:
    1. Existing topography (2-foot contours or finer) extending at least 100 feet beyond the site
    2. Existing drainage infrastructure and features
    3. Existing drainage and gravity irrigation channel/canal features
    4. Watershed delineations and existing drainage patterns/flow paths
    5. Proposed drainage infrastructure and features (onsite and offsite)
    6. Proposed drainage patterns/flow paths

ii. The preliminary drainage report must include the following as applicable:
    1. Introduction
    2. Project Scope
    3. Project Location
    4. Description of Existing Conditions
    5. Drainage Design Criteria
    6. Off-Site Watershed Drainage and Hydrology
        a. Preliminary Upstream/Downstream Flood Analysis
        b. Preliminary Hazards & Debris-Flow Analysis
    7. On-Site Area Drainage and Hydrology and Hydraulics
    8. LID features
    9. Detention and/or Retention Facilities
    10. Water Quality Features (e.g., LID, HDS, pretreatment etc.)
    11. Major Stream Crossings
    12. Non-pressurized Irrigation Systems

Final Drainage Plan and Report

iii. Final drainage plans and report are required for all site plan and subdivision developments within the City shall be submitted after acceptance/approval of the preliminary submittal. The final drainage report shall be submitted for review prior to final site plan or subdivision approval.

iv. Final Drainage Plans must include the following as applicable:
    1. Existing and proposed topography (2-foot contours or finer) extending at least 100 feet beyond the site
    2. Existing drainage infrastructure and features
        a. Onsite features (channels, flow control, etc.)
        b. Offsite features (debris basins, etc.)
    3. Existing drainage and gravity irrigation channel/canal features
    4. Watershed delineations and existing drainage patterns/flow paths
    5. Location of all proposed drainage features
        a. Onsite features (channels, flow control, etc.)
        b. Offsite features (debris basins, etc.)

6. Proposed drainage patterns/flow paths
7. Proposed drainage details
8. Improvements to city facilities
9. LID, water quality and retention features

v. Final Drainage Report must include as applicable:
1. Introduction
2. Project Scope
3. Project Location
4. Detailed Description of Existing Conditions
5. Drainage Design Criteria
6. Off-Site Drainage and Hydrology with Final Calculations
    a. Final Upstream/Downstream Flood Analysis
    b. Final Hazards & Debris-Flow Analysis
    c. Recommended Mitigation
7. On-Site Drainage Hydrology and Hydraulics with Final Calculations
8. Description of LID Measures
    a. Justification for products selected and why they are most appropriate
    b. Compliance with on-site retention rules
9. Detailed Description of Detention and/or Retention Facilities
10. Major Stream Crossing
11. Non-pressured Irrigation Systems
12. Permanent Erosion Control Features
13. Water Quality Features (e.g., LID, HDS, pretreatment etc.)
14. Storm Drain System Calculations

All plans and reports are subject to review and approved by Provo River Watershed Council. See Appendix A for list of resources for drainage design in Heber City.

Design Standards and Analysis Methods

These standards apply to all developments within Heber City including the North Village area or other areas that may annex into the City in the future. Heber City may establish additional storm drain design criteria for certain development areas through a new Storm Drain Master Plan and/or Master Plan update. All developments shall comply with the City Storm Drain Master Plan that is applicable for the respective development.

Design Storms for Conveyance

New developments within Heber City must have an initial and a major storm drain system for storm water conveyance. The initial system's purpose is to reduce the frequency of street flooding, reduce maintenance costs, and provide protection against regularly recurring damage from storm runoff. The initial conveyance system must handle the 10-year storm event at a duration equal to or less than the time of concentration (T_c), and typically consists of pipe, storm drain inlets, curb and gutter, or drainage swales that convey the storm water.

The purpose of the major conveyance system is to avoid major property damage or loss of life during flood level runoff conditions. The major system is comprised of the initial conveyance system elements but also includes the entire roadway cross section, including park strip and sidewalk, or other safe surface routes. The major system must protect against flooding during the 100-year storm event at a duration equal to or less than the T_c.

Every effort shall be made to keep the major system above ground. But, where that is impractical, the City Engineer may approve the major system to be underground if it is designed for it from the top of the catchment. "Funneling" at the bottom of a catchment is not allowed. The following figure details how the initial and major systems must function.

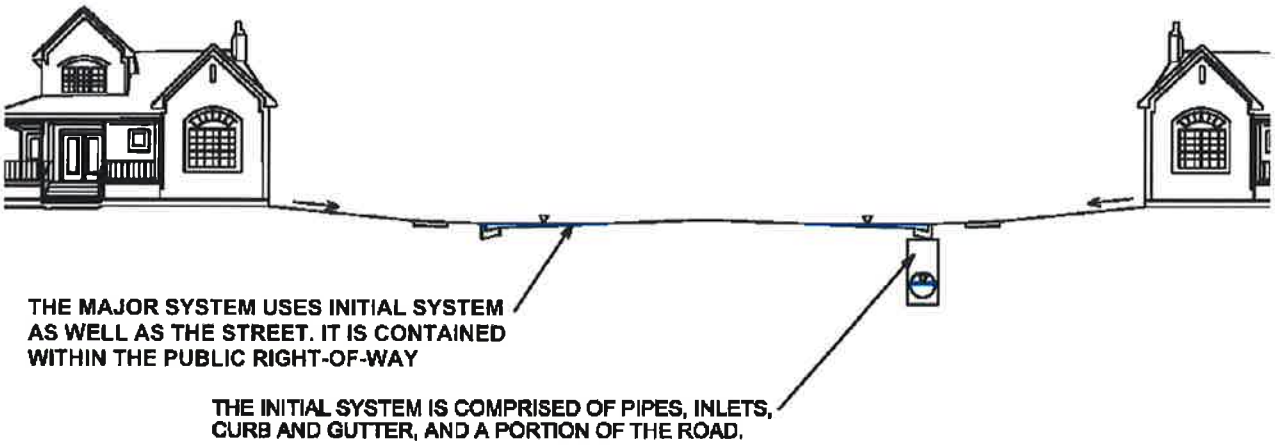


Figure 1. Initial and Major Drainage Systems

Directly connected impervious areas should be independent watershed basins and should not be combined and averaged with pervious areas.

Storage Facilities

100

Storm drain storage facilities are required for flood control and water quality purposes. Storage facilities may be above ground basins/ponds or below ground storage systems. Detention storage facilities require an approved suitable discharge location approved by the City Engineer. Retention facilities are required when no suitable discharge location is available. Detention facilities must be designed to store and detain the ~~25~~-year event with a maximum release rate of ~~the lesser~~ of 0.1 cfs/acre ~~or historic flows in the 2-year, 10-year and 25-year events~~. See the Post Construction Peak Discharge section for more detailed requirements. Retention storage facilities must provide retention volume for the 100-year, 24-hour event. Infiltration may be considered as outflow when sizing retention facilities. See the section on

If downstream conveyance capacities are limited, storm runoff peak flow rates shall be reduced to offset the impacts to the downstream system capacity.

4

FURTHER

Infiltration in this document for details regarding infiltration requirements. However, if infiltration is utilized for facility sizing design, shorter storm durations with higher intensities must be checked (i.e., rational spreadsheet), and the controlling or largest volume, minus the infiltration, shall be used to size the storage facility. Therefore, the 24-hour storm may not result in the largest storage volume. When utilizing the SCS Type II 24-hour storm for sizing storage facilities with infiltration, the storm distribution must provide a peak intensity where the majority of the rainfall occurs during a shorter period of time.

Storm Drain System Hydraulic Requirements

Pipe systems used for conveyance must be designed such that they flow unpressurized during the required design event. Minimum pipe diameter for public storm drain pipes within City right-of-way is 18 inches but may be reduced to 15 inches for pipes from a single inlet box. Private storm drain pipe may be reduced to 10 inches but must still adhere to conveyance design storm requirements. Pipe material must adhere to Heber City Standard Specifications and Drawings. Junction boxes or manholes should be placed such that the maximum pipe length between two structures does not exceed 400 feet.

Apply an inlet clogging factor of 30% for inlets on grade and 50% for inlets in sags.

The minimum pipe slopes shall be pursuant to HEC 22 Table 7-7. The n-values shall be 0.012 for plastic pipe and 0.013 for concrete pipe.

On steeper slopes, provide a sufficient number of inlets to reduce inlet bypass to less than 0.2 cfs and to reduce risk of water sweeping pedestrians off their feet.

Design storm drain system per HEC-22.

Channel Hydraulic Requirements

Open channels that are part of the initial conveyance system shall be designed to convey the 10-year flow while maintaining one-foot of freeboard. Channels that are located within a FEMA Special Flood Hazard Area, open channels that are the major conveyance system, and natural drainage channels shall be designed to convey the 100-year flow with one foot of freeboard. All channel sections must be adequately designed, detailed, and constructed, pursuant to the latest edition of HEC 15, to prevent erosion of the channel bed and banks.

for the 10-year event.

Above Ground Storage Basins (Ponds)

Above ground storage basins (ponds) shall be designed as attractive and usable spaces. Water depth should be five feet or less where feasible, appropriate landscaping shall be incorporated, and include elements that eliminate standing water and low flow impacts. Detention ponds shall include a low-flow surface channel, or underdrain that is sized for the 2-year storm event.

The required freeboard for detention basins is two feet in areas where any portion of the pond is constructed above existing ground and one foot when the pond is excavated in existing ground.

Basins that are not acting as a biofilter, or which have natural flow only, shall include at least one sump manhole to help facilitate infiltration of storm water, and the inlet into the basin shall be connected directly to the sump manhole.

Side slopes on City owned and maintained basins shall be 5H:1V or flatter on two or more sides, 4H:1V or flatter slopes on remaining sides, with a minimum 1% bottom slope. If the natural existing slope is

greater than 8% then basin side slopes may be increased to 3H:1V. A suitable location for ingress and egress shall be incorporated for ponds deeper than three feet, and this must include an access at least 15-feet wide at less than 15% grade. A minimum five-foot buffer between any pond grading and the property lines shall be provided.

Landscaping: Grass or other suitable landscaping materials should be used, and turf irrigation systems shall be installed for ponds that will be maintained by City personnel, unless a low-maintenance landscaping alternative is approved. Irrigating methods and practices must be accounted for in the hydrologic and infiltration calculations when designing and sizing ponds. Developers will be required to escrow funds to landscape ponds when located on private lots for future reimbursement to the owner who completes the landscaping at a future time. Developers will not use landscaping that may hinder infiltration if it is used in the sizing of the pond or required for Municipal Separate Storm Sewer (MS4) compliance. See infiltration section for more information on infiltration and landscaping requirements.

Easements: If basins are placed on private property, a minimum 20-foot easement for all underground lineal pipeline facilities and access to maintain ponds must be provided. Additionally, an easement must be provided over the pond area and a minimum of five feet beyond the pond top of slope perimeter. The easement shall be ten feet beyond the pond perimeter when an access along the pond edge is required. Pond easements shown on subdivision plats shall have restrictive language labeled with dimensions to facilitate locating in the field.

Basins shall be designed with provisions for an emergency overflow that will avoid flood damage to surrounding properties in the event of a storm exceeding the design capacity of the basin.

Retention basins shall be designed with mechanisms to ensure that the basin will completely drain within 48 hours after the 24-hour event with additional precipitation. (Verify a 72-hour storm will not overtop the basin). See the section on Infiltration in this document for details regarding infiltration requirements.

Basin inlets and outlets shall have trash racks or grates installed. A storm water pretreatment device, approved by the City, shall be installed upstream of the pond or sump inlets. See the Water Quality section of this report for requirements.

Culverts

Culverts that convey off-site flows through a project or beneath a road shall be designed for the 100-year event. Culverts shall be designed so the headwater elevation does not exceed 1.5 times the culvert diameter, or one foot below the elevation where water spills over the road or out of the channel. Concrete box culverts shall have a minimum 5-feet height from floor to ceiling, and multi-barrel culverts may not be used where high amounts of debris is expected. If multi-barrel culverts are used in other locations, designers must consider elevations of roads, buildings, driveways, and other features to prevent adverse impacts. Normal depth equations (Manning's Equations) cannot be used for culvert analysis. Inlet and outlet control shall be checked, and culvert hydraulic calculations provided.

Roadway Drainage

Inlets within roadways should be placed to control spread, or the amount of water flowing along the side of the road and in the gutter. Allowable spread is determined by the roadway classification as follows:

Table 1. Design Spread for Roadways

Design Frequency and Spread		
Roadway Classification	**Design Frequency**	**Design Spread**
Highway or Major Collector > 35 MPH	10-Year @ T_c	Shoulder (Outside of travel lane)
Highway or Major Collector ≤ 35 MPH	10-Year @ T_c	Shoulder + three feet
Local Street	10-Year @ T_c	½ Driving Lane

Inlets should also be placed upstream of intersections and pedestrian ramps to reduce bypass flows. Spread calculations shall be checked using HEC 22, Appendix A, Chart 1B.

Rainfall Runoff Computation Methods

Precipitation data obtained from the NOAA ATLAS 14 Point Precipitation Frequency website including intensity and depth data for Heber City is contained in Appendix B. This information shall be used for all development within Heber City.

Several hydrologic methods may be applicable depending on what type of analysis is required. The Rational Method is the most common method and may be used for sizing pipes, checking inlet spread and estimating peak flow rates for areas up to 100 acres.

Rational Method runoff coefficients are shown in Table 2. The runoff coefficients listed in Table 2 are the minimum values to be used in Heber City. Any runoff coefficients for other characteristics should be adjusted to account for the 100-year rainfall.

Table 2. Rational Runoff Coefficients

Surface or Cover Type *	**Runoff Coefficient (C)**
Asphalt or Concrete Pavement	0.90 (asphalt) 0.95 (concrete)
Roofs of Buildings (type dependent)	0.90 (asphalt shingles) 0.95 (steel)
Grass-covered Sandy Soils, Slopes 2% or less	0.13
Grass-covered Sandy Soils, Slopes > 2%	0.20
Grass-covered Clay Soils, Slopes 2% or less	0.22
Grass-covered Clay Soils, Slopes > 2%	0.49

* Surfaces not addressed in this table shall be approved by the City Engineer.

For storm analyses that require developing a volume or routing a volume of runoff, a dynamic hydrograph simulation model is required using AutoDesk SSA, HEC-HMS, or SWMM. Within dynamic hydrograph simulation models, the transform method shall be the NRCS Unit Hydrograph Method, and the routing method for runoff hydrographs shall be the Muskinghum-Cunge Method. Multiple hydrographs were developed by the Soil Conservation Service (SCS), now known as Natural Resources Conservation Service (NRCS). The SCS Type II 24-hour storm distribution should be used for estimating the precipitation for developments within Heber City.

The SCS method uses the Curve Number Method for determining rainfall runoff. Curve Numbers are determined by using a land cover type in conjunction with a hydrologic soil group. Land cover information can be obtained by means of aerial topography or GIS data. Hydrologic soil group information may be obtained from NRCS's Web Soil Survey website. The land cover and hydrologic soil group information are used to select an appropriate curve number using the manual titled *TR-55 Urban Hydrology for Small Watersheds*. TR-55 worksheets and calculation methods are provided in Appendix G and shall be utilized for developments that use the SCS method to estimate run-off. Typical CN values are included in Appendix C. Engineering judgement should be used when selecting curve numbers. Part 630 of the National Engineering Handbook says, "As a result of construction and other disturbances, the soil profile can be altered from its natural state and the listed group assignments generally no longer apply, nor can any supposition based on the natural soil be made that will accurately describe the hydrologic properties of the disturbed soil. In these circumstances, an onsite investigation should be made to determine the hydrologic soil group." Site specific factors such as terrain, potential precipitation on frozen ground, future conditions and other factors should be considered when selecting curve numbers. The SCS method shall only be used for estimating the run-off for development which are greater than 10 acres.

But, it still may be used if the Guo Averaging Parameter is included. The FAA Method

The Federal Aviation Administration (FAA) Method for estimating detention or retention volumes ~~may also be used for approximating storage facility volume requirements for developments. It~~ is outdated because it does not model the release rate correctly. ~~However, with the Guo Averaging Parameter, it is valid and can be used. However, it~~ is not applicable to in-series (cascading) ponds. This method is applicable for developments less than 100 acres, and the SCS method is required for developments larger than 100 acres. The FAA Method uses a spreadsheet to evaluate several storm durations for a given return period for ~~either~~ the 100-year storm ~~(retention) or 25-year storm (detention).~~ The total inflow volume for a storm duration is developed by multiplying the peak flow rate by the storm duration. The volume out is developed by utilizing a controlled discharge amount (discharge with detention only), and/or exfiltration from the detention pond when conditions permit. The required volume is equal to the inflow volume minus the outflow volume. This is evaluated for all storm durations to determine which storm duration provides the maximum required volume. Developments that use the FAA Method for estimating storage facility volumes shall use the spreadsheets provided by the City including the Guo Averaging Parameter when off-site discharge is utilized. An example is shown in Appendix I, or other approved spreadsheet formats.

Several methods for estimating time of concentration exist. They were each developed for specific parameters such as watershed size, slope, etc. Time of concentration methods used should be applicable to the areas in which they are being analyzed. The minimum time of concentration value should be 5 minutes.

For all software models, input and output data shall be provided so that it can be reviewed by the City. A copy of the model file shall also be provided to the City for review. Models must be provided to the City in Civil 3D Storm and Sanitary Analysis. City may consider other software models based on prior approval from the City Engineer.

Post Construction Peak Discharge

Heber City has adopted a 0.10 cfs/acre maximum release standard for undeveloped areas, i.e., areas outside Central Heber. This rate is assumed to be the historical undeveloped flow. For example, a 10-acre housing development would be able to have a post-development discharge rate of 1.0 cfs (10 acres

x 0.10 cfs/acre) provided there is a suitable point to discharge to. If the historic flow is found to be less than the 0.1 cfs/acre, this shall be used as the maximum allowed post-development discharge. Moreover, if the downstream system does not have capacity for the 0.1 cfs/acre discharge rate, the available capacity will become the controlling factor. To ensure that flow from new developments do not exceed 0.10 cfs/acre, detention facilities with controlled discharge are required. In cases where there is no suitable point to discharge to, retention facilities are required. See storage facilities section for more information.

Infiltration

Infiltration of treated storm water into the ground is encouraged. Detention and retention basin volumes may be sized by considering infiltration as an outflow component. Prior to assuming infiltration is a viable option, infiltration tests shall be conducted by a professional geotechnical engineer, geologist, or soil scientist licensed in Utah that determines the infiltration rate and demonstrates that the proposed soil profile is suitable for infiltration and will readily accept the water. Infiltration tests shall be performed using the double ring infiltrometer test in accordance with ASTM D 3385, and shall be performed at the location of where the result will be applied and at the elevation of the bottom of the facility where infiltration will occur. A minimum of two tests shall be performed with a minimum of one test per 10,000 square feet of the infiltration area. The slower or the average of the infiltration rates shall be used for design purposes.

Groundwater elevations shall be determined. Potential ground water level fluctuations shall be considered, and the lowest elevation of any detention basin should be at least two feet higher than the highest seasonal groundwater elevation. All design infiltration rates shall have a safety factor of two (2) or higher applied to the actual rate measured by the official infiltration test.

Only the wetted area when the storage volume (excluding freeboard) is at half depth

~~Only the plan view area at the bottom of the storage facility~~ may be used as an infiltration surface in infiltration calculations unless stage-volume-discharge curves are created and used. Infiltration must not be considered as an outflow prior to the storm water entering the pond, as this could create negative storage volume. Where infiltration galleries are located beneath surface ponds, the infiltration surface shall be the surface pond only.

Infiltration rates shall only be applied to the same soil that has been tested. If topsoil or other less permeable soil is added to a storage facility where percolation is being applied, the infiltration rate used in the design shall match rate of the less permeable soil. Alternatively, a permeable layer of gravel shall be used in the entire infiltration area.

An infiltration rate map is included in Appendix D. It is included to provide general infiltration information but shall not replace actual field tests.

Comply with all State groundwater protection regulations, guidelines and permits such as those associated with infiltration, infiltration wells, Class V injection wells and any others applicable to the site.

Long-Term Storm Drain Facility Maintenance

All public storm drain facilities will be maintained by Heber City unless otherwise specified in the development agreements. Developers, property owners, or their representatives such as a Homeowners Association, shall enter into a post-construction storm water management agreement with the City for all privately owned storm drain facilities, and/or publicly owned storm drain facilities that convey storm water from private roads and facilities. See Appendix J for template agreements.

Low Impact Development

Low Impact Development (LID) is a method of reducing storm runoff by capturing, treating, and retaining it on a very local level within each individual development. Although Heber City is not currently on the Utah MS4 list, it is anticipated to become an MS4 community in the future. LID is required by the Utah Department of Environmental Quality as part of an MS4 Program. To prepare for future compliance with the MS4 storm water discharge program and to reduce post-development storm water run-off in general, developments within Heber City must retain and treat the 80th percentile rainfall event as part of LID requirements. LID measures can also help achieve the onsite retention and treatment requirements. The 80th percentile depth for Heber City has been determined to be 0.47 inches. See Appendix E for this calculation. The Reese method, as shown in Appendix E, shall be used to calculate the volumetric runoff coefficient used for determining the 80th percentile volume. For developments larger than 10 acres use SCS Method to determine 80th percentile volume.

Localized LID methods are encouraged, however, the 80th percentile volume may be incorporated into larger detention or retention storage facilities if those facilities are located on site within the development area, or adjacent to, and if approved by the City Engineer.

Several typical LID measures are described in the following paragraphs. Portions of the LID descriptions have been taken from the Utah City Engineers Association (UCEA) and Utah DEQ LID Manual. See Appendix F for LID general details. The following LID descriptions are the approved LID measures to be used in Heber City. Any other proposed LID measures shall be approved by the City Engineer on a case-by-case basis. Please see the DEQ "Guide to Low Impact Development with Utah" for additional LID design guidelines and design flow-chart requirements.

Vegetated Swales

Vegetated swales may be considered dry or wet swales, and serve as a vegetative buffer between paved areas and storm drain facilities. The main advantages of vegetated swales are the degree of velocity reduction, detention, infiltration, and reduction of hard surface runoff. Storm runoff flows through the swale, where sediment and pollutants may settle out prior to entering downstream drainage facilities. A curb cut is one means of directing flow into swales where changes in elevation are limited.

Swales are often an attractive BMP solution because they can take advantage of already planned park strips. It should be noted that studies have shown that vegetated swales have a moderate ability to remove pollutants from storm water.

Dry Swales

A dry swale is a shallow, gently sloping drainage channel with broad, vegetated, side slopes. Dry swales provide temporary storage, filtration, and infiltration of storm runoff. A dry swale is versatile because it requires a relatively small area. Reduced channel velocities increase infiltration and water quality treatment and may reduce peak runoff. Channel vegetation can include turf, meadow grass, shrubs, and in limited quantities, small trees. Dry swales must be located above the water table to provide drainage. Dry swales are only allowed when groundwater is equal to or greater than 2-feet below the swale bottom elevation. When infiltrations rates are greater than 6.0 in/hour, dry swales shall either be designed as a biofilter for treatment of storm water or be preceded by an approved pre-treatment system. See the Water Quality section in this report for requirements. Retention LIDs shall provide treatment through settling, decreased flow rate, and bioretention with a designed release time.

Wet Swales

Wet swales are a type of filtration BMP and occur when the water table is located close to the surface. Wet swales act as a long and linear shallow treatment system. Like dry swales, check dams can be used as needed to create cells and contain the entire water quality treatment volume. Cells may be planted with emergent wetland plant species to improve pollutant removal. Wet swales, at a minimum, shall be preceded by a pre-treatment device to capture and remove pollutants and coarse sediment particles, see the Water Quality section below.

Infiltration Basin/Galleries

An infiltration basin is essentially a detention basin that is constructed such that storm water can exit the basin by means of infiltration into the surrounding ground. These include underground pipe and chamber systems. These systems can reduce pollutants by settling out or filtering materials and any pollutants that may be bound to those materials. They are also effective at reducing nutrients, metals and other pollutants.

Basins with no outlet or highly restricted outlets can be effective at eliminating pollutants, but there is some risk of concentrating pollutants or introduction of pollutants to groundwater that must be considered. One way to address this is by the utilization of a biofilter, hydrodynamic separator (HDS), or other pollutant removal measures within or upstream of a basin that is sized to handle the water quality design storm. All infiltration basins shall be preceded by a pre-treatment or treatment system to capture and remove pollutants and coarse sediment particles, see requirements in the Water Quality section below.

Basins and galleries must be sized to drain within 48 hours after the end of the design storm and to not overtop in the 72-hour storm.

Underground injection wells are included in this category, but water quality and applicable regulations must be considered and utilized.

Rain Gardens

A rain garden is a planted depression or similar feature that allows storm runoff from impervious urban areas like roofs, driveways, walkways, parking lots, and compacted lawn areas the opportunity to infiltrate into the soil.

Rain gardens are an LID tool that can be used in new or established developments. Rain gardens can be constructed in commercial and residential sites. The garden may be located near a street or parking lot in a shallow depression where runoff can be diverted into it. Native perennial plants are recommended in rain gardens with a barrier to reduce weeds. Nutrients in the storm runoff are reduced as plants or other growing media make use of them to grow.

Rain gardens can be constructed to allow infiltration. Where complete infiltration is not desired or is not feasible due to existing soil conditions, an underdrain may be installed to convey excess water to a storm drain retention system.

Studies underway at Utah State University have identified common reed and sedges are the optimal plant for use in northern Utah to remove nutrients, metals, and other pollutants (Dupont and McLean), but it must be harvested and disposed of elsewhere at regular intervals to prevent concentration of

pollutants in the soil or in the biofilters. Mulching and leaving in place does not address this. Whether such concentrations are critical depends on the contact with groundwater, and is still under study.

Root zone soil media must be shallow and water must pool or move slowly through the system or the pollutant removal is ineffective.

Rain garden filtration media shall meet the specification for biofilters (see Water Quality section below), are only allowed in private areas, and shall be maintained by the property owner.

Water Quality

Water quality is of utmost importance to Heber City. There are a variety of mechanisms to protect water quality from storm drain discharge systems. All storm water must pass through a pre-treatment or treatment system prior to discharging to a storage facility (above or below ground) that captures the 25-year to 100-year storm events. LID measures are intended to reduce storm runoff and to improve overall water quality. However, as most LID measures rely on infiltration, water quality must also be considered during design and implementation. Unless the native soil infiltration rate is less than 6.0 in/hr and/or the LID facility is designed and determined to treat the storm water (biofilter treatment), an approved hydrodynamic separator (HDS) pre-treatment device shall be used prior discharging to LID systems. All storm water that flows over an impervious surface must be treated.

Pre-treatment and Treatment Systems

Pre-treatment and treatment systems shall be sized, at a minimum, to treat the 2-year storm event at the duration that produces the highest flow rate while also being able to by-pass the peak conveyance storm at the time of concentration (T_c) without disrupting the treatment system. The peak conveyance storm represents the actual capacity of the initial conveyance system and may be larger than the 10-year event. Note, treatment systems that also serve as LID retention areas may be sized for the 80th percentile storm event but shall adhere to the by-pass requirements stated above. Requirements for pre-treatment and treatment are listed below.

Oil-Water and Hydrodynamic Separators (HDS) Pre-Treatment Devices:

All developments are required to install an appropriately sized hydrodynamic separator (HDS) prior to discharging to the retention/detention storage facility that captures the 25-year to 100-year storm events unless the LID methods utilized in the development incorporate a sized biofilter per the specification listed below and the storm water is not re-introduced to a source of pollution after it flows through the localized LID methods. Pre-treatment devices shall be maintained at least twice per year and per the guidelines provided by the manufacturer. All HDS devices must achieve, at a minimum, the following treatment levels:

- The HDS system shall be required to have a General Use Level Designation (GULD) performance verification through the TAPE program (Emerging stormwater treatment technologies (TAPE) - Washington State Department of Ecology). The device shall be sized to treat the peak runoff flow rate generated by the 2-year storm event at the Tc, when using Rational Method. Use the storm duration and distribution that creates the highest flow rate during a 2-year storm event when using other run-off computation methods.The proposed hydraulic loading rate (HLR) must not exceed the design HLR of the proposed device to be used. TAPE approval letters can be fou

Add bullet item: "The HDS system shall be designed to remove 80% of the total suspended solids (TSS) 110 microns or larger from the storm water.

found on the website and provide the design HLR and/or the maximum treatment flow rate for each model.

- The HDS system shall be concrete unless otherwise approved by the City Engineer
- The HDS system shall provide 90% removal of trash and ~~neutrally buoyant material~~ other particles larger than 5mm at the design treatment flow rate. Adding a screen to the tested system is not allowed to meet this spec, as modifying a TAPE verified system with a screen can significantly affect hydraulics, and thus water quality performance.
- The HDS system shall be designed to by-pass the peak conveyance storm event and prevent these larger storm events from washing out the oil, debris, and sediment that has been previously captured (off-line storage).
- The HDS system shall provide a minimum sump and oil storage capacity as follows:

Treatment Capacity Range (cfs)	Minimum Sump Storage Capacity (yd^3)	Minimum Oil Capacity (gal)
0-4	> 0.4	> 60
4-9	> 2	> 200
9-20	> 4	> 500
> 20	> 8	> 1000

Biofilter Treatment Systems: Biofilter is a generic description for bioswales, vegetated filter strips, rain gardens, or other structures that use a filtration media to capture storm water pollutants. The pollutants are decomposed by a biomass such as plants, a tree, or a specially designed biofilter media. These systems are typically connected to a storm drain system and if used shall be combined with detention/retention facilities.

All biofilters shall be sized to treat the 2-year T_c storm event flow rate while also be sized to by-pass larger flows without disrupting the treatment system. Biofilters shall treat the storm water prior to infiltrating into the native soils with infiltration rates greater than 6.0 in/hr and/or prior to discharging to a detention/retention facility unless a sized HDS system is properly incorporated as pre-treatment.

The growing media of the biofilter and shall be designed and certified to meet the following specifications.

RAIN GARDEN AND BIOFILTER GROWING MEDIA (Soil + Organics)

Assume a saturated hydraulic conductivity rate of 2.0 in/hr. Then, divide it by a safety factor of 2.0. So, the net rate is 1.0 in/hr.

RAIN GARDEN AND BIOFILTER SOIL

Particle Size Distribution

sand: 70-80%

silt: 0-30%

clay: 0-15%

Chemical Attribute and Nutrient Analysis

pH: 6.8-7.5

organic matter: < 1.5%

nitrogen: < 15 ppm

phosphorous: < 15 ppm

salinity: < 6 mmhos/cm

RAIN GARDEN AND BIOFILTER ORGANICS

shredded mulch: 3-5% (by weight of growing media)

VEGETATION

The filter area shall be vegetated with drought tolerant species that thrive in sandy soils. Table 3 provides a suggested seed mix for sites that will not need to be irrigated after the grass has been established.

Table 3. Suggested Seed Mix

Common Name	Scientific Name	Variety	PLS[2] lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage[1]	Artemisia frigida			2
Blue aster[1]	Aster laevis			4
Blanket flower[1]	Gaillardia aristata			8
Prairie coneflower[1]	Ratibida columnifera			4
Purple prairieclover[1]	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:			**28.9**	

[1] Wildflower seed (optional) for a more diverse and natural look.
[2] PLS = Pure Live Seed.

EXECUTION

thickness: >/= 18 inches

compaction: 80-85% of maximum dry density as measured by AASHTO T-99 (ASTM D698)

vegetation: Mix seed well and broadcast, followed by hand raking to cover seed and then mulched. Hydromulching can be effective for large areas. Do not place seed when standing water or snow is present or if the ground is frozen. Weed control is critical in the first two to three years, especially when starting with seed. When using sod, specify sand–grown sod. Do not use conventional sod. Conventional sod is grown in clay soil that will seal the filter area, greatly reducing overall function of the BMP.

Irrigation: Provide spray irrigation at or above the WQCV elevation or place temporary irrigation on top of the rain garden surface. Do not place sprinkler heads on the flat surface. Remove temporary irrigation when vegetation is established. If left in place this will become buried over time and will be damaged during maintenance operations. Adjust irrigation schedules during the growing season to provide the minimum water necessary to maintain plant health and to maintain the available pore space for infiltration.

Water Quality Control Measures

Other water quality control requirements are listed below.

Detention/Retention Facilities (Pollutant Control, LID): Detention basins are used to attenuate peak flow rates of a runoff hydrograph. They also can be designed to allow sediment, debris, and other contaminants to settle out by reducing water velocity or holding the water until it infiltrates or evaporates.

Retention facilities have no outlet and water is removed by infiltration or evaporation. Retention basins still function as a BMP the same way a detention basin does. Detention and retention facilities shall be used in combination with hydrodynamic separators or biofiltration systems.

These facilities require regular maintenance to remove debris, contaminants, and sediment build-up.

Outlet Protection/Energy Dissipation Devices: Outlet protection reduces or eliminates soil erosion thereby preventing the migration of soil to downstream channels. Outlet protection, pursuant to HEC 14, is required at all open discharge points.

Slope Protection: Slope protection ensures slopes will be stable during and after construction. The primary means of stabilization of a slope is establishing permanent vegetation, but may also consist of temporary or permanent rock, mulch, erosion control blankets, check dams, diversion dikes, or other means of protection. All slopes shall be stabilized after disturbance. Slopes of 3H:1V and steeper require permanent slope stabilization.

Source Protection

The Utah Division of Drinking Water requires that each well and spring serving a public drinking water system must have a source protection plan. Part of that plan includes the protection of groundwater from point and non-point sources. Developers within Heber must certify that all private and public

source protection zones are protected from storm water pollutants. Source protection zones for Heber City culinary water sources are shown on the source protection maps in Appendix H.

Storm water infiltration, drainage wells, or storm water injection wells are prohibited within 100 feet of Zone 1 of any source protection area. All storm drain storage facilities within 100 feet of a Zone 1 area shall be lined with an approved waterproof liner to prevent all storm water infiltration.

Natural Channels

All major natural channels in newly developed areas must maintain a buffer of open space and offset from development. This buffer is intended to help maintain water quality, prevent damage from flooding events, and maintain habitat and aesthetics. A minimum buffer width of 100-ft generally centered on the major natural drainage channel should be maintained. When natural topography or existing conditions favor a shift of the overall buffer area in one direction or another from the channel centerline, the City may approve a buffer zone shift with adequate justification. Development (including individual lots and buildings) is not allowed in the buffer zone. The drainage channel shall be protected and remain undisturbed where possible and with the exception of road or other crossings. Crossings of the natural channels shall be a minimum distance of 200-feet measured along the channel. Exceptions may be granted where proposed road crossings are adjacent to canal crossings or collector roads. Additional landscaping, green space, trails, or other amenities may be allowed if it is shown they will not negatively affect water quality or compromise the other goals of the buffer area. All improvements proposed in the natural drainages shall be approved by the City.

When existing developed areas are redeveloped and prior encroachment along or piping of historic channels has already taken place, a minimum buffer width of 50-ft generally centered on the major natural drainage channel shall be provided. No structures are allowed in the buffer area. Other improvements such as fencing, landscaping, hardscape, etc. may be allowed with written City approval and if adequate access along the channel is not compromised.

All development along natural channels, including proposals to relocate, alter, or pipe existing natural channels shall follow the National Flood Insurance Policy (NFIP) requirements and related City policies.

Where major historic channels are being re-established below the existing irrigation canals due to changes in the upstream drainage patterns (specifically as required in the North Village area), the buffer required along the re-established portion of the historic channel may be reduced by up to 40 ft, conditioned upon the following criteria:

- The re-established channel must be designed to convey the historic 100-year storm event considering no upstream retention/detention with a free board of 2 ft independent of the buffer area.
- Buffer area outside of the defined channel (on both sides) shall be a minimum of 20 feet wide, be designed to slope toward the channel, and allow for maintenance access along each side.
- Unless otherwise approved by the City, the re-established channels shall be constructed in a manner to appear as natural as possible with side slopes no steeper than 3H:1V.
- All provisions of this manual regarding natural channels and buffer areas with the exception of buffer area width shall still apply.

All buffer areas for natural channels shall have an easement dedicated to Heber City for emergency use.

Flood and Debris Flow Hazards

FEMA Flood Analysis

Ensure all pertinent FEMA flood mapping data is incorporated into plans and plats maps. Ensure all FEMA guidelines from https://www.fema.gov are followed including the sections on Floods & Maps, Floodplain Management, and Flood Insurance. FEMA uses the most accurate flood hazard information available and applies rigorous standards in developing Flood Insurance Rate Maps (FIRMs). All areas within Flood Hazard Areas shall be shown on plans and plats, and all Base Flood Elevation (BFE) data pertinent to the development must be provided.

To change the FIRM designation of a property, a Letter of Map Amendment (LOMA) and/or the Letter of Map Revision-Based on Fill (LOMR-F) processes must be strictly followed.

Debris-Flow Flood Hazard Analysis

The Western Unities states is beginning to see increased precipitation intensity and increasing fire size and frequency (Kean and Staley et al, 2021). Generally, there is not adequate time to prevent or mitigate a debris flow hazard *after* a wildfire has taken place. The USGS has found that 1-year storm events will typically trigger a post-wildfire debris flow event. Therefore, if a wildfire takes place, some type of debris flow is likely to happen within 1-year of the fire. These types of hazards should be prevented or controlled as deemed feasible. New development with undeveloped land upstream or downstream of the property containing natural slopes 30% and greater and/or where the City Engineer determines there could be a potential debris-flow risk, requires a specialized post wild-fire debris-flow analysis of the site including an estimated post-fire hazard assessment with mitigation measures.

Flood and Debris-flow hazard analysis reports shall include but shall not be limited to the following information for the areas to be developed:

- FEMA Flood Mapping Data including 100-year flood hazard zones
- Include and label the drainageways susceptible to periodic flooding associated with storm events or rapid snowmelt that are outside the FEMA designated flood zones
- U.S. Geological Survey Map
- Aerial Map
- Contour map with slopes labeled
- Geotechnical Test pit data
- Geologic Mapping Data to include historic upstream and downstream alluvial fan deposits and historic upstream or pass-through debris/mud flows as data is available.
- Vegetative cover type and percentage analysis
- Utah Division of Water Rights – Dam Safety requirements
- Post-fire debris-flow volume calculations with flood and post-fire debris-flow hazard assessment and mitigation

Flood and post-fire debris-flow hazard assessment and mitigation recommendations shall adhere to the following guidelines:

The storage volume fordebris and sediment shall be calculated using model equation (2) from the 2010 Cannon study (Cannon et al,, 2010) using a minimum 80% burn of slopes 30% and greater. The entire

drainage basin shall be modeled. Methods from the Gartner 2014 study and equation (3) may also be used until another model paper is published and adopted by USGS. (Gartner et al., 2014).

The minimum storm event interval shall be a 10-year occurrence with a T_c peak rainfall depth, unless otherwise approved by the City Engineer. Intensity is used for the Gartner method.

When the Gartner method is used, the watershed area burned at moderate to high severity shall be calculated based on a vegetation type assessment of the entire drainage basin. Vegetation type and coverage area data shall be obtained and summarized under the direction of a licensed Professional Engineer or other approved licensed professional. Forested areas and other areas with small or large tree species (deciduous or evergreen) and/or thick brush, such as Gambel Oak shall be assumed to burn at moderate to high severity. Staley et al. (2018) spells out further guidance on vegetation types and burn severity per vegetation type.

Debris flow is difficult to accurately model due to the nature of the material being carried by the storm water, especially if the natural channel that the debris flow will enter and travel through is altered by road crossings, culverts, or other diversions/obstructions over and through the natural channel. Unless the natural channel is undisturbed and can be accurately modeled to safely convey the debris flow without having to travel through any obstructions, culverts, roads, etc. that would otherwise plug or divert the flow off-course, the estimated debris volume needs to be contained in a debris-basin upstream from development. Road or other crossings shall be designed to allow and divert debris flow and/or flood water over the crossing using depression or other mechanism to allow the flow to pass the crossing continue down the natural channel. Other measures to contain and/or divert the debris volume may be considered, as approved by the City Engineer.

References

Cannon, S.H., Gartner, J.E., Rupert, M.G., Michael, J.A., Rea, A.H., & Parrett, C. (2010). Predicting the probability and volume of postwildfire debris flows in the intermountain western United States. *GSA Bulletin, v. 122*(1-2), 127-144. https://doi.org/10.1130/B26459.1

Gartner, J.E., Cannon, S.H., & Santi, P.M. (2014). Empirical models for predicting volumes of sediment deposited by debris flows and sediment-laden floods in the transverse ranges of southern California. *Engineering Geology, 176*, 45-56. https://doi.org/10.1016/j.enggeo.2014.04.008

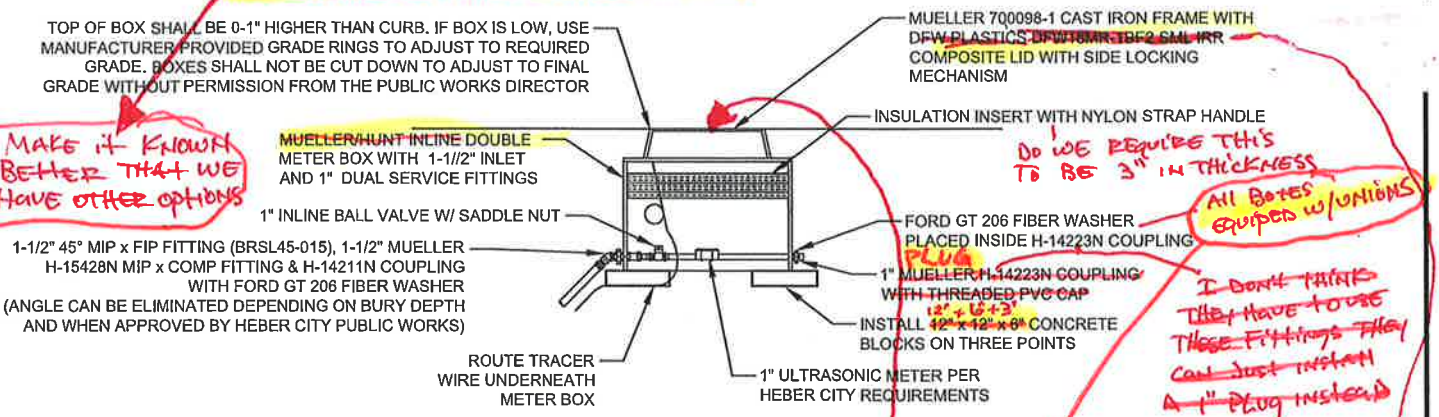
Kean, J.W., & Staley, D.M. (2021). Forecasting the frequency and magnitude of postfire debris flows across southern California. *Earth's Future, 9*(3), e2020EF001735. https://doi.org/10.1029/2020EF001735

Staley, D.M., Tillery, A.C., Kean, J.W., McGuire, L.A., Pauling, H.E., Rengers, F.K., & Smith, J.B. (2018). Estimating post-fire debris-flow hazards prior to wildfire using a statistical analysis of historical distributions of fire severity from remote sensing data. *International Journal of Wildland Fire, 27*(9), 595-608. https://doi.org/10.1071/WF17122

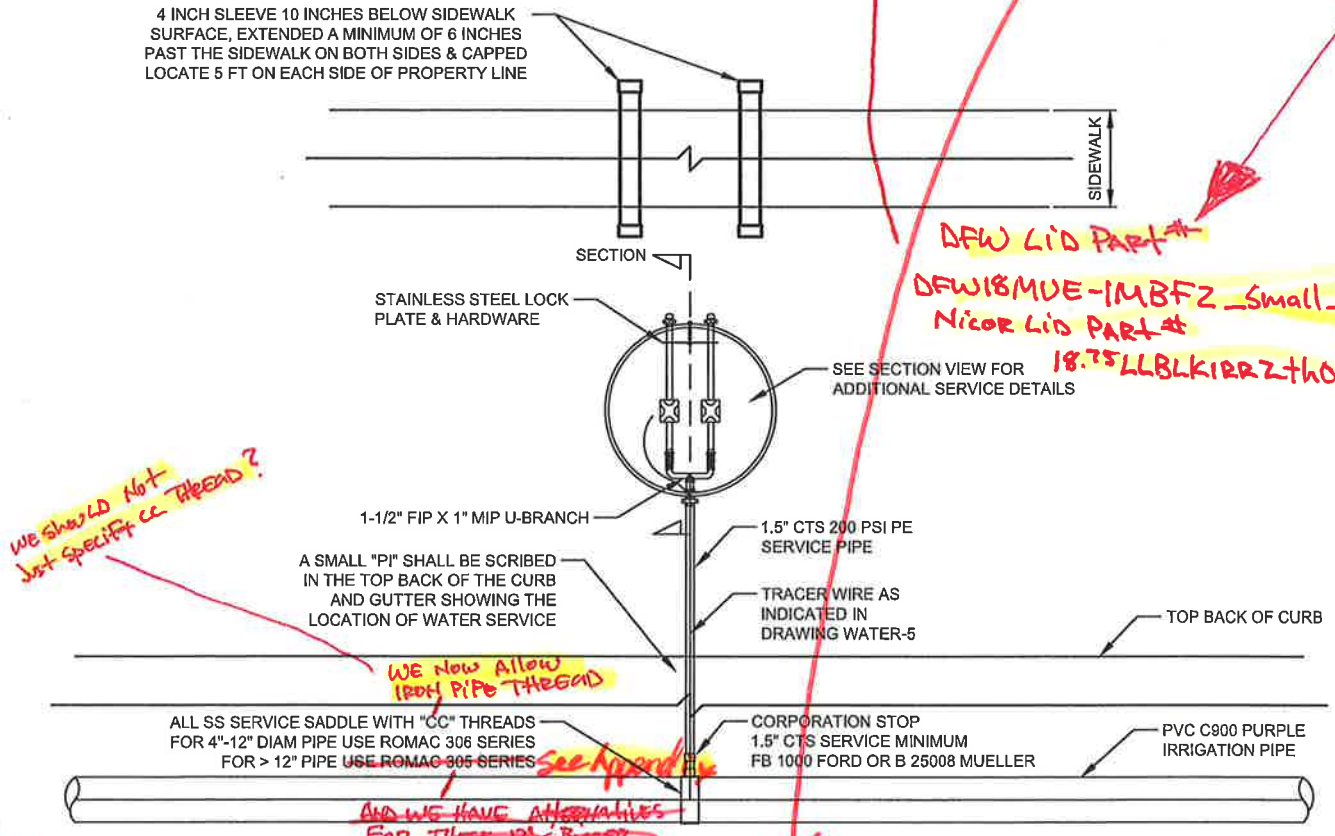
TABLE 1				
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	LID / FRAME MODEL	COMMENTS
1 INCH	27" x 18"	330ID2718FAB000650N	~~DFW18MR-TBF2-SML-IRR~~ / 700098-1	NEW SERVICES

NOTE 1: FOR LARGER SIZES, USE SINGLE SERVICE DETAIL AND CONFIGURATION.

~~NOTE 2: SEE APPENDIX A FOR ADDITIONAL APPROVED ALTERNATES.~~



SECTION VIEW



NOTES:

1. ALL COMPONENTS SHOWN TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. METER BOXES ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
4. WHEN METER BOXES ARE INSTALLED WITHIN DRIVEWAY ZONES OR WITHIN OTHER PAVED SURFACES, DIFFERENT TRAFFIC RATED LIDS & FRAMES MAY BE REQUIRED PER THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
5. IRRIGATION METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER. 4" SLEEVE REQUIRED ON ALL INSTALLATIONS INCLUDING EXISTING SIDEWALK.
6. IRRIGATION SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF OF SERVICE LINES.
7. METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
8. BEDDING OF ALL PIPE SHALL CONFORM TO HEBER CITY BEDDING STANDARDS FOR CULINARY WATER.
9. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

IRRIGATION SERVICE - TWO LOTS

HORROCKS ENGINEERS 728 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	DATE: APRIL 2015 SCALE: N.T.S.	HEBER CITY CORPORATION 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEBER CITY STANDARD DRAWING IRRIGATION-1A

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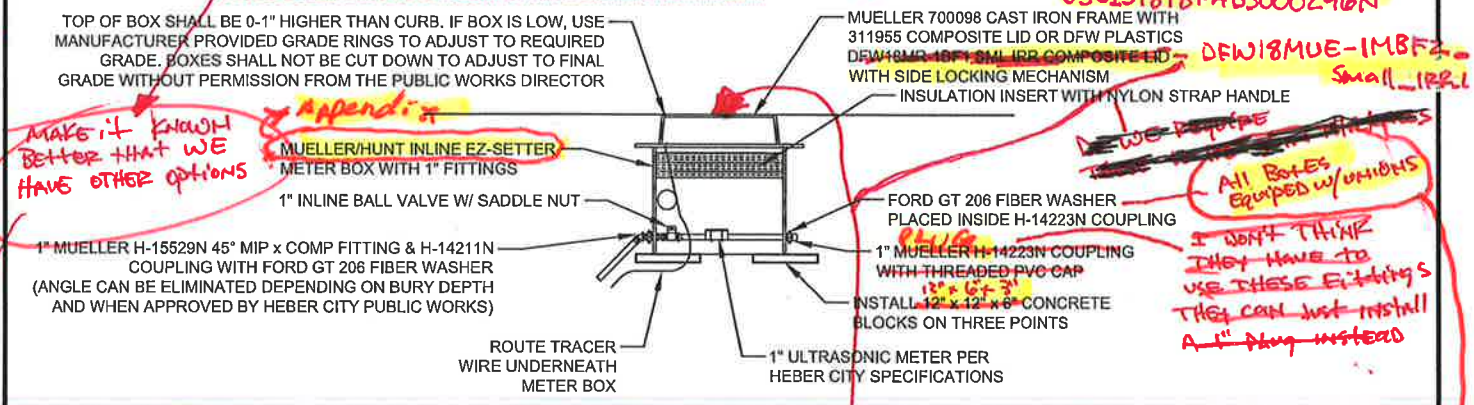
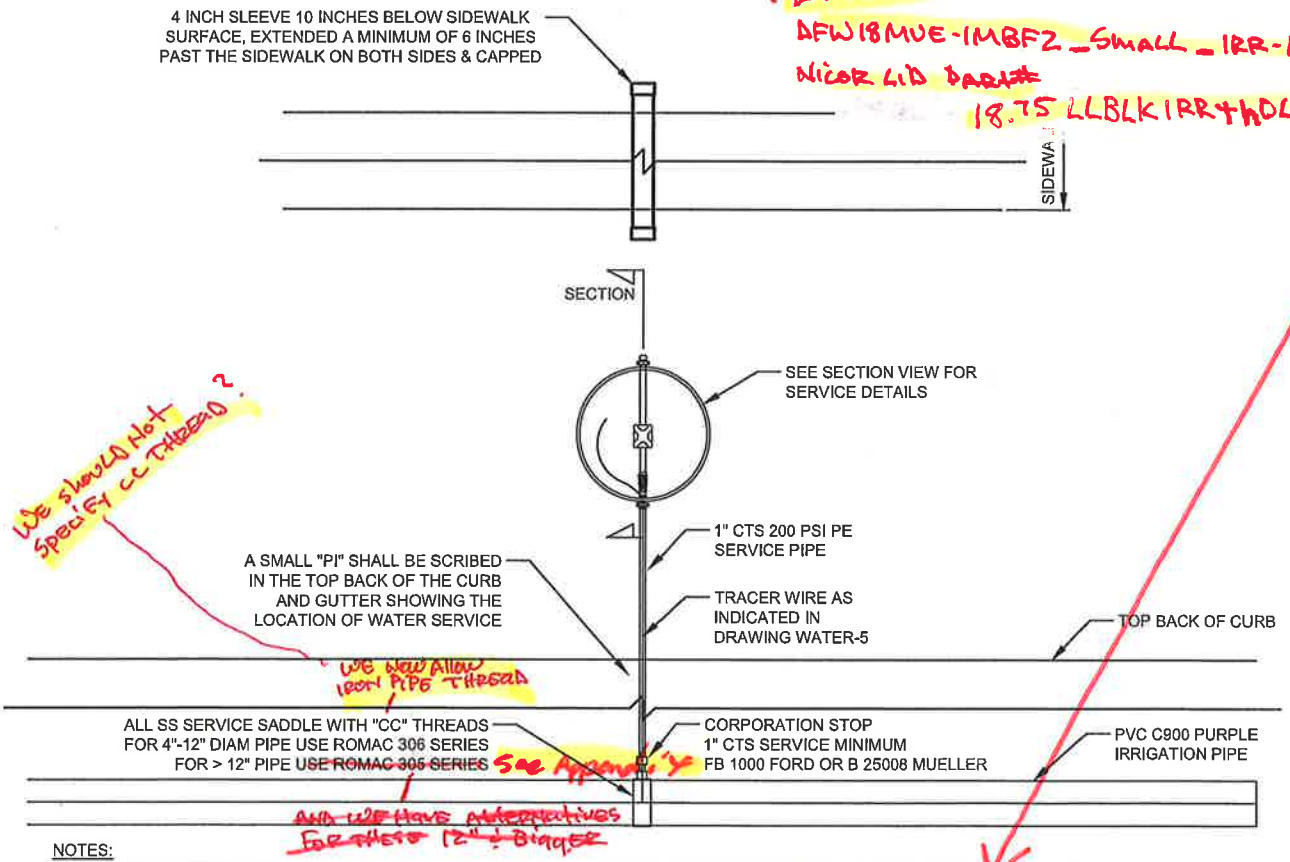
TABLE 1				
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	LID / FRAME MODEL	COMMENTS
1" MINIMUM	18" x 18"	330IS1818FABS000646N	~~DFW18MR-1BF1 SML IRR (NO FRAME)~~	NEW SERVICES
1.5"	27" x 24"	500IS2724FAB000666N	~~DFW18MR-1BF1 SML IRR~~ / 700098-1	NEW SERVICES
2"	36" x 36"	550IS3636FAB000666N	SAME AS ABOVE w/ 790138 EXP RING	NEW SERVICES

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS.

~~NOTE 2: SEE APPENDIX A FOR ADDITIONAL APPROVED ALTERNATES.~~



SECTION VIEW



NOTES:

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4. WHEN METER BOXES ARE INSTALLED WITHIN DRIVEWAY ZONES OR WITHIN OTHER PAVED SURFACES, DIFFERENT TRAFFIC RATED LIDS & FRAMES MAY BE REQUIRED PER THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
5. IRRIGATION METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER. 4" SLEEVE REQUIRED ON ALL INSTALLATIONS INCLUDING EXISTING SIDEWALK.
6. IRRIGATION SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF OF SERVICE LINES.
7. METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
8. BEDDING OF ALL PIPE SHALL CONFORM TO HEBER CITY BEDDING STANDARDS FOR CULINARY WATER.
9. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

IRRIGATION SERVICE - ONE LOT

HORROCKS ENGINEERS 728 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	DATE: APRIL 2015 SCALE: N.T.S.	HEBER CITY CORPORATION 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEBER CITY STANDARD DRAWING IRRIGATION-1B

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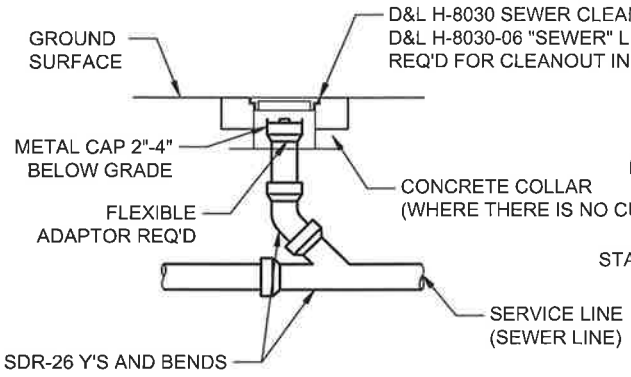
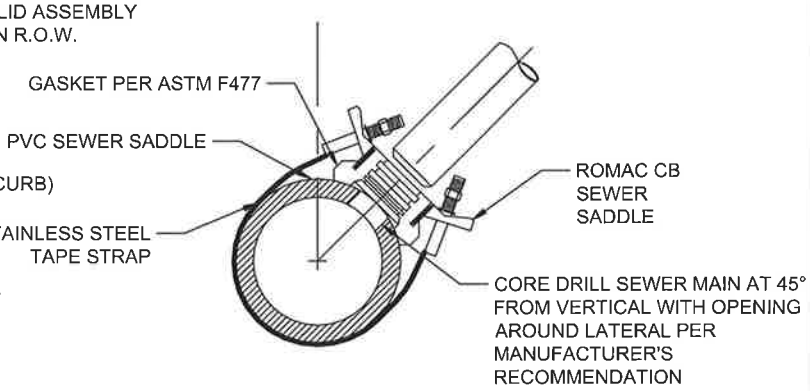
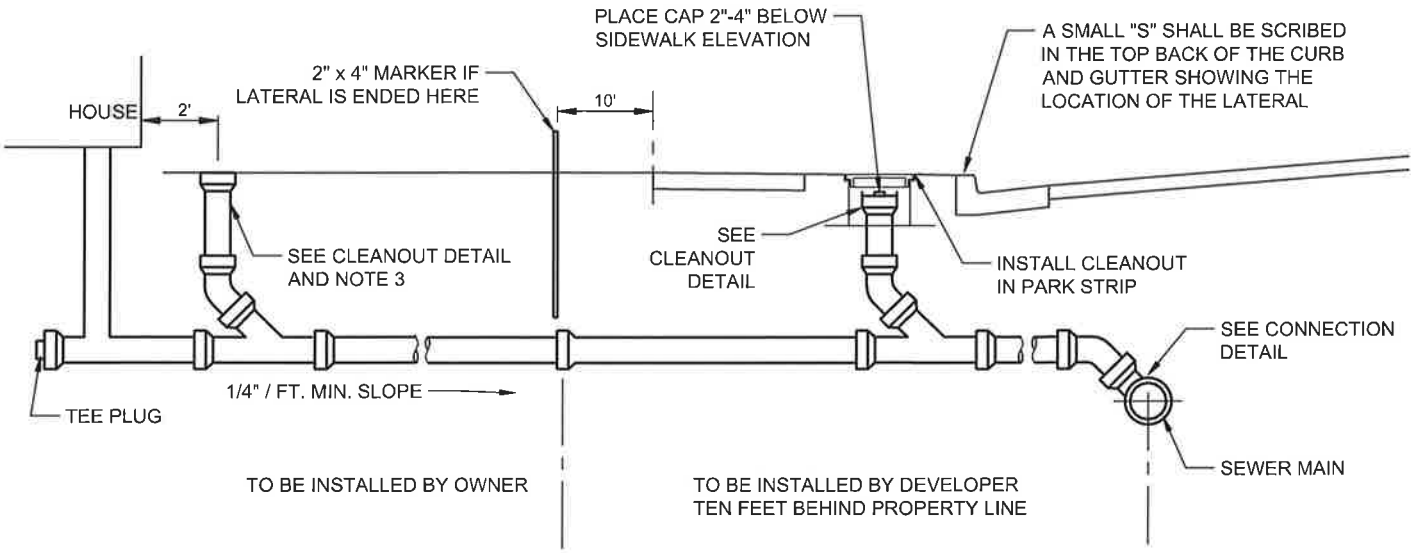


CLEANOUT DETAIL



CONNECTION DETAIL
ON EXISTING MAIN LINES
(SEE NOTE 6)



NOTES:

1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. ALL PVC SEWER LATERAL PIPE AND FITTINGS WITHIN THE R.O.W. SHALL BE A MINIMUM OF SDR-26.
3. MAXIMUM SPACING BETWEEN CLEANOUTS IS 100' AND AT ALL BENDS.
4. MAXIMUM ALLOWED BEND IN LATERAL IS 22 1/2 DEGREES.
5. SEWER & WATER LATERALS ARE PROHIBITED IN COMMON TRENCH PER STATE CODE R 309-550-7.
6. "INSERTA TEE" MAY BE USED FOR CERTAIN CONDITIONS WITH PRIOR CITY ENGINEER APPROVAL.
7. WHEN APPROVED, "INSERTA TEE" INSTALLATION MUST BE WITNESSED, INSPECTED AND CERTIFIED BY AUTHORIZED CITY AGENTS
8. IN CERTAIN AREAS WHERE CONCERN FOR SEWER BACKUP EXISTS, A SEWER BACKFLOW PREVENTER (RECTORSEAL 97034) SHALL BE REQUIRED.
9. PIPE SLOPE SHALL BE 1/4" / FT MIN. ~~UNLESS OTHERWISE APPROVED BY HEBER CITY~~

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY
HEART OF THE WASATCH BACK

SEWER LATERAL & DETAILS

SEWER-1

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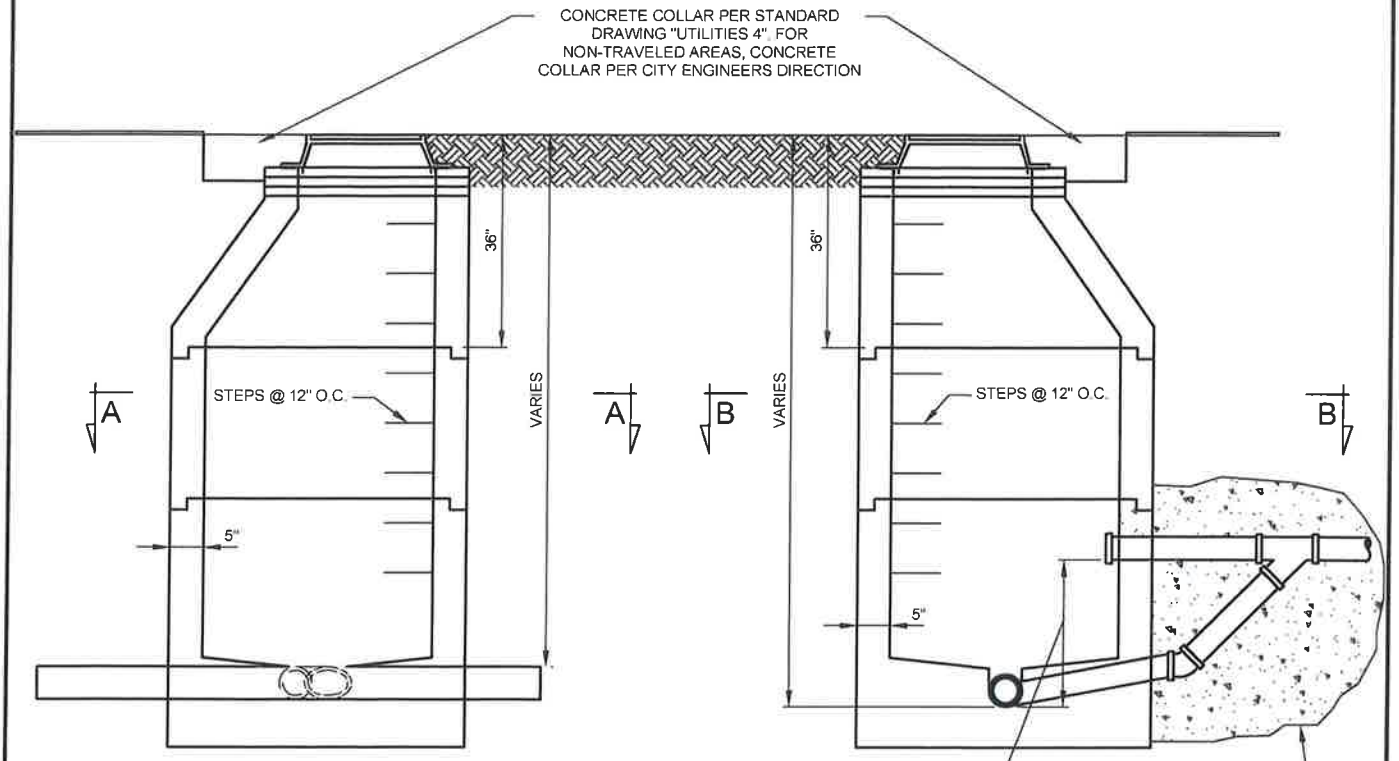


USE 5' DIAMETER MANHOLE OR LARGER FOR ALL PIPE 14" DIAMETER AND LARGER. USE 4' MIN DIAMETER MANHOLE FOR ALL PIPE SMALLER THAN 14" DIAMETER.

Move

SECTION A-A

SECTION B-B

JUNCTION MANHOLE

DROP MANHOLE

JUNCTION & DROP MANHOLES

HORROCKS ENGINEERS

728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226

DATE: APRIL 2015
SCALE: N.T.S.

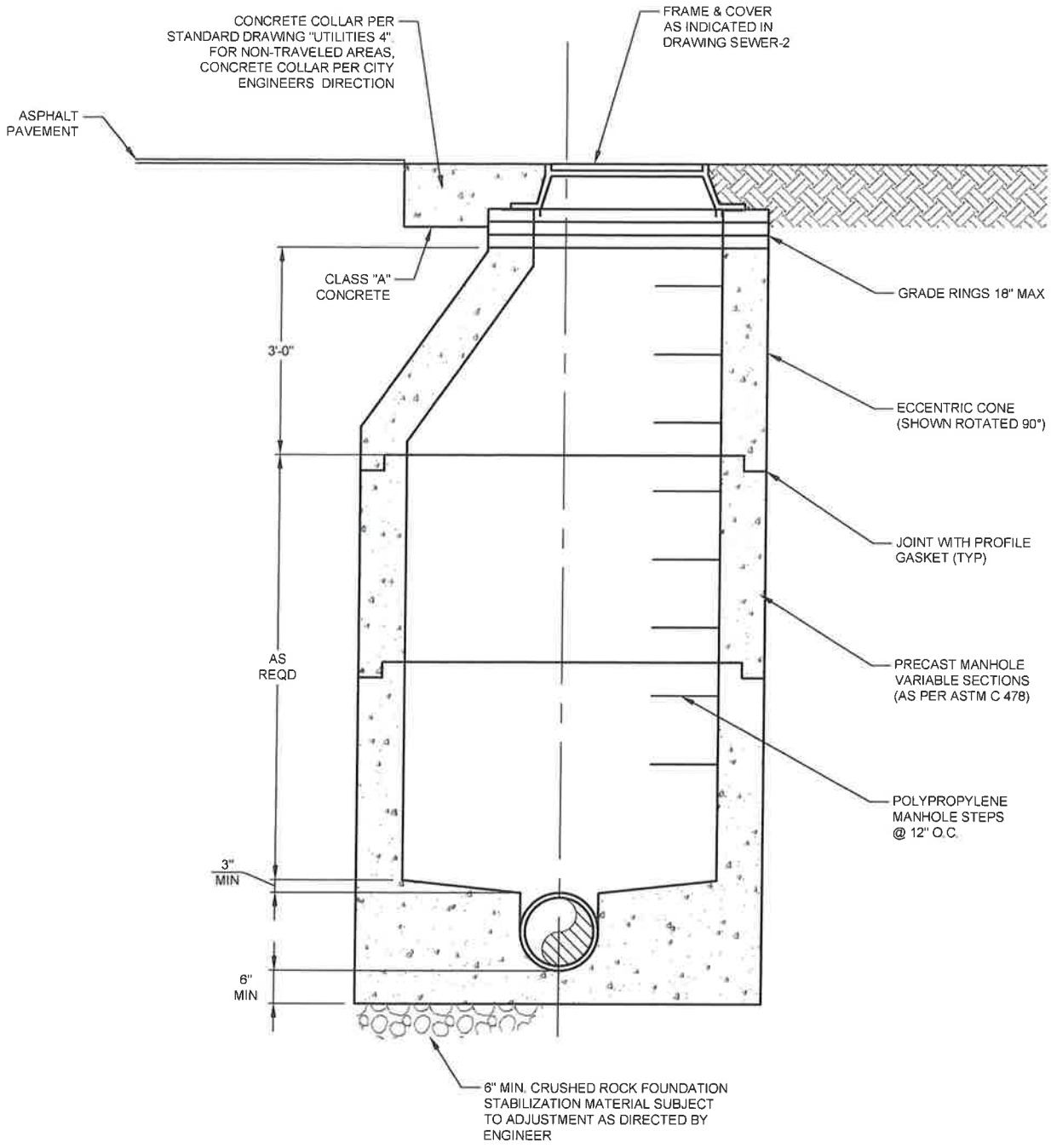
HEBER CITY CORPORATION

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY STANDARD DRAWING

SEWER-3

H:\Heber City\Std Dwgs\2022 March\Updated drawings\SEWER-3_Updated.dwg - Manhole Junc Drop - 3/22/2022 02:28pm alexandria lewallen



NOTES:

1. LOCATE MANHOLE COVER ON SIDE OF MANHOLE AS SHOWN ABOVE. SET MANHOLE FRAME IN GROUT.
2. ALL MANHOLES TO BE WATER TIGHT AND TESTED AS PER STD. SPEC. 02660.
3. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. ~~USE 5' DIAMETER OR LARGER MANHOLE FOR PIPES 14" DIAMETER AND LARGER.~~
5. ~~USE 4' DIAMETER MANHOLE FOR ALL PIPES SMALLER THAN 14" DIAMETER.~~

Move

PRECAST CONCRETE SEWER MANHOLE

HORROCKS ENGINEERS
728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226

DATE: FEBRUARY 2019
SCALE: N.T.S.

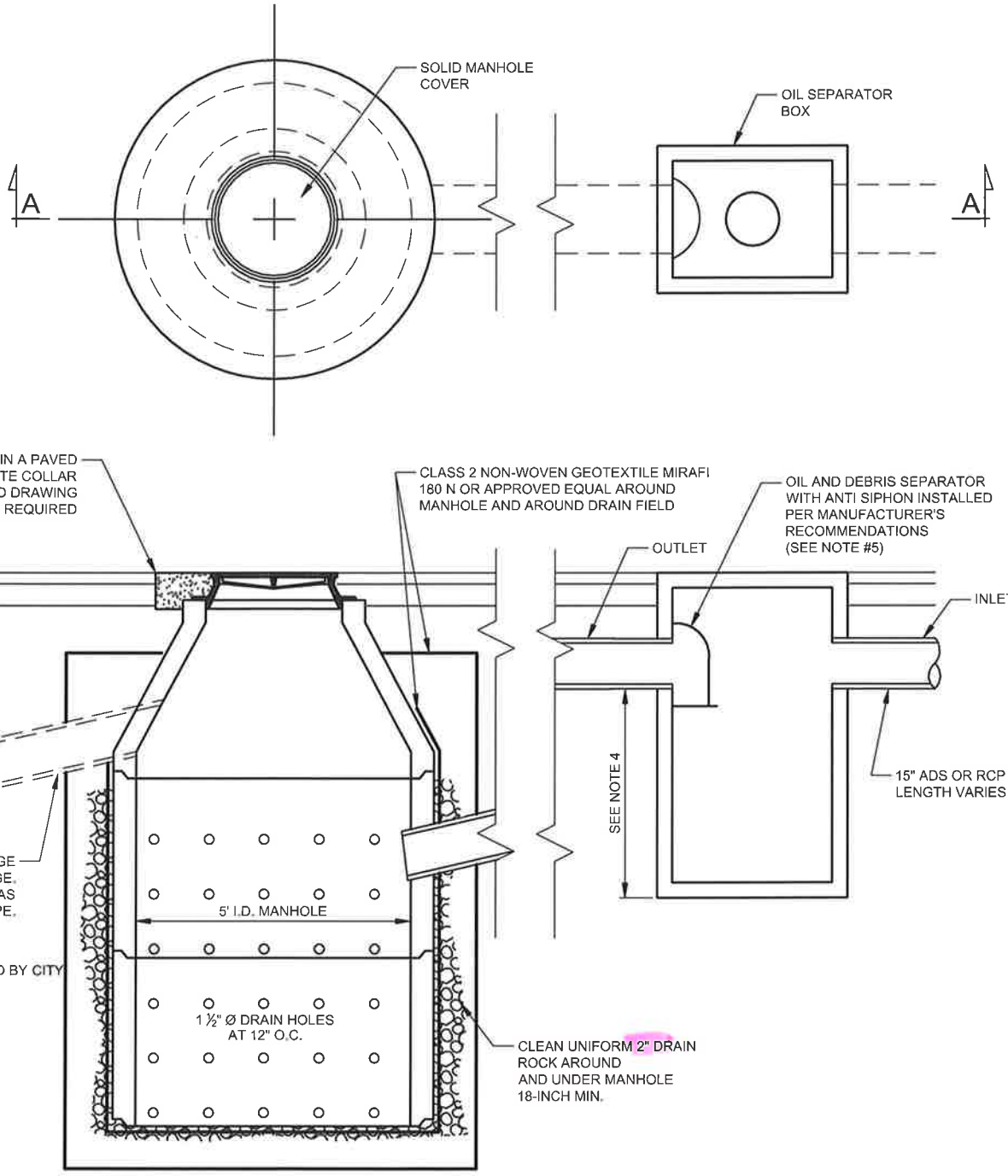
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY

HEBER CITY STANDARD DRAWING

SEWER-5

V:\ENGR\Stds\StdSpec\StdSpec 2019\Dwg Files\SEWER-5.dwg - Manhole Precast - 2/06/2019 11:22am, rfunk



SECTION A-A

NOTES:

1. CONSTRUCT DROP INLET BOX TO MATCH WIDTH OF CURB & GUTTER. MATCH INSIDE LENGTH OF BOX TO INSIDE LENGTH OF FRAME.
2. D & L I-3516 WITH ADJUSTABLE CURB BOX.
3. STANDARD CAST IRON MANHOLE RING & LID.
4. SUMP DEPTH = 36" MIN. FOR 12" DIAMETER OUTLET AND SMALLER, FOR OUTLET DIAMETER 15" AND LARGER, DEPTH = 2.5 TO 3 TIMES THE DIAMETER.
5. SEE STANDARD SPECIFICATION 02772 PONDS.

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
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HEBER CITY
HEART OF THE WASATCH BACK

SUMP DISPOSAL & OIL SEPARATOR

DRAIN-3

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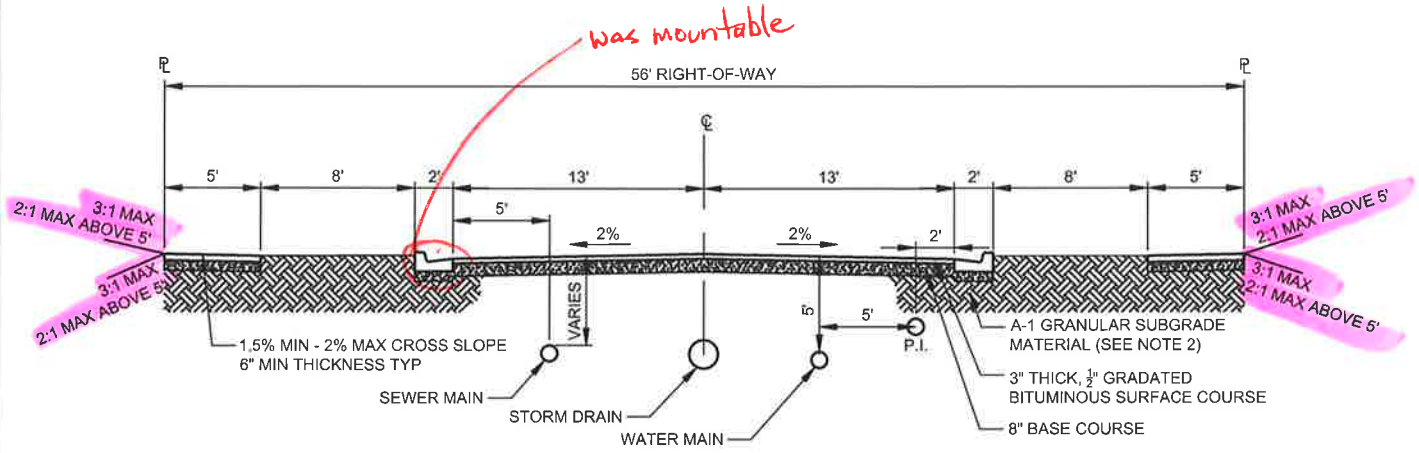
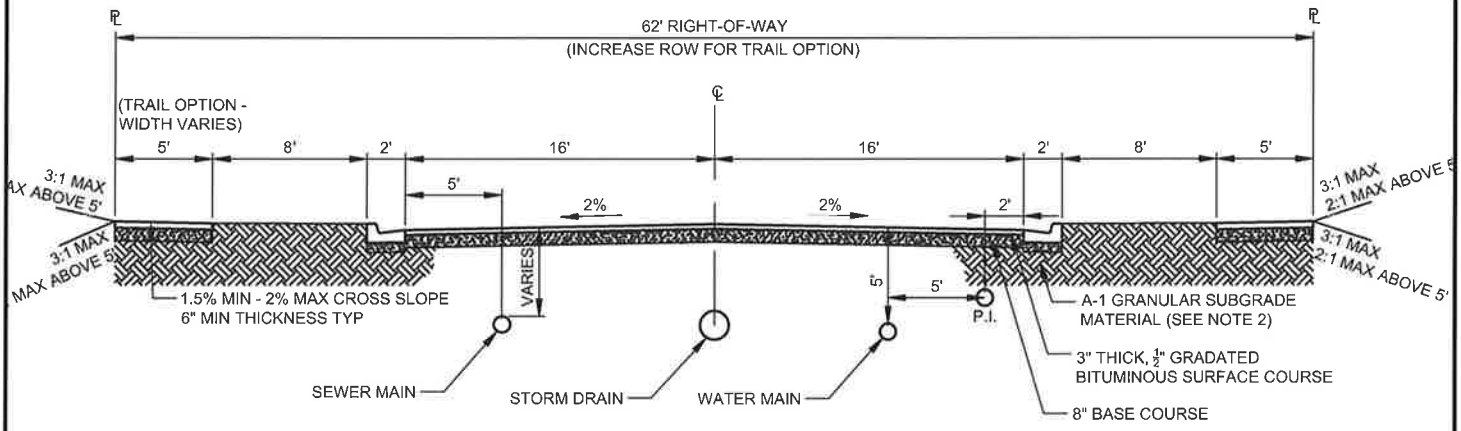


TYPICAL CRITERIA FOR USE OF MINOR RESIDENTIAL LOCAL STREET:

1. THE MAXIMUM AVERAGE DAILY TRIPS SHALL NOT EXCEED 500.
2. THE TOTAL NUMBER OF UNITS MUST BE LESS THAN 100.
3. PARKING TO BE RESTRICTED AS DIRECTED BY THE CITY ENGINEER.

MINOR RESIDENTIAL LOCAL



TYPICAL CRITERIA FOR USE OF MAJOR RESIDENTIAL LOCAL STREET:

1. THE MAXIMUM AVERAGE DAILY TRIPS SHALL NOT EXCEED 2000.
2. THE TOTAL NUMBER OF UNITS MUST BE LESS THAN 200.

MAJOR RESIDENTIAL LOCAL

NOTES FOR RESIDENTIAL STREETS:

1. SUBGRADE SHALL BE A-1 GRANULAR MATERIAL PER SECTION 02225.
2. MAXIMUM ROAD GRADE IS 8% WITHOUT CITY ENGINEER'S APPROVAL.
3. PARK STRIPS TO BE FILLED TO WITHIN ONE INCH OF T.B.C. AND TOP OF SIDEWALK.
4. WHERE HEBER CITY APPROVES INSTALLING A TRAIL OR SIDEWALK ON ONLY ONE SIDE, THE FULL RIGHT-OF-WAY DEDICATION IS STILL REQUIRED TO ALLOW FOR FUTURE INSTALLATION OF SIDEWALK.
5. TRAIL OPTION AND WIDTH IS DETERMINED BY HEBER CITY ACCORDING TO THE CURRENT TRAILS MASTER PLAN.

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
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HEBER CITY
HEART OF THE WASATCH BACK

MAJOR & MINOR RESIDENTIAL LOCAL

STREETS-1

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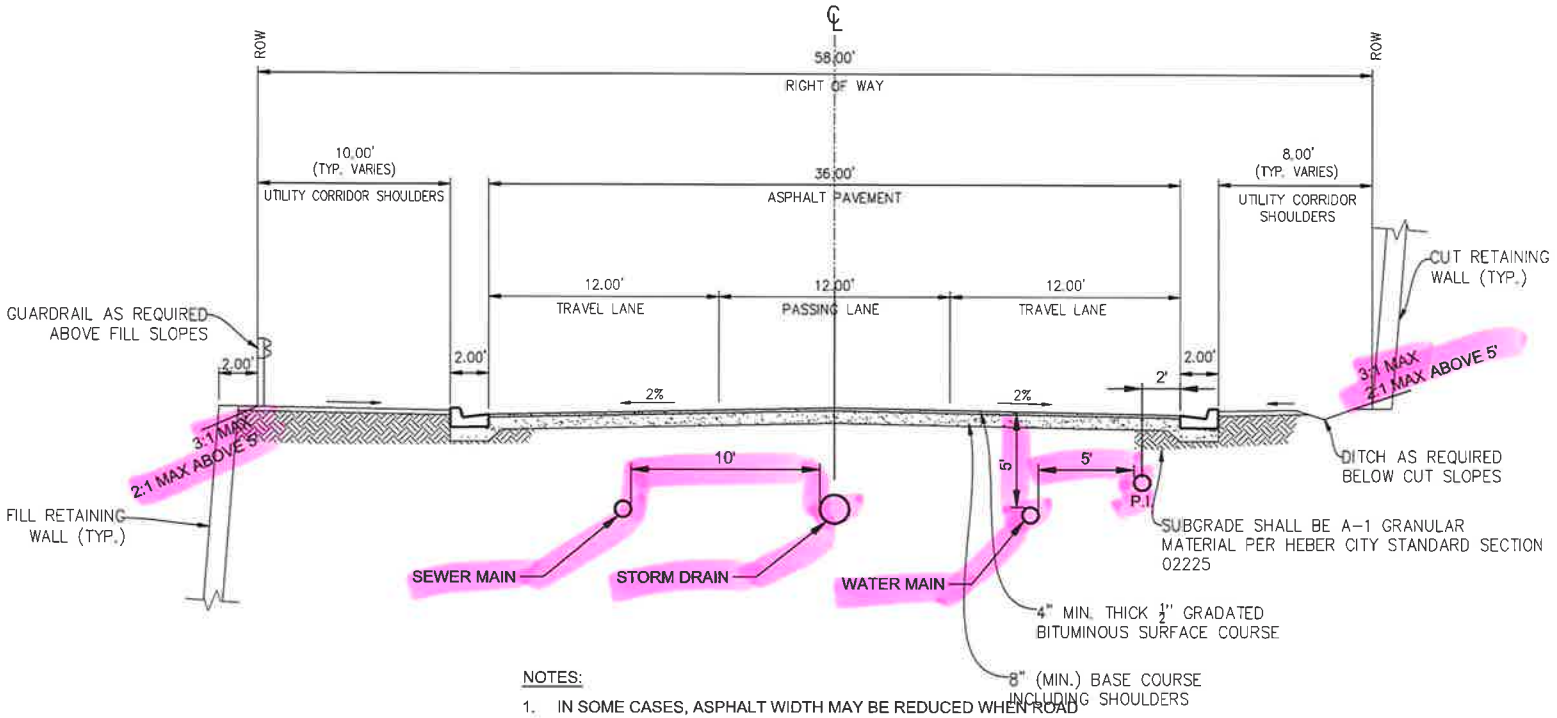
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

SCALE: N.T.S.

DATE: JUNE 2023

HEBER CITY
HEART OF THE WASATCH BACK



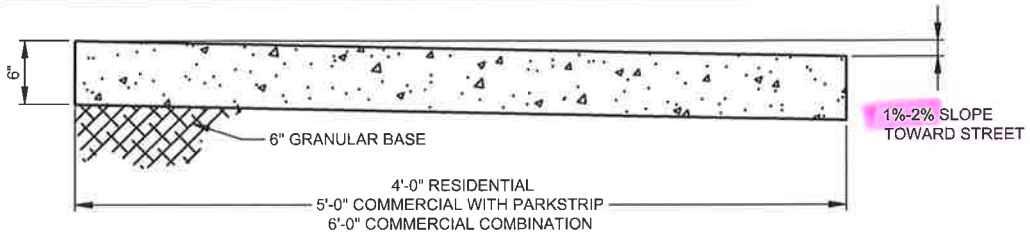
NOTES:

1. IN SOME CASES, ASPHALT WIDTH MAY BE REDUCED WHEN ROAD GRADE IS LESS THAN 4% WITH PRIOR CITY ENGINEER APPROVAL.
2. SUBGRADE SHALL BE A-1 GRANULAR MATERIAL PER SECTION 02225.
3. SHOULDERS TO BE FILLED TO WITHIN ONE INCH OF T.B.C.
4. NO PARKING.
5. NO RESIDENTIAL DRIVEWAYS.
6. TRAVERSES NON-DEVELOPABLE TERRAIN.
7. ENCROACHMENT EASEMENTS REQUIRED FOR WALLS/SLOPES OUTSIDE OF ROW.
8. TRAILS SHALL BE LOCATED OUTSIDE OF THE ROW.

NO ACCESS MOUNTAIN COLLECTOR

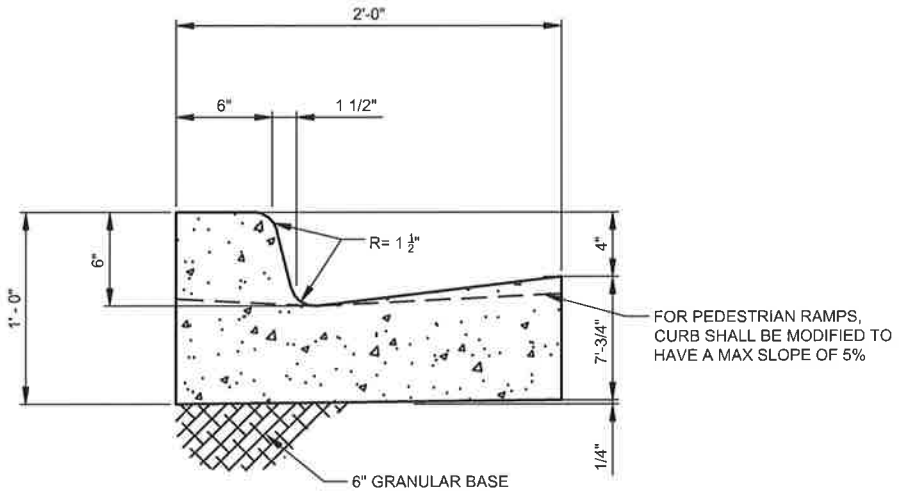
NO-ACCESS MOUNTAIN COLLECTOR

STREETS-2B



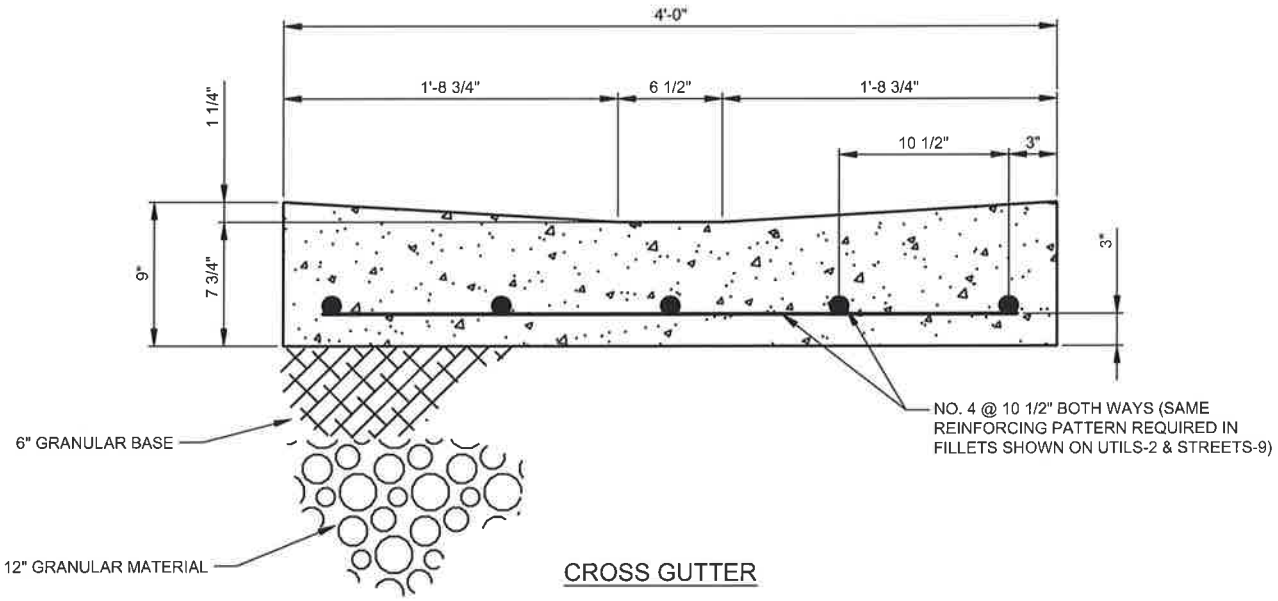
NOTE: WHEN REPLACING SIDEWALK, THICKNESS MAY BE REDUCED TO 4" WITH CITY ENGINEER APPROVAL.

SIDEWALK



NOTES:THE TOP BACK OF CURB SHALL BE STAMPED ACCORDING TO SECTION 700 - 1.02 - L.

HIGH BACK CURB & GUTTER



CROSS GUTTER

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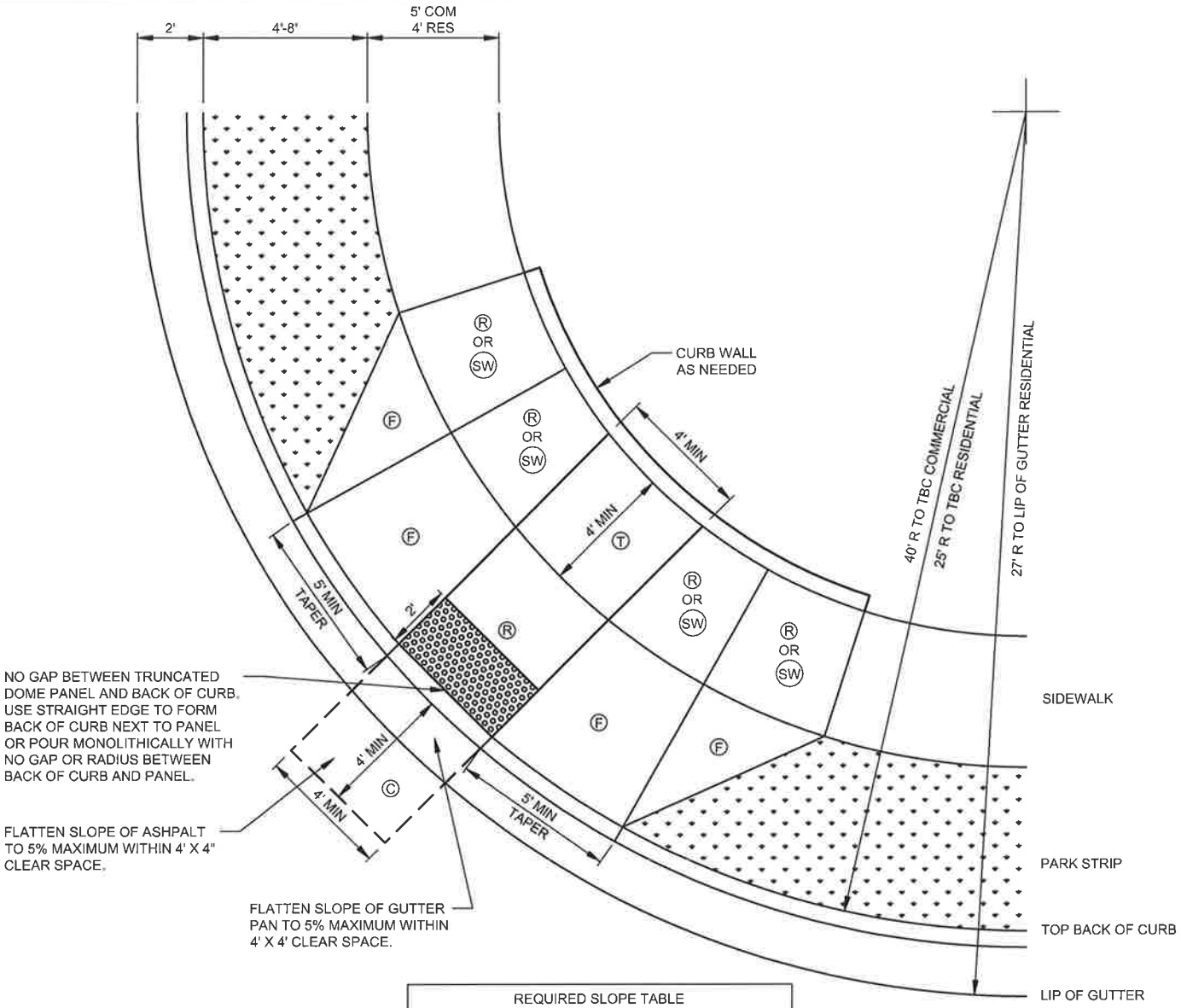
DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY
HEART OF THE WASATCH BACK

SIDEWALK, HIGH-BACK CURB & CROSS-GUTTER

STREETS-4



REQUIRED SLOPE TABLE		
LOCATION	RUNNING SLOPE	CROSS SLOPE
C	5% MAX	2% MAX *
F	10% MAX	-
R	5.1% MIN TO 8.3% MAX	2% MAX *
T	2% MAX	2% MAX *
SW	-	2% MAX

* DO NOT EXCEED THE ROADWAY PROFILE GRADE FOR THE CROSS SLOPE AT LOCATIONS WITHOUT A STOP OR YIELD SIGN OR AT MID-BLOCK RAMPS.

NOTES:

1. RAMP TO INCLUDE ADA DETECTABLE WARNING STRIP; IE. ADA SOLUTIONS, ARMOR-TILE CAST-IN-PLACE, MASCO CASTINTACT, WAUSAU, OR TEKWAY.
2. COLOR OF ADA DETECTABLE WARNING STRIP SHALL BE DARK RED OR GRAY.
3. TRUNCATED DOME PANEL WIDTH SHALL MATCH THE WIDTH OF THE CONNECTING SIDEWALK OR TRAIL.
4. CURB TAPER SLOPE SHALL BE 10% MAXIMUM.
5. NO LIPS ALLOWED. AT THE CURB CUT, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/4". AT THE GUTTER/ROAD TRANSITION, A LIP IS A VERTICAL DISCONTINUITY GREATER THAN 1/2". VERTICAL DISCONTINUITIES GREATER THAN 1/4" SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 50%.
6. ALL PEDESTRIAN RAMPS ON ADA-ACCESSIBLE ROUTES ARE SUBJECT TO THE REQUIREMENTS SHOWN ON THE UDOT PEDESTRIAN ACCESS STANDARD DRAWINGS. WHERE CONFLICTS EXIST, THE MORE STRINGENT SHALL GOVERN.

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

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CORNER PEDESTRIAN RAMPS

STREETS-5

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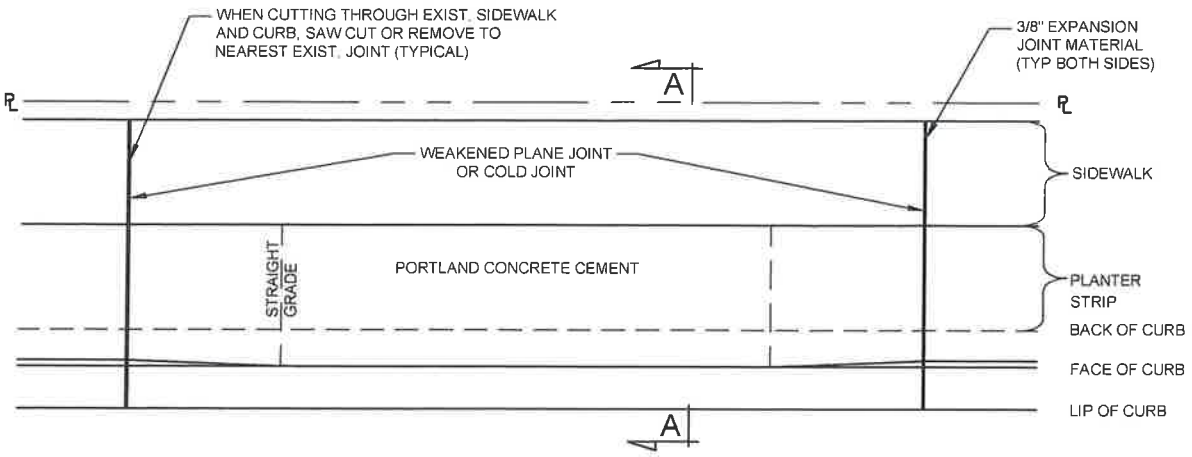
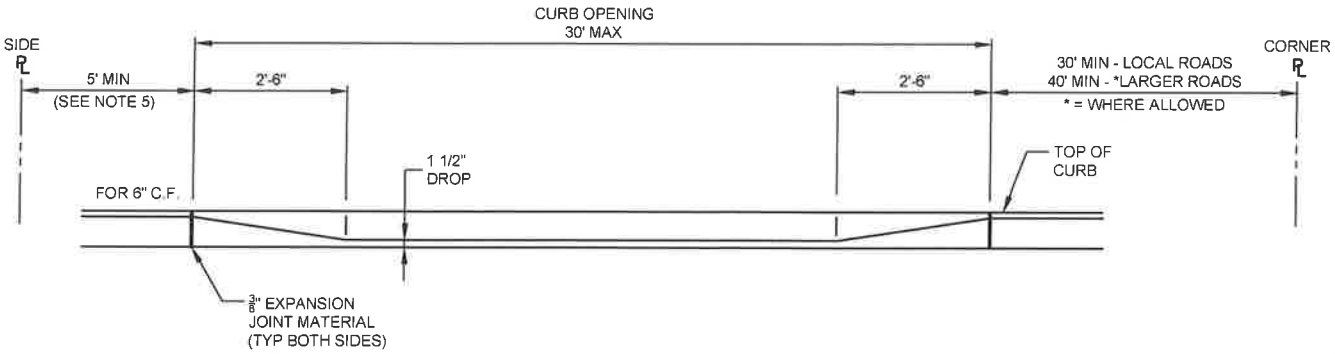
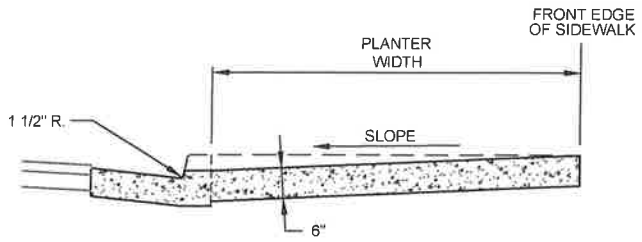


PLAN



ELEVATION



SECTION A-A

NOTES:

1. CURB OPENING SHALL HAVE A COURSE BROOM FINISH.
2. C.F. = CURB FACE
3. INSTALL 4" PVC SLEEVE UNDER DRIVEWAY AND 10" BELOW SIDEWALK FOR PI SERVICE.
4. DRIVEWAY APPROACHES SHALL NOT BE CLOSER THAN 10' TO ANOTHER DRIVEWAY APPROACH ON LOCAL ROADS.
5. CURB OPENING SHALL NOT BEGIN WITHIN 5 FT OF THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
6. ~~WHEN PERMITTED ON ROADS WITH HIGHER CLASSIFICATIONS, APPROACHES SHALL NOT BE CLOSER THAN 50' TO ANOTHER DRIVEWAY APPROACH.~~

RESIDENTIAL DRIVEWAY APPROACH

DATE: JUNE 2021 SCALE: N.T.S.	HEBER CITY	HEBER CITY STREETS-7
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		

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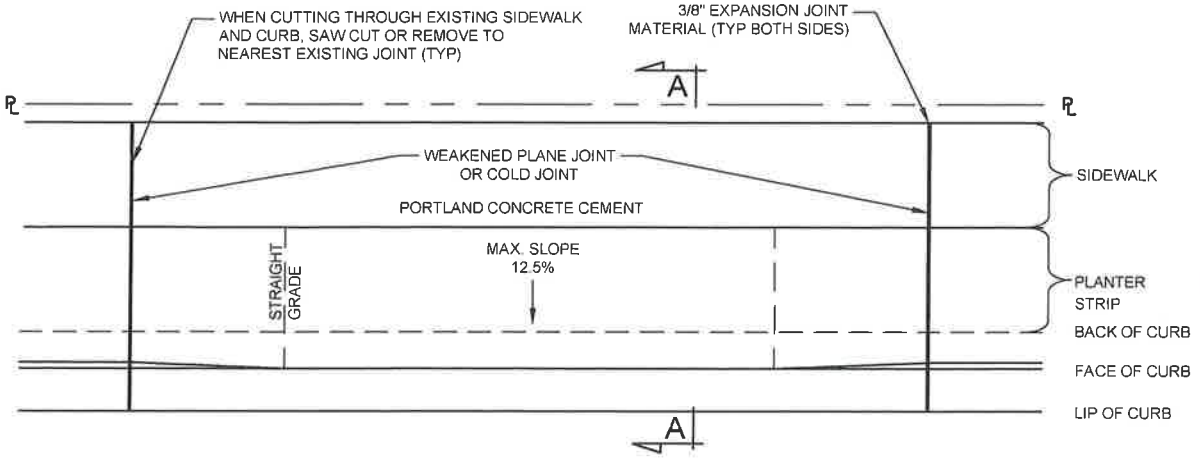
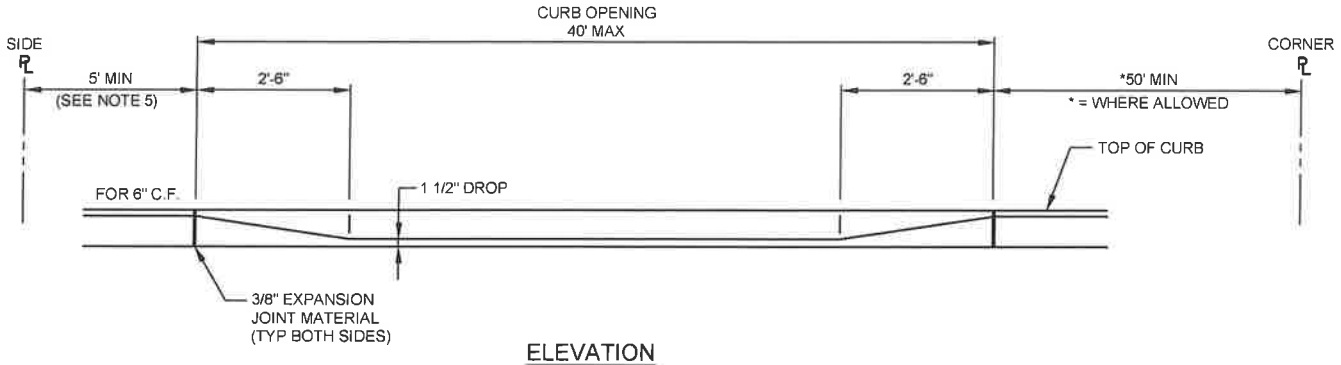
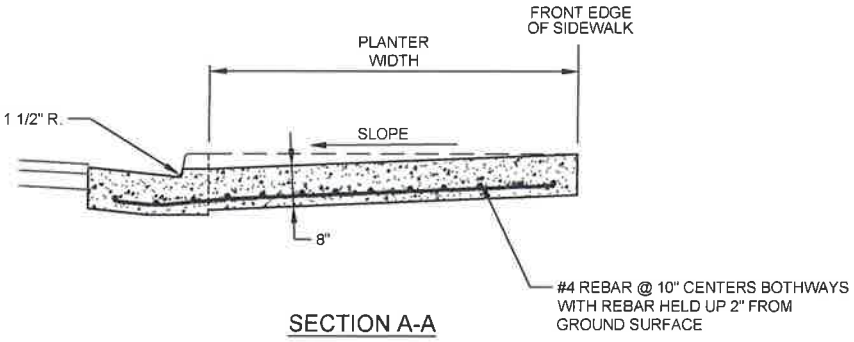


PLAN



ELEVATION



SECTION A-A

NOTES:

1. CURB OPENING SHALL HAVE A COURSE BROOM FINISH.
2. C.F. = CURB FACE.
3. DRIVEWAY APPROACHES SHALL NOT BE CLOSER THAN 10' TO ANOTHER DRIVEWAY APPROACH ON LOCAL ROADS.
4. WHEN PERMITTED ON ROADS WITH HIGHER CLASSIFICATIONS, APPROACHES SHALL NOT BE CLOSER THAN 50' TO ANOTHER DRIVEWAY APPROACH.
5. CURB OPENING SHALL NOT BEGIN WITHIN 5 FT OF THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

Moved

COMMERCIAL DRIVEWAY APPROACH

	DATE: JUNE 2021 SCALE: N.T.S. 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEBER CITY	HEBER CITY STREETS-8

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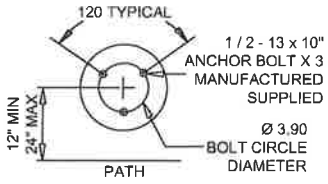
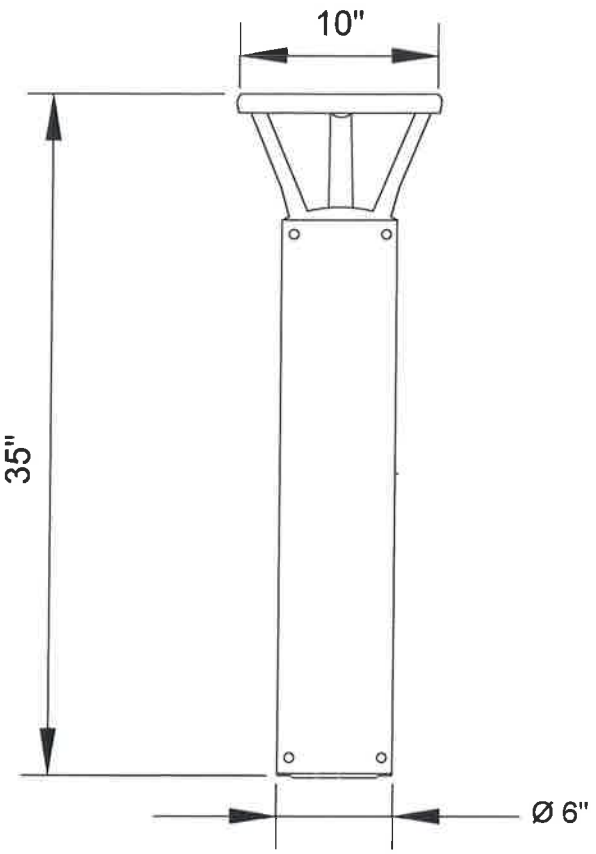
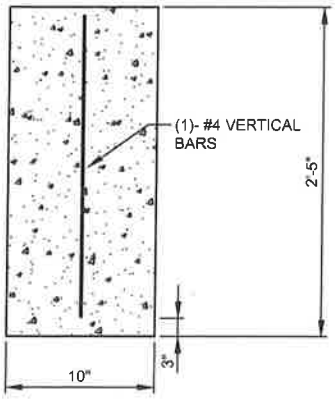


ANCHOR BOLT DETAIL



PLB - 102

NOTES:
1. TRAIL BOLLAR SHALL BE PLB SERIES SOLAR POWERED LED BOLLARD MODEL PLB 102 BK ASM WW 00 SEC BY FIRSTLIGHT TECHNOLOGIES



CONCRETE BASE

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NOTES:
1. TRAIL LIGHTS SHALL BE INSTALLED ALONG ALL MASTER PLANNED TRAIL SYSTEMS AT 200 FT. MAXIMUM INTERVALS AND AT ENTRANCES TO PARKS, TRAIL INTERSECTIONS, BRIDGES AND ROAD CROSSINGS.
2. CONCRETE SAHLL BE CLASS 3000 MIN PER SECTION 033014
3. CONCRETE BASES SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO 95 PERCENT
4. THE TOP OF THE CONCRETE BASE SHALL BE 1 TO 2 INCHES ABOVE THE ADJACENT GRADE.

TRAIL LIGHTING

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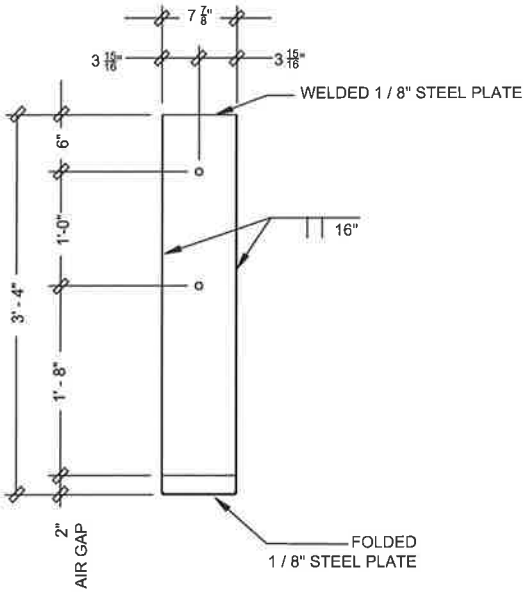
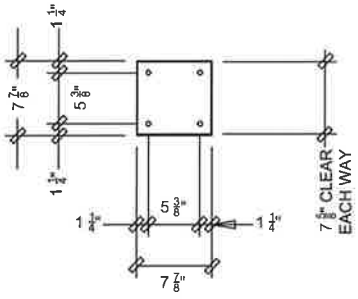
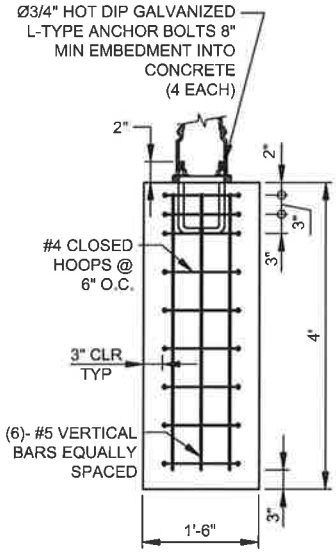
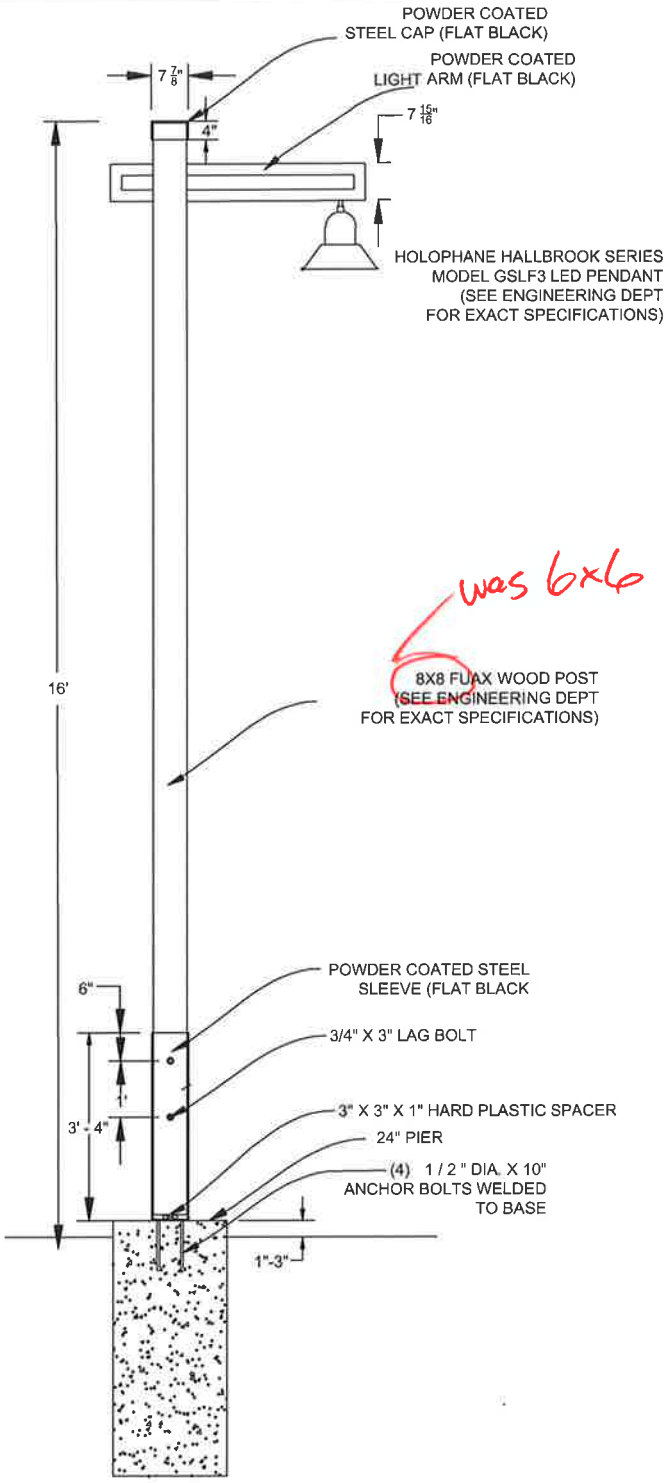
	DATE: JUNE 2021 SCALE: N.T.S.	HEBER CITY	HEBER CITY STREETS-14
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		







CONCRETE BASE



NOTES:

1. LOADING CAPACITY OF POLE SHALL BE 100 POUND RATED FOR A STEADY WIND OF 90 MPH MINIMUM.
2. CONCRETE BASES SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO 95 PERCENT.
3. CONCRETE BASES SHALL INCLUDE CONDUIT AND GROUNDING WIRE PER HEBER LIGHT & POWER REQUIREMENTS.
4. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE 4000 PSI.
5. THE TOP OF CONCRETE BASES SHALL BE BETWEEN 1 AND 3 INCHES ABOVE GRADE.

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY
HEART OF THE WASATCH BACK

NORTH VILLAGE LIGHTING

STREETS-15

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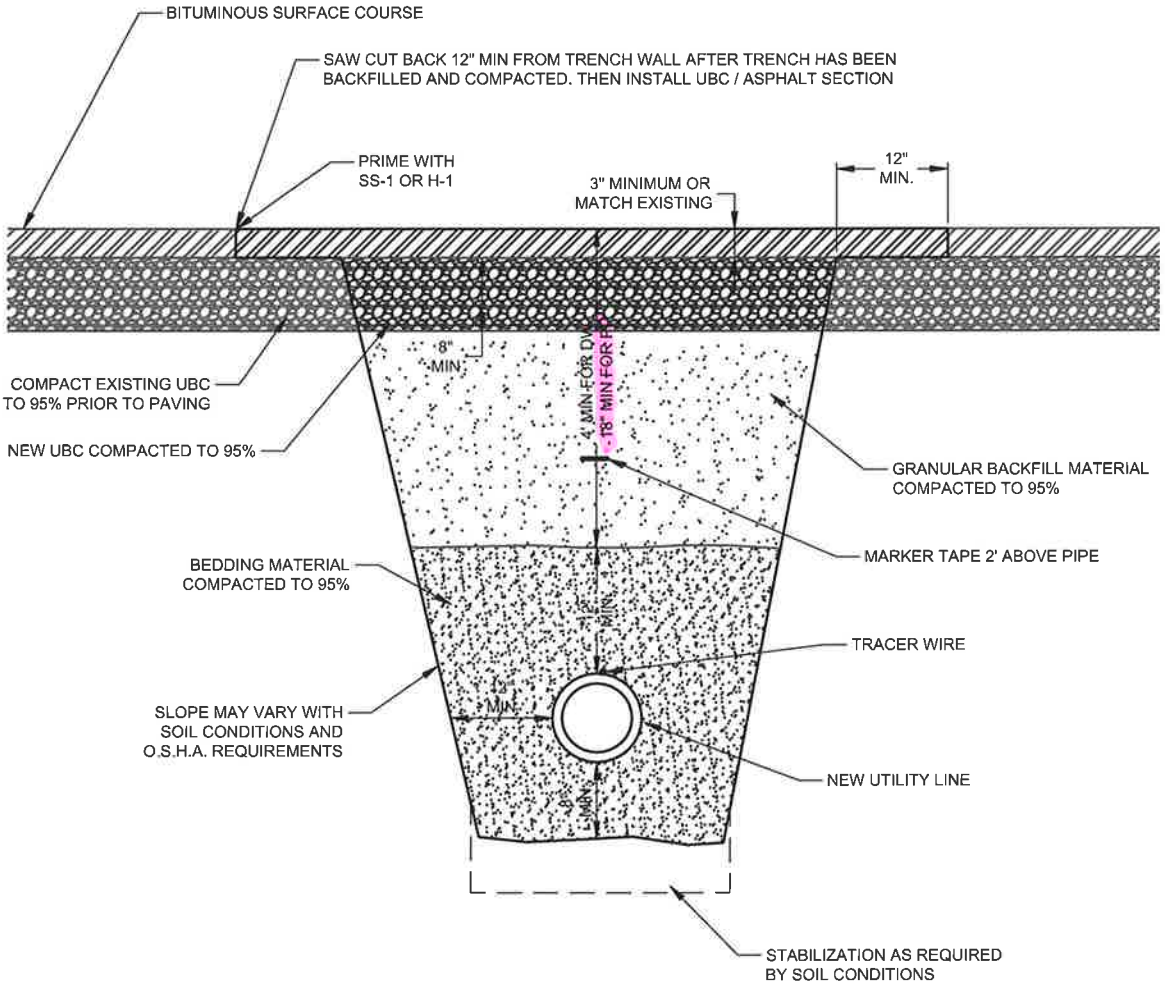

NOTES:

1. COMPACTED BEDDING MATERIAL SHALL NORMALLY CONSIST OF BEDDING SAND.
2. IF APPROVED BY CITY ENGINEER, 3/4" DRAIN ROCK MAY BE USED FOR BEDDING MATERIAL AND SHALL BE WRAPPED IN APPROVED FILTER FABRIC (SEE HEBER CITY SPECIFICATION 02772.2.02), UNLESS OTHERWISE APPROVED.
3. MATERIALS, METHOD & COMPACTION SHALL BE APPROVED BY ENGINEER.
4. USE OF PEA GRAVEL OR COURSE SAND FOR BEDDING MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE CITY ENGINGEER.
5. USE OF NATIVE MATERIAL FOR BACKFILL IS PROHIBITED (EXCEPT AS APPROVED BY THE CITY ENGINEER WITH FULL TIME TESTING AND INSPECTION).
6. USE PROPER MARKER TAPE AS APPROVED BY CITY ENGINEER.
7. INSTALL TRACER WIRE AS PER WATER-5.
8. FLOWABLE FILL IS PROHIBITED AS BACKFILL MATERIAL UNLESS OTHERWISE APPROVED BY CITY ENGINEER. WHEN APPROVED, SURFACE FINISHES MUST STILL BE MATCHED.

DATE: JUNE 2023
SCALE: N.T.S.

75 NORTH MAIN STREET
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HEBER CITY
HEART OF THE WASATCH BACK

UTILITY INSTALLATION TRENCH DETAIL

UTIL-1

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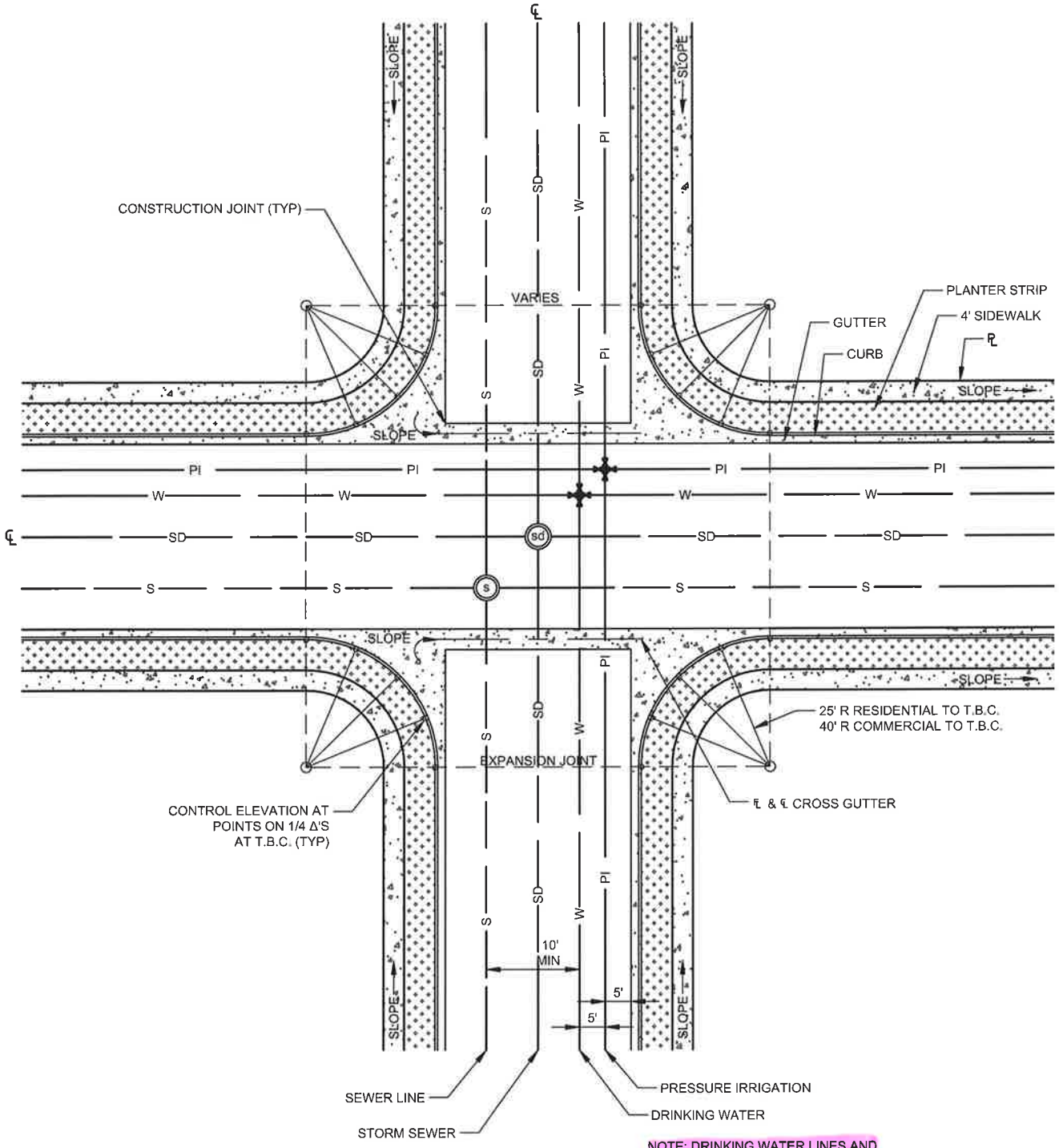

NOTE: DRINKING WATER LINES AND PRESSURIZED IRRIGATION LINES SHALL BE IN SEPARATE TRENCHES AT LEAST 5 FEET APART.

DATE: JUNE 2023

SCALE: N.T.S.

75 NORTH MAIN STREET
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STANDARD STREET INTERSECTION & UTILITY LOCATION

UTIL-2

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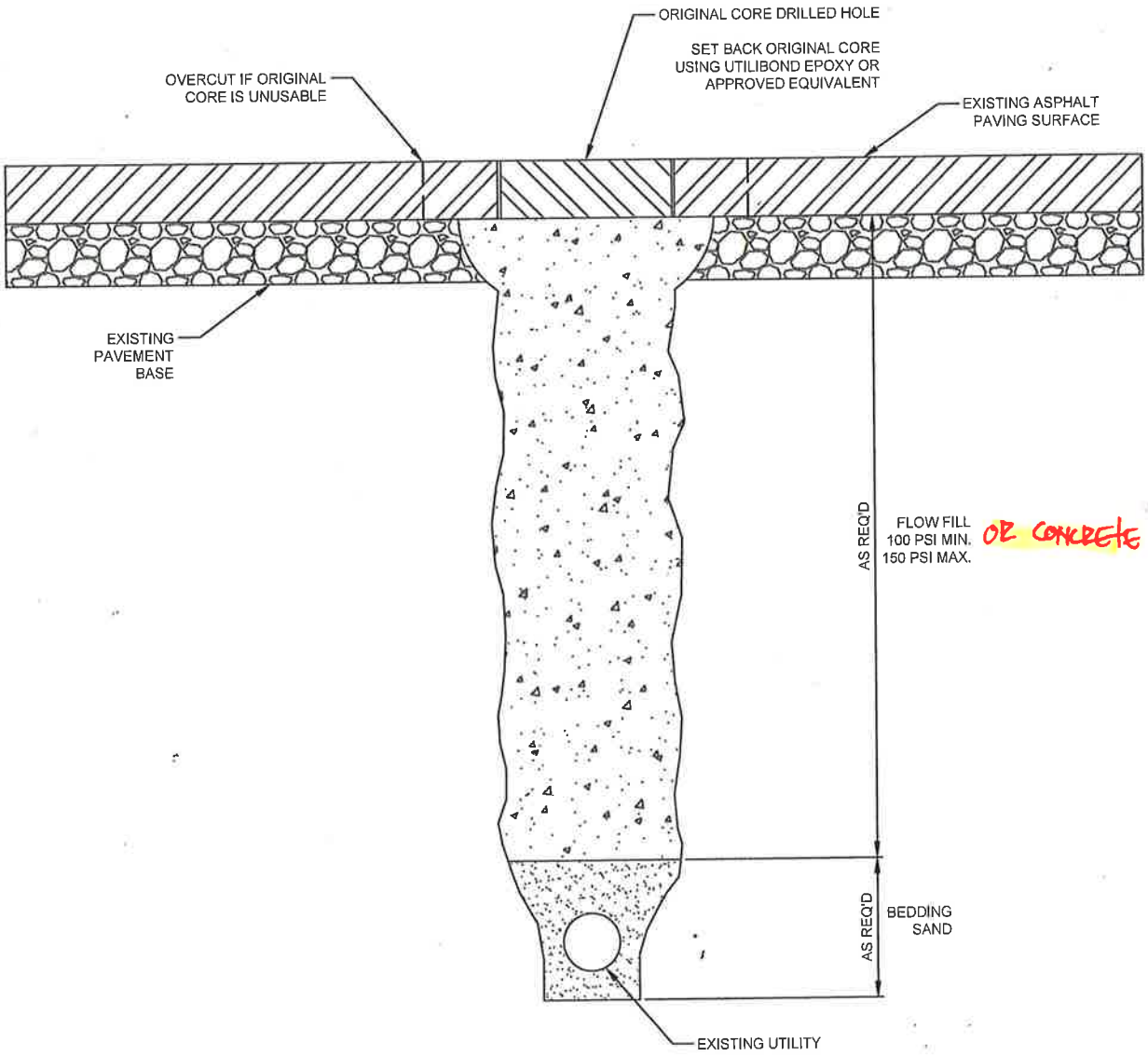

NOTES:

1. IF ORIGINAL CORE CANNOT BE USED, THEN CORE MUST BE OVERCUT 12" MIN. AND THEN FILLED WITH HOT MIX ASPHALT.

UTILITY POTHOLE REPAIR

	DATE: JUNE 2021 SCALE: N.T.S. 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEBER CITY HEART OF THE WASATCH BACK	HEBER CITY UTILITIES-5

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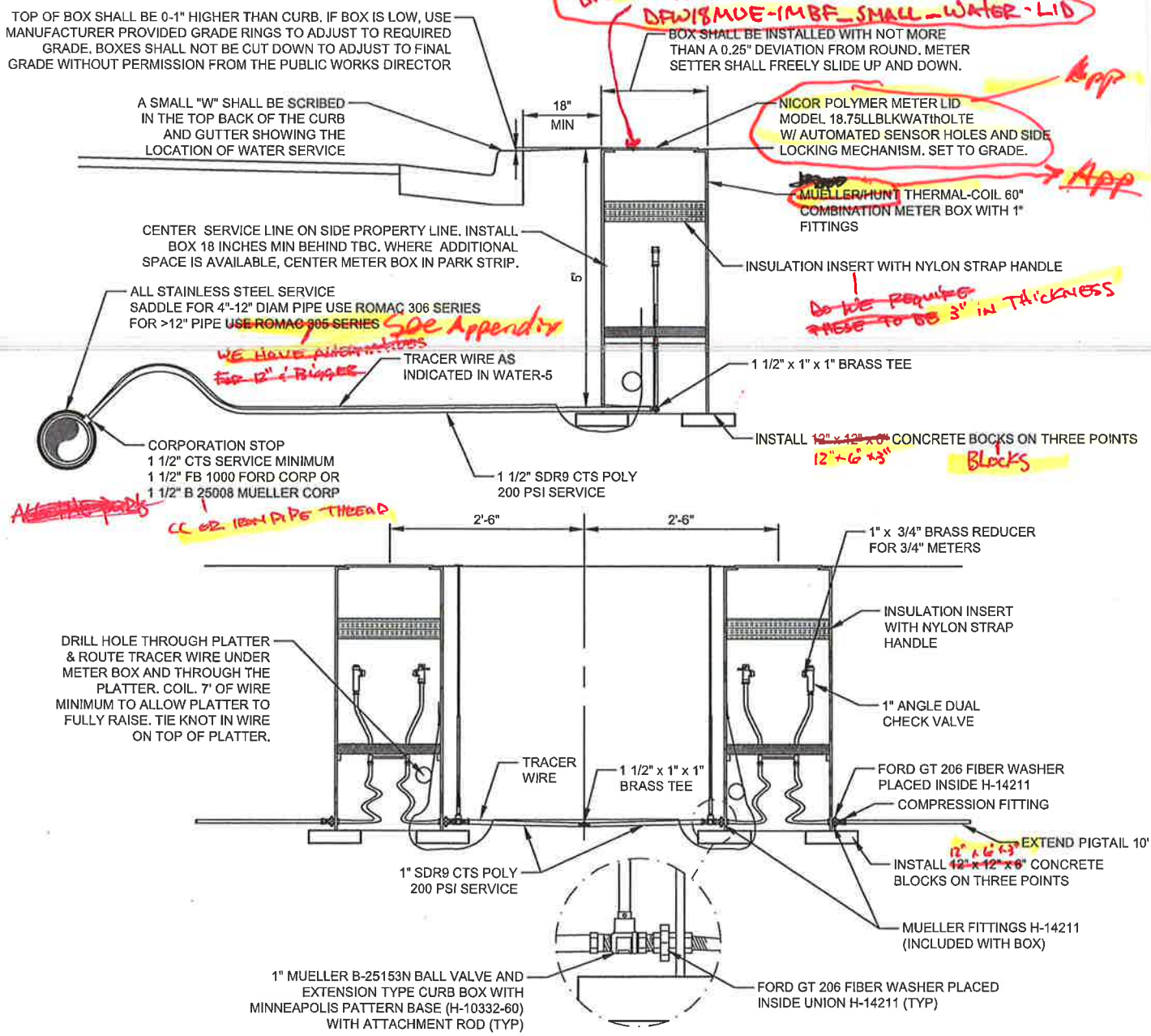
TABLE 1					
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERT
1 INCH	18" x 60"	330CS1860RSBS000390N	N/A	NEW SERVICES	790153

NOTE 1: FOR LARGER SIZES , USE SINGLE SERVICE DETAIL AND CONFIGURATION

NOTE 2: THIS ALTERNATE DUAL METER BOX CONFIGURATION SHALL ONLY BE USED WHEN THE DUAL METER SINGLE BOX CONFIGURATION (SEE DWG WATER-6A) IS NOT COMMERCIALLY AVAILABLE AND WHEN APPROVED BY THE CITY ENGINEER.



NOTES:

1. METER BOX, COVER, COPPER SETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. METER BOXES ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
4. WATER METER WILL BE INSTALLED BY HEBER CITY.
5. SEE UTILS-3 FOR PLAN VIEW.
6. WATER METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER.
7. WATER SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF FIRE HYDRANT LINE OR SERVICE LINES.
8. WATER METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
9. ANY NIPPLES USED IN SERVICE SHALL BE STAINLESS STEEL.
10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.
11. SEE APPENDIX A FOR ADDITIONAL APPROVED ALTERNATES.

WATER SERVICE - TWO LOTS

HORROCKS ENGINEERS
728 WEST 100 SOUTH #2
HEBER CITY, UTAH 84032
(435) 654-2226

DATE: APRIL 2015
SCALE: N.T.S.

HEBER CITY CORPORATION
75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY STANDARD DRAWING

WATER-6A

H:\Heber City\Std Dwgs\2022 March\Updated drawings\WATER-6A_Updated.dwg - Service 2 Lots - 4/05/2022 08:23am, alexandria.lewallen

Mueller

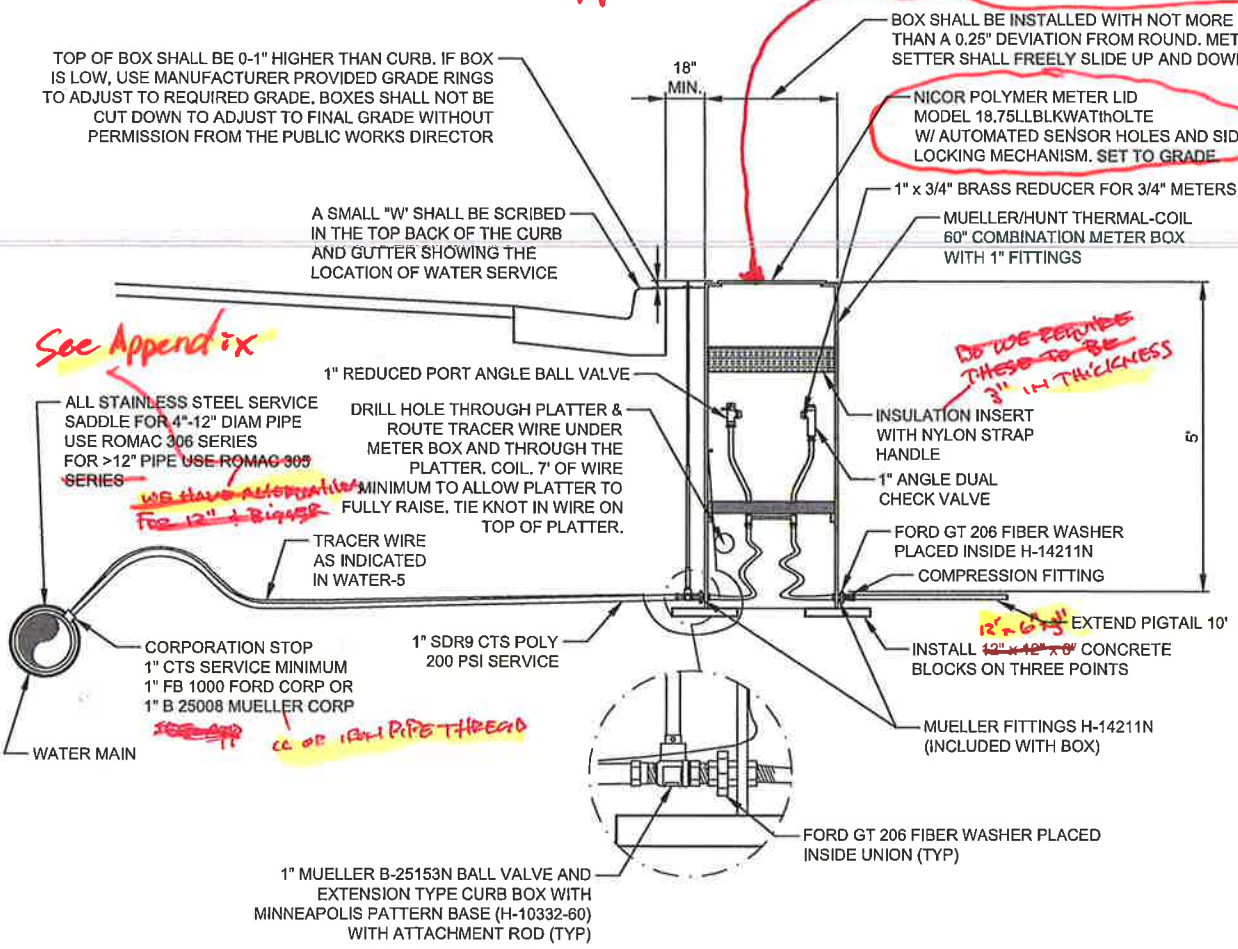
App

TABLE 1					
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERTS
1" MINIMUM	18" x 60"	330CS1860RSBS000390N	NA	NEW SERVICES	790153
1 1/2"	24" x 60"	500VS2460RVB000520N	700098-1	" "	790325
2"	27" x 60"	550VS2760RVB000520N	700098-1	" "	790327

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS

App

DFW LID PART#
DFW18MUE-IMBF_SMALL_WATER-LID



NOTES:

1. METER BOX, COVER, COPPER SETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
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5. SEE UTILS-3 FOR PLAN VIEW.
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10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.
11. SEE APPENDIX A FOR ADDITIONAL APPROVED ALTERNATES.

MAYBE GOOD OR A LITTLE BIGGER

WATER SERVICE - SINGLE LOTS

HORROCKS ENGINEERS 728 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	DATE: APRIL 2015 SCALE: N.T.S.	HEBER CITY CORPORATION 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEBER CITY STANDARD DRAWING WATER-6B

H:\Heber City\Std Dwgs\2022 March\Updated drawings\WATER-6B_Updated.dwg - Service 1 Lot - 4/05/2022 08:25am, alexandria.lewallen

SECTION 00700

~~GENERAL~~ IMPROVEMENT REQUIREMENTS

PART 1 GENERAL

This section defines the general requirements for improvements to be built by the Developer. The Developer is responsible to comply with these Standard Specifications. Alterations, substitutions, or changes from these Standard Specifications shall not be allowed unless prior authorization is obtained from the City Engineer. The developer is responsible for providing all documentation and research supporting requests for changes to these Standards, and the associated costs.

1.01 Street and utility improvements are required along the entire frontage of property being developed, extending to property lines to accommodate future development.

1.02 Public pipelines through private property shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-feet-wide easement in favor of the City. Easements must extend 10 feet beyond the end of the utility. Show easements on the development plat and on the City's Standard Easement forms, which grant the easements to the City. Easements must be executed and returned to the City Office prior to acceptance being granted. Easements in the name of the City shall not be recorded by anyone except the City.

1.03 All parcels receiving water, sewer, or irrigation service shall have their own independent services and laterals. These laterals or services shall be contained within the parcel or along the frontage of the property for which the service is intended to eliminate special utility easements crossing adjacent properties.

1.04 ~~Public utility easements shall be 10-feet-wide around perimeter of standard lots. Cottage lots shall have the side lot PUE's reduced to 5 feet.~~ For residential subdivisions, public utility easements, of not less than ten feet in width, are required on front lot lines. Public utility and/or drainage easements, of not less than 10 feet, are required on side lot lines and on rear lot lines where needed, when requested by public utility companies, or as otherwise required or approved by the City Engineer. City utilities shall normally be placed in City rights-of-way. When approved by the City Engineer, City utilities may be placed beneath private streets, private parking areas, or in other common open space in an exclusive City utility easement of not less than 20 feet in width. _Easements shall be provided to the City using the City's standard utility easement language in use at the time such easements are provided. Easements for commercial or industrial development shall generally follow the same requirements.

1.05 DEFINITIONS

ACCESS: Any driveway or other point of entry or exit, such as a street, road, or highway that connects to the general street system. Where two public streets intersect, the secondary street is considered the access.

ACKNOWLEDGEMENT (Acceptance of Plans): Recognition by the City that the Engineer of Record, has certified his or her construction plans and supporting information to be in compliance with the Heber City Code and Standard Specifications and Drawings.

APPLICANT: Any person, corporation, entity, designee, or agency applying for a permit.

APPROVED EQUAL: Equipment or material which, in the opinion of the City's Representative, is equal in quality, durability, appearance, strength, design, performance, physical dimensions, and arrangement to the equipment or material specified, and will function adequately in accordance with the general design.

AS-BUILT DRAWINGS: Drawings which show the Project as actually-constructed, and which include any and all changes made to the construction plans before and during construction.

BEST MANAGEMENT PRACTICE (BMP): Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of Waters of the State.

CITY INSPECTOR: The authorized representative of the City or Engineer assigned to observe the Work performed, or materials furnished by the Contractor in an effort to ensure compliance with City requirements.

CITY/OWNER: Wherever the word "City" or "Owner" appears, it shall be interpreted to mean "Heber City", unless otherwise denoted.

CONSTRUCTION ACTIVITIES: Clearing, dredging, excavating, and grading of land and other activities associated with buildings, structures or other types of real property such as utilities, bridges, dams, and roads. Includes mobilization/demobilization and any other activity that occurs on site.

DRIVEWAY: A grade-separated access constructed within the right-of-way connecting the public street with adjacent property.

EASEMENT: An interest in real property that conveys use, but not ownership, of a portion of an owner's property.

ENGINEER: The City Engineer, or his or her representative.

ENGINEER-OF-RECORD: The professional engineer, licensed in the State of Utah, who prepared, or directly supervised the preparation of the engineering drawings and documents presented to the City for acknowledgement, and who shall accept sole responsibility for the completeness and accuracy of the drawings and documents presented to the City.

ESSENTIAL INFRASTRUCTURE: Essential infrastructure includes: water, sewer, irrigation, storm drain, curb, pavement, and street signs for emergency wayfinding. The access requirements of IFC Chapter 5 and Appendix D must be installedand approved prior to final inspection and the issuance of a Certificate of Occupancy. Temporary roads, where approved, are required to be capable of supporting vehicle loading under all weather conditions, and must meet the following criteria:

A. The surface of the road should be capable of carrying the load of the anticipated emergency response vehicles and be drivable in all kinds of weather.
B. Asphalt pavement.
C. Access roads shall be maintained for emergency and fire access throughout the duration of the project.
D. Fire hydrants must be installed and functional prior to combustible materials arrival on the site.

FINAL ACCEPTANCE OF PUBLIC INFRASTRUCTURE: The date specified in writing by the Engineer when all work, including all punch list work designated by the Engineer, is complete and accepted by the City after the completion of the warranty period.

INSPECTED AND ACCEPTED or ACCEPTANCE: City recognition of infrastructure conformance to all applicable City Standards.

INSPECTION: A review of the project, including but not limited to a visual review of the work completed to date. It does not include or imply an exhaustive or detailed review of the Work nor does it create a duty on the part of the Engineer or Owner to detect latent defects.

INTERSECTION: The general area where two or more streets join or cross at grade.

LAW: Any applicable City, County, State, or federal statutes or regulations governing anything relating to

the Work embodied in the Agreement.

LOW-IMPACT DEVELOPMENT (LID): An approach to land development, or redevelopment, that works with nature to more closely mimic pre-development hydrologic functions.

PARTIAL STREET: A street that has full frontage improvements on the near side, the full width of pavement, and curb on the opposite side.

PAVEMENT: The uppermost layer of bituminous or Portland-cement concrete material placed on the traveled way or shoulders for a riding surface, whether rigid or flexible in composition. This term is used interchangeably with "surfacing."

PROFESSIONAL ENGINEER: An engineer who is licensed to practice in the State of Utah.

PROFESSIONAL LAND SURVEYOR: A land surveyor who is licensed to practice in the State of Utah.

PUBLIC UTILITY EASEMENT (PUE): A property right provided for "dry" utilities (gas, power, telecom) that are regulated by the Public Service Commission. City utilities are not public utilities.

RECOGNIZED-AND-GENERALLY-ACCEPTED GOOD ENGINEERING PRACTICES (RAGAGEPs): Practices that are based on established codes, standards, published technical reports or recommended practices or similar documents. RAGAGEPs are not practices from other cities or practices promoted by individuals based on their individual professional judgement.

RIGHT-OF-WAY (ROW): All public rights-of-way and easements, public footpaths, walkways and sidewalks, streets, roads, highways, alleys, and water or drainage ways. It does not, however, include Public Utility easements not within Public Ways of the City.

STANDARD SPECIFICATIONS: The Standard Specifications and Drawings for Heber City.

STREET: A general term for denoting a public way or private way for the purpose of transporting people, materials, and goods.

SUBGRADE: That portion of the roadbed surface which has been prepared, as specified, and upon which a layer of specified roadbed material or base, or sub-surfacing, or pavement is to be placed.

SUBSTANTIVE REVIEW: A general evaluation of the overall design and general compliance with the City Code and engineering standards. It is not an exhaustive review for compliance with each specific provision of the City Code, other applicable standards or regulations, or RAGAGEPs. Substantive review shall not shift the responsibility and liability for the completeness and accuracy of the plans and related designs from the Engineer-of-Record to the City.

SURFACE OR SURFACING: The uppermost layer of material placed on the traveled way or shoulders, and is usually of asphalt or concrete. This term is used interchangeably with "pavement."

WORK: The construction services performed including materials on City infrastructure and includes all labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations to construct a project. The term also includes the supervision, inspection, and other on-site functions incidental to the actual construction.

1.06 ADOPTION OF HEBER CITY STANDARD SPECIFICATIONS AND PLANS MANUAL

Heber City has adopted the following as the basis for the Heber City Standard Specifications and Drawings:

A. Heber City Standard Specifications and Drawings Manual, as included herein.

B. Heber City Storm Water Design Manual. All storm-drainage-related work not specifically described in said Manual shall conform to Mile High Flood District Urban Storm Drainage Manual, current edition (MHFD Manual).
C. International Fire Code (IFC), current edition, Appendix D.
D. All transportation-related work not specifically described in these Standards shall conform to the latest editions of: policies and practices published by the American Association of State Highway Transportation Officials (AASHTO), or the Institute of Transportation Engineers (ITE), or the Utah Department of Transportation (UDOT) Roadway Design Manual, the selection of which shall be at the sole discretion of the City Engineer.
E. FHWA and Utah Manual on Uniform Traffic Control Devices for Highways and Streets (MUTCD).
F. All work not specifically described in these Standards, MHFD Manual, AASHTO, ITE, IFC Appendix D, and MUTCD shall conform to RAGAGEPs. When none of the above-referenced standards apply or are otherwise determined as acceptable by the City. The City Engineer will be allowed two weeks to provide an adequate specification to control and provide guidelines for construction.

The Heber City Standard Specifications and Drawings Manual is available for download at www.heberut.gov.

1.07 CITY ENGINEER'S AUTHORITY

A. The City Engineer has the authority to provide Substantive Review of submitted Construction Drawings, studies, and supporting documentation.
B. The City Engineer shall provide feedback pursuant to his/her Substantive Review of the Construction Drawings, studies, and supporting documentation.
C. Changes to address the City Engineer's feedback shall be made to the Construction Drawings and returned to the City Engineer for City acknowledgement of the Construction Drawings.
D. The City Engineer has authority to issue Stop Work Orders when construction is progressing contrary to the City Code, the City's Standard Specifications and Drawings, or an acknowledged set of construction drawings.
E. The City Engineer will make the decision relating to all questions which may arise as to the quality and acceptability of alterations, substitutions, or changes proposed. In case any question should arise, relative to these Standards, the final determination or decision of the City Engineer shall be complied with as a condition of the Developer receiving final acceptance ~~approval~~ of the work in question.
F. The City Engineer has additional authority such as is stated in these Standards and the City Code.

1.08 CONSTRUCTION NOTES

The following are the Standard City Construction Notes. Additional notes may be required for specific projects at the discretion of the City Engineer.

A. TYPICAL

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. Contractor shall schedule a pre-construction meeting with the City's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the Acknowledged construction drawings and a copy of the current Heber City Standard Specifications and Drawings Manual (available at heberut.gov).
4. Contractor shall have in possession and on-site at all times one copy of the current

acknowledged construction plans stamped, signed, and dated by the Engineer of Record, the Applicant, and the City.

5. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence tothe accepted plans and compliance with Heber City Standard Specifications and Drawings Manual.
6. ~~On construction requiring approval prior to proceeding with the work, a~~Any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected by a City representative prior to backfill. Inspectors may request the contractor to expose work that has been backfilled without prior inspection or collection of GPS data. All such rework shall be completed at the Developer's or Owner's expense.
7. Survey monuments must be installed in accordance with the current Heber City and Wasatch County Surveyor's Office requirements.
8. All disturbed property survey markers shall be reset in their original locationsupon completion of all construction activities.
9. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide site-specific Traffic Control Plans [prepared by an American Traffic Safety Services Association (ATSSA) or AGC-Certified Individual] prior to installation of any traffic control device. Traffic Control Plans must be Accepted by the City prior to implementation and before any shoulder, lane, or street closure.

B. TRENCHES AND UTILITIES

1. Trenches shall be completed and restored per City Standard Drawing UTIL-1.
2. Pothole existing utilities in accordance with City Standard Drawing UTIL-5.
3. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during construction, whether or not they are shown on the plans. Locations of underground utilities shown on plans are approximate and require field verificationby Contractor.
4. All trenches within public right-of-way must be backfilled or securely plated during non-working hours. Trenches outside these areas shall be back-filled or protected by approved temporary fencing and/or barricades during non-working hours. Trenches in the roadway must be backfilled, compacted, and paved within 48 hours of road-cut. Paint striping shall be replaced in accordance to City Standards within 48-hours of restoration of pavement.

C. ROADWAY CONSTRUCTION AND RESTORATION

1. Subgrade must be approved prior to construction of untreated base course and pavement sections. Subgrade approval requires that a proof-roll be completed and verified by a City inspector, and that all utilities be installed, inspected with connections to main lines completed, and accepted by the City.
2. Asphalt patching to roads between October 15 and April 15 will be considered temporary only, and must be replaced according to City Standards and Specifications between the following April 15 and July 1.
3. Material Submittals are required for all items placed within the City right-of-way. All submittals must be dated within 90 days of the Construction Start Date (unless specified otherwise) and be submitted prior to the start of construction activities.
4. Moratorium Standard (New, Reconstructed, and Overlaid Streets): No cuts permitted for two (2) years from the time of construction/ reconstruction/overlay)
5. Special Restoration Standard: This standard applies to new, reconstructed, overlaid, and chip/slurry-sealed streets:

a. New, Reconstructed, and Overlaid Streets (for 5 years after end of moratorium): The asphalt surface shall be milled a minimum depth of two (2) inches, and fifteen (15) feet each way from the edge of the cut. Milling shall be done in widths equivalent to existing striped traffic lanes. The City Engineer reserves the right to require additional area and/or depth if deemed appropriate to restore roadway to original condition. Approved fabric is required when existing pavement included a fabric prior to the permitted cut.
b. Chip/Slurry-Sealed Streets (for one year after cip/slurry application): The asphalt surface shall be re-chipped/slurried a minimum of fifteen (15) feet each way from the edge of the cut, in widths equivalent to existing striped traffic lanes.

6. Roads shall be opened for traffic during peak hours. Lane closures may only be in effect from 9am-2pm, and 7pm-7am when night work is approved. Contractors shall accommodate all special school or local government schedules and events. Paint striping shall be replaced in accordance with City Standards within 48-hours of restoration of pavement.
7. All road closures must be approved by the City Engineer. All requests for road closures shall be made in writing and include a site-specific Traffic Control Plan for the proposed closure. When approved, closures of Collector Streets will require a 2-week advance notice to the public informing them of the upcoming closure. The notice shall be provided using on-site Variable Message Sign (VMS) boards indicating the anticipated start date and duration of the closure. VMS boards shall remain on site for the full two-week advance-notice period. If the duration of the closure is extended beyond the approved period, the extension shall be coordinated with the City Engineer and shall require additional VMS board notification to the public.

1.09 SUBMITTALS REQUIRED FOR DEVELOPMENT ACKNOWLEDGEMENT

A. ENGINEERING PLAN REVIEW CHECKLIST – The City provides Engineering Plan Review Checklists to assist developers and their professionals in the preparation of the engineering submittals for the acceptance of a development project. The Engineering Checklist does not replace the City Code or Engineering Standards and Specifications. The Engineering Checklist must be completed and signed by the Applicant and the Engineer-of-Record at the time of application submittal.

B. SUPPLEMENTAL ENGINEERING REPORTS – All engineering reports submitted for final acknowledgment shall be stamped, signed, and dated by a professional engineer ON THE FIRST SUBMITTAL.

1. Drainage Report – Drainage reports must be prepared in accordance with the design criteria and methodologies specified in the Heber City Storm Water Design Manual. Drainage reports shall include an LID Evaluation to identify feasible BMPs, and an Infiltration Feasibility Determination. In addition to the required engineer's stamp, signature, and date, drainage reports must include a certification from the engineer stating:

> I hereby certify that this report/design for the management of storm water of this development was prepared by me, or under my direct supervision, according to applicable engineering standards. I understand and accept the sole responsibility and liability associated with the feasibility and long-term viability of the facilities addressed herein.

2. Geotechnical Report – Geotechnical reports shall include:

~~2.~~

a. Summary of Proposed Construction
b. Pavement designs that comply with City Standards.
c. Double-Ring Infiltrometer Tests that are performed pursuant to ASTM D 3385 and the City Storm Drain Manual.

d. Evaluation of Geologic Hazards and Proposed Mitigation Measures
e. Subsurface Soil Profiles
f. Groundwater Considerations and Proposed Mitigation Measures
g. Soil Classifications
h. Soil Properties, including Corrosivity and Proposed Mitigation Measures
i. Design Recommendations
~~j.~~ Construction Recommendations

3. Traffic Impact Study (TIS) – A traffic study is necessary to identify, review, and make recommendations for mitigation of the potential impacts a development may have on the roadway system. Identification of impacts and appropriate mitigation measures allows the City to assess the existing and future system safety, performance, maintenance, and capacity needs. TISs shall follow the Utah Department of Transportation's TIS Requirements, including the Levels of Study and associated thresholds. Additional requirements and investigation may be imposed upon the applicant as necessary. Likely information presented in a TIS may include, but is not limited to, site location and proposed access point(s), phased and/or full development trip generation, connection point design elements, adjacent and relevant development, existing and future traffic volumes, assessment of the system impacts, AND mitigation measures as appropriate.

4. Engineer's Estimate of Probable Costs – An Engineer's Estimate of Probable Costs shall be submitted to the City AFTER, not before, the engineering drawings have been accepted by the City. It shall include quantities, unit prices, and total prices of each landscaping and infrastructure improvement required as a condition precedent to recording a subdivision plat or the development of a commercial, industrial, mixed use, or multi-family project. When determining the assurance and warranty bond amounts, the City Engineer may change the unit prices in the estimate according to the City's research of market pricing. The Engineer's Estimate shall be stamped, signed, and dated by a Utah-Licensed Professional Engineer.

5. Reimbursement Agreement Exhibits – Reimbursement requests for all infrastructure upsizing (system improvements) beyond the project improvement needs must be presented to the City at the Preliminary Plat or Commercial Initial Site Plan step to allow City staff advance time to work on a reimbursement agreement with the applicant. Reimbursement agreements must be accepted by the City and be executed by both parties before construction can begin on the project. All reimbursements that have not already been approved by the City Council in the City's approved and adopted budget require specific approval by the City Council.

   If the applicant wishes to begin construction before there is an agreement in place with the City, they must sign a waiver stating they accept the risk that they may not be reimbursed for any improvements installed, even if they are system improvements.

   The following exhibits are required to initiate a reimbursement agreement:

   a. Exhibit A -- Itemized Schedule of Values – Include quantities and unit prices of reimbursable items. Correlate it with an accompanying map. It shall be stamped, signed, and dated by the Engineer-of-Record.
   b. Exhibit B – Contractor bids or engineer estimates that support the prices shown in the Itemized Schedule of Values.
   c. Exhibit C -- Map of Reimbursable Items – Show the locations of all of the reimbursable items. Correlate it with the accompanying Itemized Schedule of Values.

C. BOUNDARY SURVEY – Boundary surveys, also known as record of survey, shall be stamped, signed, and dated by a professional land surveyor. If performed within the last 90 days, the survey shall have been filed in the Office of the County Surveyor and include evidence of filing.

D. EASEMENT AGREEMENT – All easement agreements shall be submitted to the City Engineer on the City's Standard Easement templates (available upon request from the City Engineer) for City acceptance. Easements in the name of the City shall not be recorded by anyone except the City. After City acceptance and the recordation at the County Recorder's Office, the recordation shall be

referenced on the subject plat. Right-of-Discharge easements (available upon request from the City Engineer) shall be granted to and indemnify the City whenever storm water drainage from City ROW discharges onto private property.

E. WATER RIGHT ACTION REPORT – Water rights to be used in development shall be summarized on a Water Right Action Report that is prepared by the Developer and approved by the City Engineer. A standard template for this the Report is available from the City Engineer upon request.

F. SUBDIVISION PLAT – Subdivision plats submitted for final acceptance shall be stamped, signed, and dated by a professional land surveyor ON THE FIRST SUBMITTAL.

G. LEGAL DESCRIPTION – Legal descriptions submitted for final acceptance shall be accompanied by an illustration of the legal description, both of which shall be stamped, signed, and dated by a professional land surveyor ON THE FIRST SUBMITTAL.

H. NOTICE OF INTENT (NOI) – An NOI to the Utah Division of Water Quality for Storm Water Discharges Associated with Construction Activity shall be required prior to starting any construction activity.

I. FLOODPLAIN DEVELOPMENT PERMIT – The Floodplain Development Permit is the mechanism by which the City evaluates any and all impacts of activities proposed within regulated floodplains in the City. Contact the City Engineer for the Permit application when proposing activities within a regulated floodplain.

J. ENGINEERING DESIGN DRAWINGS – Accepted Engineering Design Drawings shall be valid for one~~2~~ years ~~from the date of~~ legislative approval~~Aceeptance~~. If construction has not begun within one~~2~~ years ~~from the date of~~ legislative approval~~Aceeptance~~, the Engineering Design Drawings shall become null and void unless an extension is granted by the City. Expired drawings must be re-checked by the City as part of a new application under the current ordinances in order to be Accepted again. Engineering Design Drawings must include, but are not limited to:

1. Reference to the City's Construction Notes (Section 1.04)
2. Boundary Survey
3. Topographical (existing conditions) Survey
4. Subdivision Plat
5. Demolition Plan (as necessary)
6. Impact-to-Private-Irrigation Plan (as necessary)
7. Site Plan
8. Grading and Drainage Plan
9. Utility Plan(s), including dray utilities
10. Signing and Striping Plan, including a Safe Routes to School Plan (Coordinate with WCSD.)
11. Plan/Profile Sheets
12. Detail Sheets (not including copies of City Standard Drawings). City Standard Drawings shall be referenced in ONE place for all applicable infrastructure.

    The Impact-to-Private-Irrigation Plan shall include a certification, signed by the Applicant stating:

    As the developer of this property, I hereby certify that I understand: (1) how the existing gravity irrigation system works in the vicinity of this property, (2) how my development of this property will affect this system and associated stakeholders, (3) that I have coordinated with and have approval from the subject irrigation company(ies), (4) that I take full responsibility for the changes I am making to this system, (5) Heber City does not assume responsibility or liability for changes I make to this system.

    The Grading and Drainage Plan shall include a certification from the Engineer-of-Record stating:

I hereby certify that this report/design for the management of storm water of this development was prepared by me, or under my direct supervision, according to applicable engineering standards. I understand and accept the sole responsibility and liability associated with the feasibility and long-term viability of the facilities addressed herein.

The Engineering Design Drawings shall be certified by the Engineer-of-Record with the following language:

Engineer's Certification

As the Engineer-of-Record, I hereby certify that these construction drawings and supporting information ("Plans") comply with the Heber City Code and Standard Specifications and Drawings ("Standards"). I understand and agree that:

1. The City's Acknowledgment of these plans shall not be construed to be a permit for, or an approval of, any variance from any of the provisions of the Standards, unless a separate written approval authorizing a specific deviation has been provided by the City Engineer.
2. The City's Acknowledgement of these Plans, or feedback from the City on whether the Plans meet the Standards, shall not prevent the City from requiring the correction of errors in the Plans at any time, including after construction of improvements.
3. The City's Acknowledgement of these Plans does not constitute a permit from the Federal or State Government or permission to deviate from Federal or State Laws or Regulations.
4. The City's Acknowledgement of these Plans does not grant permission to work on the properties of others.

1.10 STORM DRAIN SYSTEM

A. SEE THE HEBER CITY STORM WATER DESIGN MANUAL.

B. IRRIGATION DITCHES

1. Private irrigation ditches within developments shall remain open, or be piped, pursuant to the affected stakeholders' specifications. Such changes to existing irrigation systems shall be included in the engineering plans.
2. Provide irrigation easements on the subject plat "for the benefit of the upstream and downstream users" to formalize prescriptive easements.
3. City-operated-and-maintained irrigation ditches shall remain open, unless otherwise approved by the City Engineer. Any City irrigation ditches that are piped shall follow the applicable City standards.

1.11 SANITARY SEWER SYSTEM

A. The impact of any proposed sewer system, on the existing sewer system, will be reviewed by the City Engineer. The developer may be required to add additional off-site sewer improvements in order to provide adequate sewer service for the proposed development.

1. Areas that will be serviced through the proposed development will be considered and the method of service to those areas will be determined by the City Engineer. Increased system size may be required by the City Engineer for future development.
2. City-owned sewer lift stations are prohibited.

B. Sewer mains shall be as shown in the City's current Capital Facilities Plan or Master Plan.

C. The minimum size of any sewer main line shall be 8-inch diameter.

D. All sewer pipe between manholes shall be of the same SDR and classification, and shall be the highest SDR and classification required along the section.

E. The minimum size of sewer laterals shall be 4 inches.

F. All sewer pipes shall be sized to a maximum of 75 percent of their capacity.

G. Sewer lines shall be designed according to the minimum slopes below. The design flow shall be calculated based on equivalent residential connections in addition to a peaking factor depending on the size of sewer pipe. For 8-inch pipe, the peaking factor shall be 4.0. For pipe larger than 8-inches the peaking factor shall be 2.5. The minimum sewer slopes shall be as follows (foot/foot):

1. 8-inch – 0.004
2. 10-inch – 0.0028
3. 12-inch – 0.0022
4. 15-inch – 0.0015
5. 18-inch – 0.0012
6. >/= 21-inch – 0.001

H. The minimum sewer depth shall be 13.0 feet under normal conditions. In areas of shallower sewer, the following note shall be added to the development plat: "Shallow Sewer Depths! Contractor shall verify sewer depths before excavating for basement. Home(s) with basement may not have sewer service available for basement."

I. A minimum of 5 feet of cover shall be required over all sewer lines.

J. Sewer shall be located at 10-foot minimum horizontal distance from drinking water lines.

K. Manholes must be constructed at the end of all sewer lines. Cleanouts shall not be substituted for manholes nor installed at the ends of lines. Stubs for future sewer extension may be installed without a manhole or cleanout. But, no sewer services shall be connected to the sewer stub until the line is extended and a manhole has been installed at the end of the line.

L. The minimum size manhole shall be 4-foot diameter. 5-foot diameter manholes shall be used in the following situations:

1. At all intersections of four or more 8-inch or larger pipelines.
2. Where any connecting pipe size is 14 inches in diameter or larger.
3. Where the deflection angle of the pipeline exceeds 90 degrees.
4. When both items "1" and "2" occur in the same manhole, a 6-feet manhole is required.

M. A 12-feet access road shall be constructed to all manholes and shall be capable of supporting H-20 loading.

N. Where new sewer lines are connected to existing sewer lines, a 5-feet-diameter manhole shall be constructed over the existing sewer line.

O. Manhole Spacing: The maximum span between manholes shall be 400 feet.

P. Six-inch and larger laterals shall connect to the main line through sewer manholes.

Q. The minimum drops through manholes shall be as follows:

1. Deflection Greater than 90° - 0.3 foot drop
2. Deflection of 75° - 90° – 0.2 foot drop

3. Deflection of 0° - 74° – 0.1 foot drop, not exceeding 0.20 feet across the manhole.

R. Drop manholes are required when the inverts differ by 24 inches or more.

S. Deflections in manholes on steep grades:

1. Where incoming slopes at manholes are greater than or equal to 5 percent and the deflection angle within the manhole is greater than or equal to 45 degrees but less than 90 degrees, a five-feet manhole with an extra deep trough is required.
2. Where incoming slopes at manholes are greater than or equal to 5 percent and the deflection angle within the manhole is greater than 90 degrees, a six-feet manhole with an extra deep trough is required.
3. The benching of the extra-deep trough shall be located 25 percent higher than the diameter of the incoming pipe.

T. Each non-single-family building or unit of separate ownership shall require a separate sanitary sewer lateral.

U. Grease interceptors, pursuant to the City Code and City Standard Specifications, shall be required on all commercial development where food service uses are anticipated.

1. Sampling manholes shall be installed downstream of all grease traps.
2. Sampling manholes and grease interceptors shall be inspected and maintained per the Utah Health Code, the City's Kitchen Best Management Practices Ordinance, and Wasatch County Health Department Regulations.

1.12 DRINKING WATER SYSTEM

Private systems shall be designed and inspected the same as public systems.

A. PIPELINES

1. Pipelines shall be as shown in the City's current Capital Facilities Plan or Master Plan, and be at least 8 inches in diameter, unless approved otherwise by the City Engineer for water quality purposes in dead-end lines. Pipelines that supply fire hyrdrants shall be at least 8 inches in diameter.
2. Fire hydrants shall be located on the same side of the street as the drinking water main line. The horizontal distance between the drinking water lines and pressurized irrigation lines shall be at least 5 feet.
3. Pipelines in private streets shall be on the same sides as in public streets unless approved otherwise by the City Engineer.
4. The horizontal distance between drinking water lines and sanitary sewer lines shall be at least 10 feet. Where a water main and sewer line must cross, the water main shall be at least 18 inches above the sewer line. Separation distances shall be measured from pipe edge to pipe edge. Adherence to all separation requirements included in Sections R309-550-7 and R309-550-12 shall be required unless a written variance is requested and granted from the Utah Division of Drinking Water and Heber City.
5. Special design and construction considerations in accordance with Section R309-550-5(6) of the Utah Administrative Code shall be required for water mains located in areas of geologic hazard (e.g., slide zones, fault zones, river crossings, etc.)
6. Surface water crossings are generally prohibited and will only be allowed when no other practical alternatives exist and when specifically approved in writing by the City Engineer. If allowed, surface water crossings shall be designed and constructed in accordance with Section R309-550-8(8) of the Utah Administrative Code.
7. The minimum fire flow and pressure requirements shall be pursuant to State Standards, or more if determined by the Fire Marshall.

8. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
9. The maximum static pressure in all parts of the system shall be 130 pounds per square inch.
10. Systems shall be designed so that pressures conform to the pressure zones shown in the City's Capital Facilities Plan.
11. The maximum flow velocity shall be 5 feet per second.
12. The impact of any proposed system on the existing system will be reviewed by the City Engineer. The developer may be required to add offsite infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
13. If required by the City Engineer, the Engineer-of-Record shall provide a computer network model, for the City Engineer's review, of the proposed system showing compliance with this Standard. The City will provide boundary conditions, based on the system, for the model.
14. Individual booster pumps are not allowed, except in buildings with more than two stories above ground.
15. To provide increased reliability of service and reduce head loss, dead ends shall be minimized by making appropriate tie-ins and "looping" of the drinking water system ~~whenever practical~~. Where dead-end mains do occur (permanent or temporary), a fire hydrant or approved blow-off assembly shall be installed for flushing purposes as directed by the City Engineer. Flushing devices must have the minimum sizes shown on Heber City Standard Drawing "Water-8", but must also be sized to provide a minimum velocity of 2.5 fps in the water main.
16. Permanent dead-ends shall not be longer than 600 feet.
17. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.

B. VALVES

1. Valves smaller than 14 inches shall be gate valves. Valves 14 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. When approved by the City, tapping sleeves may be used for fire lines or other branch connections. Tapping sleeves shall not be used for size-on-size applications. Branch lines must be at least one nominal pipe size smaller than the line being connected to.
7. Blow-offs shall be placed at the ends of and low points in pipelines. Fire hydrants may be used as blow-offs.
8. Air releases shall be installed at all peaks and sharp changes in gradient with a difference in elevation greater than 15 feet. If the water line has service connections within the location of the peak or change in gradient, the air release may be eliminated at the City Engineer's discretion.

C. FIRE HYDRANTS

1. Fire hydrants shall be placed at the ends of cul-de-sacs, the ends of dead-end streets, and at least every 1000 feet of off-site pipelines.
2. Fire hydrants shall be placed not more than 500 feet apart, or as directed by the Fire Marshall.
3. The minimum fire flow shall be pursuant to State Standards, or more if required by the Fire Marshall.
4. Fire hydrants shall be placed on the same side of the street at the water main pipeline.

1.13 PRESSURIZED IRRIGATION SYSTEM

A. PIPELINES

1. Pipelines shall be as shown in the Capital Facilities Plan or Master Plan, and be at least 6 inches in diameter.

2. Pipelines in private streets shall be on the same sides as in public streets.
3. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
4. The maximum static pressure in all parts of the system shall be 120 pounds per square inch.
5. Systems shall be designed so that pressures conform to the pressure zones shown in the City's Capital Facilities Plan.
6. The maximum peak day flow velocity shall be 5 feet per second.
7. The impact of any proposed system on the existing system will be reviewed by the City Engineer. The developer may be required to add offsite infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
8. If required by the City Engineer, the Engineer-of-Record shall provide a computer network model, for the City Engineer's review, of the proposed system showing compliance with this Standard. The City will provide boundary conditions, based on the system, for the model.
9. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.
10. Public pipelines through private property, if approved, shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-feet-wide easement in favor of the City.
11. All pipelines shall be designed such that the system can be easily drained to surface ditches or storm drain systems.

B. VALVES

1. Valves smaller than 14 inches shall be gate valves. Valves 14 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. When approved by the City, tapping sleeves may be used for branch connections. Tapping sleeves shall not be used for size-on-size applications. Branch lines must be at least one nominal pipe size smaller than the line being connected to.
7. Blow-offs shall be placed at the ends of and low points in pipelines.
8. Air releases shall be installed at all peaks and sharp changes in gradient with a difference in elevation greater than 15 feet. If the water line has service connections within the location of the peak or change in gradient, the air release may be eliminated at the City Engineer's discretion.
9. Drains shall be installed at low points in the system.

1.14 STREET SYSTEM

Private streets shall be privately-owned-and-maintained.

A. DESIGN REQUIREMENTS

1. The pavement design (subbase, roadbase, and asphalt) for private streets shall be at least the same as public streets.
2. The pavement width of private streets shall be at least as wide as required by the latest edition of Appendix D of the International Fire Code.
3. Normally, sidewalk, park strip, curb, and strip paving are required along redeveloping properties. In the event that the requirement for such is delayed by deed restriction, the shoulder of the road shall be improved with 3 inches of roadbase for a distance of 4 feet from the edge of asphalt. The surface of the roadbase shall tie in with the surface of the asphalt. Beyond the roadbase, the surface of the soil shall be graded to a swale and then slope up to the edge of the right-of-way.
4. Roundabouts, following Federal Highway Administration Design Guidelines, are required where feasible and practical, pursuant to the following criteria:
   a. Minimum inscribed diameter of 110 feet, using a WB-62 design vehicle for City roads of

lower classification than major collector.

b. Minimum inscribed diameter of 120 feet, using a WB-67 design vehicle for single-lane major collectors.
c. Islands shall include mountable curb and decorative (stamped, colored, etc.) concrete aprons approved by Heber City.
d. Minimum inscribed diameter of 150 feet for double-lane applications.
e. Refuge areas shall be incorporated into intersection leg islands with crosswalks and ADA panels.
f. Raised landscaped center islands with an additional feature/sculpture approved by Heber City.

5. Because preference is given to pedestrians, a driveway approach is required for all private accesses unless recommended otherwise by the City Engineer, based on site-specific considerations, such as:
   a. speed, slope, and functional classification of the adjacent street
   b. width of the proposed access
   c. volume of the proposed access
   d. drainage
6. Curb returns adjacent to ADA ramps shall have a maximum slope of 2 percent where possible. Where the base of the curb ramp, or the edge of the flush landing must join an intersection of two streets with running grades greater than 2 percent, the base of the curb ramp or the edge of the flush landing may be warped to meet the street running grade. Every effort shall be made to minimize this grade by warping the street cross slope plus or minus 4 percent on both legs of the intersection.
7. The following Table 1 serves as a guide to design professionals by providing a summary of the City's Street Design Standards.
8. A physical traffic calming measure is required on local street segments longer than 1000 feet without at least a 45-degree turn.
9. School crosswalks and associated STOP bars and signage shall be placed along Safe-Routes-to-School routes. Other crosswalks shall be placed as directed by the City Engineer.
10. Access management of public streets shall follow Table 2.
11. The developer is required to complete a type II slurry seal on all street improvements one year after final inspection and prior to the expiration of the warranty period.
12. Temporary paved ~~hard-surfaced~~ turnarounds ~~cul-de-sacs~~ are required on all dead end public streets that will be extended and are greater than one-and-a-half lots in length. The cost of installing the future curb, gutter, sidewalk, driveway extension etc., when the temporary cul-de-sac is removed, shall be escrowed with the City.
13. The top back of curb shall be stamped, showing locations of water, sewer, and secondary irrigation lateral service pipes:
    a. "W" for drinking water.
    b. "S" for sewer.
    c. "I" for pressurized irrigation.
14. A brass pin shall be imbedded in the curb marking the location of each property line.

TABLE 1 – GEOMETRIC DESIGN OF STREETS

DESIGN ELEMENT	MINOR LOCAL	LOCAL	MINOR COLLECTOR	MAJOR COLLECTOR	MOUNTAIN COLLECTOR	HISTORIC BUSINESS CORE
Posted/Design Speed	25		30	35	35	25
Typical Section Elements						
ROW Width	56'	62'	68'	80' or 85'[a]	58'	92'[b]
Pavement Width	26'	32'	38'	38'-50'[c]	36'	48'/58'
Number of Lanes	2[g]			3	3	2
Side Cut/Fill Slopes	3:1 up to 5 feet high and 2:1 above 5 feet high					
20 Year ESAL Requirement	60,000	60,000	250,000			
VERTICAL DESIGN ELEMENTS						
Vehicle Design	Passenger, School Buses, Delivery trucks, dump Trucks	Passenger, School Buses, Delivery trucks, dump Trucks	Passenger, School Buses, Delivery trucks, Dump/Concrete Trucks	Passenger, School Buses, Delivery trucks, Dump/Concrete Trucks	Passenger, School Buses, Delivery Trucks, Dump / Concrete Trucks	Passenger, School Buses, Delivery Trucks, Dump/Concrete Trucks, Semi Loads
Minimum Centerline Grade	0.5%					
Maximum Centerline Grade	10%	8%[d]				5%
Maximum Centerline Grade Across Designated Crosswalks	2% with stop or yield control 5% without stop or yield control[h]		2% with stop or yield control 5% without stop or yield control[h]			
Max. Grade in Cul-de-Sacs	5%	Not Allowed				
Maximum Centerline Grade Break w/o Vertical Curve	1%		0.5%			0.5%
Maximum TBC Grade Break w/o a Vertical Curve[e]	2%					
Minimum Crest Vertical Curve "K" Value	12		19	29		
Minimum Sag Vertical Curve "K" Value	26		37	49		
Minimum Length of a Vertical Curve	60'		90'			
HORIZONTAL DESIGN ELEMENTS						
Minimum Mid-Block Centerline Curve Radius	198'		333'	510'		198'
Superelevation	Not Allowed					
INTERSECTIONS						
Intersection Sight Distance	Refer to AASHTO: A Policy on Geometric Design of Highways and Streets, Latest Edition					
Corner Curb Radius	25'		40'			40'
Minimum Angle of Intersection	60° for at least 100'		80° for at least 100'			
Maximum Centerline Offset	5'		2'			
Maximum Centerline Grade[f]	5%		4%			
Vertical Tie-In	Lower streets shall match the centerline crowns in an intersection. Higher streets shall tie in 12' off the centerline of local streets or at the edge of the outside travel lane of other streets.					

a. If a 10-feet trail is used, 5 feet more is required.
b. An 82.5-feet right-of-way may be used with City approval.
c. Depending on whether a landscaped median is used, and whether on-street parking is allowed.
d. Under special circumstances, grades up to 10 percent may be approved, if grades would exceed 8 percent in order to maintain 4 percent through the intersections, and conditioned upon providing individual designs to construct ADA-compliant ramps.
e. Maximum grade break of 2% along TBC with Minimum length of 25 feet between breaks.
f. Grade must extend at least 50 feet beyond the side of the lane of the intersecting street.
g. Turn lanes with appropriate stacking lengths may be required (per the TIS).
h. In some instances, the cross slope of pedestrian crossings may be increased to match the slope of the road in accordance with PROWAG R304.5.3.

Heber City Access Management Standards

Functional Classification	Minimum Driveway Spacing (feet)[1,2,3,4]			Cross Street Unsignalized Intersection Spacing (feet)	Geometric Design of Driveway Access[6]					Minimum Signal Spacing (feet)
					Single-Family Residential Driveways			Other Driveways		
	Upstream and Downstream (feet)	Opposing Upstream (feet)	Opposing Downstream (feet)		Approach Width (feet)[6]	Edge Clearance (feet)[7]	Curb Return Radius (feet)	Approach Width (feet)[6]	Edge Clearance (feet)[7]	
Major Arterial w/o Median Barrier	350	175	160	660	12 min – 30 max	5 min	10 min – 15 max	Two Way: 25 min – 40 max One Way: 16 min – 30 max	20 min	2640
Major Arterial w/ Median Barrier	200	130	160	400						2640
Minor Arterial w/o Median Barrier	200	115	105	660						1320
Minor Arterial w/ Median Barrier	150	65	105	400						1320
Collector w/o Median Barrier	150	105	90	250						1320
Collector w/ Median Barrier	85	50	70	150						1320
Minor Collector w/o Median Barrier	85	105	90	250						1320
Minor Collector w/ Median Barrier	50	50	70	150						1320
Local w/ or w/o Median Barrier	10	-	-	150						N/A

1. Driveway spacing is measured as shown in Figure 1. For Local streets, the spacing is measured from edge-to-edge.
2. Corner clearance requirements for access points should meet or exceed the minimum driveway spacing requirements. Curb cuts on major arterials should be spaced at distances greater than 230 feet apart, measured from face-of-curb to face-of-curb, with the preferred distance being 300 feet.
3. For corner properties, access to public streets should be provided from the lesser (lowest functional classification) street.
4. Driveways in right-turn lane transition areas are discouraged.
5. For the benefit of traffic safety and flow, access points may be required to be designed to prohibit certain types of turning movements.
6. Wider driveway widths may be permitted to accommodate additional turning and/or acceptance lanes.
7. Distance between side property line and edge nearest drive as measured along traveled way.

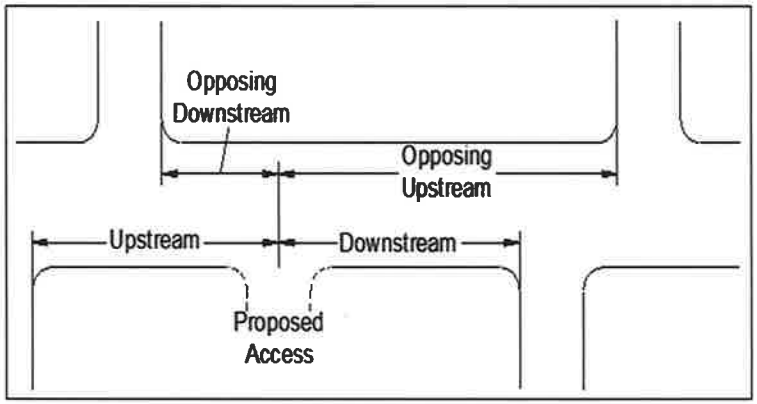

Figure 1: Measurements for Minimum Access Spacing Standards

B. MORATORIUM STANDARD (New, Reconstructed, and Overlaid Streets) -- No cuts permitted for two years from the time of the construction/restoration/overlay.

C. SPECIAL RESTORATION STANDARD (New, Reconstructed, Overlaid, and Chip/Slurry-Sealed Streets)

1. New, Reconstructed, and Overlaid Streets (for 5 years after end of moratorium): The asphalt surface shall be milled a minimum depth of two (2) inches, and fifteen (15) feet each way from the edge of the cut. Milling shall be done in widths equivalent to existing striped traffic lanes. The City Engineer reserves the right to require additional area and/or depth if deemed appropriate to restore roadway to original condition. Approved fabric is required when existing pavement included a fabric prior to the permitted cut.
2. Chip/Slurry-Sealed Streets (for one year after chip/slurry application): The asphalt surface shall be re-chipped/slurried a minimum of 15 feet each way from the edge of the cut, in widths equivalent to existing striped traffic lanes.

1.15 TRAILS SYSTEM

A. DESIGN REQUIREMENTS

1. Trails shall be as shown in the City's current Parks and Trails Capital Facilties Plan or Master Plan.
2. Additional trails are encouraged and shall be provided in accordance and shall be provided in accordance with the City's adopted trail plans and standards.
3. Trails shall comply with the requirements of the Americans with Disabilities Act (ADA) where reasonably appropriate and feasible. A trail is considered ADA-accessible if it meets the following criteria:
   a. 5-feet minimum width
   b. Hard surface – Asphalt and concrete are the most accessible. Compacted crushed stone with a diameter less than 3/8-inch is also acceptable.
   c. Longitudinal grade less than 5 percent.
   d. Ramps, not stairs, should be provided for grades exceeding the 5-percent maximum.
   e. Ramp grades should not exceed 8 percent, and have a level landing for every 30 inches of vertical rise, and have a slip-resistant surface.
   f. 32-inch-high handrails should be installed on all ramps and bridges.
   g. Trails should have a rest area every 300 feet, preferably cleared with a bench.

4. Grades – Trail grades shall not exceed one-half of the grade of the hillside being traversed. The following table identifies maximum lengths for trail sections with longitudinal grades greater than 5 percent.

Grade (percent)	Max. Length (ft)
<5	None
5-6	800
6-7	400
7-8	200
8-9	100
9-10	50
>10	0

5. Maintain a minimum clear view for cyclists of 150 feet. If this distance cannot be met, signing pursuant to MUTCD shall be used. Signs shall be installed 50-60 feet ahead of sight-obstructing changes in alignment.
6. Maintain a vertical clearance of at least 10 feet. The vertical clearance on trails used during winter

months shall be at least 16 feet due to snow.

7. Lengths of Vertical Curves

Grade Break (percent)	Min. Length (ft)
<3	0
3	10
4	75
5	120
6	150
7	171
8	188
9	200
10	210
11	218
12	225
12-20	264

8. The minimum horizontal curve radius shall be 74 feet.
9. The maximum grade through trail intersections is 3 percent.
10. Construction Standards

The trail cross slope shall be 1.5 percent to 2 percent. Where trails cross streets, the cross lsope may be increased to match the cross slope of the road in accordance with PROWAG R304.5.3.

Trail Type	Width (ft)	Materials
Improved Multi-Use	10-14 with a 20 easement, depending on regional connections per Staff and the Trails Map, plus 2-wide shoulders	Asphalt – Properly-Prepared Subgrade, Weed barrier, 6 inches of Roadbase, 3 inches of Asphalt. Concrete and pavers can be used to appropriate areas.
Improved Pedestrian	8 with a 20 easement, plus 2-wide shoulders	Concrete – Properly-Prepared Subgrade, Weed barrier, 6 inches of ¾-inch Gravel, 4 inches of Concrete.
Back Country	4 with a 20 easement, plus 2-wide shoulders	Natural Surface

11. Easements – All public trails will require a recorded easement using the City's standard easement language in use at the time the easement is recorded. Trail easements shall normally be included on associated plats. When separate trail easements have been recorded, they shall be referenced on applicable plats.
12. Bridges
    a. A building permit is required for bridges.
    b. Widths of bridges shall be the same as the associated trails.
13. Trailheads – Trailheads shall be provided in accordance with the Parks and Trails Master Plan and associated trail design guidelines.
14. Fences – Fencing should be installed only where physical separation is necessary for safety or to preserve adjacent landowner privacy. Fences should normally be 5 feet from the trail edge and must also be located within the trail easement.

1.15 STREET AND TRAILS LIGHTING SYSTEMS

A. Street lights shall be located at cul-de-sac ends, street intersections with collector streets or larger, and critical points as determined by the City Engineer. On street intersections, there shall be two lights located kitty-corner on the through street around the corners from the STOP signs.

B. Commercial Historic street lights shall be installed on Main Street between 400 South and 300 North, spaced four per block on both sides.

C. Trail lights shall be installed along all master-planned trail systems at 200-feet maximum intervals and at entrances to parks, trail intersections, bridges, and road crossings.

1.02 GENERAL REQUIREMENTS

A. ~~The Developer is responsible to comply with these standard specifications. Alterations, substitutions, or changes from these standard specifications shall not be allowed unless prior authorization is obtained from the City Engineer. The developer is responsible for providing all documentation and research supporting requests for changes to these standards, and the associated costs.The City Engineer will make the decision relating to all questions which may arise as to the quality and acceptability of alterations, substitutions, or changes proposed. In case any question should arise, relative to these standards, the final determination or decision of the City Engineer shall be complied with as a condition of the Developer receiving final approval of the work being questioned.~~

B. ~~The improvements shall include all street improvements in front of all lots and along all dedicated streets to a connection with existing improvements of the same kind or to the boundary of the subdivision nearest existing improvements.~~

C. ~~Public roads shall not exceed a grade of 8% without approval from the City Engineer. Under special circumstances grades up to 10% may be approved, conditioned upon 1) providing individual designs to construct ADA compliant handicap ramps, and 2) incorporating a 60' minimum transition to a 4% grade at intersections.~~

D. ~~The developer is required to complete a type II slurry seal on all street improvements one year after final inspection and prior to the expiration of the guarantee period.~~

E. ~~Layout must provide for future extension to adjacent development and be compatible with the contour of the ground for proper drainage.~~

F. ~~All water, sewer, irrigation and any other buried utility or conduit shall be installed to the boundary lines of the subdivision. For existing lots of record, the utility for which service is needed shall be extended through the entire frontage of the property unless otherwise directed by the City Engineer.~~

G. ~~All parcels receiving water, sewer, or irrigation service shall have their own independent services and laterals. These laterals or services shall be contained within the parcel or property for which the service is intended to eliminate special utility easements crossing adjacent properties. Deviation from this requirement, regardless of how or when it is determined to be in violation, shall be at the complete discretion of the City Engineer and Public Works Director.~~

H. ~~If construction requires a specification not found herewith and is deemed necessary by City Engineer, the City Engineer will be allowed two weeks to provide an adequate specification to control and provide guidelines for construction.~~

I. Inspection: The term "inspection" (or its derivatives) means a review of the project, including but not limited to a visual review of the work completed to date. It does not include or imply an exhaustive or detailed review of the Work nor does it create a duty on the part of the Engineer or Owner to detect latent defects.

J. Temporary hard surfaced cul-de-sacs are required on all dead end public streets that will be extended and are greater than one and a half lots in length. The cost of installing the future curb, gutter, sidewalk, driveway extension etc., when the temporary cul-de-sac is removed, shall be escrowed with the City.

K. Adequate facilities for drainage shall be provided and may not adversely impact adjacent properties.

L. Easements for water, sewer, or storm drains not in the public right of way shall be a minimum of 20 feet wide for a single utility and dedicated solely to Heber City for the given use. Public Utility Easement's shall not be used in lieu of dedicated easements for new utilities and access.

M. Public utility easements (PUE's) shall be 10ft wide around perimeter of standard lots. Cottage lots shall have the side lot PUE's reduced to 5 feet.

N. The top back of curb shall be stamped in the following manner, showing locations of water, sewer, and secondary irrigation stub pipes:

a. A "W" stamp for culinary water.
b. An "S" stamp for sewer.
c. An "I" stamp for secondary irrigation.
d. A brass pin will be imbedded in the curb marking the location of each property line.

O. A landscaping plan including details of proposed irrigation systems shall be submitted for all parks or other landscaped areas which are to become the responsibility of the City to operate and maintain. These plans shall meet the requirements of and be approved by the Director of the Parks Department.

P. Heber City requires roundabouts for new development where feasible and practical. Roundabouts shall be designed with the following criteria:

a. Min inscribed diameter of 120 ft using a WB-67 design vehicle for single lane major collectors.
b. Min inscribed diameter of 110 ft using a WB-62 design vehicle for City roads of lower classification than major collector.
c. Min inscribed diameter of 150 ft for double lane applications.
d. Roundabouts shall follow FHWA Design Guidelines.
e. Mini and urban compact roundabouts may be approved for private roads at the discretion of the City Engineer.
f. Islands shall include mountable curb and decorative (stamped, colored, etc.) concrete aprons approved by Heber City.
g. Refuge areas shall be incorporated into intersection leg islands with crosswalks and ADA panels.
h. Roundabouts shall include raised landscaped center islands with an additional feature/sculpture approved by Heber City.

PART 2 SUBMITTALS

2.01 DRAWINGS

A. Complete and detailed construction plans and drawings of improvements shall be submitted as an electronic PDF to the City Engineer for signature prior to final approval of the project by City Council. The construction drawings will not be signed by the City Engineer until the following items have also been completed:

1. The plan check procedure has been completed.

2. All required easements have been designated on the subdivision plat or dedicated by separate document to the City.

3. An Engineers Estimate of the improvement costs has been submitted to the City.

B. The Mylar plat map will not be signed by the City Engineer for recordation until the following items have also been completed:

1. The performance agreement has been completed and executed.

2. All required water rights or shares have been transferred to the city.

3. The City escrow deposits have been paid in full.

4. If requested, three (3) sets of hard copy final approved construction plans have been provided to the City.

C. The signed construction drawings will be valid for two (2) years from the date of City approval. If construction has not begun within two (2) years from the approval date, the drawings shall become null and void. Expired drawings will require rechecking by the City.

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PART 3 REQUIREMENTS

3.01 STANDARDS FOR CONSTRUCTION DRAWINGS: The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size and styl.

A. One hard copy approved set shall be kept available at the construction site.

B. The plans and designs shall meet the standards defined in the Specifications and Drawings. The minimum information required on drawings for improvements are as follows:

1. All drawings and/or prints shall be clear and legible and conform to good engineering and drafting room practice.

2. Size of drawings shall be 24" x 36" and 11" x 17" (trim line) with minimum borders of ½" on top, bottom, and right sides, left side 1 ½".

3. North arrow (plan).

4. Scale and elevations referenced to U.S.G.S. datum.

5. Stationing and elevations for profiles.

6. Title block, located in lower right corner of sheet to include:
   a. Name of City.
   b. Project title (subdivision, etc.).
   c. Specific type and location of work.
   d. Space for approval signature of City Engineer and date.
   e. Name of engineer or firm preparing drawings with license number.

3.02 CURB AND GUTTER, DRAINS AND DRAINAGE STRUCTURES, SIDEWALKS, SITE GRADING IMPROVEMENTS, AND STREET SURFACING DRAWING REQUIREMENTS

A. Scale: 1"=50' horizontal; 1"=5' or 10' vertical.

B. Plans and profiles for each side of the street whether existing or proposed with elevations clearly indicated. Centerline profile may be eliminated.

C. Stationing and top of curb elevations with curve data for all curb returns.

D. Flow direction and type of cross drainage structures at intersections with adequate flow line elevations.

E. B.M. location and elevation (use U.S.G.S. datum).

F. Type of curb and gutter and distance from front to back of curb.

G. Cross slopes to gutter as shown on the standard cross section drawings.

H. Vertical curves for grade breaks equal to or greater than 1%.

I. Typical street cross- section for all street sizes and variations.

J. Street survey monument locations.

K. Plan and profile of existing ground and purposed profiles extending 200' beyond the proposed project.

L. Profile drawings for all storm drainage infrastructure.

M. Requirement to install reference pins in curb identifying location of property lines.

N. Street address and regulatory signs at each intersection.

O. Sleeves for all utility crossings i.e. phone, power, gas, and cable.

P. Street Lights

Q. Storm Water Pollution Prevention Plan according to State requirements and best management practices for the site.

3.03 SEWER DRAWING REQUIREMENTS

A. Scale: 1"=50' horizontal; 1"=5' or 1"=10' vertical.

B. Location, size and grade of mains and laterals.

C. Manhole size, location and flowline elevation.

D. Type of pipe.

E. B.M. location and elevation (use U.S.G.S. datum).

F. Profile Drawing

3.04 CULINARY WATER DRAWING REQUIREMENTS

A. Scale: 1"=50' horizontal; 1"=5' or 1"=10' vertical.

B. Size and location of water mains, valves, hydrants, and related appurtenances.

C. Type of pipe.

D. Minimum cover.

E. Details of all utility conflicts.

F. Profile Drawings, unless waived by the City Engineer.

3.05 IRRIGATION PIPE

A. Scale: 1"=50' horizontal; 1"=10' vertical.

B. Location, size and grade of mains. The mains shall be sloped to drain.

C. Elevations of main shall provide minimum 3 feet of cover on transmission lines and 2 feet of cover on distribution lines.

D. Type of pipe

E. B.M. location and elevation (use U.S.G.S. datum)

F. Profile Drawings, unless waived by the City Engineer.

3.06 STRUCTURES

A. Each set of plans shall be accompanied by a separate sheet of details for structures which are to be constructed.

B. All structures shall be designed in accordance with minimum requirements established by the Heber City Standard Specifications.

C. All structural drawings shall contain the following:

1. Scale of each detail.

2. Title block, lower right hand corner on all sheets, include name of subdivision.

3. Completely dimensioned and described.

PART 4 EXECUTION

4.01 GENERAL

A. All construction work involving the installation of improvements in subdivisions shall be subject to inspection by the City.

B. Certain types of construction require approval prior to proceeding with the work while other types only require periodic inspection while the work is occurring.

1. Approval is required prior to proceeding with the following types of work:
   a. Placing concrete for curb, gutter, sidewalks, thrust blocks, collars and other structures.
   b. Connections or tie-in's to existing water, sewer, storm drain, and irrigation systems
   c. Pipe line flushing, pressure testing, and videoing of water, sewer, storm drain, and irrigation lines.
   d. Street subgrade proof roll, placing subbase, and laying street asphalt.

2. Periodic inspections shall be required on the following:
   a. Street grading and gravel base.
   b. Excavations for curb and gutter and sidewalks.
   c. Excavations for structures.
   d. Trenches for laying pipe.
   e. Forms for curb and gutter, sidewalks and structures.
   f. Laying of street surfacing.

C. On construction requiring approval prior to proceeding with the work, any work done in the absence of an inspector's approval shall be subject to rejection. All underground GPS data must be collected prior to backfill. Inspector may request contractor to expose work that has been backfilled without prior inspection or to collect GPS data.

4.02 PRECONSTRUCTION CONFERENCE

A. A preconstruction conference shall be held before any excavation or other work is begun in the subdivision or project. The meeting will be held at a location specified by the City Engineer and will include: (a) City Engineer; (b) Developer or Project Manager; (c) Subdivision or Project Engineer; (d) all Contractors and Subcontractors involved with installing the subdivision or project improvements; (e) a representative of Heber City Inspection Department; (f) representatives of local utility companies as may be required by Heber City. Items pertaining to the construction and inspection of the subdivision or Project Improvements will be discussed. Upon request, one (1) copy of the Heber City Standard Specification and Drawings will be issued to the contractor during this meeting. Additional copies may be obtained for $20.00 each.

4.03 REQUESTS FOR INSPECTION

A. Requests for inspections shall be made to the City, in writing or by personal contact with the inspector assigned to the project, by the person responsible for construction.

B. Requests for inspection on work requiring continuous inspection shall be made at least three (3) days prior to the commencing of the work.

C. Notice for all other inspections shall be given one (1) working day in advance of the required inspection (subsequent inspections and re-inspection shall require the same notification period.

D. After hour and/or weekend inspections are available under extreme conditions, but are subject to payment of after hour inspection fees as shown in the Heber City Consolidated Fee Schedule. .

E. The Contractor/Developer shall GPS surface features (i.e. valves, meter cans, hydrants, cleanouts, manholes, irrigation boxes, etc.) for the Record Drawings. The Contractor/Developer shall coordinate with the Heber City Public Works Department to expose and GPS all underground features and connections to mains (i.e. corp. stops, sewer lateral connections to main, cleanouts, transitions and/or fittings, etc.) for City Mapping of the utilities.

4.04 REQUESTS FOR WATER SHUT DOWN

A. Request for water shut down shall be made a minimum of ~~24~~48 hours prior to the desired shut down.

B. Requests shall be made to the Public Works Superintendent and include, date, time and location.

C. Valves are to be opened and closed by City personnel only.

D. Contractor is to provide a minimum of 24 hour notification to all customers affected by the shutdown including but not limited to door to door contact and a flyer or handout describing the estimated date, time, location of the shut down, and emergency phone number. Contractor shall also notify the City 48 hours in advance so that a Parlant notification can be sent to affected customers.

4.05 CONSTRUCTION COMPLETION INSPECTION

A. An inspection shall be made by the City Engineer after all construction work is completed.

B. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date of City Engineers Inspection Report defining the faulty or defective work.

C. The Developer shall furnish "Record" drawings of all improvements prior to subdivision final approval. Record drawings shall be submitted via~~include~~ electronic PDF. ~~and~~ AutoCAD files. ~~A~~and/or a printed mylar shall also be submitted when requested. Record drawings shall be the original drawings, signed by the City and engineer of record, with corrections of minor changes that occurred during construction noted. Major changes that significantly change a drawing sheet will have a new design sheet created during construction and resigned by the City Engineer. All changes made to the design during construction shall be recorded and include, but not be limited to changes to alignments, elevations, utility main line locations, service lateral locations, and any other changes made during construction.

4.06 GUARANTEE OF WORK

A. The Developer shall warrant and guarantee the improvements by executing Heber City's Standard Performance Agreement and posting a bond, acceptable to the City, for ~~up to 20%~~100 percent of the ~~value~~estimated cost of the improvements to be constructed. The City will add 10 percent to the estimated cost to cover administrative costs incurred by the City to complete the improvements, if necessary. The improvements provided for hereunder, and every part thereof, will be guaranteed to remain in good condition for a period of ~~two (2)~~one years, after the date of Final Acceptance by the City Engineer. Developer agrees to make all repairs to the improvements during the guarantee period at no cost to the City. ~~The guarantee period may be reduced to one (1) year if final acceptance occurs between April 30th and November 1st and, if in the opinion of the City, the developer or the contractor's past performance has been excellent.~~ The improvement warranty period may be extended by the City if the City determines for good cause that the one-year period

would be inadequate to protect the public health, safety, and welfare; and if the City has substantial evidence on record of prior poor performance by the applicant, or that the area upon which the infrastructure will be constructed contains suspect soil that the City has not required the applicant to mitigate.

B. Final Acceptance shall not be granted and the guarantee period shall not commence until all of the items noted on the project punch list have been completed.

C. The determination for necessity of repairs and maintenance of the work rests with the City Engineer. His decision upon the matter shall be final and binding upon the Developer, and the guarantee hereby stipulated shall extend to and include, but shall not be limited to the entire street base, and all pipe, joints, valves, backfill, and compaction as well as the working surface, curbs, gutter, sidewalks, and other accessories that are, or may be affected by the construction operations, and whenever, in the judgment of the City Engineer, said work shall be in need of repair or rebuilding.

D. If the Developer fails to begin making repairs within ten (10) days from the date of the service of such notice, the City Engineer shall have such repairs made and the cost of such repairs shall be paid by the Developer together with an additional 25 percent for stipulated damages for failure on the part of the Developer to make the repairs.

4.07 SUBDIVISION ORDINANCES

A. The Developer and his Engineer must familiarize themselves with the existing subdivision ordinances, requirements of which mayare not be included in these Sstandards.

4.08 ROADWAY PERMITS

A. For construction material and procedures not addressed by the specifications, the most recent revision of the standard specification of the following agencies shall apply:

1. American Association of State Highway & Transportation Officials. (AASHTO).
2. American Society for Testing & Material (ASTM).
3. American Waterworks Association (AWWA).
4. Uniform Building Code of the International Conference of Building Officials (UBC).
5. Utah Department of Transportation (UDOT) Standard Specifications and Standard Plans.
6. Manual on Uniform Traffic Control Devices (MUTCD).

4.09 BUILDING PERMIT AND OCCUPANCY

A. Subdivisions and other large scale development shall be nearly complete with essential facilities (as defined in Heber City ordinances) being constructed pursuant to the accepted drawingsin place and operational before a building permit will be issued. Such completion shall be certified in writing verified by the City Engineer or their designee. The certification shall verify that the project has been built as per approved plans.

B. Occupancy will be allowed within any subdivision or development only upon compliance with Heber City Ordinances.

4.10 UNUSUAL LOADINGS

A. In unusual circumstances of structural loading, the City Engineer shall have the authority to require measures to strengthen structure and/or foundations as needed to protect the City's interests.

4.11 SNOW REMOVAL FOR ROADS AND FIRE HYDRANTS

A. The owner of the subdivision or other large scale development shall be responsible to keep the roads and the fire hydrants cleared of snow until the roads are accepted by the City Engineer.

B. The fire hydrants shall be cleared for at least three (3) feet in all directions.

END OF SECTION

SECTION 02607

MANHOLES AND COVERS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Modular precast concrete manhole sections with tongue-and-groove joints, covers, anchorage, and accessories.

1.02 RELATED SECTIONS

1.03 REFERENCES

A. AASHTO M-105: Gray Iron Castings.

B. ASTM C478: Precast Reinforced Concrete Manhole Sections.

C. ASTM C923: Resilient Connectors between Reinforced Concrete Manhole Structures and Pipes.

1.04 SUBMITTALS FOR REVIEW

A. Shop Drawings: Indicate manhole locations, elevations, piping, and sizes and elevations of penetrations.

B. Product Data: Provide manhole covers, component construction, features, configuration, and dimensions.

1.05 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

1.06 GENERAL REQUIREMENTS

A. The Contractor shall furnish and install watertight cast-in-place or precast concrete manholes at the locations shown on the Drawings approved by the City Engineer. All new manholes shall be precast unless the manhole is being installed on an existing line, unless otherwise approved in writing by the City Engineer. All precast manholes shall have flexible watertight pipe-to-manhole boot connectors. All cast-in-place manholes shall have a hydrophilic water stop at pipe-to-manhole connections.

B. Manholes shall be furnished complete with cast iron rings and covers.

~~C. Manhole spacing shall not exceed 400 lineal feet unless approved by City Engineer.~~

~~D. Manholes shall be installed at the end of each line exceeding 15 feet in length.~~

~~E.~~C. ~~Cleanouts shall not be substituted for manholes nor installed at the end of lines.~~

~~F.~~D. Cleanouts on sewer laterals shall be placed every 100 feet and at all bends.

~~G.~~E. Flow Channels:

1. The flow channel through manholes shall conform to the inlet and outlet pipe.

2. The depth of flow channels should be one-half to three-quarters of the diameter of the pipe.

PART 2 PRODUCTS

2.01 MATERIALS

A. Manufacturers:

1. Materials and Equipment: Product options and substitutions. Substitutions: Permitted.

2. Materials shall be manufactured by a Concrete Precast Association (CPA) approved facility.

B. Manhole Sections: Reinforced precast concrete in accordance with AASHTO M-199 and ASTM C923. Mortar and Grout: Type S.

2.02 COMPONENTS

A. Wall and Cone Sections:

1. Manhole walls shall be constructed of 48" I.D. precast sectional, reinforced concrete pipe.

2. For pipelines of 14" diameter or larger, the manholes shall be 60" minimum I.D.
   a. The throat section of the manhole shall be adjustable by use of pipe sections up to 18 inches in height.
   b. The taper section shall be a maximum of 3 feet in height, shall be of eccentric conical design, and shall taper uniformly from 48 inches to 30 inches inside diameter.
   c. The 48-inch inside diameter pipe used in the base section shall be furnished in section lengths of 1, 2, 3 and 4 feet as required.
   d. Reinforcing steel shall consist of a circular cage with a minimum cross sectional area of three-tenths (0.3) of a square inch of steel per foot in both directions.
   e. 18" space maximum between cone and lid.

3. All joint surfaces of precast sections and the face of the manhole base shall be thoroughly cleaned and wet prior to setting precast sections.

4. All manhole joints, including grade rings, shall be sealed with a butyl rubber sealant (mastic) that is permanently flexible and non-shrinking, similar to Brandt No. 95 Cold Weather Vault Sealant.

5. Mortar can be used for repairs and additional sealing of joints including grade rings and manhole rings. The mortar shall consist of 1 part cement and 1-1/2 parts sand with sufficient water added to bring mixture to workable consistency.

B. Manhole Steps:

1. 12" Copolymer Polypropylene Plastic Steps.

2. Reinforcement: ½" grade 60 steel reinforcement.

3. Steps must meet requirements outlined in ASTM C478 and ASTM C497.

C. Concrete Base Pad:

1. Except as noted below, manhole bases shall be pre-cast concrete conforming to the requirements of Section 03310 of these Specifications.

2. Where sewer lines pass through or enter manholes the invert channels shall be smooth and semi-circular in cross section.

3. Changes of direction of flow within the manholes shall be made with a smooth curve with as long a radius as possible and a minimum of 0.2 feet of fall.

4. The floor of the manhole outside the flow channels shall be smooth and slope toward the channel at not less than ½ inch per foot.

5. For high ground water areas, precast manholes and bases shall be required.

D. Lid and Frame:

1. All iron castings shall conform to the requirements of AASHTO M-105 for grey iron castings.

2. Rings and covers shall have machined bearing surfaces and a minimum cover weight of 150 pounds and minimum ring weight of 233 pounds.

3. The foundry name, year of manufacture, and "WATER", "SEWER", "STORM DRAIN", or "IRRIGATION" shall be marked on the cover.

4. All manhole rings shall be carefully set to the grade shown on the approved drawings or as directed by the City Engineer.

5. The manhole covers shall be so installed to be within 1/4" from the asphalt surface.

6. A concrete ring 12" wide, but no greater than 18" wide, and 8" thick will be poured around lid in accordance with Section 03304. Asphalt concrete collars are prohibited.

7. All manhole lids should be vented unless directed otherwise by the City Engineer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify items provided by other sections of Work are properly sized and located.

B. Verify that built-in items are in proper location and ready for roughing into Work.

C. Verify excavation for manholes is correct.

3.02 PREPARATION

A. Coordinate placement of inlet and outlet pipe or duct sleeves required by other sections.

3.03 PLACING MANHOLE SECTIONS

A. Place base pad, with top surface level.

B. Place manhole sections plumb and level, trim to correct elevations, anchor to base pad.

C. Cut and fit for pipe as required.

D. Grout vase of shaft sections to achieve slope to exit piping. Trowel smooth. Contour as required.

E. Set cover frames and covers level without tipping, to correct elevations.

3.04 DROP TYPE MANHOLES

~~A. A drop pipe should be provided for a sewer entering a manhole at an elevation of 24 inches or more above the manhole invert.~~

~~B.~~A. Where the difference in elevation between the incoming sewer and manhole invert is less than 24 inches, the invert shall be filleted to prevent solids deposition.

~~C.~~B. Drop manholes should be constructed with an outside wye drop connection. If an inside drop connection is necessary, it shall be secured to the interior wall of the manhole and provide access for cleaning. Inside drop connections will not be allowed without written approval from the Heber City Engineer.

~~D.~~C. Due to the unequal earth pressures that would result from the backfilling operation in the vicinity of the manhole, the entire outside drop connection shall be encased in low density concrete.

3.05 SCHEDULES

A. Storm Sewer Manholes: Precast concrete sections, copolymer polypropylene plastic steps, 48 inch inside dimension, to depth indicated, with bolted lid.

END OF SECTION

SECTION 02609

GREASE AND SAND INTERCEPTOR

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Modular precast concrete grease interceptor sections with joint covers, access holes, anchorage, cast iron ring, grate, and accessories.

B. Modular precast concrete sand interceptor sections with joint covers, access holes anchorage, cast iron ring, grate, and accessories.

C. Injection molded thermoplastic hydromechanical grease interceptors with covers, access holes, and accessories.

1.02 RELATED SECTIONS

1.03 REFERENCES

A. AASHTO M-105: Gray Iron Castings.

B. AASHTO M-199: Precast Reinforced Concrete.

C. ASTM C-923: Resilient Connectors between Reinforced Concrete Structures and Pipes.

1.04 SUBMITTALS FOR REVIEW

A. Product Data: Provide ring & covers, component construction, features, configuration, and dimensions.

1.05 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years documented experience.

1.06 GENERAL REQUIREMENTS

A. Grease and sand interceptors are required as pre-treatment before discharging into the sanitary sewer system from car washes, automobile service stations, any non-residential facility with a floor drain, and all non-residential food preparation facilities. ~~When determined by the City Engineer that grease control is required, per~~ Follow Chapter 10 of the International Plumbing Code~~, the following control shall be used~~. Grease interceptors, indoor and outdoor, shall be sized by the applicant, and a sizing certification from a professional engineer shall be provided to the City upon request.

1. Standard Grease Interceptors (outdoor, gravity):

   a. Grease interceptors are required on all new non-residential building construction or retrofits which include food preparation and serving areas
   b. A sampling manhole shall be located below the downstream outlet.

2. Hydromechanical Grease Interceptors (HGIs) (outdoor)

a. When approved by the City Engineer, approved HGIs may be used in low-grease/fat food service applications with less than 8 total fixture unit equivalents.
b. HGIs shall be properly sized EnduraXL models by Canplas Industries or approved equivalent.
c. Must include a separate sampling manhole or built in port that can be used for sampling.

~~c.~~

3. Indoor Grease Interceptors

a. For retrofit or remodel commercial construction, when approved by the City, an indoor Big Dipper Grease Interceptor system (or approved equivalent) may be installed inside the building.
b. Indoor grease interceptors will only be approved when, in the opinion of the City, space constraints make outdoor interceptors impractical or infeasible.
c. Access shall be provided upon request to City personnel for system inspection.

~~3.~~

B. The Contractor shall furnish and install watertight cast-in-place or precast concrete grease interceptors and sand interceptors as required by the City Engineer or City Officials.

C. Grease interceptors and sand interceptors shall be furnished complete with cast iron rings and covers.

D. Design of grease/sand interceptors and grease traps need to be approved by City Engineer.

E. Flow Channels

1. The flow channel through Grease interceptors shall conform with the slope of the sewer.

2. Adjacent floor area should drain to the channel with the minimum slope of 1 inch per foot.

PART 2 PRODUCTS

2.01 MATERIALS

A. Manufacturers:

1. Amcor.

2. Geneva Pipe.

3. Dura-crete.

B. Grease interceptor Sections and sand interceptor: Reinforced precast concrete in accordance with AASHTO M-199 with gaskets in accordance with ASTM C923.

C. Mortar and Grout: Type S.

2.02 COMPONENTS

A. Standard Grease Interceptors

1. Outdoor gravity grease interceptors shall have a minimum of two compartments.

2. The minimum size for grease interceptors shall be 750 gallons, unless otherwise approved

3. Wall Sections to be designed to meet ASTM C913 with AASHTO HS-20 loading:

   a. Interceptors shall be constructed of 6" thick precast reinforced concrete. Box size to be 3-foot by 3-foot and the height as shown on plans. Provide grade rings as needed.

   b. Grease interceptor shall be designed to meet ASTM C-857 "minimum structural design loading for underground precast concrete utility structures. Provide grade rings as needed.

   c. All joint surfaces of precast sections and the face of the walls, base, and grade rings shall be thoroughly cleaned and wet prior to setting precast sections.

   d. All joints including grade rings shall be set in mortar consisting of 1 part cement and 1 ½ parts sand with sufficient water added to bring the mixture to workable consistency, or the joints shall be sealed with butyl rubber gasket that is permanently flexible and non-shrinking, similar to Brandt No. 95 Cold Weather Vault Sealant.

4. Lid and Frame:

   a. All iron castings shall conform to the requirements of H-20 loading for grey iron castings.

   b. Rings and grates shall have machined bearing surfaces and a minimum cover weight of 150 pounds and minimum ring weight of 233 pounds.

   c. The foundry name, year of manufacture, and "SEWER"shall be marked on the cover.

   d. All Grease interceptor and clean-out box rings shall be carefully set to the grade as shown on the approved drawings or as directed by the Engineer.

   e. Grate covers shall be so installed to be within 1/4" below the finished surface.

   f. A concrete ring 12" wide and 8" thick will be poured around lid in accordance with Section 03304.

2.03 CONFIGURATION

A. Shape: rectangular.

B. Design Size: design criteria to be submitted to the City Engineer for review.

C. Clear Grate and Lid Opening: 24 inches diameter.

D. Pipe Inlet and Outlet: Pipe inlet and outlet to be grouted to eliminate infiltration and leakage.

PART 3 EXECUTION

3.01 PLACING CONCRETE SECTIONS

A. Place base pad, trowel top surface level.

B. Place Grease interceptor or sand interceptor plumb and level, trim to correct elevations, anchor to base pad.

C. Cut and fit for pipe as required.

D. Grout base of shaft sections to achieve slope to exit piping.

E. Provide grade rings and Trowel smooth. Contour as required.

F. Set cover frames and covers level without tipping, and to correct elevations.

3.02 SCHEDULES

A. Grease interceptors and sand interceptors: Precast concrete sections, copolymer polypropylene plastic steps, to depth indicated, with tamper proof lid.

END OF SECTION

SECTION 02668

WATER TRANSMISSION AND DISTRIBUTION SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Pipe and fittings for culinary water line.

B. Valves, fire hydrants and water meters.

1.02 RELATED SECTIONS

A. Section 02205: Common Fill.

B. Section 02206: Select Fill.

C. Section 02225: Excavating and Backfill Operations.

D. Section 02250: Soil Compaction.

E. Section 02660: Pipeline Testing.

F. Section 02675: Disinfection.

G. Section 03300: Cast-in-Place Concrete: Concrete for thrust restraints.

1.03 REFERENCES

A. ASME B16.18: Cast Copper Alloy Solder Joint Pressure Fittings.

B. ASME B16.22: Wrought Copper and Copper Alloy Solder Joint Pressure Fittings.

C. ASTM B88: Seamless Copper Water Tube.

D. ASTM D2241: Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR).

E. ASTM D2855: Making Solvent-Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and fittings.

F. AWWA C104: Cement-Mortar Lining for Ductile-Iron Pipe and Fittings for Water.

G. AWWA C105: Polyethylene Encasement for Ductile Iron Piping for Water and Other liquids.

H. AWWA C110: American National Standard for Ductile-Iron and Gray-Iron Fittings, 3 In. Through 48 In., for Water and Other Liquids.

I. AWWA C111: Rubber-Gasket Joints for Ductile Iron and Grey-Iron Pressure Pipe and Fittings.

J. AWWA C151: Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids.

K. AWWA C500: Gate Valves, 3 through 48 in NPS, for Water and Sewage Systems.

L. AWWA C502: Dry Barrel Fire Hydrants.

M. AWWA C504: Rubber Seated Butterfly Valves.

N. AWWA C600: Installation of Ductile-Iron Water Mains and Appurtenances.

O. AWWA C900: Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4 inch through 12 inch, for Water.

P. AWWA C906: Polyethylene (PE) Pressure Pipe and Fittings, 4 In. Through 63 In. for Water Distribution and Transmission

Q. UL 246: Hydrants for Fire - Protection Service.

1.04 SUBMITTALS

A. Prior to construction, submit 6 copies of the manufacturers specification for all products to the engineer for approval.

1.05 SUBMITTALS AT PROJECT CLOSEOUT

A. Record and submit actual locations of piping, valves, connections, thrust restraints, and invert elevations.

B. Identify and describe unexpected variations in subsoil conditions or utilities.

1.06 SPECIAL REQUIREMENTS & CONSIDERATIONS

A. All materials which may contact drinking water, including pipes, gaskets, lubricants, and O-Rings, shall be ANSI-certified as meeting the requirements of ANSI/NSF Standard 61, Drinking Water System Components – Health Effects. To permit field-verification of this certification, all components shall be appropriately stamped with the NSF logo.

B. Pipe, joints, fittings, valves, and fire hydrants shall conform to applicable sections of AWWA Standards C104-A21.4-08 through C550-05 and C900-07 through C950-07.

C. All pipe materials and fittings shall be "lead free" in accordance with Section 1417 of the Federal Safe Drinking Water Act. They shall be certified as meeting ANSI/NSF 372 or Annex G of ANSI/SNF 61.

~~D. The standard horizontal distance between water lines and sanitary sewer lines shall be at least 10 feet. Where a water main and sewer line must cross, the water main shall be at least 18 inches above the sewer line. Separation distances shall be measured from pipe edge to pipe edge. Adherence to all separation requirements included in Sections R309-550-7 and R309-550-12 shall be required unless a written variance is requested and granted from the Utah Division of Drinking Water and Heber City.~~

~~E. Special design and construction considerations in accordance with Section R309-550-5(6) of the Utah Administrative Code shall be required for water mains located in areas of geologic hazard (e.g., slide zones, fault zones, river crossings, etc.)~~

~~F. Surface water crossings are generally prohibited and will only be allowed when no other practical alternatives exist and when specifically approved in writing by the City Engineer. If allowed, surface water crossings shall be designed and constructed in accordance with Section R309-550-8(8) of the Utah Administrative Code.~~

~~G. To provide increased reliability of service and reduce head loss, dead ends shall be minimized by making appropriate tie-ins and "looping" of the water system whenever practical. Where dead-~~

~~end mains do occur (permanent or temporary), a fire hydrant or approved blow-off assembly shall be installed for flushing purposes as directed by the City Engineer. Flushing devices must have the minimum sizes shown on Heber City Standard Drawing "Water-8", but must also be sized to provide a minimum velocity of 2.5 fps in the water main.~~

PART 2 PRODUCTS

2.01 DUCTILE IRON WATER PIPE

A. Ductile Iron Water pipe shall be Class 50 for slip-on joint piping (Class 51 for 4-inch size) and Class 53 for mechanical joint and flanged joint piping.

B. All piping shall conform to AWWA Specification C151 of the latest revision.

C. Pipe joints shall be the push-on rubber gasket type of mechanical joint type with rubber gaskets conforming to AWWA C111 of latest revision or flanged connections conforming to AWWA C115 of latest revision.

D. All Ductile Iron Pipe wall thickness shall conform to AWWA C150.

E. Fittings: Fittings shall conform to AWWA Specification C110, or C153 and shall have mechanical, flanged or push-on rubber gasket joints.

F. Coatings and Linings for Ductile Iron Pipe:

1. All exterior surfaces of pipe and fittings shall be coated with hot coal tar approximately 1 mil thick or polyethylene encasement (AWWA C105) when soils conditions require additional protection.

2. All interior surfaces of pipe and fittings shall be coated with the standard thickness cement mortar lining in conformity with the requirements of AWWA C104

G. Markings:

1. Pipe markings shall include the following, marked continuously down the length:
   a. Manufacturer's Name.
   b. Nominal Size.
   c. Class Pressure Rating.
   d. NSF Logo.
   e. Identification Code.

~~H. Minimum water main size is 8 inches for culinary and 6 inches for secondary irrigation.~~

2.02 POLYVINYL CHLORIDE PIPE (PVC)

A. All PVC pipe used for transmission lines shall be AWWA C900, DR-18 or as determined by the City Engineer. All PVC pipe used for secondary irrigation lines shall be AWWA C900, DR-18 Purple pipe or as determined by the City Engineer.

B. Conformance: All PVC pipe shall conform to the latest revisions of the following specifications.

1. AWWA Spec. C900 (PVC pressure pipe for water).

2. ASTM Spec. D-2241 (Dimensions, Class, SDR, and tolerances).

3. National Sanitation Foundation Testing Laboratories (NFS).

4. Rubber Gasketing shall conform to ASTM F477.

5. Joints in compliance with ASTM D3139.

C. Pipe Dimensions:

1. Standard lengths shall be 20 feet.

2. Wall thickness shall be in accordance with ASTM d-2241.

3. Pipe ends shall be beveled to accept the gasketed coupling (4" and larger).

~~4. Minimum water main size is 8 inches for culinary and 6 inches for secondary irrigation.~~

D. Couplings and Fittings:

1. For pipelines over 2 inches in diameter, ductile iron fittings in conformance with AWWA C110 or C153 shall be used on PVC pipelines and shall have mechanical, flanged or push-on rubber gasket joints.

2. Where PVC fittings or couplings are used, they shall be furnished by the pipe manufacturer and shall accommodate the pipe for which they are to be used.

3. They shall have a minimum pressure rating of 200 psi.

4. Insertion depth of the pipe in the coupling shall be controlled by a gauge mark or mechanical stop in the coupling which will allow for a thermal expansion and contraction.

E. Lubrication: Lubrication shall be water soluble, non-toxic, be non-objectionable in taste and odor imparted to the fluid, be non-supporting of bacteria growth, and have no deteriorating effect on the PVC or rubber gaskets.

F. Concrete Blocking:

1. All fittings at bends and branches in water pipe lines shall be provided with concrete thrust blocking as shown on the Standard Drawings in addition to mechanical restraints.

2. All bolts shall be greased and bends will be wrapped with 8 mil plastic.

3. Blocking shall be of concrete specified in Section 03300, poured in place and shall bear against solid undisturbed earth at the sides and bottom of the trench excavation and shall be shaped so as to not obstruct access to the joints of the pipe or fitting.

2.03___-HIGH-DENSITY POLYETHYLENE (HDPE)

A. HDPE pipe shall only be used under certain design conditions with prior approval from City Engineer. All HDPE pipe used for culinary water transmission lines shall be AWWA C906, DR-11 with blue stripe or as determined by the City Engineer. All HDPE pipe used for secondary irrigation lines shall be AWWA C906, DR-11 with purple pipe or as determined by the City Engineer.

B. Conformance: All HDPE pipe shall conform to the latest revisions of the following specifications.

1. AWWA Spec. C906 (Polyethylene (PE) Pressure Pipe and Fittings, 4 In. Through 63 In., for Water Distribution and Transmission).

2. ASTM D-2239 (Standard Spec for Polyethylene (PE) Plastic Pipe), ASTM D2737, ASTM D3035, and F714 (PVC plastic pipe SDR-PR and Class T).

G. Pipe Dimensions:

1. D.I.P.S shall be used unless otherwise stated.

2. Standard lengths shall be 40 or 50 feet.

~~3. Minimum water main size is 8 inches I.D. for culinary and 6 inches I.D. for secondary irrigation.~~

2.04 GATE VALVES

A. Gate valves shall be used for all applications. In cases where there is limited vertical clearance or when the operating nut of the gate valve would be less than three (3) feet from the surface, horizontal gate valves shall be used.

B. Furnish gate valves that conform to the requirements of AWWA C509~~, for applications less than 14" diameter and AWWA C515 for applications 14" diameter and greater, with cast iron body, bronze mounted, resilient wedge, parallel seat, non-rising stem design with "O" ring seals.~~

C. Operating Direction: Open counterclockwise.

D. Buried Valves: Unless otherwise shown or specified, in line valves shall be of Mechanical Joint connection design for buried service. Flange connections shall be used connecting valves to tees or crosses for buried service.

E. Buried Valves shall have 2" operation nuts.

F. Horizontal gate valves shall have 2:1 beveled gear reduction, unless otherwise approved by the City Engineer.

2.05 BUTTERFLY VALVES ~~(PROHIBITED UNLESS APPROVED BY THE CITY ENGINEER IN SPECIFIC CASES.)~~

~~A. Butterfly valves, if approved, are used when applications are 14" inch diameter or greater.~~

B. Material, in accordance with AWWA C504.

C. Body Type:

1. Valves shall be high strength cast iron ASTM A-126, Class B with 18-8 Type 304 stainless steel body seat.

2. Valve vane shall be mechanically secured with an integral 18-8 stainless steel clamp ring and 18-8 stainless steel nylon locked screws.

3. If mechanical joints are used, the installation shall be per AWWA Specification C111 and accessories (bolts, glands, and gaskets) shall be included.

4. All butterfly valves shall be of the rubber-seated tight-closing type. The rubber seat shall be a full circle 360° seat not penetrated by the valve shaft.

D. Valve Shafts:

1. The valve shaft shall be one piece extending full size through the entire valve and operator with no neckdown, keyways, or holes to weaken it.

2. The valve shaft shall have 304 stainless steel journals rotating in reinforced Teflon bearings.

3. Valves shall have permanently set two-way thrust bearing.

4. Packing shall be "triple-seal" rubber designed for permanent duty in underground service.

E. All valves shall have stainless bolts and zinc coated stainless steel nuts.

F. Flange connections shall be used connecting valves to tees or crosses for buried service.

2.06 VALVE BOXES

A. All buried valves shall be installed with cast iron, 2 piece, sleeve type, with an expanded bell base, 5 1/4 inch shaft valve boxes.

~~A.~~B. All valve nut extensions shall be pinned or otherwise locked to the valve nut.

2.07 TAPPING SADDLES / SLEEVES

A. For tapping saddles used for service connections to plastic pipe, provide full circle saddles. For all other pipe provide double strap bronze alloy, ductile iron, or stainless steel saddles.

B. Provide tapping saddles that have a minimum rated working pressure of 300 psi, neoprene Buna N gaskets, and bronze tapered threads.

C. When approved by Heber City, tapping sleeves may be used for fire lines or other branch branch connections. Tapping sleeves shall be ROMAC Industries SST (or approved equivalent). Tapping sleeves shall not be used for size-on-size applications. The branch line must be at least one nominal pipe size less than the line being connected to. Bricks shall be used for support, not wood shims or any other material.

2.08 SERVICE CONNECTIONS

A. Provide and install according to standard drawings.

B. Service Pipe:

1. Provide single length Polyethylene pipe (copper tube size) with compression fittings. Copper services are not allowed.

2. Locate service taps in the upper quadrant of the main line, approximately at 45 degrees. The minimum distance between taps is 24", with a 5 degree stager. Do not make service taps within 24" of the end of the main line.

3. Service saddles are required on all taps unless indicated otherwise. All water main saddles must be installed with a torque wrench to the torque setting found on the informational tags attached to the saddle body.

4. In subdivision developments, the contractor shall be responsible to furnish and install the corporation type stop and laterals to a point on private property 10 feet past the street right-of-way line.

5. No splices in water services for new service and relocation unless approved by City Engineer.

C. New Meter Boxes: ~~Mueller / Hunt~~ Thermal-Coil Meter Assembly. See the Appendix for alternatives.

~~C.~~ Existing Meter Box Repairs: Double walled plastic can with ring and cover of sufficient strength to withstand H-20 loadings without damage.
Meter Boxes are allowed within the driveway "zone" with prior approval from the Public Works Department. The driveway "zone" shall include the flared driveway approach including five feet either side from the top of the flare. All retrofit of meter boxes within the driveway "zone" shall include shear support at the bottom of the meter box and shall be flush with the concrete surface.

D. Meter Setters: Series 70 manufactured by Ford or Mueller.

E. Service connections greater in size than 2" shall follow the Compound Meter with 2" Bypass details in the latest version of the APWA Standard Plans & Specifications published under the direction of the Utah Chapter of the American Public Works Association. For details on specific meter requirements, contact the Heber City Public Works Department.

F. All materials to be supplied by the Contractor, except for the meter.

2.09 HYDRANT

A. In accordance with AWWA C502 and pattern approved by Owner.

B. 6-inch cast iron hydrant as manufactured by Mueller Centurion 250, ~~or~~ Waterous – Model # WB-67-250, or Clow Medallion.~~.~~

C. Cast-Iron Body Fire Hydrant: Compression type, opening against pressure and closing with pressure, base valve design, 150 psi working pressure, with 1/4" diameter minimum tapping and bronze plug in standpipe.

1. Size: Minimum 5 1/4" valve opening.

2. Direction to Open Hydrant: Left.

3. Size and Shape of Operating and Cap Nuts: Pentagon 1-1/2" point to flat.

4. Hose Nozzles: Two 2-1/2" National Standard Thread, cap, gasket and chain.

5. Pumper Nozzles: One 4-1/2" National Standard Thread, cap, gasket and chain.

6. Depth of Cover: 5'-0" to top of pipe unless indicated otherwise.

7. Connection to Main: O-ring seals and a 6" ASA 125 pound flanged inlet.

8. Pressure: Designed for a working pressure of 175 psi and a hydrostatic pressure of 350 psi.

9. Bottom connection: 6" flanged. Designed to allow the flanges at the sidewalk level to separate when hydrant is sheared off.

10. Automatic drain: Opens as the hydrant is closed.

11. Hydrants shall be provided by the manufacturer with a factory applied red coating. Field painting of hydrants shall not be allowed.

D. Mechanical joint or flanged in accordance with AWWA C110 and AWWA C111.

~~E. Hydrant spacing shall not exceed 500 feet.~~

2.10 FIRE SERVICE

A. All fire service shall be a minimum 3" ductile iron pipe.

B. All fire services are required to install a gate valve at the main line connection and a RP double check backflow valve immediately inside the building. Tracer wire shall be installed along entire length of fire service.

2.11 AIR RELEASE STATIONS

~~A. Air Releases shall be installed at all peaks and sharp changes in gradient with a difference of elevation greater than 15 feet. If the waterline has service connections within the location of the peak or change in the gradient, the air release station may be eliminated at the City Engineers discretion.~~

2.12 BACK FLOW PREVENTORS

A. All irrigation lines connected to culinary system shall have RP backflow devices with 3 chambers, and above ground air release with an air gap.

B. All backflow preventers shall be tested by a certified backflow technician, and a passing test report will need to be provided to the City.

2.13 HARDWARE, ACCESSORIES & BOLT PACKS

A. All hardware, bolt packs, etc. to be buried shall be greased with food grade FM grease and wrapped in 8 mil (min) plastic secured in place using heavy duty adhesive tape.

B. All hardware, piloting, bolt packs, etc. to be exposed (including in manholes and vaults) shall be Stainless Steel unless otherwise approved by the City Engineer.

PART 3 EXECUTION

3.01 PREPARATION

A. Cut pipe ends square, ream pipe and tube ends to full pipe diameter, remove burrs.

B. Remove scale and dirt on inside and outside before assembly.

C. Prepare pipe connections to equipment with flanges or unions.

3.02 BEDDING

Refer to Section 02225

3.03 INSTALLATION – PIPE & FITTINGS

A. The bottom of the trench shall be cut flat, true and even to provide uniform bearing for the full length of the pipe barrel.

B. Under no circumstances shall pipe or accessories be dropped into the trench.

C. Each pipe shall be laid true to line and grade and in such manner as to form a close concentric joint with adjoining pipe to prevent sudden offsets.

D. Pipe bedding and trench backfill shall be as defined in the previous sections.

E. Install fittings, valves, etc., without the use of repair sleeves unless otherwise approved by the Public Works Director. Cut-in fittings, valves, etc., shall be installed with the use of Mechanical Joint by Flange adapters (or other means as necessary) to eliminate the need for repair sleeves.

F. As work progresses, interior of pipe shall be cleared of dirt and other superfluous materials.

G. Trenches shall be kept free from water until pipe jointing has been completed. Pipe shall not be laid when condition or trench or weather is unsuitable for such work.

H. At all times when work is not in progress, all open ends of pipe and fittings shall be securely closed so that no water, earth, or other substance will enter pipe or fittings.

I. Maintain separation of water main and services from sewer piping in accordance with Utah State Code.

J. Install pipe to indicated elevation to within tolerance of 5/8 inches.

K. Install ductile iron piping and fittings to AWWA C600.

L. Route pipe in straight line.

M. Install pipe to allow for expansion and contraction without stressing pipe or joints.

N. Install access fittings to permit disinfection of water system performed under Section 02675.

O. Slope secondary irrigation water pipe and position drains at low points. Drains shall discharge into storm drain system or other stream course that will not adversely impact adjacent properties.

P. Form and place concrete for thrust restraints at each elbow, change of direction, or dead end of pipe main.

Q. Install mechanical joint restraints approved by Heber City at all bends, branches, or dead ends.

R. Establish elevations of buried culinary piping to ensure not less than 5 feet of cover.

S. Establish elevations of buried irrigation piping to ensure not less than 2 feet of cover. Elevation of buried irrigation piping shall be set to match the design elevations and slopes identified in the plans. Survey cut stakes shall be utilized and followed when installing irrigation piping.

T. Install metallic tape continuous over top of pipe buried 12 inches above pipe line.

U. Backfill trench in accordance with Section 02250.

V. Handling Ductile Iron Pipe:

1. Pipe and fittings shall be handled in such a manner as to insure installations in sound, undamaged condition.

2. Particular care shall be taken not to injure the pipe coating and lining. Cement lining in pipe or fittings which is broken or loosened shall be cause for rejection of pipe or fittings.

3. All damaged pipe coating shall be repaired, prior to laying pipe or placing backfill.

4. Repair shall be accomplished by removing all damaged coating, wire-brushing to exposed metal, and applying two coats of coal tar coating of a type and quality to that originally in coating the pipe.

W. Cutting, Cleaning and Inspection:

1. Cutting of pipe for closure pieces or for other reasons shall be done in a neat and workmanlike manner by a method which will not damage the pipe.

2. Before installation, each pipe shall be inspected for defects.

3. All defective, damaged or unsound pipe shall be rejected.

X. Location of Stub Pipes:

1. The location of each stub shall be marked by placing a 2 x 4 marker at the end of the pipe and extending vertically from the end of the pipe to approximately 15 inches above the ground surface.

2. The portion of the 2 x 4 extending above ground, shall be painted as follows:
   a. Green - indicating sewer stub.
   b. Blue - indicating water.

3.04 INSTALLATION - VALVES AND HYDRANTS

A. Set valves on solid bearing.

B. Locate valves on property lines, at each intersection, and not more than 500 feet between.

C. Center and plumb valve box over valve. Set box cover flush with finished grade with concrete collar as per standard drawings.

D. Set hydrants plumb; locate pumper nozzle perpendicular to and facing roadway.

E. Valves located next to fittings shall be connected via flange x flange joints.

F. Anchorages: Provide anchorages for tees, wyes, crosses, plugs, caps, bends, valves, and hydrants. After installation, apply full coat of asphalt or other acceptable corrosion-retarding material to surfaces of ferrous anchorages.

G. On private building fire services, a gate valve must be installed at the property line to isolate the fire service and a detector check valve must be installed where the fire line first enters the building.

3.05 INSTALLATION - SERVICE CONNECTIONS

A. The contractor or home owner must provide and install all parts according to the standard drawings.

B. The Engineer or Public Works Department must inspect the installation before burying or backfilling. The Contractor shall conform to the following requirements before a water meter shall be installed by Heber City:

1. Notify the Water Department at least five working days prior to the time the meter is to be installed and before backfilling.

2. The water lateral should be exposed in the street right-of-way one foot outside the property line, even if the lateral extends onto the property.

3. The end of the house lateral should be within 2 feet of the service lateral.

4. Both laterals should be exposed freely in the center of the excavation.

5. To prevent damage from possible freezing, the water lateral may be covered with materials such as sand, light gravel, straw, insulation, or similar light materials.
6. To establish the correct street right-of-way line, the property line pins or the sidewalk must be in place.

C. All of the above requirements must be complied with to the satisfaction of the City before the water meter will be installed.

D. A service charge will be assessed for crew time when prerequisites are not met before setting a meter. This fee must be paid before the meter installation will be rescheduled.

E. Any required re-setting of the water meter following initial installation shall be done by the City at the expense of the Developer or Contractor.

F. Place meter can in park strip or 1 foot behind sidewalk or on city side of property line, as directed by City Engineer.

G. Install setter no closer than 24" of ground surface.

H. Lids shall be flush with top of sidewalk elevation.

3.06 DISINFECTION OF CULINARY WATER PIPING SYSTEM

A. Flush and disinfect system in accordance with Section 02675.

3.07 TESTING OF WATER PIPING SYSTEMS

A. Test pipeline system in accordance with Section 02660.

3.08 TRACER WIRE INSTALLATION

A. Copper tracer wire to be installed the total length of pipeline with a branch to each tee, cross, and fire hydrant. (See Standard Drawing):

1. Copper wire should be #12 gauge single strand jacketed wire, manufactured for underground service.

2. Wire shall be continuous without breaks. Splices shall be made with petroleum filled wire nut caps.

3. Tracer Wire to be secured to top of pipe at a minimum of every Ten feet, by means other than metallic.
4. Tracer Wire should be brought up in all fire hydrants in culinary water lines, and in the first lateral of each street for pressurized irrigation (not to exceed 500 feet).

B. Perform a continuity test in the presence of the City Inspector prior to paving.

3.09 FIELD QUALITY CONTROL

A. Compaction testing will be performed in accordance with section 02250.

B. If tests indicate Work does not meet specified requirements, remove work, replace, and retest.

END OF SECTION

SECTION 02720

SANITARY SEWER AND STORM DRAIN SYSTEMS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. The requirements for pipe material and installation in sewer and drainage collection systems. All materials and workmanship shall strictly comply with the Utah State Plumbing Code.

1.02 REFERENCES

A. Section 02660: Pipeline Testing.

B. AASHTO-291: Standard Specification for Carbon Steel Bolts and Studs, 60,000 psi Tensile Strength.

C. ASTM D 1248: Standard Specification for Polyethylene Plastics Molding and Extrusion Materials.

D. ASTM D 2239: Standard Specification for Polyethylene (PE) Plastic Pipe (SDR-PR) Based on Controlled Inside Diameter.

E. ASTM D 2321: Standard Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe.

F. ASTM D 2657: Standard Recommended Practice for Heat Joining of Thermoplastic Pipe and Fittings.

G. ASTM D 2774: Standard Recommended Practice for Underground Installation of Thermoplastic Pressure Piping.

H. ASTM D 3261: Standard Specification for Butt Heat Fusion Polyethylene (PE) Plastic Fittings for Polyethylene (PE) Plastic Pipe and Tubing.

I. ASTM D 3350: Standard Specification for Polyethylene Plastics Pipe and Fittings Materials.

J. ASTM F 405: Standard Specification for Corrugated High Density Polyethylene (PE) Tubing and Fittings.

K. ASTM F 667: Standard Specification for Large Diameter Corrugated High Density Polyethylene Tubing and Fittings.

L. ASTM F 1055: Standard Specification for Electrofusion Type Polyethylene Fittings for Outside Diameter Controlled Polyethylene Pipe and Tubing.

M. ASTM C 1479: Standard Practice for Installation of Precast Concrete Sewer, Storm Drain, and Culvert Pipe Using Standard Installations.

1.03 DEFINITIONS

A. Standard Dimension Ratio (SDR): Average diameter of pipe divided by the minimum wall thickness. The diameter may be either inside or outside measurement depending upon which standard is referenced.

B. Code Designation: A rating of polyethylene pipe materials by the Plastic Pipe Institute. The designation PE 3408 designates the type of plastic pipe (PE), the grade (34), and the hydrostatic design stress measured in units of 100 psi (08).

1.04 SUBMITTALS

A. Manufacturer's affidavit certifying product was manufactured, tested and supplied in accordance with applicable references in this section together with a report of the test results and the date each test was completed.

PART 2 MATERIALS

2.01 REINFORCED CONCRETE SEWER AND STORM DRAIN PIPE

A. Reinforced concrete pipe shall be used for all sanitary sewers and storm drains where installation does not provide a cover of at least 2 feet over the top of the pipe.

B. Reinforced concrete pipe shall comply with the requirements of ASTM C76-109 with bell and spigot rubber gasket type joints for sanitary sewers and the alternate option of tongue and groove mortar joints for storm drain lines.

~~C. Minimum storm drain size is 18 inches, minimum sewer main size is 8 inches.~~

2.02 ~~CORRUGATED METAL STORM DRAINCULVERT PIPE~~

~~A. Galvanized or aluminized steel~~

~~1. Material according to ASTM A-929.~~

~~2. Pipe according to AASHTO M-36.~~

~~3. Design according to ASTM A-796.~~

~~4. Installation according to ASTM A-798.~~

~~B. Asphalt dipped according to ASTM A-849.~~

~~C. Pipe shall be Galvanized, Aluminized, or Asphalt dipped as required by City Engineer.~~

~~D. Minimum No. 14 gage plate thickness.~~

~~E. Pipe must be a minimum of 18 inches.~~

2.03 SUBSURFACE DRAIN PIPE

A. Pipe

1. Perforated PVC (ASTM D-1784).

2. Perforated Concrete Sewer Pipe (AASHTO M-86 & M-170).
3. Corrugated polyethylene piping (ASTM F-405-77a).

B. Bedding shall be drain rock.

2.04 PLASTIC SEWER PIPE

A. This specification covers rigid polyvinyl chloride pipe and fittings, hereinafter called PVC pipe and PVC fittings. The pipe and fittings shall meet or exceed all of the requirements of ASTM Specification D3034 and ASTM F679.

B. Samples of pipe, physical and chemical data sheets shall be submitted to the City Engineer for approval and his approval shall be obtained before pipe is purchased.

C. This pipe shall be homogeneous throughout and free form cracks, holes, foreign inclusions or other defects. The pipe shall be as uniform as commercially practical in color.

D. Physical Requirements

1. All PVC sewer pipe and fittings shall be made from clean, virgin, Type 1, Grade 1, PVC and minimum SDR-35 (PS46), conforming to ASTM resin specification D-1784. SDR-26 (PS115) or thicker (including fittings) shall be used for depths exceeding 12 ft measured from the top of the pipe, unless otherwise approved by the City Engineer.

~~2. All sewer pipe installed between manholes shall be of the same SDR and/or classification and shall be the highest classification required along the section.~~

~~3.~~2. All pipe joints shall be bell and spigot type with rubber ring gasket to permit expansion and contraction.

~~4.~~3. Pipe and fittings must be assembled with a nontoxic lubricant.

~~5.~~4. All pipe shall be less than 20 feet in length.

~~6.~~5. Spigot ends will have 15° tapered end with a memory mark around the diameter of the pipe to indicate proper insertion depth.

~~7.~~6. Wyes shall be of the same material as the pipe and in no case shall have thinner walls than that of the pipe furnished.

~~8.~~7. Sample wyes must be submitted for the City Engineer's approval and his approval must be obtained before purchase of the wyes.

~~9. Minimum sewer main line size is 8 inches.~~

2.05 HIGH DENSITY POLYETHYLENE STORM DRAIN PIPE (HDPE)

A. Smooth pipe systems

1. Material: Polyethylene code designation PE 3408 as rated in ASTM D 2239 with a minimum ASTM D 3350 cell classification of 345434C, and an SDR or pressure class rating as indicated.

2. Fittings: Manufactured of same resin as the pipe.

3. Joints:
   a. Thermally welded butt fusion in accordance with ASTM D 3261.
   b. Flanged in accordance with ASTM D 2657.

c. Ultra high molecular weight electrofusion tape with a polyethylene coupler meeting ASTM F1055 requirements.

4. Nuts and Bolts: Carbon steel machined heavy hex heads, Class 2 fit in accordance with ASTM A 307; Grade B, threads in accordance with ASME B1.1 Tape wrap steel materials for protection against corrosion after piping installation.

B. Corrugated Pipe Systems

1. Material: "High density polyethylene pipe shall be smooth lined and meet the requirements of AASHTO M294 Type S."

2. Material: Polyethylene, in accordance with ASTM F 405 or ASTM F 667, Type III, Category 4 or 5, Grade P33, Class C, or Grade P34, Class C as defined by ASTM D 1248.

3. Material: Polypropylene compound for pipe and fitting production shall be impact modified copolymer meeting the material requirements of ASTM F2881, Section 5 and AASHTO M330, Section 6.1

4. Fittings: Manufactured of same resin as the pipe.

a. Polypropylene fittings shall conform to ASTM F2881 or AASHTO M330. Bell and spigot connections shall utilize a welded or integral bell and valley or inline gaskets meeting the watertight joint performance requirements of ASTM D3212.

5. Joints: Bell and Spigot Type.

a. Polypropylene joints shall be joined using bell & spigot joints meeting the requirements of ASTM F2881 or AASHTO M330. The joint shall be watertight according to the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477.

C. Pipe Markings

1. Mark pipes continuously to identify:
   a. Manufacturer's name (or trade mark) and code.
   b. Nominal size.
   c. Polyethylene code designation.
   d. SDR rating. (Not applicable to corrugated polyethylene.)
   e. Date of manufacture.
   f. Pressure class. (Not applicable to corrugated polyethylene.)
   g. ASTM or AWWA designation number.

~~D. All storm drain sewer pipe must be a minimum of 18-inch in diameter for main lines.~~

2.06 SEWER LATERAL CONNECTIONS

A. All sewer lateral connections to new sewers shall be through preformed wyes.

B. Connections to existing sewers will be done with a sewer tapping machine as shown in Standard Drawings and use a Romac CB sewer saddle. "Inserta Tee" may be used only with prior approval from the Public Works Director and only on sewer laterals 10" and larger. All installations of "Inserta Tee" must be witnessed, inspected, and certified by authorized City agents.

C. Sewer laterals and fittings shall be constructed of a minimum of SDR 35 PVC. When SDR 35 PVC is used, a poured-concrete support, at least 4-inches thick and at least 4-inches beyond the

sides of the fitting, shall be placed under the wyes. SDR-26 PVC shall be used for depths exceeding 12 ft, measured from the top of pipe, unless otherwise approved by the City Engineer. All laterals shall have a minimum size of 4-inches.

~~D. 6-inch laterals shall connect into the main line through sewer manholes.~~

PART 3 EXECUTION

3.01 PIPE LAYING

A. All sewer pipe installation shall proceed up grade on a stable foundation with joints closely and accurately fitted.

~~1. Grade shall not be less than slope required for a full pipe to maintain 2 foot per second velocities.~~

B. Gaskets shall be fitted properly in place and care shall be taken in joining the pipe units to avoid twisting of gaskets.

C. Joints shall be clean and dry and a joint lubricant, as recommended by the pipe supplier, shall be applied uniformly to the mating joint surfaces to facilitate easy positive joint closure.

D. If adjustment of position of a pipe length is required after being laid, it shall be removed and rejointed as for a new pipe.

E. When laying is not in progress, the ends of the pipe shall be closed with tight fitting stopper to prevent the entrance of foreign material.

F. In addition to the above requirements all pipe installation shall comply to the specific requirements of the pipe manufacturer.

G. HDPE shall be installed as per manufacturer's instructions, ASTM D 2321 or ASTM D 2774 as applicable.

1. A minimum of 2 ft bury depth under paved areas for HDPE and PP pipe is required. Installation under non-paved areas, shall be installed per manufactures recommendations

H. Pipe shall be air tested per state regulations.

I. Concrete collars are required at all storm drain pipe connections to manholes or inlets. The concrete collar shall seal the storm drain pipe to the manhole or inlet.

J. All sewer repairs or joints that abut without a bell and spigot or mechanical joint shall use an approved gasketed solid sleeve, a"Fernco Stainless Steel Shear Ring", or a "Shear Guard" with concrete support saddle.

3.02 GRAVEL FOUNDATION FOR PIPE

A. Refer to Section 02225.

3.03 BEDDING

A. Refer to section 02225.

3.04 COMPACTION

A. Refer to Section 02250.

END OF SECTION

SECTION 02772

PONDS & SUMPS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Clear pond site and dispose of debris and unsuitable material.

B. Materials for dike.

1.02 REFERENCES

A. AASHTO M 145: Recommended Practice for the Classification of Soils and Soil-Aggregate Mixtures of Highway Construction Purposes.

1.03 SUBMITTALS

B. Laboratory analysis report of fill to be used in dikes in accordance with the sections referenced in this section and AASHTO M 145.

1.04 PERFORMANCE REQUIREMENTS

A. Protection: Do not contaminate embankment materials with debris or unsuitable material. Protect existing improvements, trees, structures or other items from damage during construction.

B. Dust Control: Thoroughly moisten all surfaces to prevent dust being a nuisance to the public, neighborhood, and concurrent performance of separate work on site.

C. Testing: 1 density test for each 100 square yard lift of backfill compacted in the Work.

1.05 JOB CONDITIONS

A. Do not interrupt surface drainage systems at site without City Engineer's approval.

B. Correct any damage caused by runoff or erosion during construction.

PART 2 PRODUCTS

2.01 BACKFILL SOILS

A. Native Fill: In accordance with Section 02205.

B. Common Fill: In accordance with Section 02205.

C. Select Fill: In accordance with Section 02206.

D. Impermeable Embankment: A-6 (CL) or A-4 (CL) material as defined in AASHTO M 145 with a plasticity index of at least 10, and a coefficient of permeability of less than 7 x 10-6 cm/sec.

E. Obtain City Engineer's approval of the material to be supplied prior to beginning construction.

2.02 GEOTEXTILE MATERIALS

A. Nonbiodegradable sheet material that is inert to soil chemicals, resistant to molds, mildew, acids and alkalies, and within a pH range of 3 to 12.

B. Sumps and Drain Fields: Geotextiles used as a separation layer between angular stone and fill or between stone and sump manhole/perforated pipe to prevent fines intrusion shall be AASHTO M288 Class 2 Non-Woven material (i.e. Mirafi 180 N, Contech C-70NW, etc.)

PART 3 EXECUTION

3.01 DETENTION AND RETENTION PONDS & SUMPS

~~A. Ponds shall be designed as attractive and usable spaces; i.e. depths 5 feet or less where feasible, appropriate landscaping, and elements that eliminate standing water and low flow impacts as required by the City Engineer.~~

~~B. Freeboard: 2 foot on dikes, 1 foot on excavations.~~

~~C. Slopes: 5:1 maximum side slopes on two or more sides, 4:1 maximum slopes on remaining sides, minimum 1% bottom slope.~~

~~D. Landscaping: Grass or other suitable landscaping materials should be used and irrigation systems installed. Developers will be required to escrow funds to landscape ponds when located on private lots for future reimbursement to the owner who completes the landscaping.~~

~~E. Easements: Provide minimum 20-foot easements for pipelines and access to maintain ponds. When located on private property, provide an easement over the pond area and 10 feet beyond the pond top of slope perimeter. Pond easements shown on subdivision plats shall be labeled with dimensions to facilitate relocation.~~

~~F. Detention ponds shall be designed for a minimum of a 25 year, maximum storm during a 24 hour period, a release rate of 0.1 cfs per acre, and provisions for an emergency overflow that will avoid flood damage to surrounding properties.~~

~~G. Retention ponds will be allowed if no suitable discharge point exists for conveying storm water away from the site. These ponds shall be designed for a minimum of a 100 year, maximum storm during a 24 hour period with appropriate features for maintaining water quality and percolating water into the ground. Percolation test results shall be provided and ponds shall be designed with sumps to completely drain within a 72 hour period unless otherwise approved by the City Engineer.~~

~~H. Pond inlets and outlets shall have trash racks or grates installed. A storm water pretreatment device, approved by the City, shall be installed upstream of the pond or sump inlets. When required, developments shall install a "Stormceptor" or approved equal pollutant removal device per City policy. When "Stormceptor" units are not required, a "Snout" or approved equal oil separator device shall be installed.~~

~~I. Soil infiltration rates shall be verified by a certified percolation test at or near the location(s) which require storm water infiltration into the ground. A safety factor of two (2) shall be added to the final stabilized percolation rate used in the calculations to size storm water facilities.~~

3.02 EXCAVATION AND PREPARATION

A. In accordance with Section 02225.

B. Remove and stockpile all topsoil material for later placement on the outer dike surfaces.

C. Level areas where dikes are to be constructed. Unless indicated otherwise scarify the top 12" of the base material and compact to a minimum Standard Proctor of 92 percent in accordance with Section 02250.

3.03 EMBANKMENT CONSTRUCTION

A. Compact backfills to an average Standard Proctor density of 96 percent in accordance with Section 02250 with no single density reading less than 92 percent.

B. Place embankment materials in lifts consistent with the compaction equipment used.

C. Do not construct embankment with frozen or unapproved material.

D. Top of bank shall not be less than 10' wide with a 2% slope toward pond.

E. Overflow shall be provided by safety weir or a 5 fps max overflow outlet.

3.04 TOLERANCES

A. Dike Surface: Plus or minus 1" from true line and grade.

B. Dike Width: Plus or minus 6" from true line and grade.

3.05 FINISHING

A. After pond and slopes have been constructed to the lines and grades indicated, spread topsoil 6" deep on pond surfaces and grade to uniform slope.

B. Pond shall be landscaped and irrigated as approved by the City Engineer.

C. Dispose of excess or unsuitable materials and level all affected areas.

D. Leave site free of excess fill material and debris.

END OF SECTION

SECTION 16532

COMMERCIAL BUSINESS STREET LIGHTING (HISTORIC)

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Exterior luminaries and accessories.

B. Poles.

1.02 RELATED SECTIONS

A. Section 003310 – Concrete Work.

1.03 REFERENCES

A. ANSI C78.379 – Electric Lamps – High-Intensity Discharge Reflector Lamps – Classification of Beam Patterns.

B. IES RP-8 – Recommended Practices for Roadway Lighting.

C. IES RP 20-Lighting for Parking Facilities.

D. NFPA 70-National Electrical Code.

1.04 SUBMITTALS FOR REVIEW

A. Shop drawings: Indicate dimensions and components for each luminaire.

B. Product Data: Provide dimensions, ratings, manufacturer, type, model and performance data.

C. Test Reports: Indicate measured illumination levels.

D. Submit manufacturer's installation instructions.

1.05 COORDINATION

A. Coordinate with electrical contractor.

B. Coordination with City and Heber Light & Power to verify location and connection of fixtures.

C. Receive approval by Civil Engineer for pole foundation.

D. Furnish bolt templates and pole mounting accessories to installer / contractor of pole foundations.

PART 2 APPROVED PRODUCTS

2.01 MANUFACTURERS

A. ~~Phillips Hadco~~Holophane
B. Mountain States Lighting

2.02 FIXTURE REQUIREMENTS

A. Model: Holophane – Utility Washington Series Luminaire Full Cutoff LED2 (WFCL2). Verify exact model number with the City before ordering.

B. L.E.D. Performance Package: 11,500 Nominal Lumens

C. Color Temperature: 3000 K CCT

D. Voltage: Auto-Sensing Voltage (120-227)

E. Optics: Type 3 Distribution – Full Cutoff

F. Housing Color: Black

G. Finial: None

H. Pre-Wired Leads: 25 feet pre-wired leads.

I. Photo Control: NEMA Twistlock Photocontrol Receptacle – 7 PIN. Externally mounted.

J. Other Required Options: Field Adjustable Output, Shorting Cap

K. Mounting Condition: Concrete base with J-bolts.

L. Pole: As required in this schedule.

2.03 POLE REQUIREMENTS

A. Pole: Mountain States Lighting (#14.5TFS-6.5/4.5-11GA-16S-TT3.5X4
Steven Sales Company (FL210-D672A146-TENON-FP-AB) with Twin Arm Assembly

B. Height: 14.6 feet to Banner Arm (See Standard Drawing STREETS-13)

C. Shaft Style: Round Fluted, Tapered Diameter 6.5-inch to 4.5-inch.

D. Material: Aluminum or Steel, non-direct burial type.

E. Color/Finish: Powder Coat Paint Finish, Black.

F. Shape: Fluted with decorative base and double-banner arm.

G. Decorative Base: 20-inch Washington-Style High-Density Elastomer, or Aluminum Clam Shell Base (black).

H. Loading Capacity Ratings:
1. 100 pounds.
2. Steady Wind: 90 mph min.

PART 3 EXECUTION

3.01 INSTALLATION

A. Pole to be direct burial at locations indicated. Auger hole without disrupting the soil below butt of the pole. Do not dig pole hole with a backhoe, to minimize disruption of firm soil. Fill with sand around pole, tamped regularly while backfilling.

B. Install poles plumb. Provide shims and double nuts to adjust to plumb.

C. Install all components according to manufacturer recommendations.

D. Install conduit and secondary boxes according to Heber Light and Power specifications.

3.02 FIELD QUALITY CONTROL

A. Operate each luminaire after installation and connection. Inspect for proper connections and operation.

B. Test for photo-electric cell operation.

3.03 ADJUSTING

A. Adjust luminaries to provide illumination levels and distribution as directed.

B. Adjust photo-electric cell to operate correctly.

3.04 CLEANING

A. Clean electrical parts to remove conductive and deleterious materials.

B. Remove dirt and debris from enclosure.

C. Clean photo-cell surface as recommended by the manufacturer.

D. Clean finish and touch up damage.

3.05 PROTECTION OF FINISH WORK

A. Relamp luminaries which have failed work at substantial completion.

3.06 LIGHTING LOCATION

A. Install at locations as indicated on the plans or as otherwise approved by the City Engineer.

~~3.07 SPACING~~

~~A. 150' to 250' on one side. Spacing can double to 300' to 500' on one side if alternating on both sides.~~

END OF SECTION

APPENDIX A

HEBER CITY APPROVED EQUIVALENTS

The following is a list of pre-approved equivalents to be used in conjunction with the Heber City Standard Specifications and Drawings. These items may be used without prior approval from the City Engineer or Public Works Director. Any other requests for consideration as equivalents which differ from the Heber City Standard Specifications and Drawing will need to be submitted to and approved by the City Engineer and/or Public Works Director.

IRRIGATION

Irrigation Service – One Lot 1" Service:

McDonald:

- 1" McDonald 18" Pit Part # E-5-12940
- Insulation Pad Part # 90-C1 18x4

Mueller:

- 1" Single-Service Irrigation Box Part # 330IS1818FABS000296N

Ford:

- 1" Ford 18" Pit Part # PK488-18-C16819-002-NL
- Insulation Pad Part # CCID-18-4 Closed-Cell Foam Disc

Lids:

- DFW Part #DFW18MUE-IMBF2_Small_IRR
- Nicor Part # 18.75LLBLKIRRZthOLTE

Irrigation Service – Two Lots

Ford:

- 1 ½ x (2) 1" Ford Dual Meter Pit Part # PKD411-24C-C16050-004-NL
- Insulation Pad Part # CCID-24 Closed Cell Foam Disc
- ~~Lid Adapter Ring Ford Part # EXT-1 (Adapts 18" lid to 24")~~

Mueller:

- 1" Single-Service Irrigation Box Part # 330ID2718FAB000650/700098-1

Lids:

- DFW Part #DFW18MUE-IMBF2_Small_IRR
- Nicor Part # 18.75LLBLKIRRZthOLTE

CULINARY WATER

1" Culinary Water Service

Ford:

- Meter Pit Part # PFCBHH60-C16819-001-NL 1" x 60" Ford 18" coil meter pit with reduced port valves
- ~~Composite Lid Ford Part # PPSC-18-L-P-REC-T~~
- Insulation Disc Ford Part # CCID-18-4 Closed Cell Foam Disc
- Adjustable Curb Box Ford Part # EM2-50-46-42R with inner rod

Mueller:

- 1" Single-Service Box Part # 330CS1860RSBS000390N

Lids:

- DFW Part # 18MUE-IMBF_Small_Water Lid

Nicor Part # 18.75 LLBLKWATthDLTE

Fire Hydrants:

- 6" Waterous WB-67-250
- Clow Medallion
- Mueller Super Centurion 250 cast-iron

BRASS PARTS AND SADDLES

Corporation Stops

Both Iron Pipe thread and CC thread will be accepted.

Ford:

- Corp Stop Valve Part # FB1100-4-Q-NL

Mueller:

- Corp Stop Valve Part # B-25028-N

Curb Box and Stops

Ford:

- Curb Stop Valve Part # B84-444M-Q-NL
- Curb Box Part # EM2-50-46-42R

Saddles

These alternatives are for 10" or larger pipe size and/or if higher pressure ratings are needed than the standard Romac 305 and 306 stainless saddles can accommodate.

Ford:

- Saddle Part # 202BS

Mueller:

- Saddle Part # B2RS

END OF SECTION

Planning Commission Staff Report

MEETING DATE:	7/11/2023
SUBJECT:	Request a Site Plan approval for the Loft on 6th, located at 85 West 600 South. (Planner Denna Woodbury/Engineer Gordon Miner)
RESPONSIBLE:	Denna Woodbury
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

This item is an action item for a Site Plan Approval. The policy questions include the following: Should a Site Plan be approved for The Loft on 6th?

RECOMMENDATION

Staff recommends that the Planning Commission approve the Site Plan for The Loft on 6th subject to findings and conditions.

BACKGROUND

G.C. Garcia, Inc. has reviewed the Site Plan application for The Loft on 6th. The proposed project is located at 85 W. 600 South. The proposed project is a mixed-use commercial building with retail, restaurant, apartments and vacation rentals on .74 acres. The zoning for this project is C-2 (C-2 Commercial Zone).

The proposed building has four levels, a basement plus three levels above ground and it is approximately 46 feet in height above ground.

DISCUSSION

The proposed project consists of a mixed-use building with residential, retail, and office uses. The basement will have four apartments. The main floor will consist of retail spaces/ restaurants, the second floor will have office space and two vacation rental units, and the third floor will have four vacation rental units.

The proposed building has a modern architectural style. The colors of the building are black, white, and gray, with light cherry acccents. The building's exterior materials consist of brick,EIFS, Fastplank siding, Hardie Board and standing seam metal.

The parking analysis shows that the required parking for these uses is 40 spaces. The project is proposing 42 on-site parking spaces, and 8 parking spaces on the street for a total of 50 parking spaces.

The proposed The Loft on 6th Site Plan meets the required setbacks and landscaping requirements. The applicant needs to provide the lighting fixtures details/ cutsheet to ensure that the project meets all of the lighting requirements.

FISCAL IMPACT

None.

CONCLUSION

The Loft on 6th Site Plan meets the City Code and is recommended for approval. **Staff recommends that the The Loft on 6th Site Plan be approved by the Planning Commission with the following findings and conditions:**

Findings
1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal, and State Law, as applicable to the site where the conditional use is located.

Conditions:
1 All requirements of the City Engineer shall be met.
2. All other Code Requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission.
4. Prior to issuance of the Building Permit, the lighting fixture detail, demonstrating that the fixtures meet the City Code, shall be submitted and approved.

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny** the item with the following findings.

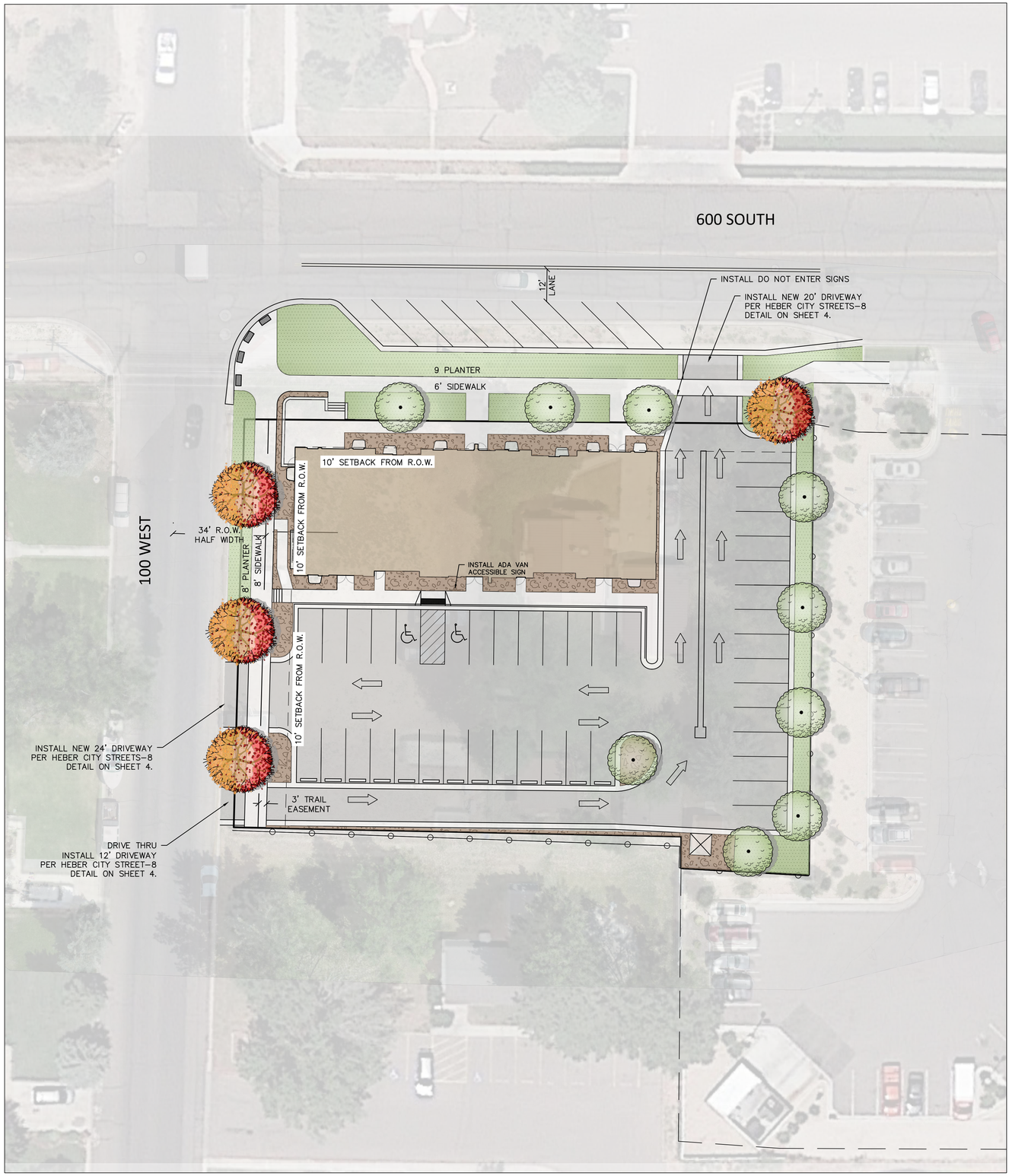
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Denna Woodbury, Planning Consultant

EXHIBITS

1. site plan
2. Loft on 6th elevation and floor plans
3. landscape plan



LAND USE CALCS

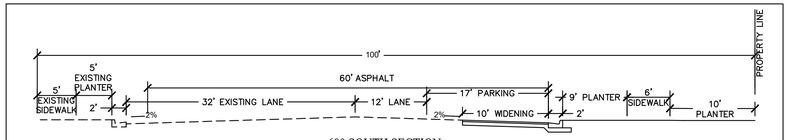
TOTAL AREA	0.74 ACRES
BUILDING	0.14 ACRES
PATIO AND SIDEWALK	0.11 ACRES
LANDSCAPING	0.18 ACRES
PARKING LOT	0.40 ACRES
ZONE	C-2

BUILDING INFORMATION

FLOOR	USE	QUANTITY
BASEMENT	APARTMENTS (2 BEDROOMS)	2 UNITS
	APARTMENTS (3 BEDROOMS)	2 UNITS
MAIN	RETAIL SPACES	4,757 SF
SECOND FLOOR	OFFICE	3,007 SF
SECOND FLOOR	VACATION RENTAL UNITS	2 UNITS
THIRD FLOOR	VACATION RENTAL UNITS	4 UNITS

PARKING CALCULATIONS

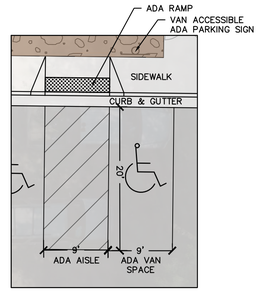
USE	QUANTITY	PARKING REQUIREMENT	SPACES NEEDED
APARTMENT (2 BEDS)	2 UNITS	1.50 SPACES PER UNIT	4
APARTMENT (3 BEDS)	2 UNITS	2.00 SPACES PER UNIT	6
APARTMENT GUEST	4 UNITS	0.25 SPACES PER UNIT	1
RETAIL	4,757 SF	3 SPACES PER 1,000 SF	14
VACATION RENTALS	6 UNITS	1 PER UNIT (HOTELS)	6
OFFICE	3,007 SF	3 PER 1,000 SF	9
			40 SPACES
STREET PARKING PROVIDED			8 SPACES
ONSITE PARKING PROVIDED			42 SPACES
TOTAL PARKING PROVIDED			50 SPACES



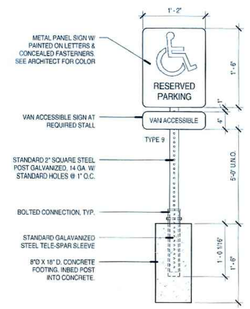
600 SOUTH SECTION
SCALE: 1"=10'

LEGEND

ADA DETECTABLE WARNING PANEL



VAN ACCESSIBLE ADA PARKING DETAIL
SCALE: 1"=10'



SITE SIGNAGE DETAIL

HEBER CITY ENGINEER APPROVAL

RUSSELL FUNK DATE

STATE OF UTAH
PAUL D. BERG
PROFESSIONAL ENGINEER
19 June 2023

NORTH

0 10 20 40 60

SCALE: 1"=20'
Scale 1" = 40' for 11x17

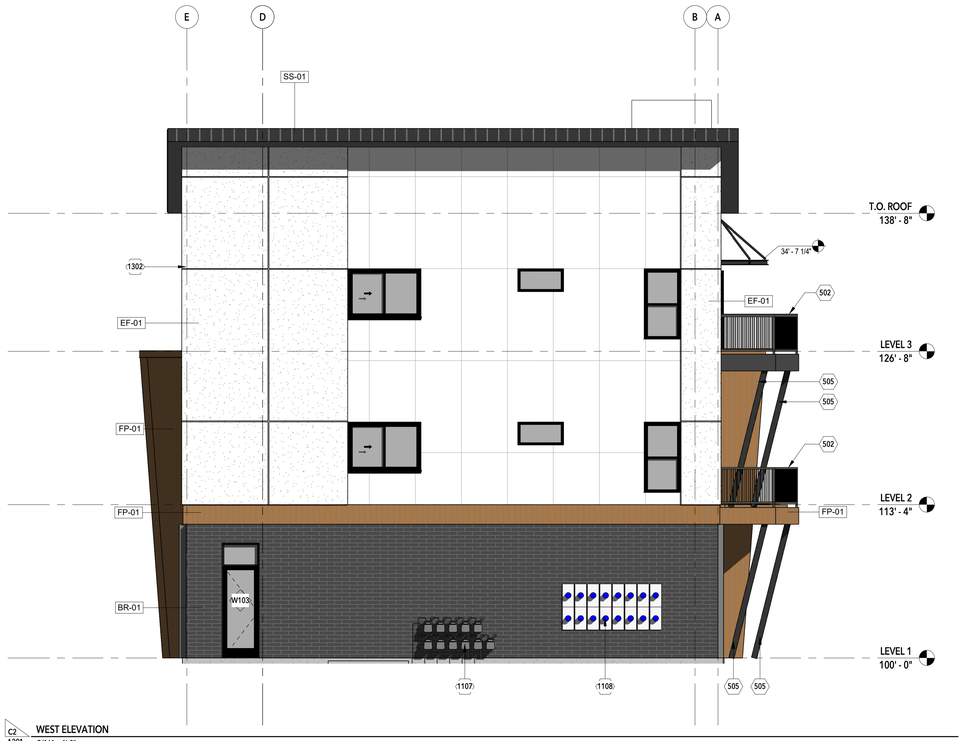
SMITH
THE LOFT ON 6TH

SITE PLAN

BERG ENGINEERING
380 E Main St. Suite 204
Midway, Ut 84049
ph 435.657.9749

DESIGN BY: PDB DRAWN BY: DAA	DATE: 19 JUN 2023 REV:	SHEET C02

path: X:\Lythgoe Design\Smith - The Loft on 6th\Final\
file name: 02_FINAL SITE PLAN.dwg | plot date: June 21, 2023 | plotted by: Paul



C2 A201 **WEST ELEVATION**
3/16" = 1'-0"

A2 A201 **NORTH ELEVATION**
3/16" = 1'-0"

EXTERIOR MATERIAL

- STANDING SEAM METAL
- HARDIE BOARD - GREY, WITH EASY TRIM
- EIFS - BLACK
- EIFS - WHITE
- FLASTPLANK SIDING
- BRICK - EMPEROR BLACK
- HARDIE BOARD - WHITE, WITH EASY TRIM

EXERIOR MATERIALS BY ORIENTATION

WALL ORIENTATION	MARK	MATERIAL	DESCRIPTION	%
EAST				
EAST	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	58%
EAST	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	4%
EAST	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	15%
EAST	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	16%
EAST	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	7%
				100%
NORTH				
NORTH	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	32%
NORTH	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	1%
NORTH	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	11%
NORTH	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	6%
NORTH	HB-01	HARDIE BOARD - GREY & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	17%
NORTH	HB-02	HARDIE BOARD - WHITE & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	13%
NORTH	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	20%
				100%
SOUTH				
SOUTH	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	44%
SOUTH	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	1%
SOUTH	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	7%
SOUTH	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	4%
SOUTH	HB-01	HARDIE BOARD - GREY & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	22%
SOUTH	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	21%
				100%
WEST				
WEST	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	47%
WEST	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	21%
WEST	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	16%
WEST	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	16%
				100%

KEYNOTE LEGEND

502	METAL GUARDRAIL
505	STEEL COLUMN PAINTED (XXXXX), SEE STRUCTURAL DRAWINGS
1107	GAS METER, SEE UTILITY PLANS AND MECHANICAL DRAWINGS
1108	ELECTRICAL METERS, SEE UTILITY PLANS AND ELECTRICAL DRAWINGS
1302	EIFS REVEALS, 1" WIDE OR PER MANUFACTURE RECOMMENDATIONS

MINT CONSTRUCTION + ARCHITECTURE
7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

DRAWN BY
RY

MARK	ISSUE DESCRIPTION	ISS. DATE
	REV. DESCRIPTION	REV. DATE

600 SOUTH RETAIL
85 WEST 600 SOUTH
HEBER CITY, UT 84032

DEVELOPER APPROVAL
SIGNATURE
DATE

NOT FOR CONSTRUCTION

ISSUE DATE
05.15.2023

EXTERIOR ELEVATIONS

SHEET
A201

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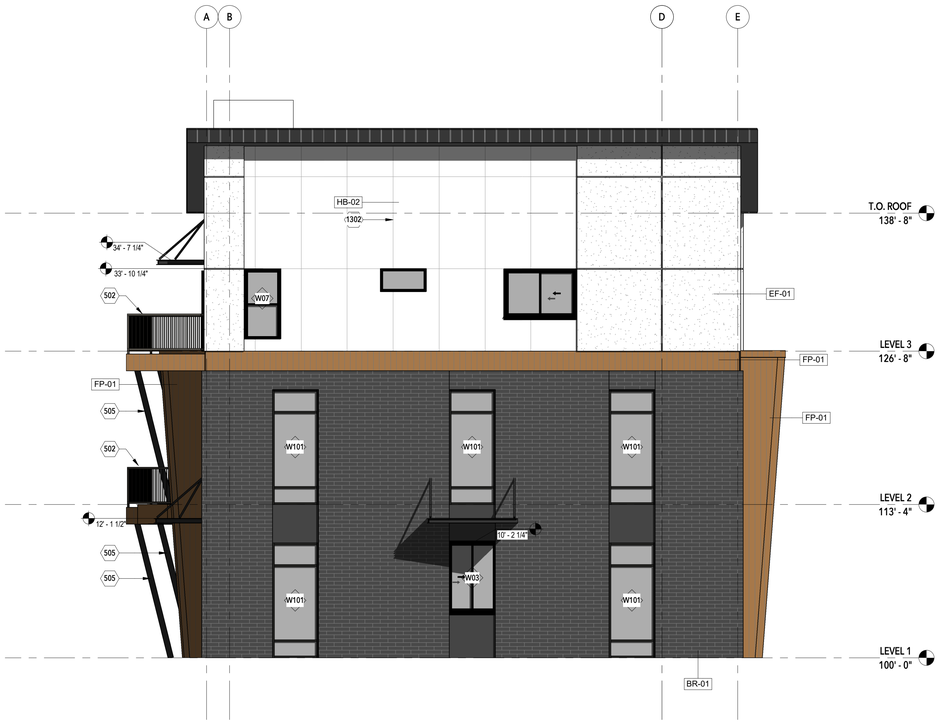

C2 A202 **EAST ELEVATION**
3/16" = 1'-0"

A2 A202 **SOUTH ELEVATION**
3/16" = 1'-0"

EXTERIOR MATERIAL

- STANDING SEAM METAL
- HARDIE BOARD - GREY, WITH EASY TRIM
- EIFS - BLACK
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- BRICK - EMPEROR BLACK
- HARDIE BOARD - WHITE, WITH EASY TRIM

EXERIOR MATERIALS BY ORIENTATION

WALL ORIENTATION	MARK	MATERIAL	DESCRIPTION	%
EAST				
EAST	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	58%
EAST	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	4%
EAST	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	15%
EAST	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	16%
EAST	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	7%
				100%
NORTH				
NORTH	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	32%
NORTH	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	1%
NORTH	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	11%
NORTH	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	6%
NORTH	HB-01	HARDIE BOARD - GREY & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	17%
NORTH	HB-02	HARDIE BOARD - WHITE & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	13%
NORTH	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	20%
				100%
SOUTH				
SOUTH	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	44%
SOUTH	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	1%
SOUTH	EF-01	EIFS - WHITE	DRYVIT EIFS - WHITE SMOOTH FINISH	7%
SOUTH	FP-01	FASTPLANK	LIGHT CHERRY (VERTICAL ORIENTATION)	4%
SOUTH	HB-01	HARDIE BOARD - GREY & EASY TRIM	HARIE BOARD PANELS WITH EASY TRIM FRAMING THE PANELS	22%
SOUTH	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	21%
				100%
WEST				
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WEST	SS-01	STANDING SEAM METAL	MBCI - CRAFTMAN SERIES, SMALL: COAL BLACK	16%
				100%

KEYNOTE LEGEND

502	METAL GUARDRAIL
505	STEEL COLUMN PAINTED (XXXXX), SEE STRUCTURAL DRAWINGS
1302	EIFS REVEALS, 1" WIDE OR PER MANUFACTURE RECOMMENDATIONS

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EXTERIOR ELEVATIONS

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A202

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EXERIOR MATERIALS BY ORIENTATION

WALL ORIENTATION	MARK	MATERIAL	DESCRIPTION	%
EAST				
EAST	BR-01	BRICK	EMPEROR 4" x 2.25" x 16", MIDNIGHT BLACK - MATTE	58%
EAST	EF-03	EIFS - BLACK	DRYVIT EIFS - BLACK - SMOOTH FINISH	4%
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EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
BRICK	4,912 SF	35%
EIFS - BLACK	145 SF	1%
EIFS - WHITE	1,826 SF	13%
FASTPLANK	1,042 SF	7%
HARDIE BOARD - GREY & EASY TRIM	1,489 SF	11%
HARDIE BOARD - WHITE & EASY TRIM	2,704 SF	19%
STANDING SEAM METAL	2,037 SF	14%
TOTAL:	14,156 SF	100%

EXTERIOR MATERIAL

- STANDING SEAM METAL
- HARDIE BOARD - GREY, WITH EASY TRIM
- EIFS - BLACK
- EIFS - WHITE
- FLASTPLANK SIDING
- BRICK - EMPEROR BLACK
- HARDIE BOARD - WHITE, WITH EASY TRIM

A1
P900 NORTHWEST VIEW

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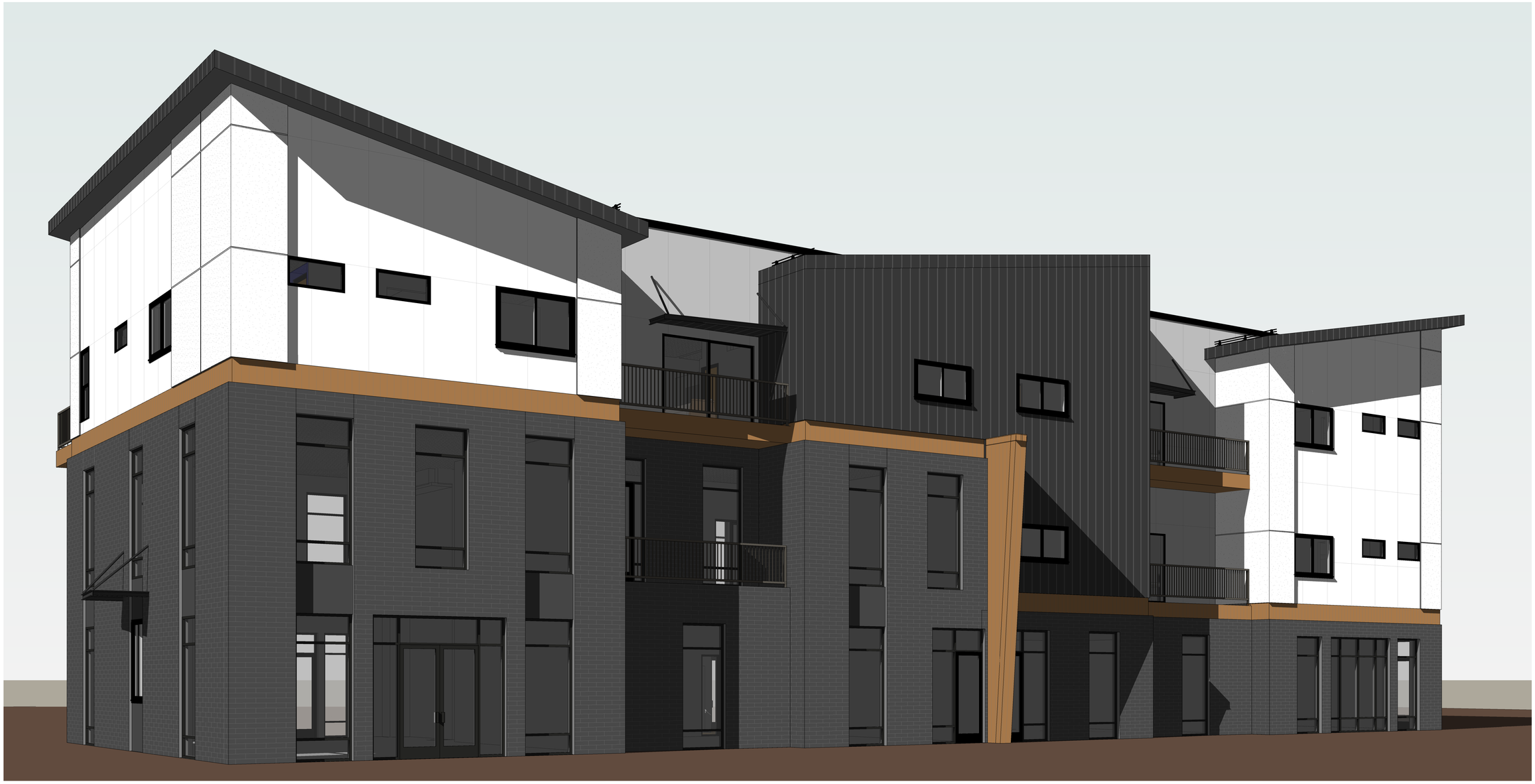

A1 P901 SOUTHEAST VIEW

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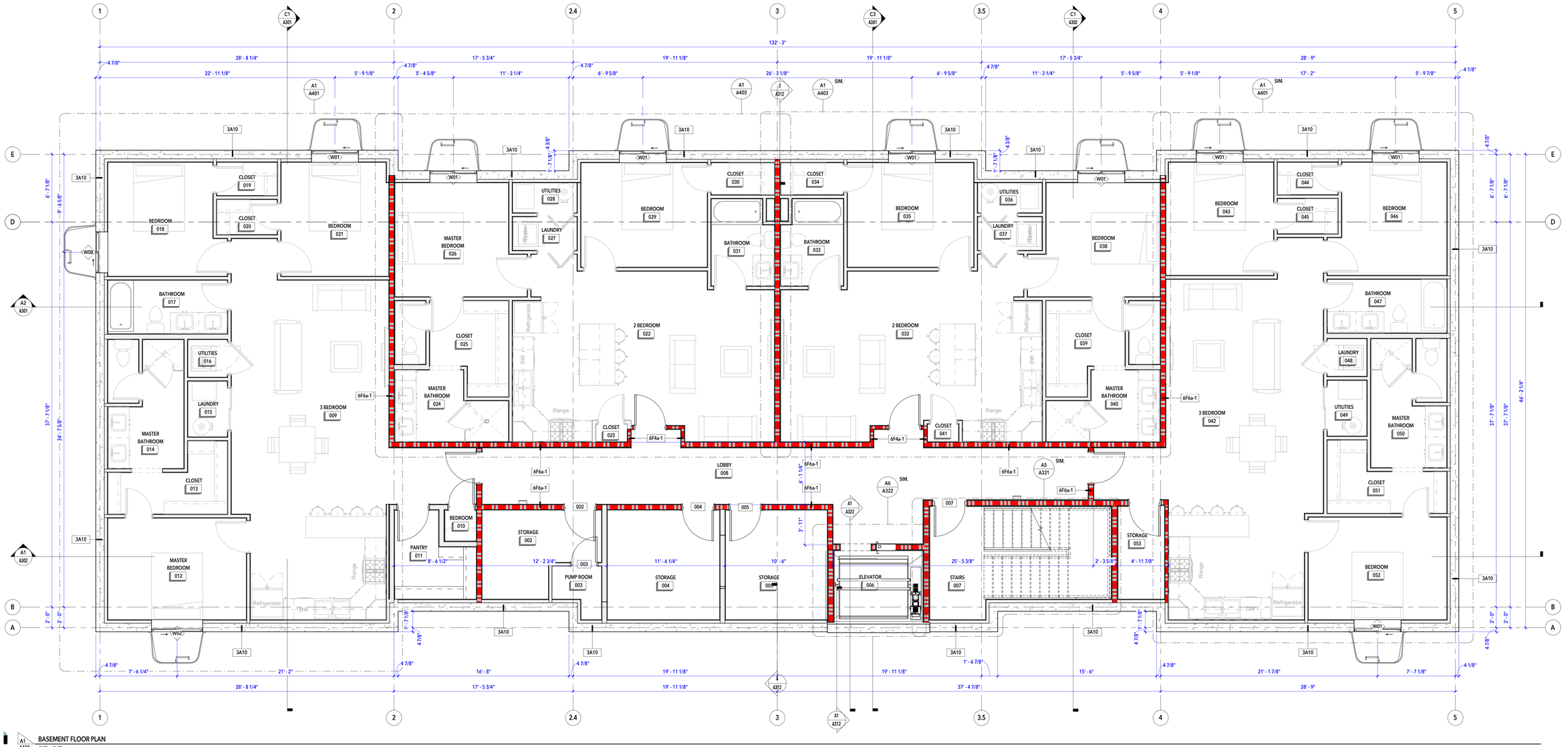
KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF STUD, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC... INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED THERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR
L. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
M. SEE SHEET A610 FOR WALL TYPES.
N. SEE SHEET A601 FOR DOOR AND WINDOW TYPES.
O. SEE DETAIL B5/A541 FOR FIRE EXTINGUISHER CABINET.
P. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
Q. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
R. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
S. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
T. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
U. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
V. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
W. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
X. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2018 IBC.
Y. DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
Z. ZDRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
AA. ADRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
BB. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
CC. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
DD. APRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
EE. ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2017 (SEE SHEET G002). 2% WILL BE TYPE "A" UNITS THE REMAINING WILL BE TYPE "B" UNITS.
FF. ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 1406.3 EXCEPTION 3.
GG. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
HH. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2018 IMC.
II. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.



A1 A101 BASEMENT FLOOR PLAN
1/4" = 1'-0"

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BASEMENT FLOOR PLAN

SHEET
A101

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KEYNOTE LEGEND

505	STEEL COLUMN PAINTED (XXXXX), SEE STRUCTURAL DRAWINGS
1107	GAS METER, SEE UTILITY PLANS AND MECHANICAL DRAWINGS
1108	ELECTRICAL METERS, SEE UTILITY PLANS AND ELECTRICAL DRAWINGS
1109	FDC KNOX BOX LOCATION

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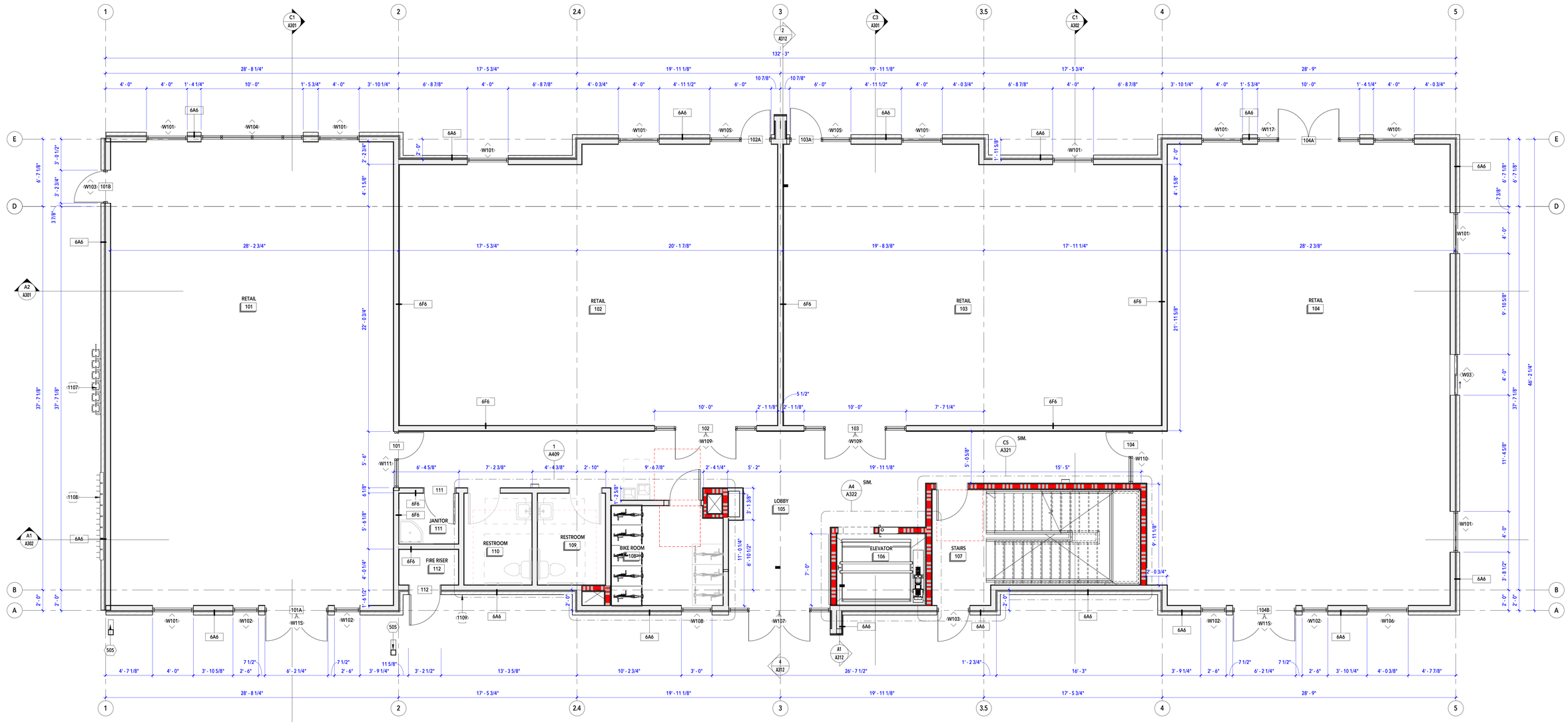
P. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
Q. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
R. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
S. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
T. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
U. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
V. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
W. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATIONS.
X. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2018 IBC.
Y. DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
Z. ZDRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
AA. ADRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
BB. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
CC. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
DD. APRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
EE. ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2017 (SEE SHEET G002). 2% WILL BE TYPE "A" UNITS THE REMAINING WILL BE TYPE "B" UNITS.
FF. ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 1406.3 EXCEPTION 3.
GG. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
HH. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2018 IMC.
II. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.



A1 A102 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

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HEBER CITY, UT 84032

LEVEL 1 FLOOR PLAN

SHEET
A102

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KEYNOTE LEGEND

505	STEEL COLUMN PAINTED (XXXXX), SEE STRUCTURAL DRAWINGS
507	METALS ENTRY ROOF, SEE ENLARGED PLAN
508	METAL RAILING SQUARE RAILING, PAINTED (XXXXX)
1301	STRUCTURAL SUPPORT FOR AWNINGS, PAINTED (XXXXX), SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF STUD, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC.. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC., SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
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J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
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L. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
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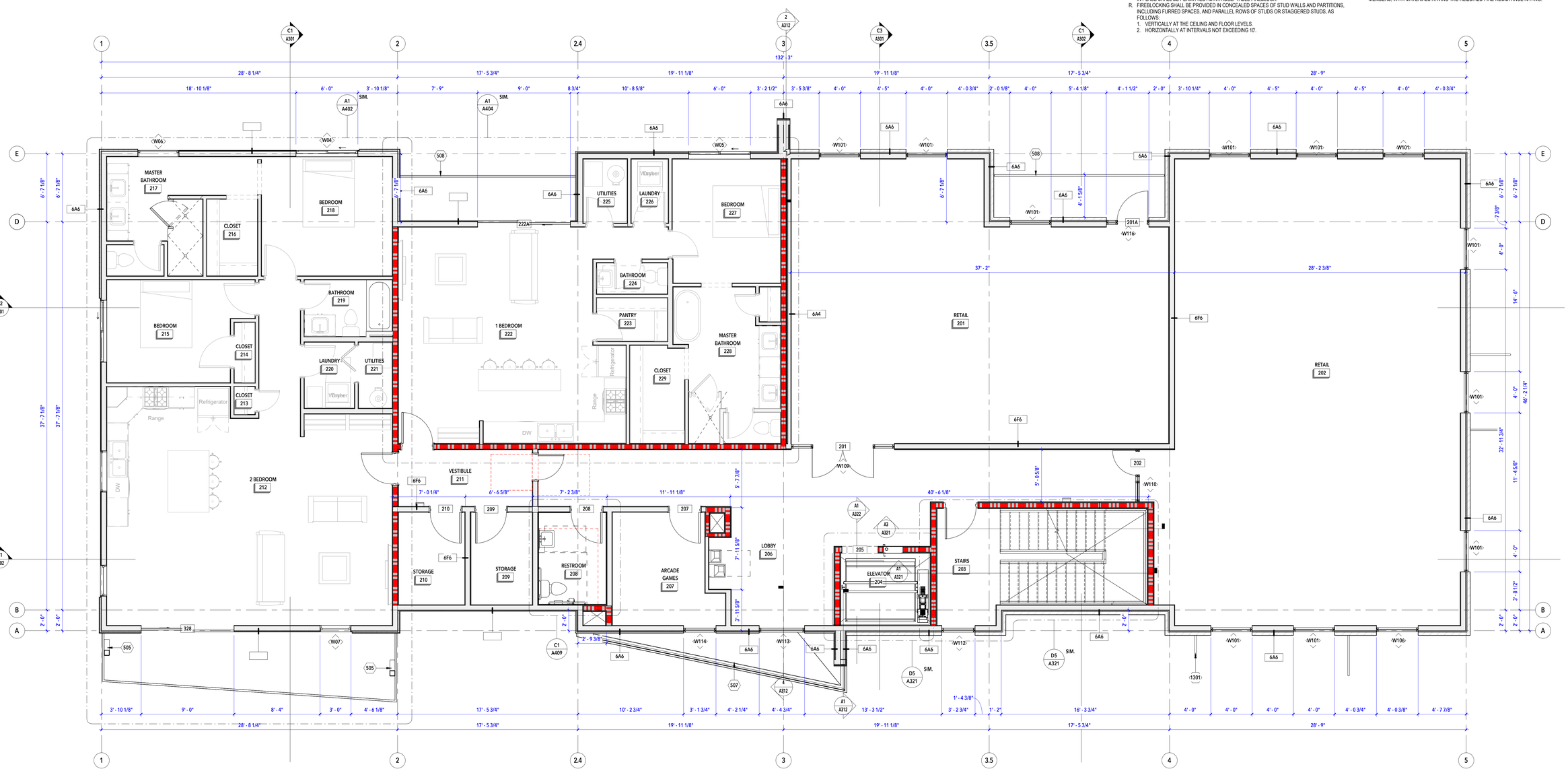

A1 A103 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

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MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DESCRIPTION	REV. DATE

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05.15.2023

LEVEL 2 FLOOR PLAN

SHEET
A103

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KEYNOTE LEGEND

508	METAL RAILING SQUARE RAILING, PAINTED (XXXXX)

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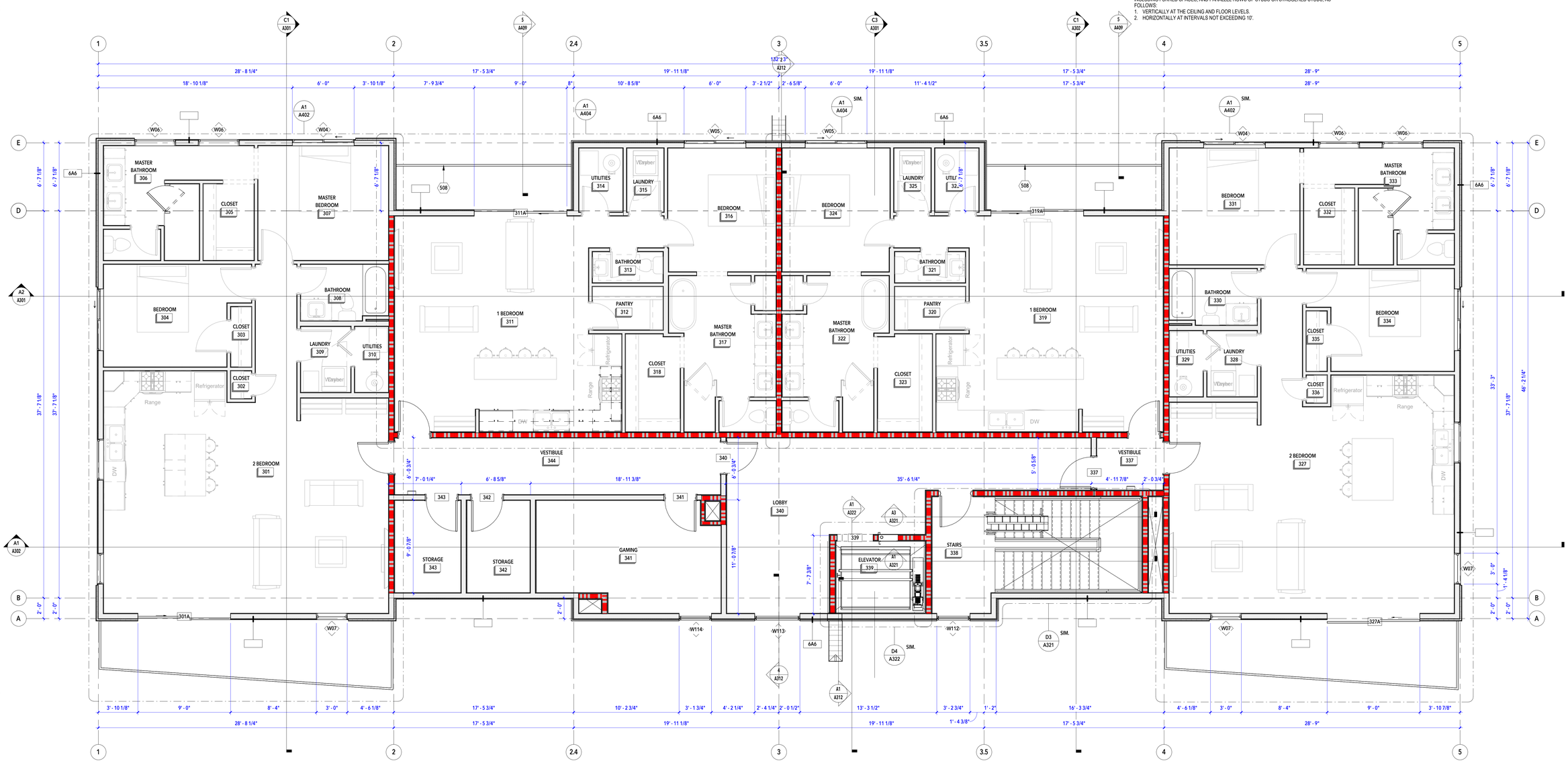

A1 A104 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

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REV.	REV. DESCRIPTION	DATE

DEVELOPER APPROVAL
SIGNATURE
DATE

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05.15.2023

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85 WEST 600 SOUTH
HEBER CITY, UT 84032

LEVEL 3 FLOOR PLAN

SHEET
A104

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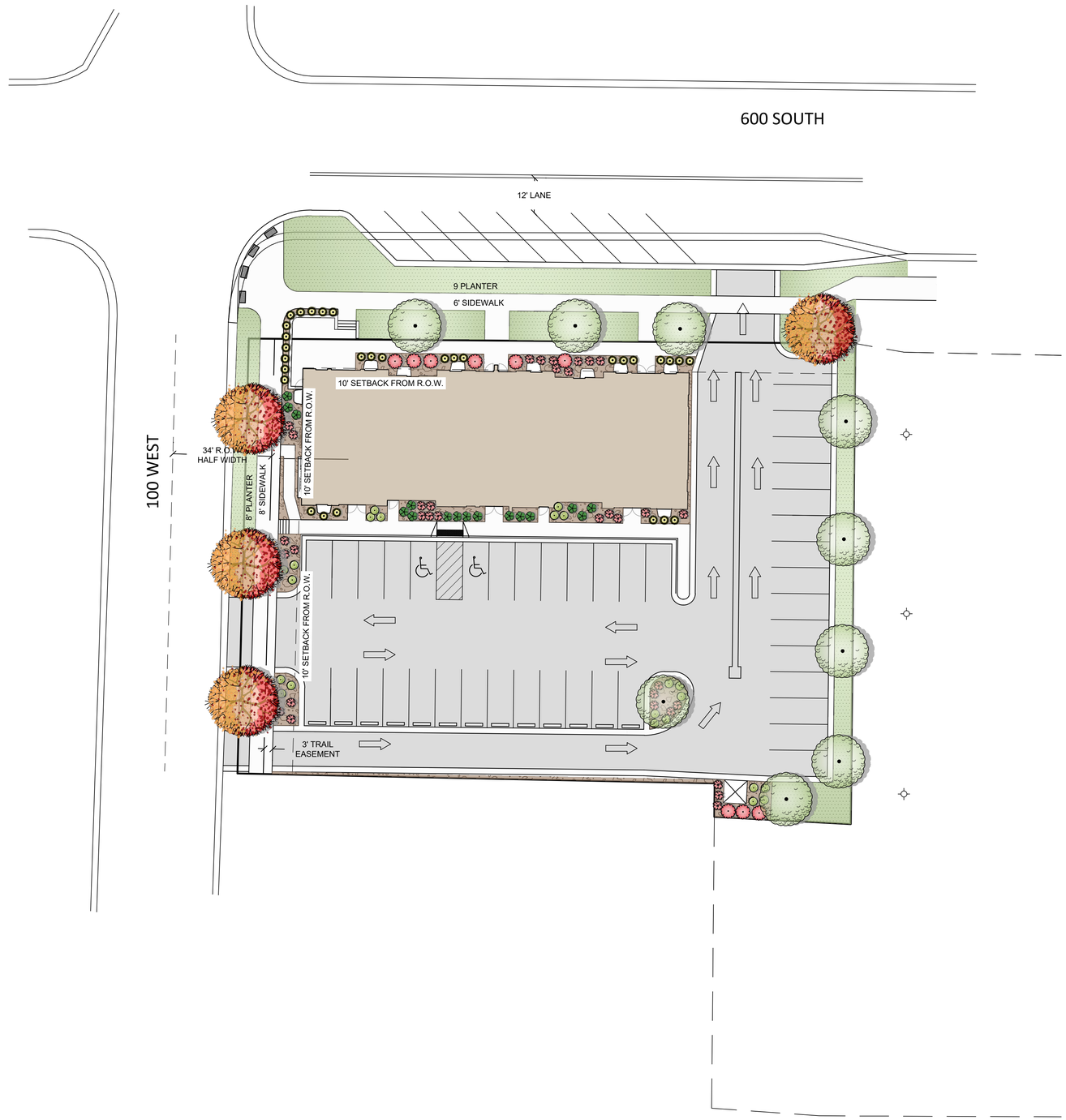
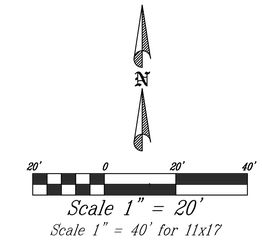




PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	4	Autumn Blaze Maple / Acer freemanii `Autumn Blaze`	B&B	3"Cal
	9	Spring Snow Crab Apple / Malus x `Spring Snow`	B&B	3"Cal
SHRUBS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	16	Kelseyi Dogwood / Cornus sericea `Kelseyi`	5 gal	
	9	Compact Burning Bush / Euonymus alatus `Compactus`	5 gal	
	34	Coral Charm Peony / Paeonia x `Coral Charm`	2 gal	
	22	Magic Carpet Spirea / Spiraea japonica `Magic Carpet`	5 gal	
GRASSES	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	30	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	2 gal	
GROUND COVERS	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	5,759 sf	Kentucky Bluegrass / Poa pratensis	sod	
MULCH	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	
	2,264 sf	Bark Mulch / Bark Mulch	Mulch	

HEBER CITY LANDSCAPE REQUIREMENTS

1 TREE EVERY 50' OF R.O.W.	REQUIRED	PROPOSED
ALONG 600 SOUTH	4	4
ALONG 100 WEST	3	3

TREES TO BE 3" CAL. AND SHRUBS IN 2 GAL. MIN.

19 JUN 2023

HEBER CITY ENGINEER APPROVAL

RUSSELL FUNK DATE

SMITH
THE LOFT ON 6TH

LANDSCAPE PLAN

berg LANDSCAPE ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: CNB	DATE: 19 JUN 2023	SHEET
DRAWN BY: DAA	REV:	L01

Planning Commission Staff Report

MEETING DATE: 7/11/2023

SUBJECT: Request for a Subdivision Preliminary for Sawmill Phase 8, located at 860 Becca Rd (Planner Mark Vlasic/Engineer Gordon Miner)

RESPONSIBLE: Aubrey Larsen

DEPARTMENT: Planning

STRATEGIC RELEVANCE:

SUMMARY

This application is for preliminary approval for **Phase 8 of the Sawmill Master Development Agreement** (MDA). Subdivision preliminary plans and drawings were reviewed by DRM on June 14, 2023 at which time it was determined that the application generally meets requirements for Preliminary Plan approval according to the applicable **PCMU Zone**, and **Sawmill Planned Community MDA** requirements.

Key policy questions include the following:

1. Does the application meet the requirements of the code and annexation agreement for approval?

Items the applicant will need to address before final approval:

- Provide the correct final landscape and irrigation drawings per code and MDA requirements, including the required street trees along the public frontage;
- Provide a more detailed parking tabulation indicating how the required number of stalls was determined, stall dimensions, and how ADA requirements were determined;
- Provide a lighting plan and photometric plan per code requirements (**plans have since been provided by the applicant).**

RECOMMENDATION

Staff recommends that **Sawmill Phase 8 Subdivision Preliminary** be approved by the Planning Commission with the following findings and conditions:

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.

3. The application is consistent with the approved MDA.

Conditions:

1. Prior to final approval, provide final landscape and irrigation drawings per code and MDA requirements.
2. Prior to final approval, provide a more detailed parking tabulation indicating how the required number of stalls was determined, stall dimensions, and how ADA requirements were met.
3. Prior to final approval, provide clarification that the OW1 label light fixture meets full-cut-off requirements.
4. All requirements of the City Engineer shall be met.
5. All other Code Requirements shall be met.
6. Any other conditions or changes as articulated by the Planning Commission.

BACKGROUND

This application is for preliminary approval for **Phase 8 of the Sawmill Master Development Agreement** (MDA). The original MDA was approved by the City Council in 2018 and amended in 2021 to accommodate a 10-acre Elementary School site within the Sawmill Development.

Sawmill Phase 8 includes 2.29 acres of common space and ten, 10-plex multi-family units for a total of 100 units. As per the **Planned Community Mixed Use (PCMU) Zone,** the submitted Master Plan satisfies the Concept Plan requirements. Subdivision preliminary plans and drawings were reviewed by DRM on June 14, 2023, at which time it was determined that the application generally meets requirements for Preliminary Plan approval according to the applicable **PCMU Zone**, and **Sawmill Planned Community MDA** requirements.

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL
I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 1-Sawmill Ph 8 Subdivision Preliminary - Planning Checklist
2. PlannedCommunityMixedUseCode-FINAL(2)
3. 2-Sawmill Ph 8 Subdivision Preliminary - Drawings
4. 23132 Sawmill Phase 8 Photometry

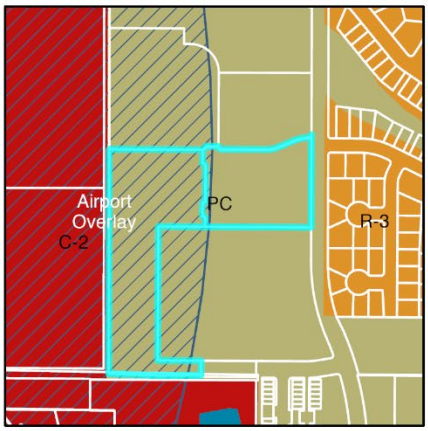
Sawmill Phase 8 – Subdivision Preliminary

Project Details

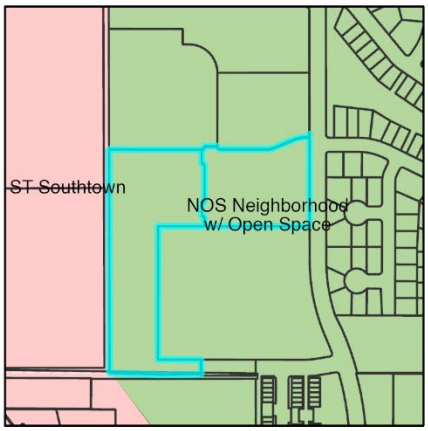
Project Name:	Sawmill Subdivision Phase 8
Review Phase:	Subdivision Preliminary
GL CODE	**10-2647**
Date Submitted:	05/23/2023
DRM Date:	06/14/2023
Project Address:	860 E Becca Road
Property Owner / Name:	Whale White, LLC
Company Name / Agent:	Brian Balls
Project Description:	Residential multi-family subdivision
Acres:	5.86
Number of Units or Lots	100
Parcel(s):	Parcel 21-5885 – 4.05 acres
	Parcel 21-5886 – 7.16 acres (covers some of parcel)

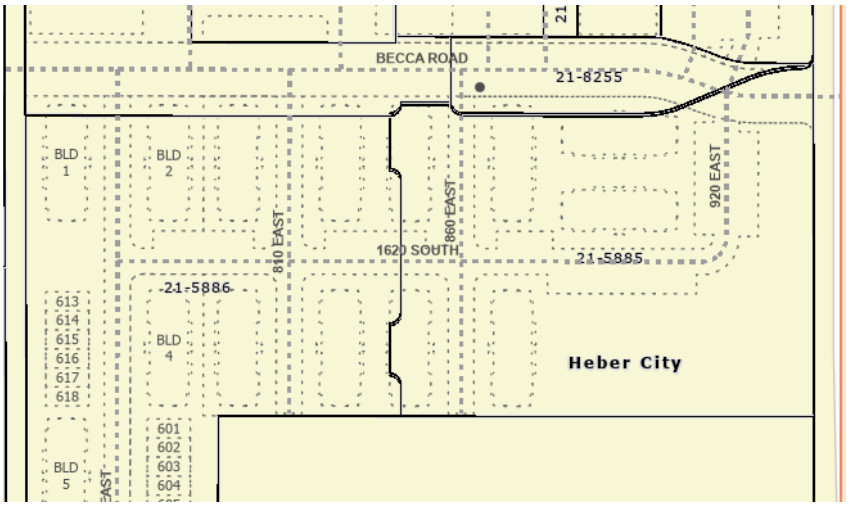
World Imagery/ Parcels

Zoning



General Plan Designation





Current Zone:	PCMU – Planned Community Mixed-Use Zone / Airport Overlay
General Plan Designation:	NOS – Neighborhood with Open Space
Current Use(s):	Agriculture Vacant
Adjacent Use(s):	North – Agriculture Developing East – Residential West – Agriculture Developing South –Developing (future school location)
Land Use Authority:	Planning Commission
Action Type:	Administrative
Planner:	Mark Vlasic, Landmark Design (Jamie Baron, Planner)

General Review

Previous Meetings: N/A
Previous Approvals: N/A
DRM:
Other Departments: Engineering.
Other Requirements:

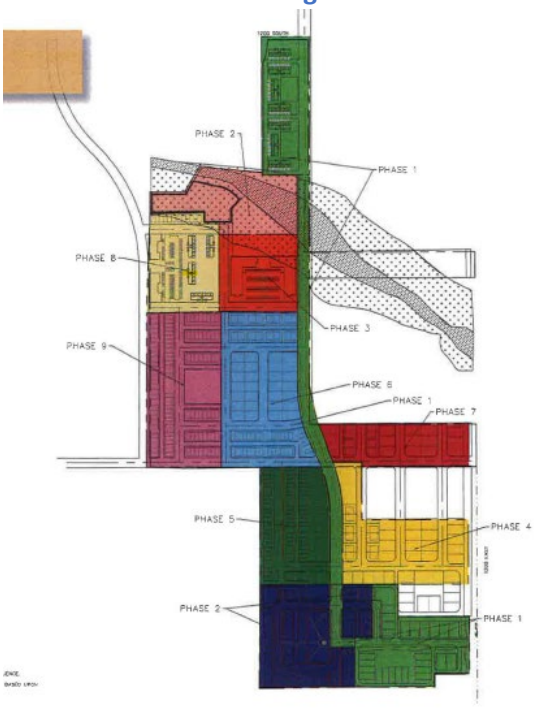
NOTES FROM 6/14/2023 DRM

- 10-plex for a total of 100 units
- Parking limited to driveways and “parking pockets”
- Becca Rd is fully constructed

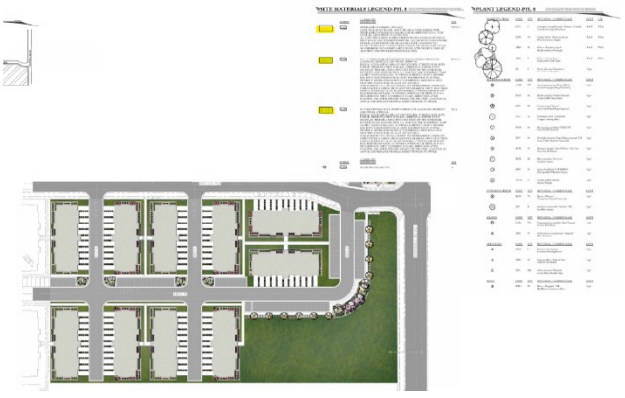
- This phase is east of phase 6, south of phase 9 and 10

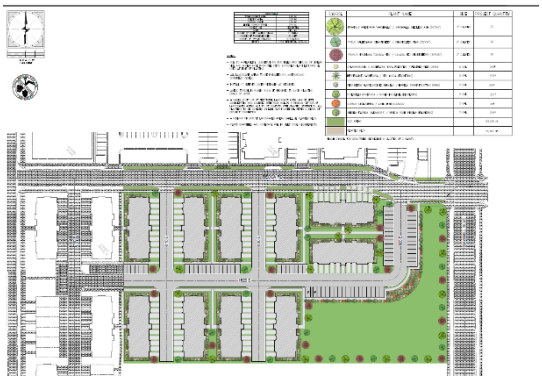
SUMMARIZED REVIEW COMMENTS/ QUESTIONS:

- Is Phase 8 correct? Map from MDA shows this as part of different phase. **Clarified by the amended MDA agreement.**



- **Landscaping:**
  - The landscaping plans in the construction set (shown on right) are different than the individually submitted landscape plans (shown on left). Which one is correct? The landscaping plans need a legend that matches the drawing.

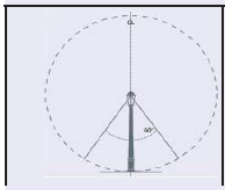
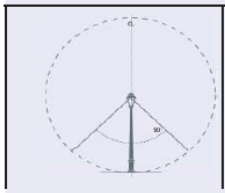
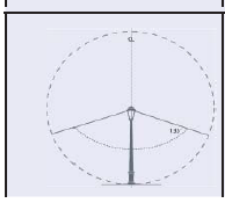




  - The MDA states at preliminary approval, developer will propose a method and timing to plant the street trees required by the PCMU Code. Does this plan require street trees? Need clarification. **This plan does require street trees along the public frontage.**
  - Make sure the following calculations are included in the final landscaping plan data table. Non-Residential and Multi-Family Residential Standards.
    - A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.

        - A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
    - 18.76.030 Landscape Standards state that no more than 20% of any front yard, including both yards on a corner, shall be landscaped with turf/lawn. Does this project need to comply or is it vested under previous code (question for Jamie)? **PCMU code applies (lawn is permitted)**
- **Parking requirement:**
    - Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. How was required parking determined (should include ADA)?
    - What are the dimensions for the parking stalls (should include ADA)?
- **Minimum Open Space**
    - Shall be 40% of the total acreage. Is Phase 8 open space included as part of total acreage? Does the .44 acres count towards total open space acreage? (MDA states that only open space areas of 1.5 acres or larger may be submitted to the City for consideration of public open space.) **Private OS based on MDA – Most recent MDA (20220 INDICATES THAT THE OS IN EXHIBIT A SUFFICES FOR MEETING ALL OS REQUIREMENTS.**
- **Lighting**
    - Will need a lighting and photometric plan **has since been provided by applicant**
        - Lighting meets pole height, 3000K requirements. PCMU code allows 60 – 135 light pollution angle depending on pole height and district. Need clarification on OW1 label.

Table 12: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the District. The table shows three common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

	NG	VC	Specifications
	▪		Lighting fixtures shall not be taller than 12 feet or have a light pollution angle of more than 60 degrees.
	▪	▪	Lighting fixture shall not be taller than 16 feet or have a light pollution angle of more than 90 degrees.
		▪	Lighting fixture shall not be taller than 20 feet or have a light pollution angle of more than 135 degrees.

REVIEW NOTES

MDA Requirements

- All buildings in Sawmill shall comply with the Master Plan and Section 18.62 PCMU Zone.

- Only open space areas of 1.5 acres or larger may be submitted to the City for consideration of public open space. Common space is .44 acres.
- Preliminary landscaping plan shall be submitted to the city at preliminary approval, and final detailed landscaping plans shall be submitted for review by the city at final approval. Landscaping plan in construction set is different/ shows street trees – which one is correct? Landscaping plan needs a legend/ symbology that matches the drawing.
- Developer shall construct fencing along double fronted lots. N/A
- At preliminary approval, developer will propose a method and timing to plant the street trees required by the PCMU Code. Does this plan require street trees along Sawmill Blvd? Does the developer need to provide the method/ time element? NO.

Code Requirements

- **Minimum Open Space** shall be 40% of the total acreage. Is Phase 8 open space included as part of total acreage? Does .44 acres count?
- **Density:** Density shall not exceed (a) two (2) dwelling units per acre. 2022 MDA SUPERCEDES – ALLOWS UP TO 108 UNITS.

- **Uses:** Multifamily Dwellings, including two-unit through four-unit dwellings;
- **Parking requirement:** Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot (71 provided/ counted). How was required parking determined?
- **Parking Stall Size.** Each off-street parking space shall be at least 9 feet by 18 feet. What are the dimensions for the parking stalls? How were ADA requirements determined?

- **Landscaping:** Make sure the following calculations are included in the final data table. Non-Residential and Multi-Family Residential Standards.
    - A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
    - A minimum of 40% of all landscaped areas shall be covered with planted vegetation.

AREA AND PLAT INFORMATION

TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC
COMMON SPACE	2.29 AC
LIMITED COMMON SPACE	0.44 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG.
NUMBER OF PUBLIC PARKING STALLS	71 STALLS
NUMBER OF 10-PLEX BUILDINGS	10 BUILDINGS
DENSITY	17.06 RESIDENTIAL UNITS/AC

REQUIRED PARKING		
	NG	VC
Residential	2.0 / dwelling	1.5 / dwlling
Lodging	`1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
Civic	To be determined by Warrant	
OTHER	To be determined by Warrant	

Code Review

17 Subdivisions

17.20 Plans

17.20.010 Master Plans
The Master Plan shall include all items in the Concept Plan and the following:

A. Phasing Plan, including open space, trails, and amenities
B. Conceptual building elevations and proposed materials
C. Sensitive lands analysis
D. Conceptual Affordable Housing Plan, including the following:
    1. Number of Affordable Housing Units
    2. Unit Types

17.20.020 Concept Plans
The Concept Plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet and shall include:

A. Conceptual layout of the following:

    1. Proposed streets, in relation to the existing and planned streets within one-fourth mile of the subdivision
    2. Lots, including lot sizes
    3. Building pads for residential projects
    4. Buildings for multi-family or nonresidential projects, including building area
    5. Parking for nonresidential and multi-family residential projects
    6. Open space, as required by the zone
    7. Landscaping, as required by the zone
B. Data Table containing the following:
    1. Uses
    2. Density

3. Open space calculations, as required by the zone
4. Landscaping calculations, as required by the zone
5. Parking analysis

17.20.030 Preliminary Plans

The preliminary plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets and shall show:

Complies?	Requirements
✓	A. The proposed name of the subdivision;
✓	B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
✓	C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
✓	D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
✓	E. Contour map at intervals required by the Land Use Authority at concept approval;
✓	F. The boundary lines of the tract to be subdivided;
✓	G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;
✓	H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
✓	I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
✓	J. Northpoint, scale and date;
✓	K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
✓	L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
✓	M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.

✓	N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:
✓	1. A development agreement that addresses:
	a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
	b. Implementation of the development's affordable housing plan;
	c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and
	d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
✓	2. A title report for all lands proposed to be subdivided;
✓	3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
	a. Wetlands
	b. Flood Plains
	c. Vegetation and Natural Features
	d. Rivers & Streams
	e. Slopes and Erosion Control
	f. Endangered and Threatened Species
	g. Historic Properties
	h. Cultural Resources
	i. Water Quality
	j. Air Quality
	k. Hazardous Materials and Operations
	l. View shed analysis where applicable per Section 18.106 Ridgeline Protection
✓	4. A Geotechnical Report including the following information:
	a. Summary of Proposed Construction
	b. Evaluation of Geologic Hazards
	c. Subsurface Soil Profiles for the Site
	d. Groundwater
	e. Soil Classifications
	f. Soil Properties
	g. Design Recommendations
	h. Construction Recommendations
✓	5. A Storm Water Drainage Report meeting the requirements of the City Engineer.
✓	6. A Traffic Impact Study meeting the requirements of the City Engineer.
✓	7. Water Action Report as required by Section 15.16.090
✓	8. "Will Serve" letters from all serving utilities.

✓	9. Affordable Housing Plan as required by Section 18.102.030.

A. The proposed name of the subdivision;
B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
E. Contour map at intervals required by the Land Use Authority at concept approval;
F. The boundary lines of the tract to be subdivided;
G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;
H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
J. Northpoint, scale and date;
K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.
N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:
    1. A development agreement that addresses:
        a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
        b. Implementation of the development's affordable housing plan;
        c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and
        d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
    2. A title report for all lands proposed to be subdivided;
    3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
        a. Wetlands
        b. Flood Plains
        c. Vegetation and Natural Features
        d. Rivers & Streams
        e. Slopes and Erosion Control

f. Endangered and Threatened Species
g. Historic Properties
h. Cultural Resources
i. Water Quality
j. Air Quality
k. Hazardous Materials and Operations
l. View shed analysis where applicable per Section 18.106 Ridgeline Protection

Following review of the Preliminary Environmental Impact Assessment, the City Engineer will determine the need for a full Environmental Impact Statement (EIS) or other potentially necessary environmental work.

4. A Geotechnical Report including the following information:
    a. Summary of Proposed Construction
    b. Evaluation of Geologic Hazards
    c. Subsurface Soil Profiles for the Site
    d. Groundwater
    e. Soil Classifications
    f. Soil Properties
    g. Design Recommendations
    h. Construction Recommendations
5. A Storm Water Drainage Report meeting the requirements of the City Engineer.
6. A Traffic Impact Study meeting the requirements of the City Engineer.
7. Water Action Report as required by Section 15.16.090
8. "Will Serve" letters from all serving utilities.
9. Affordable Housing Plan as required by Section 18.102.030.

17.64.010 Criteria for Approval

Before approving a preliminary plan for a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:

A. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title;
B. The subdivision is not provided with adequate ingress or egress;
C. The subdivision contains geologic, soil, water, or other hazards which could be detrimental to the subdivision, surrounding area, or to the city;
D. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this chapter. Such amendments or modifications shall be sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this chapter.

18.62 Planned Community Mixed Use (PCMU)

Was repealed in 2018, but still applies to Sawmill Phase 8.

18.62.060 Subdivision of Mixed-Use Community

An approved Master Plan may be subdivided or re-subdivided at any time, subject to Title 17, Heber City Subdivision Ordinance for subdivision process and regulations. However, any such subdivision for a PCMU Zone shall be approved per the PCMU Zone requirements prior to submittal of a subdivision application.

A. Required Procedures for Subdivision Application and Approval.

1. Developer is not required to submit a Concept Plan and may opt to begin the process with the submittal of a Preliminary Plan. The submitted Master Plan may satisfy the Concept Plan.

B. Required Plans for Subdivision Application. Plans required for subdivisions application, review and approval are the same as those described in Chapter 17.20, Section 17.20.020 Preliminary Plans and 17.20.030 Final Construction-Plans & Final Plat of Heber City Code (as revised). Additionally, the following information is required:
   1. Copy of Signed Development Agreement; - **OK**
   2. Location and acreage of open space and how that meets the open space requirements of the approved Master Plan; - **Amended MDA states" The parties agree the open space shown in the attached Exhibit B is acceptable to the city and meets the requirements of the master plan.**
   1. If the applicant plans a phased development of the area contained in the subdivision, the respective areas of development shall be shown on the plan as to the area and priority of development. - **OK**
   2. Ownership
      a) The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, author of the title report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development. - **OK**
      b) Citation of any existing legal rights-of-way or easements affecting the property. - **OK**
      c) Existing covenants on the property, if any.
      d) A copy of the project's draft CC&R's. - **OK**
      e) A copy of the declaration and by-laws of the development pursuant to the Utah Condominium Ownership Act (if applicable).
      f) Any special agreements, conveyances, easements, restrictions, conditions, which will govern the use, maintenance, and continued protection of the development and any of its common areas, open space and facilities. - **OK**
      g) Curb, Gutter and Sidewalks. Curb, gutter and sidewalks are required as per this zone and following the Transect District requirements for each. - **OK**

18.72 Off-Street Parking And Loading

18.72.010 Purpose Of Provisions

The following regulations are established to:

A. Increase safety and lessen congestion in the public streets;

B. To provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the on-street storage of vehicles.

18.72.020 Parking Space Requirements -- Computation

For the purpose of computing off-street parking spaces which are required by this title, the following rules shall apply:

A. "Floor area" means gross floor area, unless otherwise specified for a particular use; net floor area means the area of a building excluding the width of exterior walls, stairwells, elevators, hallways, closets, restrooms and storage areas.

B. In stadiums, sports arenas, churches and other places of assembly in which benches or pews are used in place of seats, each eighteen inches of length of such benches or pews shall be counted as one seat.

18.72.030 Parking Space Requirements -- Designated

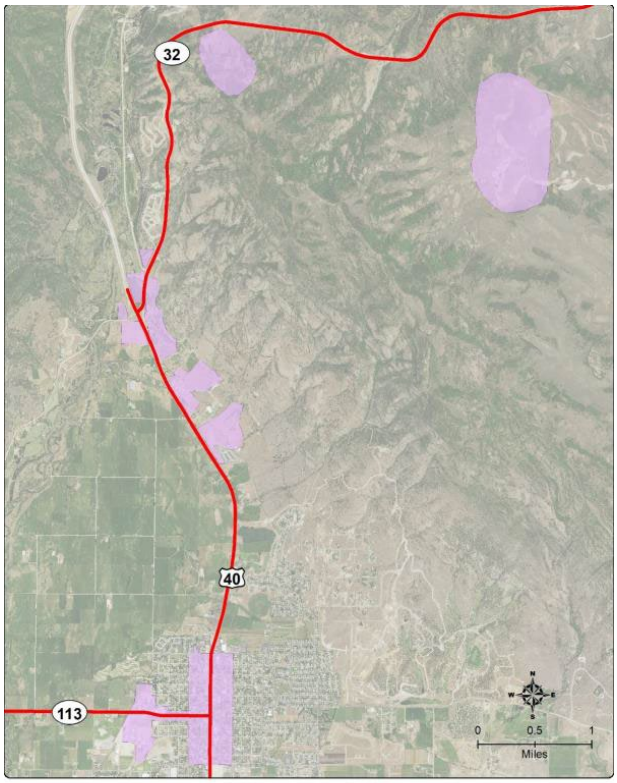
A. The following required off-street parking spaces for the particular use are minimum requirements:

1. Auditoriums, sports arenas and places of assembly shall have one parking space per two people;
2. Banks, professional offices, retail stores, personal service shops, medical clinics and other business buildings not specifically mentioned elsewhere in this section shall have four parking stalls per 1,000 square feet of net floor area;
3. Boardinghouses shall have one parking space for each one hundred square feet of floor space devoted to bedrooms or one space for each two persons domiciled in the premises, whichever is greater;
4. Bowling Alleys shall have four (4) parking stalls per lane.
5. Churches shall have one parking space per three seating spaces in the main assembly room;
6. Commercial recreational uses shall have one parking space per two patrons, based on the design capacity of the facility;
7. Convalescent, nursing and other institutions shall have one visitor parking space per three patient beds, plus one parking space for each employee at work in the home during daylight hours;
8. Day Care facilities shall have one (1) parking space for each employee plus one (1) loading/unloading space for every 20 people, or portion thereof enrolled. Loading space requirement may be eliminated if there is a circular drive-way.
9. Drive-ins (retail) shall have at least twelve off-street parking spaces or sufficient off-street parking spaces to accommodate all patrons or customers, whichever is greater. No patron or customer may be served in automobiles which are parked on public streets;
10. Government buildings shall provide at least three (3) parking stalls per 1,000 square feet of floor area;
11. Grocery stores shall have at least 1 parking stall per 300 square feet of net floor area;
12. Hospitals shall have one visitor parking space per two patient beds, plus one parking space for each employee at work in the hospital during daylight hours;
13. Hotels and motels shall have one parking space per room or suite, plus one parking space for each employee at work on the premises during daylight hours;
14. Industrial, manufacturing and wholesale establishments shall have one parking space per two employees based. on the largest shift;
15. Mortuaries or funeral parlors shall have thirty parking spaces or one space for each twenty-five square feet of floor space in all assembly rooms, whichever is greater;
16. Parks shall have parking as follows:
    a. As each park is designed, an evaluation of parking demand based on size, functions and features of the park, available on street parking within two blocks, and opportunities for shared parking with adjacent uses and such uses within two blocks, is to be completed by the park designers and coordinated with City staff. When considering complex parks with many functions, it is anticipated that on-site parking will not meet the entire demand of the combined functions for peak time periods. In parks with more than three functions, an overall reduction of 30% of the additive parking demands for each function

is recommended. As the park is designed, any parking recommendations shall supersede the recommendations in number D. below.

b. Local parks smaller than 2 acres shall be considered “walkable” parks and are not required to have parking, however, on-street parking for 8 vehicles shall be available within two blocks.
c. Park parking shall be reviewed by the Parks Department using their experience with existing parks and may recommend different parking standards. d. Parking demand shall be evaluated by function using the general recommended standards:
    1) Pavilion – 1/5 of seating capacity
    2) Play Structure – based on an estimate of use/capacity, 1 space for every 5 users
    3) Picnic Area - one space for every two tables
    4) Baseball/Softball Field – 10 per diamond
    5) Passive Lawn area – 3 per acre
    6) Multi-sport field (soccer lacrosse, rugby, etc.) – 12 per field
    7) Tennis/pickle ball courts - 2 per court
    8) Outdoor Basketball/sport court – 2 per court
    9) Recreation/Community Center – based on seating, interior functions, and square footage
    10) Trail Head – five spaces
    11) Amphitheater – based on 1/4 of seating capacity
    12) Dog park – 4 per acre

17. Private clubs and lodge halls shall have one parking space per two persons based on the design capacity of the facility;
18. Residential structures, not including boardinghouses and rooming houses shall have parking spaces per dwelling units as follows:
    a. One-family dwellings, including townhomes, detached single family dwellings and semi-detached single family dwellings and mobile homes, two spaces per dwelling unit;
    b. Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. As a means of encouraging the occupants of multiple dwellings to use the required off-street parking space in preference to on-street parking space, entrances to buildings containing multiple dwellings shall be provided in locations that are as direct and convenient to the required off-street parking spaces as are the fronting streets;
19. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of net floor area;
20. Theaters shall have one parking space per four seats;
21. Uses Not Mentioned. The required off-street parking for any building, structure or use of land of a type not listed in this section shall be determined by the board of adjustment. The board of adjustment shall be guided by comparison with the requirements for similar uses which are listed;
22. Designated Mixed Use Village Center Parking Requirements.
    a. Designated Mixed Use Village Centers are shown on the map below.



Designated Mixed Use Village Centers
Draft: 02/25/21

b. Designated Mixed Use Village Center Parking requirements for retail, office, restaurant and government uses is 3 parking stalls per 1,000 square feet.
c. Designated Mixed Use Village Center Parking requirements for multi-family residential units (condominiums and apartments) is as follows:

Unit Type	**Parking Space Requirements**	**Notes**
Studio Units	1.0 space per unit	25% of Parking stalls may be compact spaces
One Bedroom Units	1.25 spaces per unit	
Two Bedroom Units	1.5 spaces per unit	
Three Bedroom Units	2.0 spaces per unit	
Four Bedroom Units	2.0 spaces per unit	
Guest/visitor Parking	0.25 spaces per unit	

d. When there is insufficient area to provide the required number of off-street parking stalls for a property within a Mixed Use Village Center, the property owner may pay a

fee-in-lieu to the Parking Authority in an amount equivalent to the value of the required parking stalls when approved by the City Council.

23. One-half (1/2) of available angled on-street parking along a parcel's frontage may be counted towards the requirements for meeting the off-street parking requirements for uses within a designated Mixed Use Village Center.
24. Street improvements shall include angled parking for those streets identified as having angled parking on the City's Master Plan or Zoning Ordinance;

B. Shared Parking. In determining the total requirements for shared parking facilities, the Planning Director or designee shall use the Shared Parking Table below, according to the following guidelines:

1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements above).
2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
5. If a new use is proposed for a building or portion of a building, the shared parking analysis shall be re-evaluated and additional parking provided, if shown as necessary.

C. For uses not listed in Table 18.72 (1), the Planning Director shall determine the required parking for the six time periods.

Shared Parking Table

General Land Use Category	Weekdays			Weekends		
	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.
Office & Craftsman Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

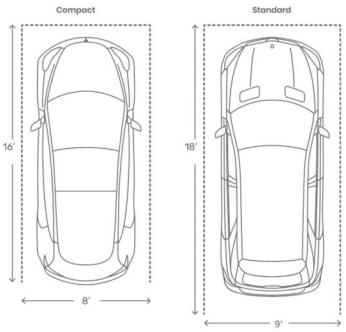
D. Parking Lot Landscaping: For every third parking aisle, one (1) raised six (6) foot wide landscaped parking island with trees, bounded with slotted high back curb with defined openings to allow for runoff shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation

islands of at least eight (8) foot width and planted with trees shall be constructed at the ends of the rows of parking spaces at locations where circulation drives intersect, and for every 20 parking spaces. Parking lots shall be bounded with a high back curb that includes openings for stormwater runoff. Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a slotted high back curb or a five foot (5') raised sidewalk.

E. Street and Parking Lot Lighting: Parking lot lighting shall be mounted on black poles, and be dark sky compliant. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting attached to the building. In no case shall the poles exceed 16 feet in height. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares and shall be downward directed and fully shielded.

F. Parking Stall Size. Each off-street parking space shall be at least 9 feet by 18 feet for diagonal or ninety-degree spaces, or 8 feet by 23 feet for parallel spaces, exclusive of access drives or aisles. Compact parking stalls shall be a minimum of 8 feet by 16 feet for diagonal or ninety-degree spaces, or 8 feet by 21 feet for parallel spaces, exclusive of access drives or aisles. Parking stalls adjacent to a column or wall must have an additional 2 feet of width to accommodate ingress/egress from the vehicle. Access to parking spaces shall be from private roadways and not from public streets. The Planning Director or designee may consider modifications to stall width and length requirements for up to 15% of the stall dimensions.

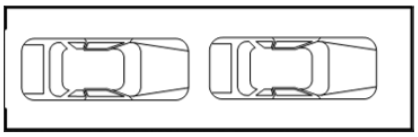
1. Standard and Compact Parking Stalls



G. Parking Lot Locations and buffering from the street. Parking lots shall be separated from the right-of-way property line with a minimum width 6' landscaped area, unless the zoning ordinance requires a larger separation elsewhere. Such landscaping shall include trees and shrubs to minimize the visual impact of the vehicles. Such areas shall accommodate stormwater, but without a depression greater than 1 foot.

H. Snow Storage. Sufficient area shall be provided adjacent to uncovered parking lots for snow storage as recommended by the design engineer.

I. Tandem Parking. Tandem parking stall placement is not permitted for required parking stalls. Example of Tandem Parking shown in diagram below.



J. Garage Door Setback. Garage doors facing a public right of way shall be setback at least 22 feet from a public right of way property line, unless a larger setback is required elsewhere in the zoning ordinance.

18.72.040 Parking Space Requirements -- Location And Control

A. The off-street parking facilities required by this chapter shall be located on the same lot or parcel of land as the use they are intended to serve, except within designated Mixed Use Village Centers when approved by the Planning Commission, or where a Parking Authority has a policy providing off-street parking for an area. Any required parking stalls provided off-site shall be located within ¼ mile of the property they are intended to serve.

B. Individual stalls shall not be directly accessed from the street, unless approved by the Planning Commission when it can be shown that such allowance:

1. Results in a decrease in the overall hard surface area;
2. Makes more efficient use of the right of way and private land;
3. Protects a landscaped area;
4. Provides at least the number of parking stalls required by this parking ordinance;
5. Results in a safe traffic movement as determined by the City Engineer; and
6. Is not located along an Arterial or Collector Street as designated on the City's Master Transportation Plan.

18.72.050 Parking Space Requirements -- Combined Parking Area

The required off-street parking and loading facilities may be provided collectively for two or more buildings or uses, provided that the total number of parking spaces shall generally be the sum of the requirements for each of the individual uses, unless modified by the shared parking table above.

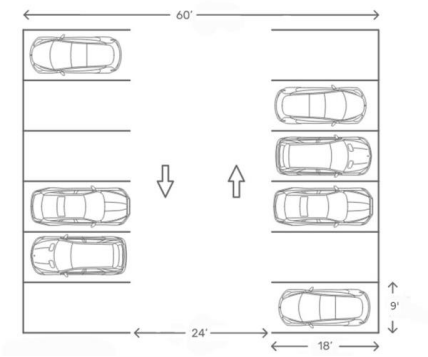
18.72.060 Parking Space Requirements -- Mixed Uses

In the event that two or more uses occupy the same zoning lot or parcel, if land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately, but shall use the shared parking table above for a final calculation.

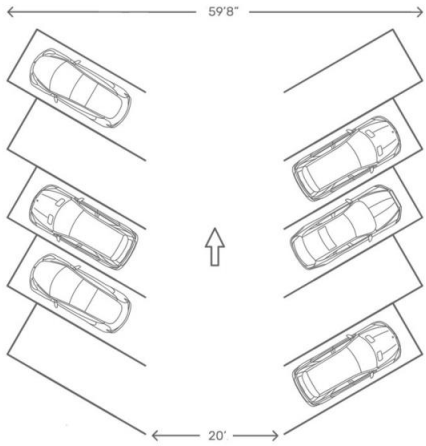
18.72.070 Access To Parking Facilities

Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended use. Driveways shall be dimensioned at minimum as shown below.

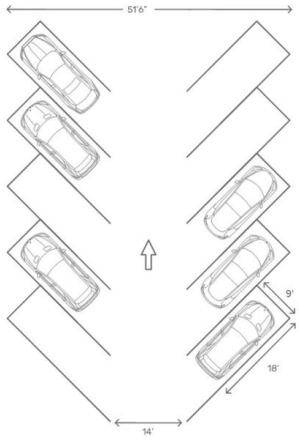
A. 90 degree double loaded driveway.



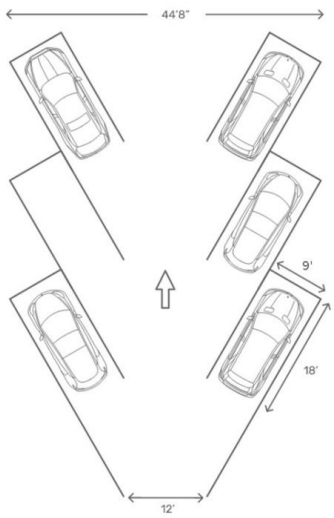
B. 60 degree parking spaces



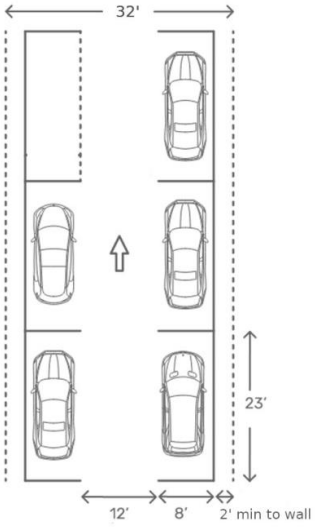
C. 45 degree parking spaces



D. 30 degree parking spaces



E. Parallel parking spaces



18.72.080 Circulation Within Parking Areas And Between Parking Areas

A. Circulation within a parking area shall comply with the following requirements:

1. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.
2. Directional signs shall be required to differentiate between entrance and exit access points to the street.

B. Circulation between separate parking lots on adjacent parcels, shall comply with the following:

1. Vehicular access between separate parking lots is required to provide the ability for patrons to park only once for multiple tasks.
2. Pedestrian accommodation between separate parking lots is required.

3. Adjoining property owners with shared parking lots shall have parking agreements addressing rules and maintenance of the parking lot area, lighting and striping.

18.72.090 Location Restricted

Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. Off- street parking space which is required in connection with a use shall be construed to be part of that use and shall not be located within a zone unless expressly permitted therein.

18.72.100 Reserved

18.72.110 Continuing Obligation To Provide Spaces

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle loading facilities continues. It is unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking and loading facilities without providing other vehicle parking or loading area which meet the requirements of this chapter.

18.72.120 Plot Plan Approval Required

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off-street parking space, a plot plan shall be submitted showing the location and layout of such required space along with access aisles, roadways, lighting, conceptual stormwater retention, snow storage areas, curbs and curb cuts. The zoning administrator shall disapprove such plans if the required spaces are not usable for standard-sized automobiles or do not comply with the requirements for off-street parking as set forth in this chapter.

18.72.130 Reserved

18.72.140 Loading Space Requirements

For every building having a gross floor area of five thousand square feet or more to which goods, material, merchandise or supplies are received or distributed by vehicle, there shall be provided at least one off-street loading space. One additional loading space shall also be provided for each additional twenty thousand square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater. Each required off-street loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in height.

18.76 Landscaping

18.76.010 Purpose Of Provisions

The purpose of the landscaping requirements in this chapter shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant community. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.

18.76.020 Scope Of Requirements

Where landscaping is required, such landscaping shall comply with the requirements set forth in this chapter. Where there may be contradicting landscaping provisions between this chapter and other sections of code, the greater requirement shall apply.

18.76.030 Landscape Standards

A. General

1. Zeroscaping is prohibited in all zones.
2. Xeriscaping is permitted in all zones.
3. Natural vegetation are permitted for open space areas when specified by zone.
4. Vegetation coverage is measured by the area of the plant at full seasonal coverage. Trees may account for up to 80 square feet per tree.

B. Non-Residential and Multi-Family Residential Standards.
   1. A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
   2. A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
   3. Community Gardens may be counted toward a landscaping and/or open space requirement for Multi-Family Residential developments.
   4. Automated irrigation systems are required.
   5. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy. For phased developments, the landscaping within each phase shall be completed with the phase.
      a. A landscaping bond may be used during non-growing seasons, as determined by the Planning Director or designee. Bonds shall cover 110% of the costs of the bond estimate included in the bond agreement.

C. Single Family Residential Standards.
   1. In any residential or residential-agricultural zone, all portions of the required front and side yards adjacent a street that are not covered by permitted structures, driveways or pedestrian paths shall be landscaped.
   2. Required landscaping shall be installed within 24 months of the date of receiving an occupancy permit for the property.
   3. A minimum of 10% of the front and street side yards shall be covered with planted vegetation.

18.76.040 Maintenance

Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing lawns, weeding, removal of litter, fertilizing, replacement of dead plants and the regular watering of all plantings.

18.76.050 Screening Requirements

Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four to six feet.

18.76.060 Plot Plan Required

Where landscaping is required for multi-family residential and non-residential developments in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the zoning administrator. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping providing all proposed landscaping is detailed adequately on said plot plan. The zoning administrator may disapprove such plans if he determines that they are not consistent with the requirements and purposes of this chapter. All plot plans shall be prepared by a licensed landscape architect.

18.76.070 Nonconforming Properties

Any use of property, which, on the effective date of the ordinance codified in this title, is nonconforming only as to the regulations relating to landscaping may be continued in the same manner as if the landscaping were conforming.

18.76.080 Street Tree Planting Requirement

In all zones and locations within Heber City, street trees shall be planted by property owners within the adjoining right-of-way or planter strip, or on private property in the front yard if no planter strips exist, as part of the required landscaping. Street trees shall be planted and spaced in accordance with Chapter 12.20 of Heber city Municipal Code.

18.76.090 Right Of Way Landscaping

Property owners are responsible for maintaining the landscaping within the adjoining right-of-way and/or planter strips in accordance with Chapter 12.20 of Heber City Municipal Code.

18.76.100 Parking In Landscaped Areas

Parking is prohibited upon any required landscaping or any area that is landscaped.

18.78 Lighting

18.78.010 Purpose Of Provisions

The purpose of the lighting requirements in this chapter shall be to preserve the night sky and to mitigate the impact of lighting from Multi-family, Commercial, Industrial, and other Non-Residential developments on surrounding residential neighborhoods.

18.78.020 Definitions

A. Airport Lighting. Airport Lighting shall mean any and all lighting fixtures within the boundary of the Heber City Municipal Airport.

B. Direct Light. Direct Light is light that is being spread, un-interrupted, from the lighting element of the lighting fixture. Direct Light typically results in the visibility of the lighting element from areas being lit by Direct Light.

C. Full Cut-Off. Full Cut-Off shall mean that the lighting element is recessed within the lighting fixture and no light shall trespass above a 90-degree angle from the fixture, perpendicular to the ground.

D. Holiday Lighting. Holiday Lighting shall mean any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Cultural, or Religious Holiday.

E. Lighting Element. Lighting Element shall mean the portion or piece of a fixture that is emitting light. This may include, but are not limited to, LEDs panels and/or bulbs.

F. Net Acres. Net Acres shall mean the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

G. Reflected Light. Reflected Light is ambient light that results from the reflection of direct light off the urban environment.

H. Shoebox Fixtures. Shoebox Fixtures shall mean a square or rectangular box shaped lighting fixture on top of a pole.

18.78.030 Non-Conforming Light

All lighting existing prior to the adoption of this section are considered Non-Conforming and are allowed to remain in their current state. Non-Conforming lights shall be brought into compliance with this section with the redevelopment or expansion of the site or change of use.

18.78.040 Lighting Standards

A. Non-Residential and Multi-Family Residential Standards

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
2. Height – All fixtures shall be mounted no higher than 16 feet.
3. Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site.
4. LED Required – All fixtures shall be LED.
5. Shoebox fixtures are prohibited. All poles and fixtures shall be of a decorative design.
6. All lighting fixtures shall be 3000 K or less in color.
7. In no case shall the total lumens for a single site exceed 100,000 lumens per net acre.
8. All non-residential exterior lighting shall be shut off during non-business hours.
    a. Some lights may be dimmed when connected to an automated dimmer as determined on a case by case basis by the Planning Commission when:
        i. The lighting is essential to the security of the site.
        ii. The site offers services outside of employed business hours.
    b. Dimmed lights must be dimmed by a minimum of 50%. This may be accomplished by dimming all lights by 50% or by a combination of dimmed and shut off lights. In no case can any lights be running at 100% output.
    c. Motion sensor security lights may operate during non-business hours.
9. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.

B. Single Family Residential Standards. The following provisions shall be applicable to all residential developments and buildings approved after the date of adoption of this ordinance.

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
2. Height – All fixtures shall be mounted no higher than 16 feet.
3. LED Required – All fixtures shall be LED.
4. All lighting fixtures shall be 3000 K or less in color.
5. Home Owners Associations (HOA's) in new residential subdivisions shall include dark sky compliant regulations in their Covenants Conditions and Regulations (CC&R's).

C. Exemptions

1. Airport Lighting: Lighting at the Heber City Municipal Airport.
2. Flags: The up lighting of National, State, or Local Government flags, by any party, shall be exempt. Flags should be taken down at night to avoid the need for lighting.
3. Holiday Lighting: Holiday lighting shall be exempt.

18.78.050 Lighting Plan Required

Lighting Plans are required for all Non-Residential and Multi-Family Residential Developments and shall be submitted as part of the Site Plan.

A. Lighting plans shall include the following:

1. Detail for lighting fixtures. Including:

a. Fixture type
b. Fixture dimensions.
c. Fixture color.
d. Lighting element type.
e. Lighting element wattage.
f. Lighting color temperature in Kelvin units.
g. Fixture Lumens output

2. Photometric plan of site.

3. Fixture locations. Including:

a. Exterior building lighting.
b. Site lighting.
c. Right of way lighting.

B. Continuing obligation to comply with standards. Once new lighting is installed, the owner has the continuing obligation to ensure existing and new lighting fixtures comply with city lighting standards.

18.78.060 Right Of Way Lighting

All lighting within the public right of way shall be consistent with the current Engineering Standards and Specifications.

18.78.070 Conflicting Provisions

In any instance where the provisions of this section conflict with the provisions of another section, the stricter of the two provisions shall apply.

Heber City
Planned Community Mixed-Use Code

Village Center (VC)

Neighborhood General (NG)

IBI GROUP

Chapter 18.62

Planned Community Mixed-Use (PCMU) Code

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Section 18.62.010 Introduction

A. Purpose and Intent

The intent of the Planned Community Mixed-Use (PCMU) Code is to promote and foster a traditional mixed-use neighborhood and village center including opportunities to live, work, shop, and recreate while preserving the rural character of the Heber Valley. With proper form, a greater integration of building uses is natural, comfortable, and ecologically sustainable. This code creates this form. Multiple residential uses, minor commercial areas, civic spaces, and a network of streets and trails. The regulations of the PCMU code contained herein are designed to: 1) Encourage the city to do detailed planning based on design and form rather than Euclidian zoning; 2) Cultivate holistic neighborhoods that include a framework of pedestrian and bicycle systems, which provide alternatives to the automobile, allowing independence for those who do not drive or choose to drive less; 3) Promote creative and indigenous landscape and architecture that blends in with the natural surroundings and follows project specified design guidelines; 4) Stimulate the local economy and increase the tax base of the city; 5) Promote the preservation of agricultural lands, open space, scenic vistas, natural features and respect historical precedents by increasing density within the city; 6) Establish guiding principles through language and images for all new community development within the PCMU Zone and to ensure that the economic, environmental, and social justice needs of a community are met; 7) Regulate and control development in Heber City to produce safe, attractive, and enjoyable public spaces complemented with a healthy mix of uses; and 8) Promote affordable housing by offering multiple housing types within each neighborhood.

B. Applicability

Provisions of this code are activated by "shall" when required; "should" when recommended; and "may" when optional. The provisions of this code, when in conflict with other city ordinances, shall take precedence over those of other codes, ordinances, regulations, and standards except adopted IBC (International Building Code) standards. The codes and ordinances of the city continue to be applicable to issues not covered by this PCMU ordinance, except where these would contradict the *Purpose and Intent* section, in which case the conflict shall be resolved in favor of this code. Terms used throughout this code shall be accorded their commonly accepted meanings or as defined in the *Definitions of Terms* section. In the event of conflicts between these definitions and those of other city ordinances, those of this code shall take precedence.

C. Structure of the Code

The Planned Community Mixed-Use Code uses simple language and clear graphic prescriptions and parameters for building height, building site, and building elements to address the basic necessities for forming good public spaces.

D. Authority

The Planned Community Mixed-Use Code is a legal document that regulates land development by setting careful and coherent controls on building form while employing more flexible parameters relative to building use and density. This code was adopted to promote the health, safety and general welfare of residents of Heber City, Utah. This code will also help protect both the natural and built environment in Heber City, conserve agricultural land, conserve energy and natural resources, reduce vehicular traffic, encourage walkability, support downtown Heber City, and reduce suburban sprawl development.

Section 18.62.020 General Requirements for Community Scale Plans

A. Instructions

Tables Quick Reference
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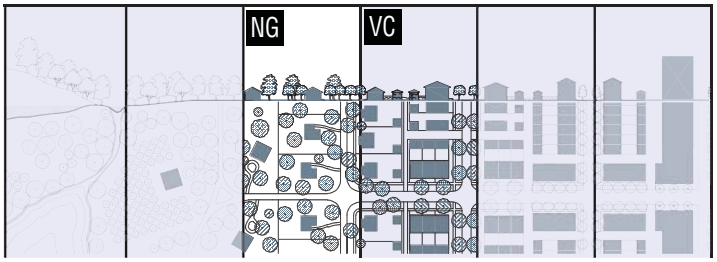
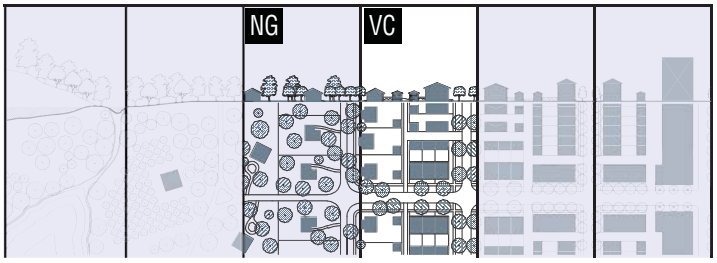
Property identified as Planned Community Mixed Use (PCMU) in the General Plan shall be either: a) annexed into the City as Planned Community Mixed-Use (PCMU) Zoned land, or be) rezoned through the Heber City Rezone process as Planned Community Mixed-Use (PCMU) Zoned land. PCMU plans may be prepared by an owner, design consultant, developer, or by Heber City, but shall adhere to the following guidelines:

1. Each PCMU Master Plan shall respond to the existing conditions of the site, adjacent developments, connecting Thoroughfares, and natural features.
2. Each PCMU Master Plan shall be structured as a Walkable Neighborhood of a 1/4 mile radius as outlined in this PCMU Code.
3. Each PCMU Master Plan shall allocate the Transect Districts as outlined in the *Transect Districts* section.
4. Each PCMU Master Plan shall lay out the Thoroughfare network according to **Section E Streetscape Requirements** and **Tables 14a-d**
5. Each PCMU Master Plan shall allocate Civic Space according to **Section F Civic Functions and Open Space**.
6. Each PCMU Master Plan shall include a set of building standards prepared in accordance with the requirements in the *Building Scale Plans* section.
7. Each PCMU Master Plan shall have approved by the Heber City Planning Commission a set of written design guidelines with graphic images, to establish a coherent exterior character of lasting quality of development.
8. Each PCMU Master Plan shall consist of a minimum of 60 contiguous acres. Sites contiguous to a PCMU Master Plan may incorporate at any time upon approval of Heber City, annexation and with appropriate illustrations and written descriptions of compliance to the PCMU Master Plan and the projects Design Guidelines.
9. Each PCMU Master Plan shall include a street tree master plan that is in accordance with **Tables 5, 6 and 13**.
10. Each PCMU Master Plan shall include a buffer from all State Highways. All highway buffers shall be 50’ minimum or as approved in the Master Plan process.

TABLE 1: District Descriptions.

NG THE NEIGHBORHOOD GENERAL DISTRICT, consists of medium density residential areas, with a diversity of home variations. Planting is of a consistant variety by street and consistantly spaced. Setbacks are conducive to walkable neighborhoods. Blocks may be larger and the roads irregular to accommodate natural conditions.	
VC THE VILLAGE CENTER DISTRICT consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.	

B. Transect Districts

The Planned Community Mixed-Use (PCMU) Code utilizes the Transect Districts. These Districts are a system of ordering human habitats in a range from the most natural to the most urban. It is based upon six districts which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism. Heber City PCMU's zone will utilize two (2) of these districts: Transect Districts Three, which is Neighborhood General and Transect District Four, Village Center. Although this code is specifically adopted for using Districts Neighborhood General (NG) and Village Center (VC), other districts may be added if the Heber City council decides to expand the code. Transect Districts shall be constituted of the elements described in **Table 1** in the *Development Requirements, Standards, and Tables* section. Each proposed PCMU plan shall allocate Transect Districts with the percentage use ranges outlined below. The districts available for inclusion in a PCMU zone are:

1. Neighborhood General (NG) - the most natural, least dense, most Residential of the urbanized areas. At least 40% of each PCMU plan must utilize this district.
2. Village Center (VC) - the most varied Residential area (mixed-use allowed). At least 20% of each PCMU plan must utilize this district.

C. Density Calculations & Housing Mix

1. The Developable Areas of the site shall be considered the Net Site Area. The Net Site Area shall be allocated to the various Districts according to the parameters specified in **Table 2**.
2. The Overall Density shall be calculated in terms of housing units as specified for the area of each District by **Table 2**.
3. For purposes of Density, calculations shall be based on the gross application boundary.
4. A minimum residential housing mix shall be required within each District as follows:
   a. Neighborhood General' - at least two residential types as delineated in **Table 8a**, with each type at least 30% of the total units within NG districts.
   b. VC 'Village Center' - at least three residential types as delineated in **Table 8a**, with each type at least 20% of the total units within VC districts.
   c. Residential Mixed-Use shall constitute a minimum of 10% of the housing in VC except when VC's are 25 acres or less.
5. Project applicants may jointly apply with adjacent project applicants to satisfy the minimum residential density and housing mix requirements.

D. Environmental Requirements

Districts manifest a range of responses to natural and urban conditions. PCMU Master Plans shall include a street tree master plan dictating the chosen species and spacing per street.

1. General

a. To the extent not inconsistent with Heber City Code, development shall not occur on slopes above 30%, in areas with high landslide potential or in aquifer regeneration areas.
b. To the extent not inconsistent with Heber City Code, all Army Corps of Engineers designated wetlands shall not be developed and shall include a 30 foot buffer around the entire perimeter except by Conditional Use.

Tables Quick Reference
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c. Sensitive lands like those with high water tables or important wildlife habitats shall be preserved except where authorized by the City Council.

d. All land within Master Planned boundaries which are preserved for any of the above reasons, may be calculated as Civic Open Space.

2. Specific to Neighborhood General District (NG)

a. Within NG Districts, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental condition. The alteration of such conditions shall be limited according to local, state, and federal law.

b. The Public Frontage **(Tables 5 & 2D)** shall include trees of a consistent species by street, planted in an organized boulevard fashion, as well as low maintenance understory. The introduced landscape shall consist primarily of native and/or drought tolerant species requiring minimal irrigation, fertilization and maintenance **(Tables 4 & 13).** Lawn should only be used when necessary for public recreation parks and residential lots but should be kept to a minimum when and where possible. Street trees shall be a species that at mature height are over 45 feet.

c. Impermeable surface shall be confined to the lot coverage as specified in **Table 2F** except that commercial lots may exceed that standard by up to 15%.

d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares should be where possible, primarily through detention and percolation, channeled by curbside swales.

3. Specific to Village Center Districts (VC)

a. To the extent not inconsistent with applicable state or federal law, within VC Districts, the continuity of the urbanized areas should take precedence over the natural environmental conditions. The alteration of such conditions, where necessary, may be mitigated off-site, and the determination for modification and mitigation shall be made by Conditional Use.

b. The Public Frontage **(Tables 5 & 2D)** shall include trees planted in a regularly-spaced pattern of a single species (per street) with shade canopies and a mature height of over 40 feet.

c. The introduced landscape shall consist primarily of durable species tolerant of soil compaction **(Tables 4 & 13).**

d. Impermeable surface shall be confined to the lot coverage as specified in **Table 2F** except that commercial lots may exceed that standard by up to 15%.

e. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lots. All detention areas shall be planned on a Master Plan basis. Curbside swales shall be permitted by Warrant and as required in PCMU Design Guidelines

E. Streetscape Requirements

1. General

a. Thoroughfares are intended for use by vehicular, bicycle and pedestrian traffic and to provide access to lots and open spaces.

b. The Thoroughfares consist of vehicular lanes and Public Frontage **(Table 3).** The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The frontages contribute to the character of the Transect District. They include the types of sidewalk, curbing, planter, and street tree.

c. Thoroughfares should be designed in context with the urban form and desired design speed of the Districts through which they pass. Thoroughfares that pass from one District to another shall adjust their Public Frontages accordingly or, alternatively, the Transect District may follow the alignment of the thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory.

d. Within urban Transect Districts NG and VC pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

2. Thoroughfares

a. The standards for vehicular lanes shall be as shown in **Tables 14a-e.**

b. The Thoroughfare network shall be designed to define blocks not exceeding the size prescribed in **Table 2C.** The size shall be measured as the sum of lot Frontage Lines.

c. All Thoroughfare shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only by Warrant when natural site conditions justify.

d. Lots shall front on a vehicular Thoroughfare, except that 20% of the lots within each District may front a pedestrian passage.

e. A bicycle network consisting of Bicycle Trails, Routes and Lanes shall be provided throughout as allocated in **Table 2D.** The community bicycle network should be connected to existing or proposed Sector networks wherever possible.

f. To accomodated anticipated traffic volumes along Heber City Master Planned Arterial and Collector Streets that traverse through a PCMU development, the adopted PCMU street standard may be modified by Warrant, acceptable to the city, so long as traffic calming measures are implemented in a manner consistent with the intent of the PCMU.

3. Public Frontages

a. Public Frontages shall be designed as shown in **Table 5** and allocated within Districts as specified in **Table 2D.**

b. Within the public frontages, the prescribed type of street trees and street lights shall be as shown in **Tables 12 and 13**. The spacing may be adjusted by Warrant to accommodate specific site conditions.

F. Civic Functions and Open Space

1. General

a. Certain places for public use shall be required for each community and designated on the PCMU Plans as Civic Space (CS) and Civic Building (CB).

b. Civic Spaces are public sites permanently dedicated as open space. Civic Spaces are limited to those described in **Table 7** and by any trail network within the development boundaries.

c. Civic Buildings are sites generally dedicated to culture, education, government, religious and transit, or for a use approved by the Heber City Council.

2. Civic Space (CS) Specific to NG-VC.

a. Each Walkable Neighborhood shall assign at least 15% of its area to Civic Space.

b. Civic Spaces shall be designed as generally described in **Table 7** and allocated to districts as described in **Table 2E.**

c. Each Walkable Neighborhood shall contain at least one main Civic Space. The main Civic Space shall be within 400 feet of the Village Center core of each Walkable Neighborhood, unless pre-existing conditions Warrant a greater distance.

d. Within 1000 feet of every lot in Residential use, a Civic Space designed and equipped as a playground shall be provided.

e. As an incentive, Walkable Neighborhoods with Civic Space in excess of 15% may receive the additional density of one (1) unit per gross acre on the overall density for every 4% increase in Civic Space. Density bonus' shall start at 16% for one (1) bonus unit and cap at 32% for five (5).

f. Improvements must be made in the form of landscaping and/or trails to Park sites in order to qualify them for inclusion on the density bonus calculations for Civic Space.

g. There shall be a minimum of one (1) Civic Space per 60 acres of the gross site.

h. Each Civic Space shall have a minimum of 30% of its perimeter enfronting a Thoroughfare.

3. Civic Buildings (CB) Specific to NG-VC Districts

i. A minimum of one Civic Building is encouraged within each Walkable Neighborhood which may include: a childcare facility, senior care facility, library or other related community center, cultural center, religious building, post office and/or protective buildings like police stations. The Developer or a Homeowners' Association or other Community Council may also organize, fund and construct an appropriate building as the need arises.

j. Civic Building lots within each PCMU Zone shall not be included as part of the required Civic Space calculations but may be used in Civic Space density bonus calculations.

k. Civic Building sites shall not occupy more than 10% of the area of each Walkable Neighborhood except by Warrant.

l. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.

m. Civic Buildings shall not be subject to the standards of **Section 18.62.030 (Building Scale plans)** The particulars of their design shall be determined by Conditional Use Permits.

G. General Regulations

The following are requirements related to the definition of terms. For an actual definition of the following terms, refer to **Section 18.62.070 Definitions of Terms.**

1. Accessory Unit: shall not count toward maximum density calculations and shall not count as one of the required residential types of either Districts

2. Cottage: shall not be on lots larger than 4000 sq/ft. Cottages on Green Courts should not be on lots larger than 2500 sq/ft.

3. 2nd Layer: the facade of a building shall not include porches or stoops unless they constitute more than 75% of the facade.

4. Basement: shall not be counted as a story in building height calculations unless the basement ceiling exceeds four (4) feet above the ground level on the street facing side of the building. On corner lots this regulation is only required for one street facing side of the building.

5. Driveway: Driveways in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constrians of a parking lot.

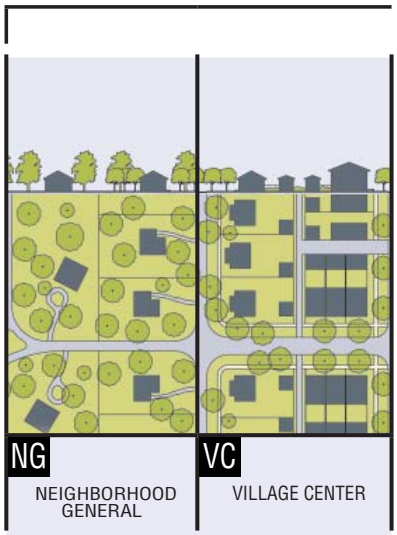
6. Streetscreen: shall be between 3 and 6 feet in height and consturcted of a material matching the adjacent building facade.

H. Additional Requirements

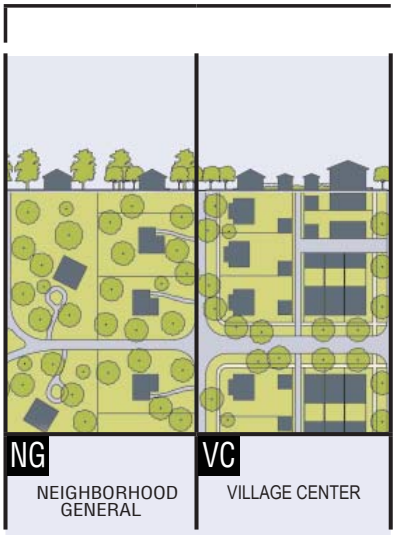
A Planned Community Mixed-Use plan shall designate the following special requirements by reference in the Design Guidelines. They shall henceforth be enforced by a DRC (Design Review Committee) or the city:

1. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary- Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Conditional Uses allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Walkable Neighborhood.
2. A mandatory Retail frontage requiring that a building provide a shop front at sidewalk level along the entire length of the Frontage. The Shop front shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in **Table 6.** The first floor shall be confined to Retail use through the depth of the Second Layer. **(See Table 3D).**
3. A Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
4. A Terminated Vista location, requiring that the buildings in these locations be provided with architectural articulation of a Type and character that responds to the location.
5. A Cross Block Passage, requiring a minimum 6 foot-wide pedestrian access be reserved between structures and/or every 350 feet as a minimum.
6. A Buildings of Value requirement stateing that historically significant buildings and structures be preserved except by Warrant.
7. A requirement for the preservation of View Corridors.
8. A requirement of building and landscaping materials which contribute to the historical feel and nature of Heber City.
9. A requirement of one sitting space for every 60 square feet of plaza space.

TABLE 2: Planned Community Mixed Use Code Summary - This table is a summary of all the statistics and other metrics that appear throughout this Code, including those that appear on other tables. This table may be used as a checklist, both by developers for design and by regulators for permit processing.



A. ALLOCATION OF Districts		
PCMU	40 -80%	20 -60%
B. BASE Residential Density (see Section 3.4)		
By Right	3 units / ac. gross	7 units / ac. gross
By TDR	NA	NA
C. BLOCK SIZE		
Block Perimeter	2000 ft. max	2000 ft. max
D. PUBLIC FRONTAGES (**see Tables 3 and 4**)		
Highway & Rural Road	permitted	prohibited
Boulevard	permitted	permitted
Standard Rd.	permitted	prohibited
Residential St.	permitted	permitted
Standard St./Avenue	permitted	permitted
Commercial St./Avenue	prohibited	permitted
Rear Lane	permitted	permitted
Rear Alley	permitted	required
Path	permitted	permitted
Passage	permitted	permitted
Bicycle Trail	permitted	permitted *
Bicycle Lane	permitted	permitted
Bicycle Route	permitted	permitted
E. CIVIC SPACES (**see Table 7**)		
Park	permitted	permitted
Green	permitted	permitted
Square	permitted	permitted
Plaza	prohibited	permitted
Playground	required	permitted



F. LOT OCCUPATION		
Lot Frontage Width	30 ft. min 60 ft. max	18 ft. min 60 ft. max
Lot Coverage	60% max	75% max
G. BUILDING DISPOSITION		
Front Setback	10 ft. min	0 ft. min 15 ft. max
Side Setback	6 ft. min	0 ft. total min
Rear Setback	20 ft. min	3 ft. min *
H. BUILDING TYPE (**see Table 10**)		
Edgeyard	permitted	permitted
Sideyard	permitted	permitted
Rearyard	prohibited	permitted
I. PRIVATE FRONTAGES (**see Table 6**)		
Common Yard	permitted	prohibited
Porch & Fence	permitted	permitted
Terrance or L.C.	permitted	permitted
Forecourt	prohibited	permitted
Stoop	prohibited	permitted
Shopfront & Awning	prohibited	permitted
Gallery	prohibited	permitted
J. BUILDING HEIGHT (**see Tables NG and VC**)		
Principal Building	2 stories max	3 stories max
Outbuilding	2 stories max	2 stories max
K. BUILDING FUNCTION (**see Table 8 & 9**)		
Residential	restricted use	limited use
Lodging	prohibited	limited use
Office	restricted use	limited use
Retail	restricted use	limited use

Disposition

Configuration

Function

* Refer to Definitions

Tables Quick Reference

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Section 18.62.030 Building Scale Plans

A. Specific to Neighborhood General Transect Districts (NG)

1. Building Disposition (NG)

a. Newly platted lots shall be dimensioned according to **Table NG**.

b. Buildings shall be placed in relation to the boundaries of their lots according to **Table NG**.

c. One Principal Building at the Frontage, and one OutBuilding to the rear of the Principal Building, may be built on each lot as shown in **Table 3C**.

d. Lot coverage by building shall not exceed that shown in **Table NG**.

e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.

f. Setbacks for Principal Buildings shall be as shown in **Table 2G**.

g. Rear Setbacks for OutBuildings shall be a minimum of 3 feet measured from the edge of the Alley or Rear Lane easement or property line in the absence of a Rear Alley or Lane. Corner lots on Alleys or Lanes are not subject to Rear Setbacks for Corner Lot Conditions.

h. A minimum Residential housing mix of two Types (none less than 30% and one type being detatched housing) shall be required in the Neighborhood General District, selected from **Table 8**.

i. All lot widths shall conform to those standards in **Table 2** except that 20% of lot widths may exceed the max frontage width by up to 20 feet.

j. Setbacks shall be measured from the front of buildings or from porches when porches make up over 60% of the building frontage.

2. Building Configuration (NG)

a. Private Frontage types shall conform to and be allocated in accordance with **Table 6** and **Table NG**.

b. Building Heights shall conform to and be as shown in **Table NG**. Basements shall not be included in building height calculations to the extents described in the General Regulations of this document.

3. Parking Standards (NG)

a. Vehicular parking shall be required and adjusted for mixed-use as shown in **Table 11.**

b. On-street parking available along the Frontages Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot but not for residential.

c. Residential parking shall be accessed by the Alley or Rear Lane except where slope or other related conditions permit otherwise.

d. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen.

e. Open parking areas shall be located at the Second and Third Lot Layers (rear of bldg..), as shown in **Table 3D**, except that Driveway aprons and drop-offs may be located at the First Layer (front of bldg.). Garages shall be located at the Third Layer.

f. The required parking for commercial may be provided within 600’ of the site it serves, subject to approval by Conditional Use.

4. Architectural Standards (NG)

a. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

b. Openings above the first Story shall not be less than 25% of the total building wall area, with each Facade being calculated independently.

c. All primary commercial entrances shall Enfront a ROW except by Warrant.

d. All single family housing units shall have covered porches that are at least six (6) feet deep.

5. Environmental Standards (NG)

a. Transect Districts manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in District NG.

b. The landscape installed shall consist primarily of native and/or drought tolerant species requiring minimal irrigation, fertilization and maintenance.

c. Impermeable surface shall be confined to the lot coverage as specified in **Table 2F** except that commercial lots may exceed that standard by up to 15%..

6. Landscape Standards (NG)

a. Street trees shall be of a consistent species by street, planted in an organized boulevard fashion, with an understory stall below for maintenance.

b. Lawn shall be permitted on specification of Design Guidelines.

c. Block perimeters shall not exceed 2000 feet except when pedestrian passages bisect the block in at least 350 foot intervals.

7. Signage Standards (NG)

a. One blade sign is permitted for each commercial business, not including the address of the building except that corner commercial uses may have one sign per street facing facade. Each blade sign shall not exceed 8 square feet and may be attached either perpendicular or parallel to the building frontage. Projecting blade signs shall clear 8 feet measured from the ground to the bottom of the sign and shall not encroach the public sidewalk more than 3 feet, and must be setback from other commercial uses blade signs a distance of at least 10 feet.

b. One monument sign is permitted for each commercial lot by Warrant. Monument signs shall not exceed 8 feet in height, 32 square feet in area, and shall be setback at least 3 feet from any street property line or driveway, and setback from any side property line at least 8 feet. Monument signs providing advertising for buildings which contain multiple businesses shall primarily identify the building by name and may provide, to a lesser extent, space for advertisement of each of the multiple businesses within the building. Blade signs, rather than monument signs, should serve as the primary advertising sign for commercial businesses.

c. All signs shall be made of permanent, lasting material. Plywood and vinyl materials are prohibited.

d. Signs within a window shall not exceed 25% of the area of the window, but in no case shall the total area of all window signs for each commercial business exceed 12 square feet.

e. Off-premise signs, billboards, and all sign types not specifically mentioned and permitted by this section are strictly prohibited.

f. Home Occupation signs are prohibited in NG.

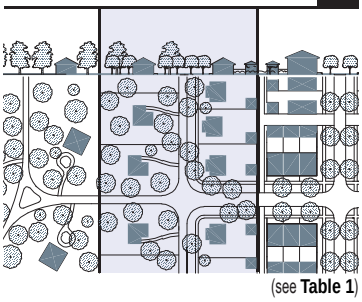
8. Ambient Standards (NG)

a. Streetlights shall be of a general type illustrated in **Table 12.**

b. Outdoor storage shall be screened from view from any Frontage by a Streetscreen.

TABLE NG

NG

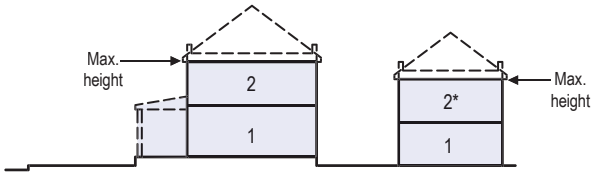


(see **Table 1**)

Building FUNCTION (see **Table 8 & 9**)	
a. Residential	restricted use
b. Lodging	prohibited
c. Office	restricted use
d. Retail	restricted use
BUILDING HEIGHT	
a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	30 ft. min 60 ft. max
b. Lot Coverage	60% max
BUILDING TYPE (see **Table 10**)	
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	prohibited
BUILDING DISPOSITION	
a. Front Setback	10 ft. min.
b. Side Setback	6 ft. min.
c. Rear Setback	20 ft. min.
d. Frontage Buildout	
OUTBUILDING DISPOSITION	
a. Front Setback	20 ft. min. + Bldg stbck
b. Side Setback	3 ft. or 20 ft.
c. Rear Setback	3 ft. or 10 ft.
PRIVATE FRONTAGES (see **Table 6**)	
a. Common Lawn	permitted
b. Porch & Fence	permitted
c.Terrace or L.C.	permitted
d. Forecourt	prohibited
e. Stoop	prohibited
f Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited
Refer to Summary **Table 2**	
PRIVATE PROVISIONS	
See **Tables 9 & 11**	

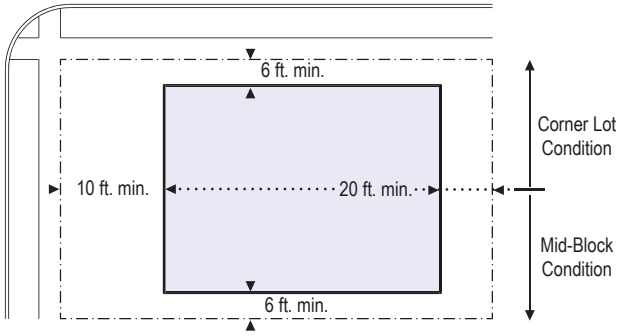
Building HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



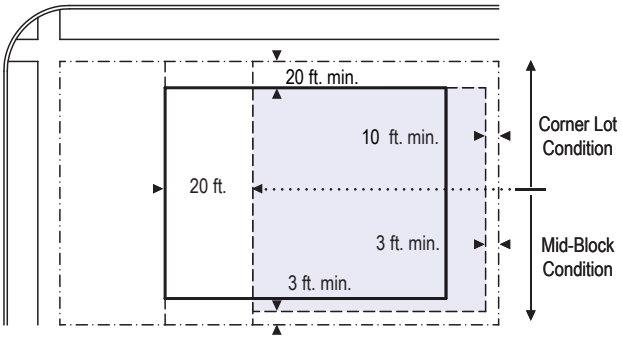
Building DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to a minumum of 50% of its width of the principal frontage.



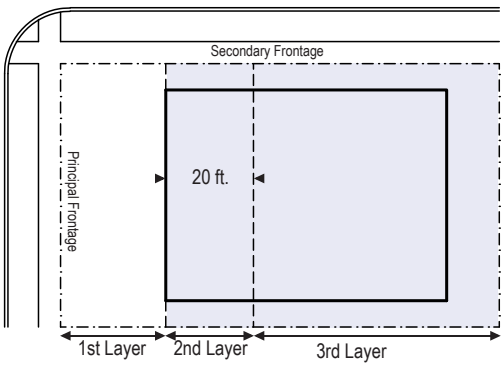
OutBuilding DISPOSITION

1. The elevation of the out buildings shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see **Table 3**).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.



C. Specific to Village Center Transect Districts (VC)

1. Building Disposition (VC)

a. Newly platted lots shall be dimensioned according to **Table VC**.

b. Buildings shall be placed in relation to the boundaries of their lots according to **Table VC**.

c. One Principal Building at the Frontage, and one OutBuilding to the rear of the Principal Building, may be built on each lot as shown in **Table 3C.**

d. Lot coverage by building shall not exceed that shown in **Table VC**.

e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.

f. Setbacks for Principal Buildings shall be as shown in **Table 2G.**

g. Rear Setbacks for OutBuildings shall be a minimum of 3 feet measured from the edge of the Alley or Rear Lane easement or property line in the absence of a Rear Alley or Lane. Corner lots on Alleys or Lanes are not subject to Rear Setbacks for Corner Lot Conditions.

h. Building Types shall be as shown in **Table 10.**

i. A minimum Residential housing mix of three Types (none less than 20%) shall be required in the Village Center' District, selected from **Tables 8 & 9.**

j. Vertical residential mixed-use shall be a minimum of 10% of each VC except in Village Centers less than 25 acres.

k. Commercial Building lots shall not exceed the requirements shown in **Tables 2** and **VC** except by Warrant.

2. Building Configuration (VC)

a. Private Frontage types shall conform to and be allocated in accordance with **Table 6** and **Table VC**.

b. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.

c. Loading docks and service areas shall be permitted on Frontages only by Warrant.

d. Building Heights shall conform to and be as shown in **Table VC**. Basements shall not be included in building height calculations to the extents described in the General Regulations of this document.

3. Building Function & Density (VC)

a. Buildings in VC Districts shall conform to the Functions described in **Tables 8 and 9**. Functions that do not conform to the requirements of these tables shall require approval by Warrant.

4. Parking Standards (VC)

a. Vehicular parking shall be required as shown in **Table 11.**

b. On-street parking available along the Frontage Lines that correspond to each non-residential lot shall be counted toward the parking requirement of the non-residential uses on the lot.

c. Residential parking shall be accessed by the Alley or Rear Lane except by Warrant.

d. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen.

e. All parking areas except for Driveways shall be located at the Third Layer as illustrated in **Table 3D.** Garages shall be at the Third Layer.

f. The required parking for commercial may be provided within 600' of the site it serves, subject to approval by Conditional Use.

g. Shared parking lots shall be permitted.

h. Residential parking may be within shared lots but shall remain private and marked per its user.

i. A minimum of one bicycle stall, provided in a designated bicycle rack, shall be required for every 8 parking stalls and shall be provided within the Public or Private Frontage.

5. Architectural Standards (VC)

a. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

b. Each PCMU District shall have a set of Design Guidelines which outline the specific architectural styles and materials permitted within the development.

c. All primary entrances for housing shall Enfront a ROW except that 25% of lots within VC may Enfront a pedestrian passage or civic space.

d. All single family housing units shall have covered porches that are at least six (6) feet deep.

6. Environmental Standards (VC)

a. Transect Districts manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the urban infrastructure shall have priority in districts (NG-VC).

b. The species of landscape installed shall consist primarily of native and/or drought tolerant species adaptable to soil compaction.

c. Impermeable surface shall be confined to the lot coverage as specified in **Table 2F** except that commercial lots may exceed that standard by up to 15%.

d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lots. All detention areas shall be planned on a Master Plan basis. Curbside swales shall be permitted by Warrant and as required in PCMU Design Guidelines.

7. Landscape Standards (VC)

a. Street trees shall be of a consistent species by street, planted in an organized boulevard fashion, with an understory stall below for maintenance.

b. Lawns shall be permitted.

c. Block perimeters shall not exceed 2000 feet except when pedestrian passages bisect the block in intervals of at least 300 feet.

8. Signage Standards (VC)

a. One blade sign is permitted for each commercial business, not including the address of the building except that corner commercial uses may have one sign per street fronting facade. Each blade sign shall not exceed 8 square feet and may be attached either perpendicular or parallel to the building frontage. Projecting blade signs shall clear 8 feet measured from the ground to the bottom of the sign and shall not encroach the public sidewalk more than 3 feet, and must be setback from other commercial uses blade signs a distance of at least 10 feet.

b. One monument sign is permitted for each commercial lot by Warrant. Monument signs shall not exceed 8 feet in height, 32 square feet in area, and shall be setback at least 3 feet from any street property line or driveway, and setback from any side property line at least 8 feet. Monument signs providing advertising for buildings which contain multiple businesses shall primarily identify the building by name and may provide, to a lesser extent, space for advertisement of each of the multiple businesses within the building. Blade signs, rather than monument signs, should serve as the primary advertising sign for commercial businesses.

c. All signs shall be made of permanent, lasting material. Plywood and vinyl materials are prohibited.

d. Signs within a window shall not exceed 25% of the area of the window, but in no case shall the total area of all window signs for each commercial business exceed 12 square feet.

e. Off-premise signs, billboards, and all sign types not specifically mentioned and permitted by this section are strictly prohibited.

f. Within the VC, home occupation signs are permitted only as a projecting or parallel blade sign not exceeding 2 square feet.

9. Ambient Standards (VC)

a. Streetlights shall be of a general type illustrated in **Table 12.**

b. Outdoor storage shall be screened from view from any Frontage by a Streetscreen.

10. Commercial Requirements (VC)

a. Net District calculations shall include Thoroughfares but not civic spaces.

b. VC Districts shall have a minimum 1500 sq/ft of commercial usage per net district acre. A minimum of 30% of the commercial space shall be reserved for ground floor retail usage.

c. Dedicated commercial land shall be irrigated and maintained with appropriate landscaping upon 70% build-out of the development and until the build-out of the entire commercial site.

d. All primary commercial entrances shall Enfront a ROW except by Warrant.

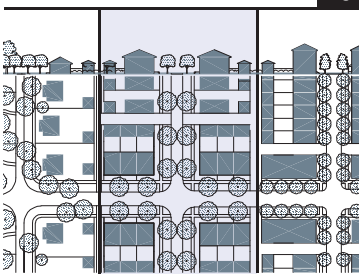
e. 25% of commercial lots may exceed the standard widths in **Table 2** by up to 100%.

f. Commercial buildings on corner lots shall be confined to the widths found in **Table 2** on only one of its two street facing sides but in no case shall a frontage width exceed 200’.

g. Commercial building setbacks shall be no more than 3’ except where they front a plaza.

TABLE VC

VC



(see **Table 1**)

Building FUNCTION (see **Table 8 & 9**)	
a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use
BUILDING HEIGHT	
a. Principal Building	3 stories max
b. Outbuilding	2 stories max.
LOT OCCUPATION	
a. Lot Width	18 ft min 60 ft max
b. Lot Coverage	75% max
BUILDING TYPE (see **Table 10**)	
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
BUILDING DISPOSITION	
a. Front Setback	0 ft. min. 15 ft. max.
b. Side Setback	0 ft. combined min.
c. Rear Setback	3 ft. min.
d. Frontage Buildout	
OUTBUILDING DISPOSITION	
a. Front Setback	20 ft. min. + bldg. setback
b. Side Setback	0 ft. or 10 ft
c. Rear Setback	3 ft. or 8 ft min.
PRIVATE FRONTAGES (see **Table 6**)	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c.Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

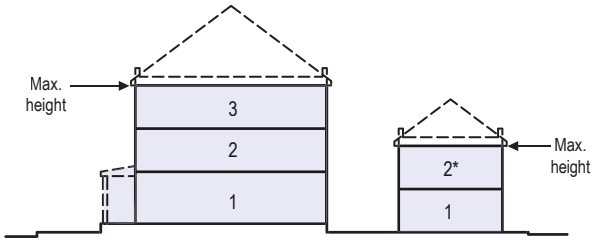
Refer to Summary **Table 2**

PARKING PROVISIONS

See **Tables 9 & 11**

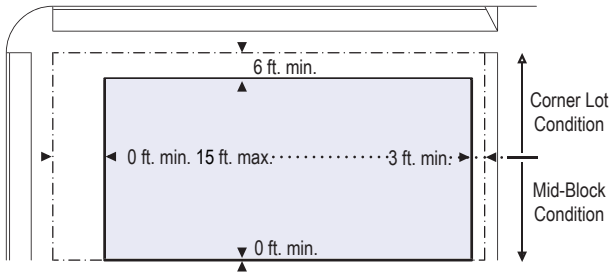
Building HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eave or roof deck.



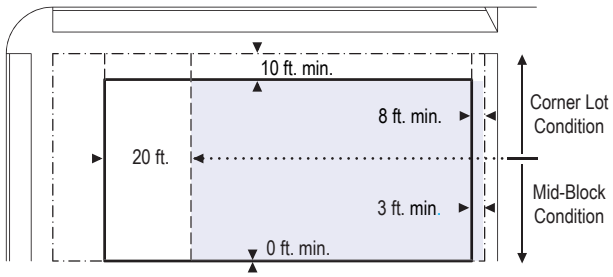
Building DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along principal frontage lines and elevations along lot lines. (see **Table 8**).



OutBuilding PLACEMENT

1. The elevations of the out buildings shall be distances from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram.
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram.
3. Trash containers shall be stored within the 3rd Layer.

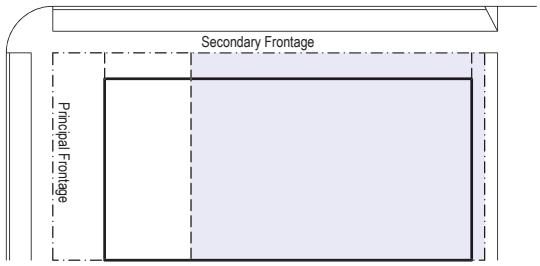
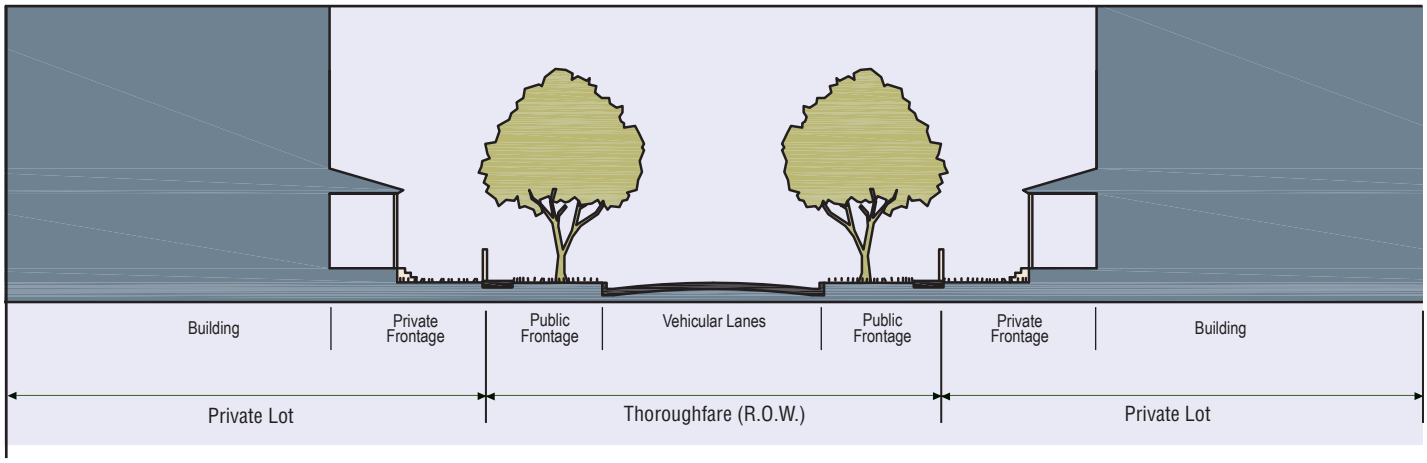
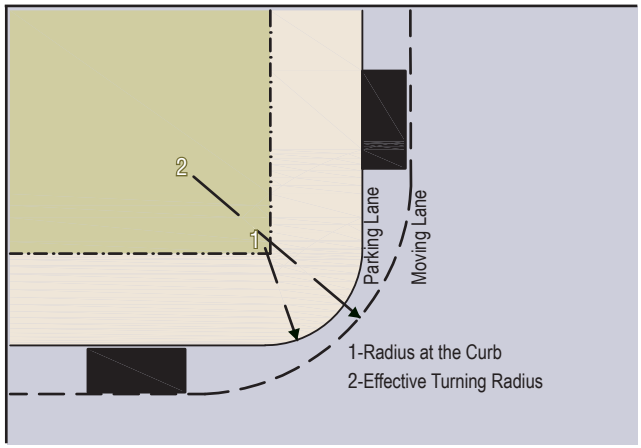


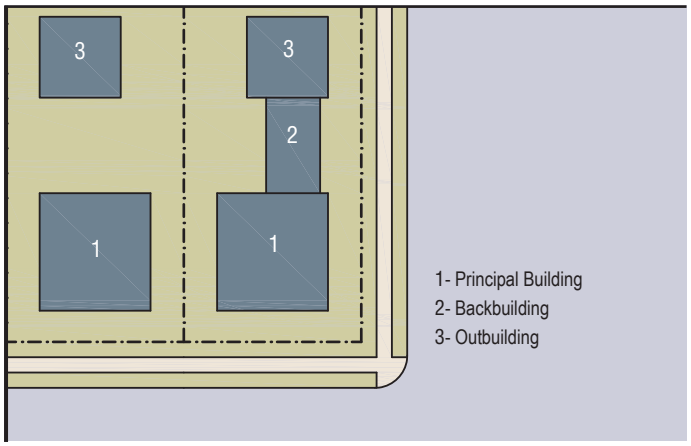
TABLE 3: Thoroughfare and Frontages: This table illustrates the configuration and definitions of individual lot elements.



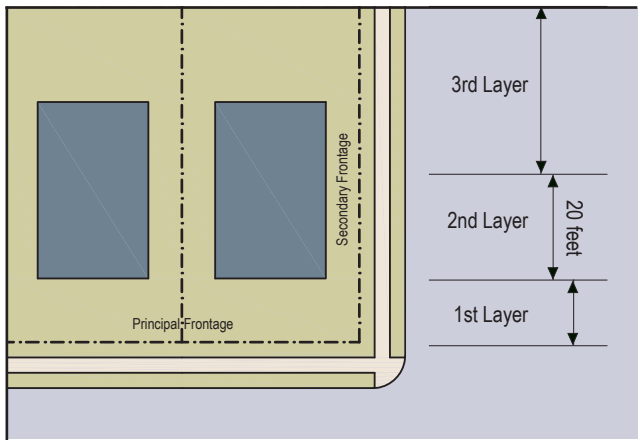
b. TURNING RADIUS



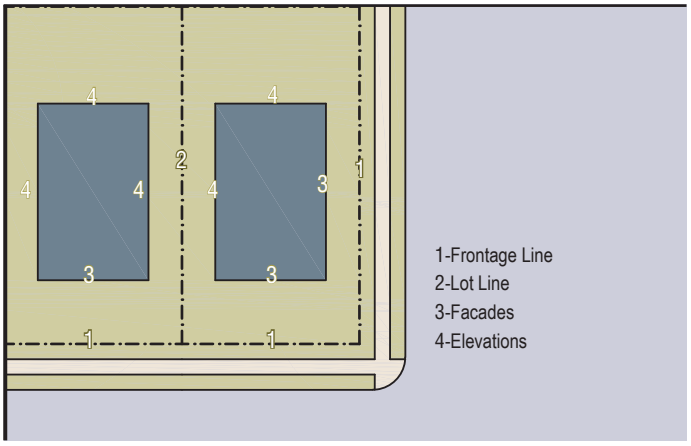
c. BUILDING DISPOSITION



d. LOT LAYERS



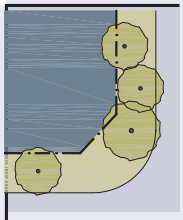
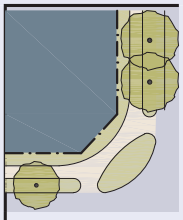
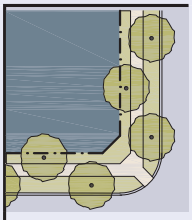
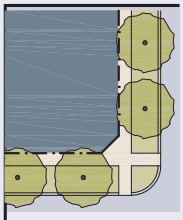
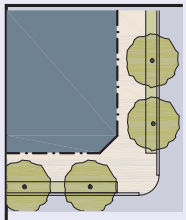
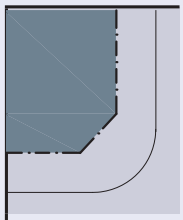
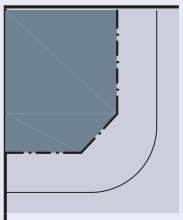
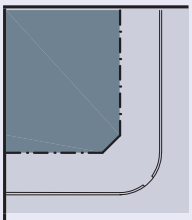
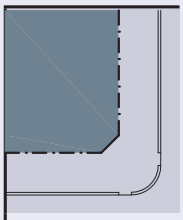
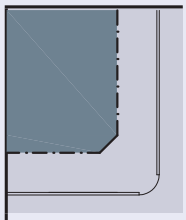
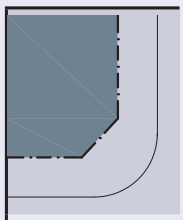
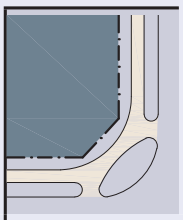
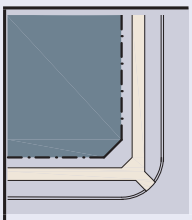
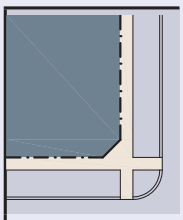
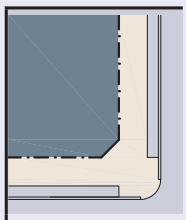
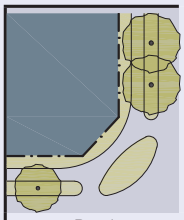
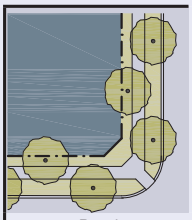
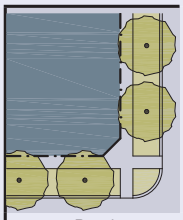
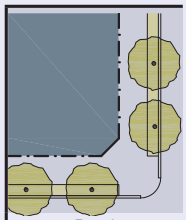
e. FRONTAGE & LOT LINES



Tables Quick Reference

Table 1 - pg3 Table 2 - pg9 Table 3 - pg18 Table 4 - pg19 Table 5 - pg20 Table 6 - pg21 Table 7 - pg22 Table 8 - pg23 Table 9 - pg24 Table 10 - pg25 Table 11 - pg25 Table 12 - pg26 Table 13 - pg26 Table 14 - pg27 Table NG - pg13 Table VC - pg17

TABLE 4: Public Frontages - Specific. This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Districts.

District	NG	NG	NG VC	NG VC	VC
Public Frontage Type	HW	SR	RS	RS-SS-AV	RS-CS-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.					
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.					
Type	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.					
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet
d. Planter: The layer which accommodates street trees and other landscape.					
Arrangement	Clustered	Regular	Regular	Regular	Regular
Species	Multiple	Single	Single	Single	Single
Planter Type	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Continuous Planter
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet
e. Landscape: The recommended plant species: Refer to standards in Design Guidelines					

Tables Quick Reference

Table 1 - pg3 Table 2 - pg9 Table 3 - pg18 Table 4 - pg19 Table 5 - pg20 Table 6 - pg21 Table 7 - pg22 Table 8 - pg23 Table 9 - pg24 Table 10 - pg25 Table 11 - pg25 Table 12 - pg26 Table 13 - pg26 Table 14 - pg27

Table NG - pg13
Table VC - pg17

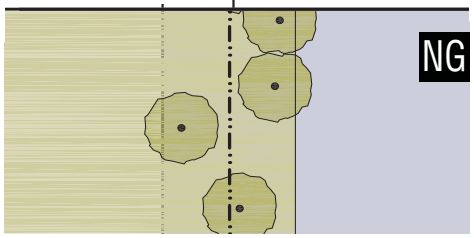
TABLE 5: Public Frontages - General. The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. It usually includes walkways, planters and lighting

PLAN

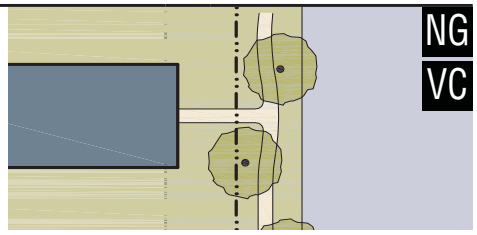
Lot | R.O.W.

PrivateFrontage ► ◄ Public Frontage

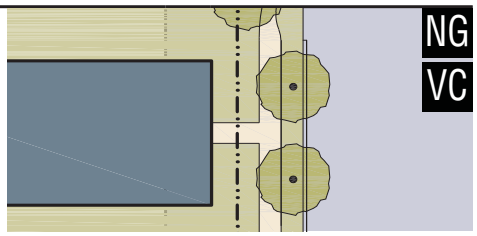
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



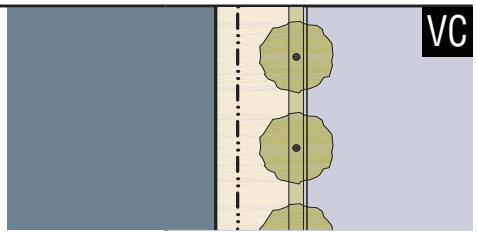
c. (SR) For Standard Roads: This frontage should where possible have raised curbs and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of single species aligned in a regular spaced allee.



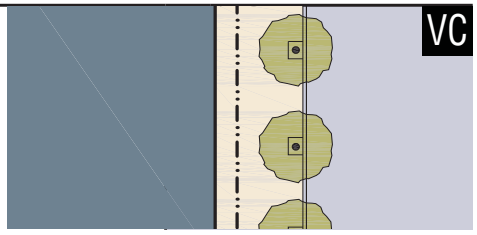
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single species aligned in a regularly spaced allee.



e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.



g. (BV) For Boulevards: This frontage consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.

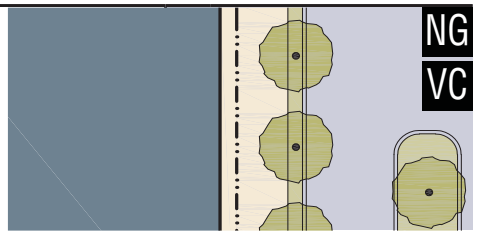


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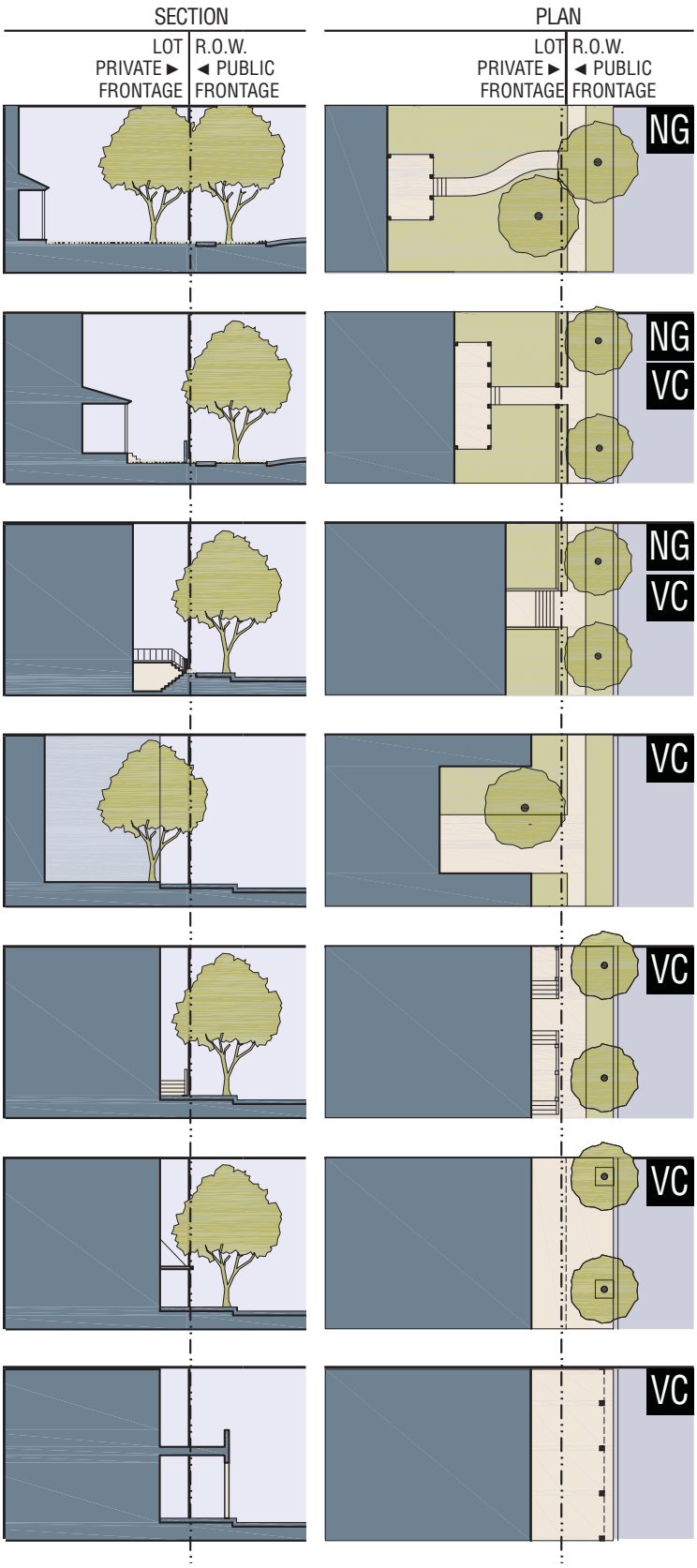
TABLE 6: Private Frontages. The Private Frontage is the area between the building and the lot lines.



a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. Porch & Fence: a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 6 feet deep.

c. Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.

d. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

e. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

f. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

g. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

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TABLE 7: Civic Space. The intended types of Civic Space are diagrammed and described in this Table.

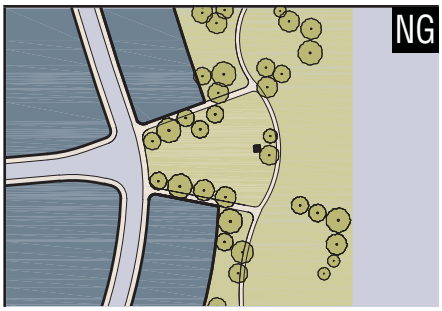
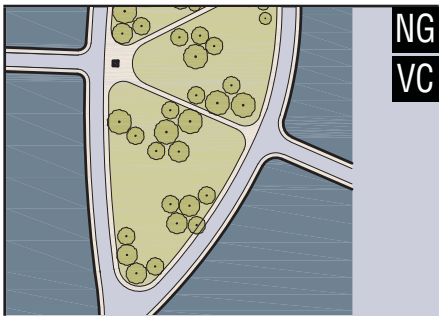
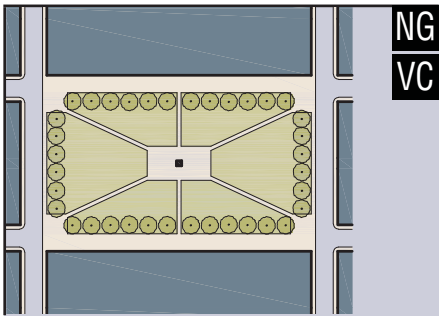
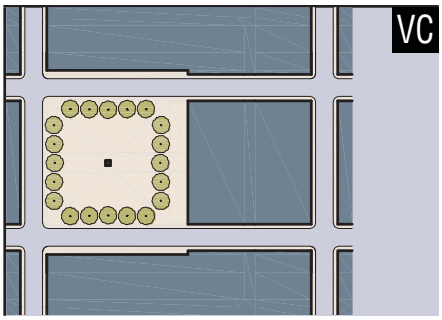
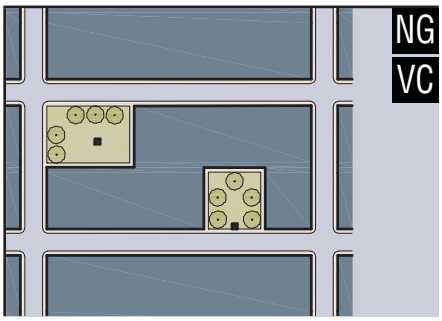
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 5 acres. Wetlands shall be Park space in all circumstances and shall be accompanied by Greens whenever smaller and untill the 5 acre requirement is met.	 NG
b. Green: An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1 acres.	 NG VC
c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.	 NG VC
d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of hardscape. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 3 acres.	 VC
e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.	 NG VC

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TABLE 8: Building Functions - Specific. This table expands the Building Function categories of Table 9 to delegate specific functions within Transect Districts.

a. Residential	NG	VC
Apartment Building	▫	▪
Row House		▪
Duplex/Triplex/Quadplex	▪	▪
Townhouse	▪	▪
Single Family Cottage	▪	▪
Single Family Detatched	▪	▫
Mixed Use		▪
Live-Work Unit	▫	▪
Flats	▫	▪
*Accessory Unit	▪	▪
b. Lodging		
Hotel (no room limit)		▫
Inn (up to 12 rooms)		▪
S.R.O. hostel		▫
School Dormitory		▪
c. office		
Office Building		▪
Live-Work Unit	▪	▪
d. Retail		
Open-Air Buildings	▪	▪
Retail Building	▫	▪
Display Gallery		▪
Restaurant	▫	▪
Kiosk		▪
Push Cart		
e. Civic		
Bus Shelter	▪	▪
Convention Center		
Conference Center		
Exhibition Center		
Fountain or Public Art	▪	▪
Library		▪
Live Theater		
Movie Theater		▫
Museum		▫
Outdoor Auditorium	▫	
Parking Structure		▪
Passenger Terminal		
Playground	▪	▪
Sports Stadium		
Surface Parking Lot		▫
Religious Assembly	▫	▫

f. other: agriculture	NG	VC
Grain Storage		
Livestock Pen		
Greenhouse	▫	▫
g. other: automotive		
Gasoline		▫
Automobile Service		▫
Truck Maintenance		
Drive -Through Facility		
Rest Stop		
Roadside Stand		
Billboard		
Shopping Center		
Shopping Mall		
h. other: civil support		
Fire Station	▪	▪
Police Station		▪
Cemetery	▫	▫
Funeral Home		▪
Hospital		
Medical Clinic		▪
i. other: Education		
College		
High School		▫
Trade School		
Elementary School	▫	▪
Other- Childcare Center	▪	▪
j. other: industrial		
Heavy Industrial Facility		
Light Industrial Facility		
Truck Depot		
Laboratory Facility		
Water Supply Facility		
Sewer and Waste Facility		
Electric Substation	▫	
Wireless Transmitter		
Cremation Facility		
Warehouse		
Produce Storage		
Mini-Storage		

▪ BY RIGHT

▫ BY Conditional Use

* Refer to Definitions

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TABLE 9: Building Functions - General. This table categorizes Building Functions within each District. These functional classifications are gradual, not categorical as in conventional use zoning.

	NG	VC
a. Residential	**Restricted Residential:** The number of dwellings on each lot is restricted to one within a principal building and one within an accessory building, with 2.0 parking places for the principal and 1.0 for the ancillary. Both dwellings shall be under single ownership. The habitable area of the ancillary dwelling shall not exceed 600 square feet.	**Limited Residential:**The number of dwellings on each lot is limited by the requirement of 1.5 parking places for each dwelling.
b. Lodging	Prohibited	**Limited Lodging:** The number of bedrooms available on each lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve rooms, in addition to the parking requirement for the dwelling and any retail. The maximum length of stay shall not exceed fourteen days. Hotels are permitted by warrant and shall be at least two (2) stories in height. Warranted hotels are not subject to lot width requirements.
c. Office	**Restricted Office:** The building area available for office use on each lot is restricted to the first story of the principal or the ancillary building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	**Limited Office:** The building area available for office use on each lot is limited to the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.
d. Retail	**Restricted Retail:** The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net retail space. This specific use shall be further limited to neighborhood store or food service and shall not exceed 5000 square feet of net retail space.	**Limited Retail:** The building area available for retail use is limited to the first two storys of buildings and by the requirement of 4.0 parking places per 1000 square feet of net retail space in addition to the parking requirement of each dwelling. Each specific retail use shall be further limited to 7500 square feet of net retail space per floor.
e. Civic	See **Table 7**	See **Table 7**
f. Special Uses	**Restricted:** Any non-civic use not listed above shall not be permitted in NG Districts.	**Limited**: Permitted uses not listed above include: Sr. Living and care facilities, doctor and/or medical clinics and pharmacy's. Facilities are limited by the requirement of 3.0 parking stalls per 1000 square feet of net floor space in addition to the parking requirement for each dwelling. Sr. Living and Care facilities are not subject to lot width requirements. Any additional use not addressed may be permitted by Warrant.

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TABLE 10: Building Types. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each District. Each building type is further broken up into building styles which dictate what style of building is permitted in that building type.

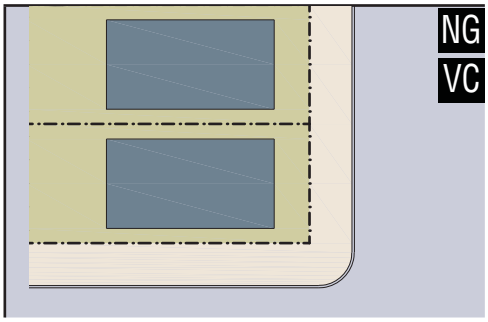
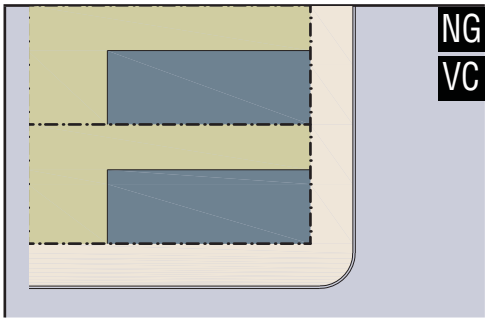
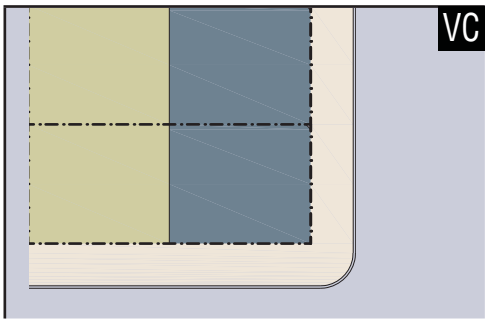
a. Edgeyard: Specific Types - Single Family Detatched House, Duplex/Triplex and Cottages. A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.	
b. Sideyard: Specific Types - Single Family Detatched House, Townhouse, Apartment, Live-Work unit and Retail. A building that occupies one side of the lot with the Setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.	
c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, Mixed Use Building, Apartment Stacked Flats, Office, Commerical, Retail and Institutional. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.	

Table 11: Parking Requirements. The Required Parking table summarizes the parking requirements of **Table 9** for each site or, conversely, the amount of building allowed on each site given the parking available.

	REQUIRED PARKING	
	NG	VC
Residential	2.0 / dwelling	1.5 / dewlling
Lodging	`1.0 / bedroom	1.0 / bedroom
Office	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
Retail	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.
Civic	To be determined by Warrant	
OTHER	To be determined by Warrant	

Table 12: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the District. The table shows three common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

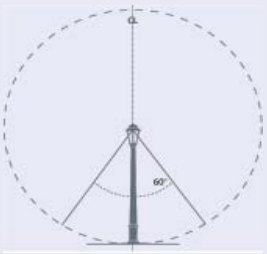
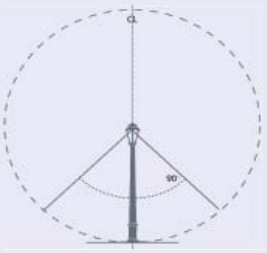
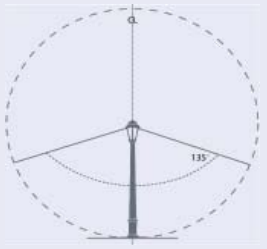
	NG	VC	Specifications
	▪		Lighting fixtures shall not be taller than 12 feet or have a light pollution angle of more than 60 degrees.
	▪	▪	Lighting fixture shall not be taller than 16 feet or have a light pollution angle of more than 90 degrees.
		▪	Lighting fixture shall not be taller than 20 feet or have a light pollution angle of more than 135 degrees.

Table 13: Public Planting. This table shows a list of permitted street trees within each District. All trees are permitted within Civic Open Spaces regardless of the District.

	Common Name	NG	VC	Tree Specifications
Acer Freemanii	Autumn Blaze Maple	▪	▫	Min. 2" Caliper
Acer Plantanoides	Norway Maple	▪	▫	Min. 2" Caliper
Celtis Occidentalis	Common Hackberry	▪	▪	Min. 2" Caliper
Fraxinus Pennsylvanica	Green Ash	▪	▪	Min. 2" Caliper
Gleditsia Triacanthos var. Inermis	Thornless Honeylocust	▪	▪	Min. 2" Caliper
Populus Acuminata	Lanceleaf Cottonwood	▪		Min. 2" Caliper
Populus Angustifolia	Narrowleaf Cottonwood	▪		Min. 2" Caliper
Populus Deltoides	Easter Cottonwood	▪		Min. 2" Caliper
Quercus Macrocarpa	Bur Oak	▪	▫	Min. 2" Caliper
Tilia Americana	American Linden	▪	▪	Min. 2" Caliper
Tilia Cordata	Littleleaf Linden	▪	▪	Min. 2" Caliper

▪ BY RIGHT

▫ BY Conditional Use

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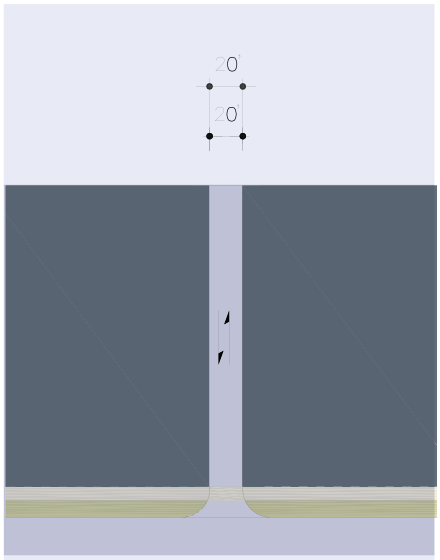
TABLE 14-a: Thoroughfare Assemblies. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width. These dimensions are given as requirements to achieve the desired traffic speed. Rear Alleys and Lanes shall be privately owned and managed. These Thoroughfares are approved by right. Any other Thoroughfare constructed from **Tables 4, 5** and **14** may be permitted by Warrant.

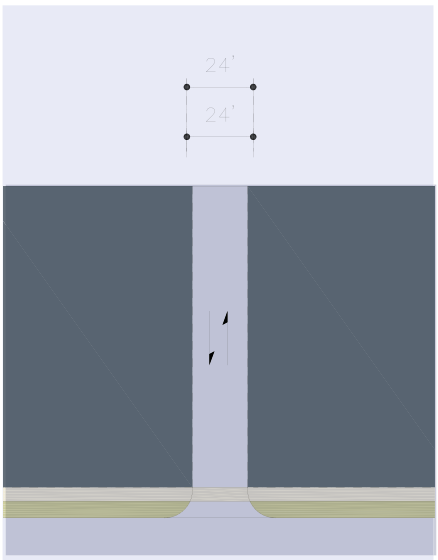
KEY **ST-57-20-BL**

Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Path:	PT
Transit Route:	TR





	RL-20-16	RA-24-24
Thoroughfare Type	Rear Lane	Rear Alley
Transect Zone Assignment	NG, VC	VC
Right-of-Way Width	20 feet	24 feet
Pavement Width	16 feet (14' asphalt)	24 feet (22' asphalt)
Movement	Yield Movement	Slow Movement
Design Speed	10 MPH	10 MPH
Pedestrian Crossing Time	3.5 seconds	6.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	None	None
Curb Radius	15 feet	15 feet
Public Frontage Type	None	None
Walkway Type	Sidewalk (optional)	None
Planter Type	None	None
Curb Type	1 foot Ribbon Curb	1 foot Ribbon Curb
Landscape Type	None	None
Transportation Provision	None	None

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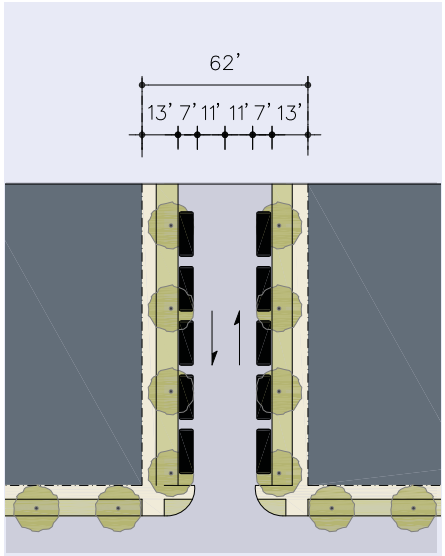
TABLE 14-b: Thoroughfare Assemblies. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These dimensions are given as requirements to achieve the desired traffic speed. When used, Bicycle Lanes shall add 5 ft. to the outside lane of the thoroughfare and 10 ft. to the ROW. These Thoroughfares are approved by right. Any other Thoroughfare constructed from **Tables 4, 5** and **14** may be permitted by Warrant.

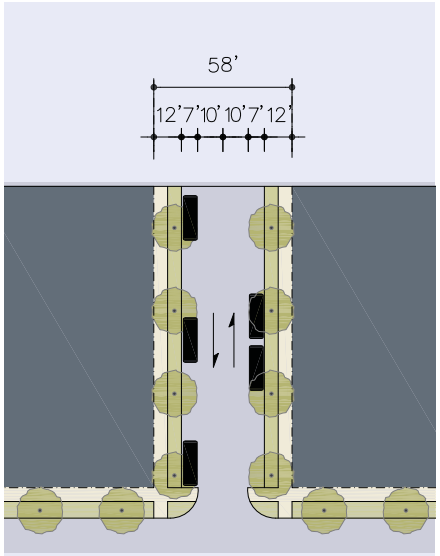
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Path:	PT
Transit Route:	TR





	ST-62-36	ST-58-34
Thoroughfare Type	Collector Street	Residential Street
District Zone Assignment	VC, NG	VC, NG
Right-of-Way Width	62 feet	58 feet
Pavement Width	36 feet (32' asphalt)	34 feet (30' asphalt)
Movement	Slow Movement	Yield Movement
Design Speed	25 MPH	20 MPH
Pedestrian Crossing Time	5.5 seconds	4.5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked	Both Sides @ 7 feet unmarked
Curb Radius	15 feet	10 feet
Public Frontage Type	ST, FC, DY/LC, PF	ST, FC, DY/LC
Walkway Type	5 foot Sidewalk	4 foot Sidewalk
Planter Type	8 foot Continuous planter	8 foot Continuous planter
Curb Type	2 foot Curb	2 foot Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	BL	

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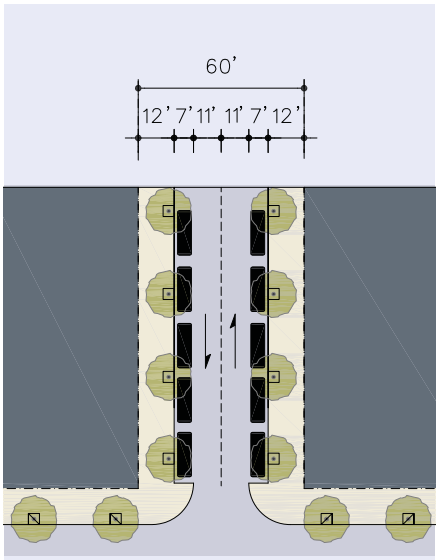
TABLE 14-c: Thoroughfare Assemblies. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These dimensions are given as requirements to achieve the desired traffic speed. When used, Bicycle Lanes shall be 5 ft. wide and add 10 ft. to the ROW. These Thoroughfares are approved by right. Any other Thoroughfare constructed from **Tables 4, 5** and **14** may be permitted by Warrant.

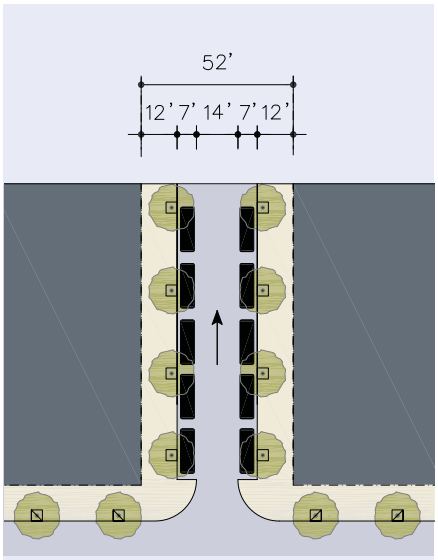
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Path:	PT
Transit Route:	TR





Thoroughfare Type	CS-60-36	CS-52-28
District Zone Assignment	Commercial Street	Commercial Street
Right-of-Way Width	VC	VC
Pavement Width	60 feet	52 feet
Movement	36 feet (32' asphalt)	28 feet (24' asphalt)
Design Speed	Slow Movement	Slow Movement
Pedestrian Crossing Time	25 MPH	25 MPH
Traffic Lanes	10 seconds	4 seconds
Parking Lanes	2 lanes	1 lane
Curb Radius	Both Sides @ 7 feet marked	Both Sides @ 7 feet marked
Public Frontage Type	15 feet	15 feet
Walkway Type	Gallery/Arcade, Shopfront/Awning	Gallery/Arcade, Shopfront/Awning, Stoop, DY/LC
Planter Type	12 foot Sidewalk	12 foot Sidewalk
Curb Type	4x4'' Tree well	4x4'' Tree well
Landscape Type	2 foot Curb	2 foot Curb
Transportation Provision	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
	BL	BL

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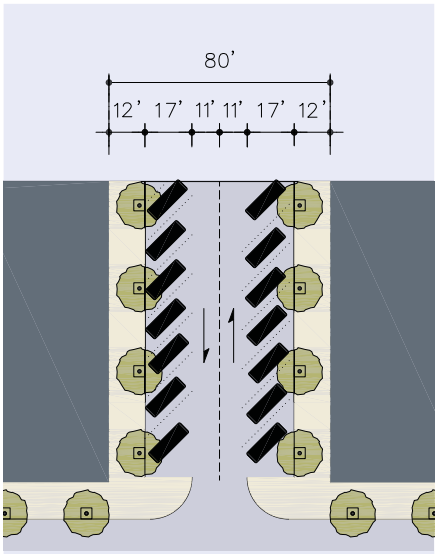
TABLE 14-d: Thoroughfare Assemblies. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These dimensions are given as requirements to achieve the desired traffic speed. When used, Bicycle Lanes shall be 5 ft. wide and add 10 ft. to the ROW. These Thoroughfares are approved by right. Any other Thoroughfare constructed from **Tables 4, 5** and **14** may be permitted by Warrant.

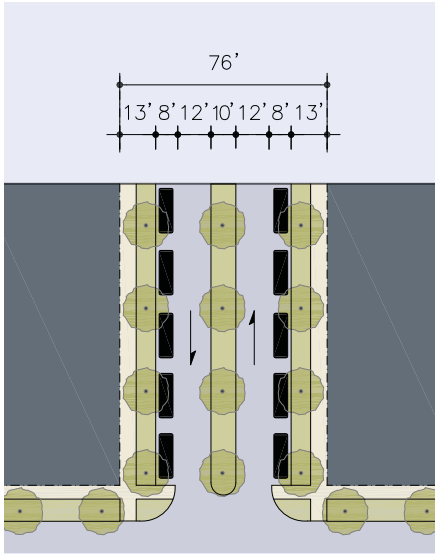
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Path:	PT
Transit Route:	TR





	CS-80-56	BV-76-40
Thoroughfare Type	Commercial Street	Avenue/Boulevard
District Zone Assignment	VC	VC, NG
Right-of-Way Width	80 feet	76 feet
Pavement Width	56 feet (52' asphalt)	40 feet (36' asphalt)
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	15 seconds	13 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides @ 17 feet marked	Both Sides @ 8 feet marked
Curb Radius	15 feet	10 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning	A/G, S/A, ST, FC, DY/LC
Walkway Type	12 foot Sidewalk	5 foot Sidewalk
Planter Type	4X4' Tree well	8 foot Continuous planter
Curb Type	2 foot Curb	2 foot Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision		BL

Tables Quick Reference

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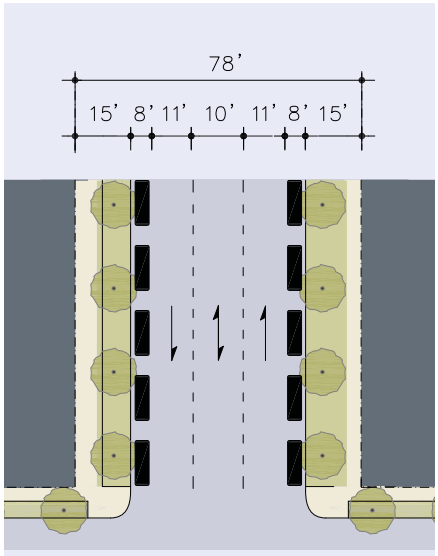
TABLE 14-e: Thoroughfare Assemblies. The following Thoroughfare is only permitted by Warrant. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability. These dimensions are given as requirements to achieve the desired traffic speed. When used, Bicycle Lanes shall be 5 ft. wide and add 10 ft. to the ROW. This Thoroughfare is approved by right. Any other Thoroughfare constructed from **Tables 4, 5** and **14** may be permitted by Warrant.

KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Path:	PT
Transit Route:	TR



BV-78-48

Thoroughfare Type	Arterial Street
District Zone Assignment	District Periphery
Right-of-Way Width	78 feet
Pavement Width	48 feet (44' asphalt)
Movement	Fast Movement
Design Speed	35 MPH
Pedestrian Crossing Time	17 seconds
Traffic Lanes	3 lanes
Parking Lanes	None
Curb Radius	15 feet
Public Frontage Type	Common Yard
Walkway Type	5 foot Sidewalk
Planter Type	10 foot Continuous planter
Curb Type	2 foot Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BL

Tables Quick Reference

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Section 18.62.040 Planned Community Mixed-Use (PCMU) Zone Process

A. Property can be annexed into the City as the PCMU Zone or rezoned to the PCMU Zone.

B. The application for Planned Community Mixed-Use Zone Master Plan may be submitted in conjunction with the Annexation Application Package or the Rezone Package, or after an Annexation or Rezone is approved.

C. Planned Community Mixed-Use Master Plans shall encompass annexed or rezoned areas within the Heber City Municipal Code designated PCMU Zone. In the case of multiple master plans for one annexation or rezone area, each parcel shall submit a master plan.

D. The applicant may be required to provide other information required by the Planning Director or Planning Commission as necessary to evaluate the proposed application.

Section 18.62.050 Planned Community Mixed-Use (PCMU) Submittal Application Track

A. Submittal Requirements. The following information shall be submitted to the Planning Director, along with the appropriate fees, at least four (4) weeks prior to the noticed Planning Commission public meeting.

1. Annexation Application (See the Heber City Annexation Policy Plan) or the Rezone Application and General Plan Amendment (See the Heber City Code Title 18).
2. Master Plan Package – including the following:
    a. Vicinity Map
    b. Master Plan – showing entire project concept, densities, land uses, trails, open space, circulation and roads, and other site improvements and development concepts.
    c. Phasing Plan – master plan indicating phasing of entire project, with estimated time frames for development and a chart showing number of units and amenities per phase.
    d. Landscape Concept Plan – plan view of features such as: main entry, pocket parks, golf course, neighborhood entry and/or others.
    e. Environmental Features Map – showing approximate location of potential wetlands (Army Corps approved delineation required); ponds, lakes, streams, canals or other bodies of water; slopes over 30%; potential geological hazards; fault lines; wildlife habitat; and stands of significant vegetation.
    f. Proposed Utility Plan – showing utilities available (if any) and proposed easement for new utility services or relocated utility services, and other proposed features such as systems of drainage, sewage and water supply.
    g. Proposed Streets – street widths and cross-sections.
    h. Architectural Design Guidelines
    i. Traffic Study Analysis
    j. Storm Water Management master plan
3. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:

a. School District(s),
b. Water Service District(s),
c. Sewer Service District(s),
d. Waste Removal and Disposal Service Provider(s),
e. Water Canal Companies
f. Fire Department,
g. Heber City Police
h. EMT Response/Protection Service Provider(s) and,
i. Storm Water Management and Control Agency.

4. A Title Report for the property under the Master Plan provided by a Title Company and dated within 30 days of the date of Annexation Plan Submittal;
5. Planned Community Mixed-Use Development Agreement – shall, at the minimum, include the following:
   a. A legal description of the land;
   b. A description of proposed density and uses for the project;
   c. A copy of the Master Plan package;
   d. A description of all Developer exactions or agreed upon public and private dedications and commitments;
   e. The Developer's Agreement to pay specified service provider fees;
   f. The form of ownership anticipated for the project Property Owners Association and how the property will be maintained and used;
   g. Other specific requirements, rights, and peculiarities pertinent to the project;

B. Approval of Master Plan

1. Submittal Procedure for the Planned Community Mixed-Use Master Plan
   a. After receiving the applicant's submittal, the Planning Director will review the submittal and determine if the required information provided is complete. The Planning Director will make a recommendation on the proposed plan to the Planning Commission and schedule the submittal for review on the Planning Commission's next available agenda. If the Planning Director feels the applicant's submittal is incomplete, the applicant has 90 days to submit the additional information requested to the Planning Director to continue the approval process.
   b. The Planning Commission will review the submittal and will make recommendations.
   c. Mayor and the Applicant(s) shall sign the Planned Community Mixed-Use Development Agreement as presented or as amended by the County Council. The Development Agreement shall be filed for recording with the City Recorder's office at the Applicants' expense.
   d. Once a Planned Community Development Agreement is signed by the Mayor and the Applicant, the project has received Master Plan approval. Only an approved Master Plan allows an Applicant to proceed with submittal of a Subdivision application. Master Plan approval is valid for two years from the date of approval. If after two years from the date of approval, a subdivision application has not been filed with the City, the Master Plan is null and void. An extension may be requested by an Applicant and reviewed and approved by the City Council.

Section 18.62.060 Subdivision of Mixed-Use Community.

An approved Master Plan may be subdivided or re-subdivided at any time, subject to Title 17, Heber City Subdivision Ordinance for subdivision process and regulations. However, any such subdivision for a PCMU Zone shall be approved per the PCMU Zone requirements prior to submittal of a subdivision application.

A. Required Procedures for Subdivision Application and Approval.

1. Developer is not required to submit a Concept Plan and may opt to begin the process with the submittal of a Preliminary Plan. The submitted Master Plan may satisfy the Concept Plan.

B. Required Plans for Subdivision Application. Plans required for subdivisions application, review and approval are the same as those described in Chapter 17.20, Section 17.20.020 Preliminary Plans and 17.20.030 Final Construction-Plans & Final Plat of Heber City Code (as revised). Additionally, the following information is required:

1. Copy of Signed Development Agreement;
2. Location and acreage of open space and how that meets the open space requirements of the approved Master Plan;
3. If the applicant plans a phased development of the area contained in the subdivision, the respective areas of development shall be shown on the plan as to the area and priority of development.
4. Ownership
   a. The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, author of the title report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
   b. Citation of any existing legal rights-of-way or easements affecting the property.
   c. Existing covenants on the property, if any.
   d. A copy of the project's draft CC&R's.
   e. A copy of the declaration and by-laws of the development pursuant to the Utah Condominium Ownership Act (if applicable).
   f. Any special agreements, conveyances, easements, restrictions, conditions, which will govern the use, maintenance, and continued protection of the development and any of its common areas, open space and facilities.
   g. Curb, Gutter and Sidewalks. Curb, gutter and sidewalks are required as per this zone and following the Transect District requirements for each.

Section 18.62.070 Definitions of Terms

This Article provides definitions for Capitalized terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Heber City Planning Office shall determine the correct definition of the term.

Building Style Definitions:

Accessory Unit: an apartment not greater than 600 square feet sharing ownership and utility connections with a principal building.
Apartment Building: a rearyard residential building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry, accessed directly from and facing the street.
Ancillary Building: a building located in the rearyard of a lot, which it shares with an House, Cottage or Sideyard House. It generally faces on and is accessed from an alley.
Cottage: A single-family detached dwelling
Duplex/Triplex/Quadplex: an edgeyard building type. A multi-family building, on a regular lot, shared with ancillary buildings in the rearyard. The main entrance to each dwelling is accessed directly from and faces the street. Multi-family applies to a building with two or more housing units that share one or more common walls.
Live-Work: a dwelling unit that contains, to a limited extent, a commercial component. A live-work unit is a fee simple unit on its own lot with the commercial component permitted anywhere in the building. It may be any disposition type.
Mixed-Use Block: a rearyard, flexible commercial building type. The Flex Building variant, for example , has dwellings allowed above and/or behind the commercial space, which is only allowed on the first floor. The main entrance to the building is accessed directly from and faces the street.
Rowhouse: a rearyard building type. A single-family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. Typically 2+ stories built to no minimum number of consecutive units.
Sideyard House: a sideyard building type. A single-family dwelling, which occupies one side of the lot, with the primary yard to the other side, shared with an ancillary building in the rearyard.
Single Family Detached House: an edgeyard building type. A single-family dwelling on a lot, often shared with an ancillary building in the rearyard.
Stacked Flats: Single Family attached units that share floors and ceilings with other units. Typically built with at least three stories.
Townhouse: A single family attached dwelling that share at least one side with a neighboring unit and is a minimum of two (2) stories. Typically built to the ROW line and in a series of three to six units.

General Definitions:

1st Layer: The 1st (first) layer of a lot is defined as the building setback.
2nd Layer: The 2nd (second) layer of a lot is defined as the area 20 feet behind the front facade of the Principle Building.
3rd Layer: The 3rd (third) layer is defined as any additional lot length behind the 2nd Layer.
Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare

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or Pedestrian path.
Alley: See 'Rear Alley'
Backbuilding: a single-Story structure connecting a Principle Building to an Outbuilding. See **Table 3**
Basement: a below grade story of a building.
Bicycle Lane (BL): a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.
Bicycle Trail (BT): a bicycle way running independently of a high-speed vehicular thoroughfare.
Civic: not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.
Civic Building: a building designed specifically for a civic function. (i.e., churches, schools, community centers, meeting halls, fire or police stations, government offices, etc.)
Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings **(See Table 9).**
Commercial: the term collectively defining workplace, office and retail functions.
Common Destination: An area of focused community activity defining the approximate center of a Walkable Neighborhood. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a bus stop. A Common Destination may act as the social center of a Neighborhood.
Conditional Use: a ruling that would permit a practice that is not consistent with either a provision or the Intent of this Code. Conditional Uses are usually granted by the Planning Commission.
Density: the number of dwelling units within a standard measure of land area, usually given as units per acre.
Driveway: a vehicular lane within a lot, usually leading to a garage.
Enfront: to place an element along a frontage line, as in "porches enfront the street."
Facade: the exterior wall of a building that is set along a Frontage Line.
Frontage Line: lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines **(see Table 3).**
Home Occupation: are businesses run out of homes. Refer to Heber City Code 18.108.020.
Impermeable Surface: Any ground level surface which does not allow water to percolate.
Liner Building: a building specifically designed to mask a parking lot or a parking garage from a frontage.
Lodging: premises available for daily and weekly renting of bedrooms.
Lot Coverage: The percentage of the lot covered with impermeable materials. This may include but is not limited to the primary and ancillary structures, driveways, walkways and paved patios.
Lot Line: the boundary that legally and geometrically demarcates a lot (see Frontage Line). Such lines appear graphically on Community and Site Plans. Codes reference lot lines as the baseline for measuring setbacks.
Meeting Hall: a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Walkable Neighborhood in which the meeting hall is located. A Meeting Hall shall be completed upon the sale of 75% of the dwelling units. The Meeting

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Hall may be used for the marketing purposes of the development until the sale of 75% of the dwelling units, at which time control of its use shall be given to the local Community Organization.

Net Developable Area, Net Site Area: the developable areas of a site. The Net Site Area shall be allocated to the various Transect Districts according to the parameters in **Table 2**.

Office: premises available for the transaction of general business but excluding retail, artisan and manufacturing uses.

Open-Air Building: temporary or seasonal retail establishments which occupy a specific location but shall not be required to pay or sign lease agreements.

Opening: Any door, window, breeze-way or related feature on a building which permits occupants and/or light to move into and out of the building.

Outbuilding: an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of net floor space,
excluding parking areas

Principle Building: The frontage facing building on any lot which is used as the lots primary functioning building.

Private Frontage: the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries **(see Table 6).**

Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight **(see Table 4 and 5)**

Rear Alley (AL): a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane (LA): a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved ~~lightly~~ to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Streetscreen: sometimes called Streetwall. A freestanding wall built along the frontage line, or coplanar with the facade, often for the purpose of masking a parking lot from the thoroughfare. Streetscreens shall be between 3 and 6 feet in height and constructed of a material matching the adjacent building facade. The streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over [4 feet] high should be [30%] permeable or articulated to avoid blank walls.

Story: a habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

Third Place: a private building that includes a space conducive to unstructured social

gathering. Third Places are usually bars, cafés, and corner stores.

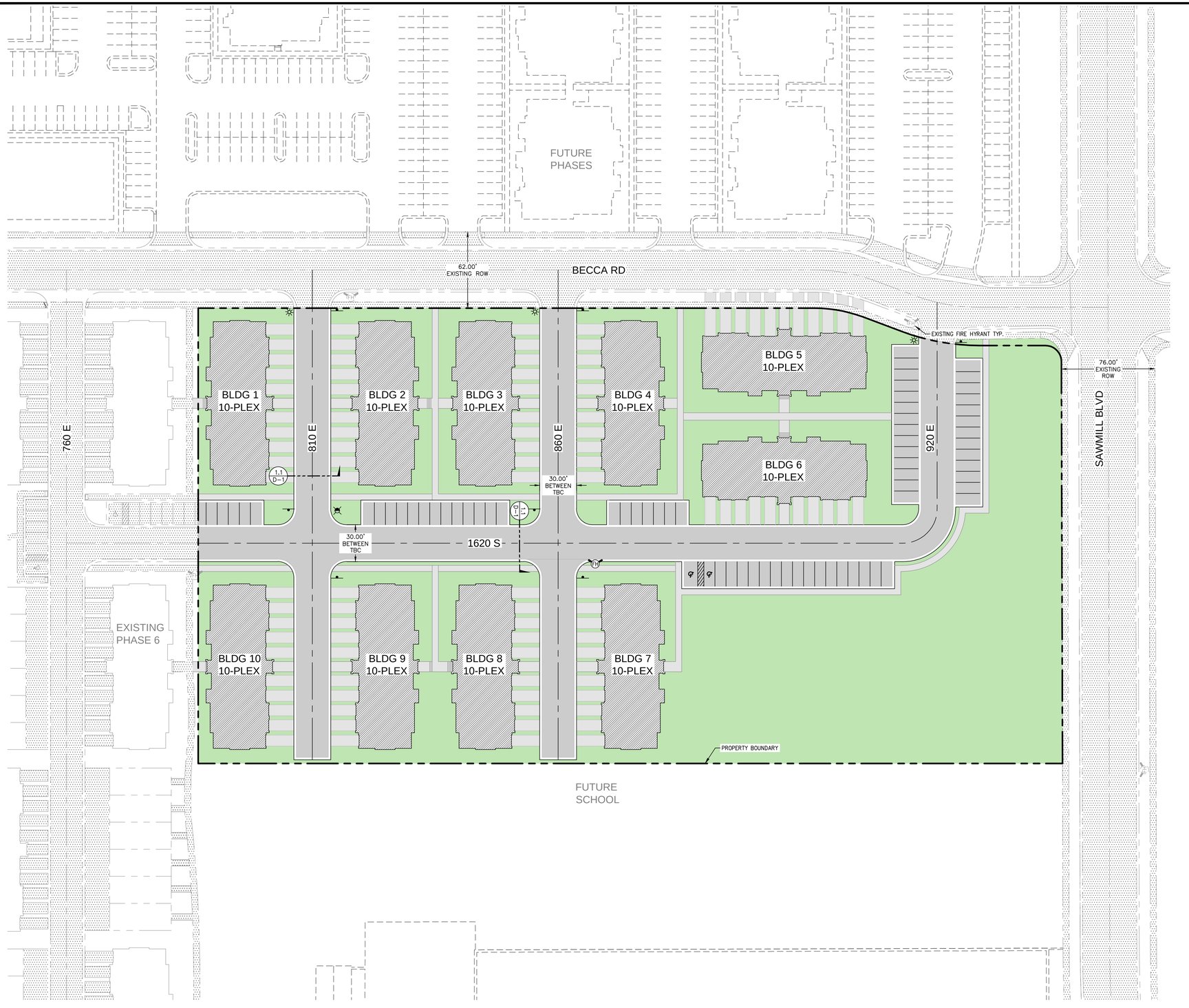
Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Transect Districts: Transect Districts are administratively similar to the landuse zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The Transect Districts included in this code are: T3 Sub-Urban (Neighborhood General), T4 General Urban (Village Center) **(see Table 1).**

Walkable Neighborhood: an area, approximately circular, that is centered on a Common Destination. A Walkable Neighborhood is applied to determine the approximate size of a Neighborhood. A Standard Walkable Neighborhood is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive.

Warrant: a ruling by the governing body be it a Development Review Committee (DRC) or a City, that would permit a practice that is not consistent with a specific provision of this Code, but is justified by its Intent.

Written for Heber City by: **IBI Group**
Based on Smart Code by: *Duany Plater-Zyberk & Co.*



LEGEND

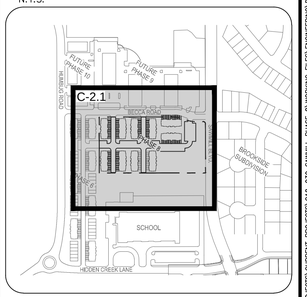
- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 18" SD STORM DRAIN LINE
- 8" SS EXISTING SEWER LINE
- 8" WTR EXISTING WATER LINE
- 8" IRR EXISTING IRRIGATION LINE
- 18" SD EXISTING STORM DRAIN LINE
- CO SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- S SEWER MANHOLE (D-3)
- CO SEWER CLEANOUT (D-3)
- FH FIRE HYDRANT (D-2)
- W WATER METER (D-2)
- D STORM DRAIN MANHOLE
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- IR EXISTING IRRIGATION METER
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

DATA TABLE	
TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC
COMMON SPACE	2.29 AC
LIMITED COMMON SPACE	0.44 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG
NUMBER OF PUBLIC PARKING STALLS	71 STALLS
NUMBER OF TOWNHOME UNITS	30 UNITS
NUMBER OF 10-PLEX BUILDINGS	10 BUILDINGS
DENSITY	17.06 RESIDENTIAL UNITS/AC

CALL BEFORE YOU DIG BLUE STAKES 1-800-662-4111

KEY PLAN

N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL · CIVIL · LAND SURVEYING
55 WEST CENTER P.O. BOX 176
HEBER CITY, UTAH 84032
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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

PROJECT: SAWMILL PHASE 8
SHEET TITLE: SITE PLAN

PROJECT: C18-030
SHEET: C-2.1

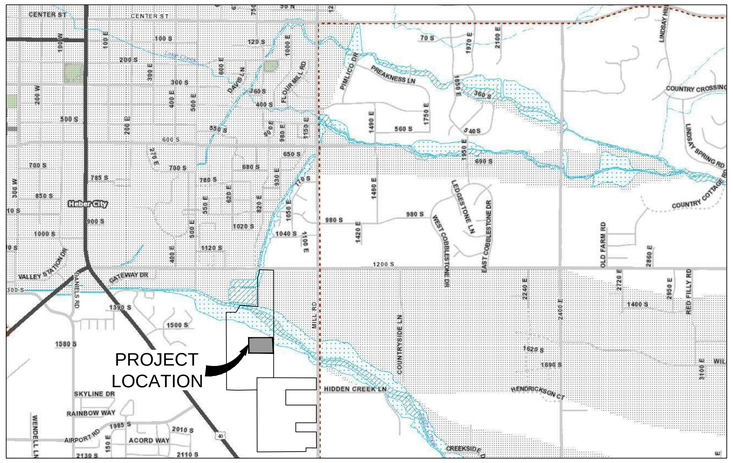
Z:\SEG PROJECTS\CURRENT PROJECTS\C18-030 SAWMILL PHASE 8\WORKING FILES\ENGINEERING\DWG\C18-030-PH8 SITEPLAN.DWG

SAWMILL PHASE 8

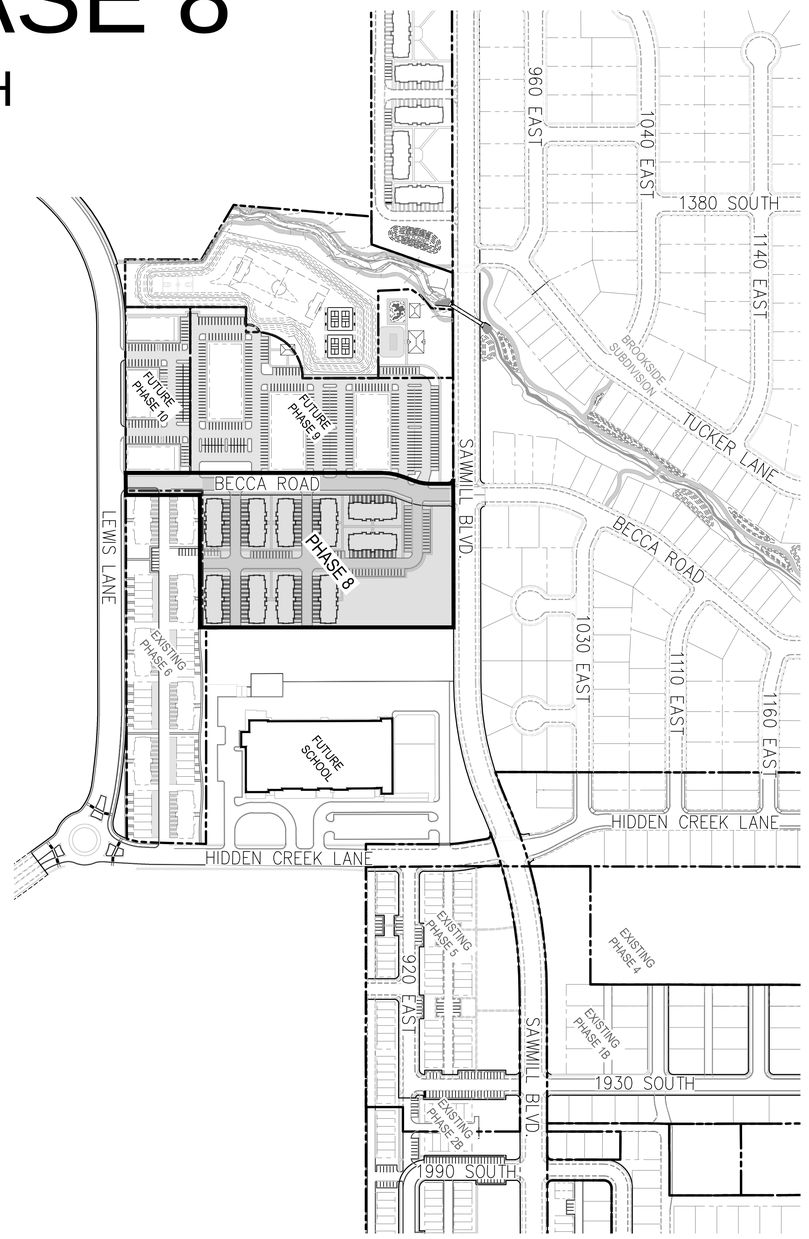
HEBER CITY, UTAH

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR (5610)
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (5570)
- SANITARY SEWER LINE (8" SS)
- CULINARY WATER LINE (8" WTR)
- IRRIGATION LINE (8" IRR)
- STORM DRAIN LINE (18" SD)
- EXISTING SEWER LINE (8" SS)
- EXISTING WATER LINE (8" WTR)
- EXISTING IRRIGATION LINE (8" IRR)
- EXISTING STORM DRAIN LINE (18" SD)
- SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- SEWER MANHOLE (D-3)
- SEWER CLEANOUT (D-3)
- FIRE HYDRANT (D-2)
- WATER METER (D-2)
- STORM DRAIN MANHOLE (D)
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- EXISTING IRRIGATION METER (IR)
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER



VICINITY MAP



PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
OWNER	BRIAN BIRD	WHALE WHITE LLC	1985 N 1120 W	PROVO	UT	84604	801-764-9000
ENGINEER	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
WATER & SEWER	STEVE TOZIER	HEBER CITY PUBLIC WORKS	749 W 300 S	HEBER CITY	UT	84032	801-420-2495
IRRIGATION	ROGER PEARSON	WASATCH COUNTY WATER EFFICIENCY	626 E 1200 S	HEBER CITY	UT	84032	435-654-4369
PHONE	RYAN ALLRED	CENTURY LINK	1425 W 3100 S	SALT LAKE CITY	UT	84119	385-223-0084
ELECTRIC	HAROLD WILSON	HEBER LIGHT & POWER	31 S 100 W	HEBER CITY	UT	84032	435-654-1581
GAS	BRANDON WELLS	QUESTAR	6445 SILVER CREEK DRIVE	PARK CITY	UT	84032	435-645-4881
HEBER CITY ENGINEERING	BART MUMFORD	HEBER CITY ENGINEERING DEPARTMENT	75 N MAIN STREET	HEBER CITY	UT	84032	435-654-0757
ENGINEERING & INSPECTION	WILLA MOTLEY	HORROCKS ENGINEERING	728 W 100 S #2	HEBER CITY	UT	84032	435-654-2226
CONTRACTOR	TBD						

DATA TABLE	
TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC
COMMON SPACE	2.29 AC
LIMITED COMMON SPACE	0.44 AC
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SHEET INDEX	
NO.	TITLE
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-2.1	SITE PLAN
C-3.1	UTILITY PLAN
C-3.2	DRY UTILITY PLAN
C-3.3	PLAN & PROFILE - 810E & STORM DRAIN CROSS SECTION
C-3.4	PLAN & PROFILE - 860E & STORM DRAIN CROSS SECTION
C-3.5	PLAN & PROFILE - SEWER & STORM DRAIN CROSS SECTION
C-3.6	PLAN & PROFILE - STORM DRAIN CROSS SECTIONS
C-4.1	GRADING PLAN - STREET AND STAIR DETAILS
C-4.2	GRADING PLAN - BUILDINGS 1 TO 4 AND 7 TO 10
C-4.3	GRADING PLAN - BUILDINGS 5 TO 6 AND STAIR DETAILS
C-5.1	LANDSCAPING PLAN
D-1	STREET AND UTILITY DETAILS
D-2	WATER DETAILS
D-3	SEWER DETAILS
D-4	STORM DRAIN DETAILS

PLAN NOTES:

INSTALLATION OF ROADWAY AND APPURTENANCES THERETO SHALL BE INSPECTED BY HEBER CITY ENGINEERING DEPARTMENT. CONTRACTOR SHALL INSTALL ALL ROAD WAY FEATURES AND APPURTENANCES THERE OF PER THE FOLLOWING DOCUMENTS:

1. LATEST APPROVED HEBER CITY CODE
2. LATEST APPROVED HEBER CITY SPECIFICATIONS
3. UTAH'S APWA SPECIFICATIONS, 2017 EDITION
4. UDOT STANDARDS AND SPECIFICATIONS, 2017 EDITION

THIS PLAN SET RELIES UPON IMPROVEMENTS THAT ARE PART OF THE SAWMILL BLVD AND THE PHASE 6 CONSTRUCTION PLAN SET. PORTIONS OF SAWMILL BLVD & PHASE 6 MUST BE CONSTRUCTED PRIOR TO THIS PLAN SET BEING CONSTRUCTED.

HEBER CITY ENGINEER DATE

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 4/12/2023

PROJECT SAWMILL PHASE 8
SHEET TITLE COVER SHEET

PROJECT C18-030
SHEET C-1.0

1. STANDARDS AND PLANS:

1.1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, AND PROJECT SPECIFICATIONS PRODUCED BY SUMMIT ENGINEERING GROUP (HEREAFTER REFERRED TO AS "THE ENGINEER"), AND HEBER CITY STANDARDS AND SPECIFICATIONS (HEREAFTER REFERRED TO AS "THE CITY") IF APPLICABLE.

1.2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY SUMMIT ENGINEERING GROUP, INC., HEREAFTER DESIGNATED AS THE ENGINEER, IMMEDIATELY REGARDING ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING FURTHER WITH ANY RELATED WORK. THE ENGINEERS INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

1.3. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

1.4. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF RECORD OF THESE PLANS AND THE CITY.

1.5. A COPY OF ALL APPROVED SHOP DRAWINGS AND CHANGE ORDERS MUST BE KEPT ON JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS; THESE PRINTS SHALL BE APPROVED BY THE CITY AND ENGINEER. UPON COMPLETION OF THE PROJECT THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY.

2. EXISTING UTILITIES AND COORDINATION OF WORK:

2.1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. SUMMIT ENGINEERING GROUP, INC. NOR HEBER CITY CORPORATION ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

2.2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE THE ENGINEER TO HAVE A REPRESENTATIVE PRESENT.

2.3. THE CITY IS A MEMBER OF THE BLUESTAKES "ONE-CALL" PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONSTRUCTION PROJECT SHALL NOTIFY MEMBERS OF BLUESTAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-662-4111 TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO USE EXTREME CAUTION DURING EXCAVATION IN CASE OF OTHER UTILITIES NOT MARKED OR MISMARKED BY "BLUE STAKES".

2.4. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH PROJECT RELATED WORK TO BE PERFORMED BY UTILITY COMPANIES (INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE TV) AND BY OTHER PROJECT CONTRACTORS (INCLUDING BUILDING, LANDSCAPE, ELECTRIC AND FIRE PROTECTION). THE CONTRACTOR SHALL AFFORD THESE UTILITY COMPANIES AND CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK WITH THEIRS. IN THE EVENT OF DELAYS OR CHANGES IN THE WORK BEYOND CONTROL OF THE CONTRACTOR, TIME EXTENSIONS AND NECESSARY CHANGES SHALL BE MADE AS PROVIDED IN THE CONTRACT.

3. CONSTRUCTION STAKING:

3.1. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE PROVIDED WITH ONE SET OF CONSTRUCTION STAKES FOR EACH PHASE OF WORK. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKES FOR ANY PARTICULAR PHASE OF WORK AT LEAST 48 HOURS PRIOR TO THE DATE OF THE PLANNED USE OF THE STAKES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE STAKES DURING THE CONSTRUCTION OF THE VARIOUS PHASES OF WORK. REPLACEMENT OF STAKES DESTROYED BY CONSTRUCTION SHALL BE AT THE CONTRACTORS EXPENSE.

4. CONFLICTS:

4.1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OF DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.

5. CONTROL POINTS AND SURVEY MONUMENTS:

5.1. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS FOR THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY THE DEVELOPER TO THE ENGINEER.

5.2. WHEN THE LOCATION OF THE EXISTING SURVEY MONUMENT CONFLICTS WITH PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE ENGINEER MAY REFERENCE THE MONUMENT. AFTER THE MONUMENT HAS BEEN REFERENCED THE CONTRACTOR SHALL REMOVE THE MONUMENT AND LATER REPLACE IT WITH A CITY STANDARD MONUMENT. THE ENGINEER WILL THEN MARK THE SURVEY POINT ON THE MONUMENT.

5.3. PRIOR TO REQUESTING CITY ACCEPTANCE OF IMPROVEMENTS, THE CONTRACTOR SHALL SET STANDARD MONUMENTS AT LOCATIONS REFERENCED BY THE ENGINEER. AFTER THE MONUMENT IS INSTALLED, THE ENGINEER WILL MARK THE SURVEY POINT ON THE MONUMENT.

6. OBSTRUCTIONS:

6.1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

6.2. ALL UNSUITABLE AND SURPLUS MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

6.3. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 0.5 FEET BELOW ADJACENTGRADE.

6.4. ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.

7. PUBLIC SAFETY AND TRAFFIC CONTROL:

7.1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENT APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, PRIOR TO BEGINNING ANY EXCAVATION.

7.2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY STANDARDS AND AS DIRECTED BY THE CITY ENGINEER. ANY LANE CLOSURES SHALL BE APPROVED BY THE CITY ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

7.3. THE GENERAL CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, FLAGGING AND FLASHING DEVICES WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2-INCHES IN DEPTH.

7.4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM THE WORK AND IS RESPONSIBLE FOR SUPERVISION AND DIRECTION OF THE WORK. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

8. ENCROACHMENT PERMITS:

8.1. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM HEBER CITY, UDOT AND ALL OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.

9. STATIONING AND DIMENSIONING:

9.1. ALL STATIONS REFER TO DISTANCES ALONG STREET CENTER LINE UNLESS INDICATED OTHERWISE. ALL STATIONS OFF CENTER LINE ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE STATIONS. STREET FRONTAGE PROPERTY LINES COINCIDE WITH BACK EDGE OF WALK ALIGNMENT UNLESS INDICATED OTHERWISE. UNLESS NOTED OTHERWISE, DIMENSIONS TO CURBS REFER TO TOP BACK OF CURB AND DIMENSIONS TO BUILDINGS REFER TO FACE OF EXTERIOR WALL.

9.2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. IF THE DRAWINGS DO NOT REPRESENT ACTUAL CONDITIONS, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION WITHIN THE AREA OF CONFLICT.

10. EARTHWORK:

10.1. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GRADING PLAN AND CHAPTER 33 OF THE 1997 UBC.

10.2. THE ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND OBSERVE COMPACTION TESTING FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE PROVIDING OF THESE SERVICES. OBSERVATION VISITS TO THE SITE BY THE ENGINEERS REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.

10.3. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

10.4. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL GRADING.

10.5. THE CONTRACTOR SHALL APPLY EITHER WATER OR DUST PALLIATIVE, OR BOTH, FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE AS DIRECTED BY THE CITY ENGINEER.

10.6. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 2:1, REFER TO THE RATIO OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN".

10.7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

11.CONCRETE CONSTRUCTION:

11.1. A STANDARD DISABILITY ACCESS RAMP SHALL BE CONSTRUCTED AT EACH CURB RETURN AT LOCATIONS INDICATED AND THE CONSTRUCTION SHALL COMPLY WITH THE STATE BUILDING CODE. ALL CURB RETURNS SHALL HAVE VERTICAL CURB, GUTTER AND SIDEWALK PER CITY STANDARD DETAIL. REFER TO CURB RAMP DETAILS IN THESE PLANS.

11.2. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, SAME SHALL BE APPLIED AND ALL FLOW LINE IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET.

11.3. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT, RECOMMENDATIONS OF THE ENGINEER AND THE CITY STANDARDS.

12. PAVING:

12.1. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE FOOT FROM THE EXISTING EDGE OF PAVEMENT AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

12.2. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF- WAY PRIOR TO INSTALLATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED AND WORKING PRIOR TO PAVING.

12.3. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

12.4. ALL AGGREGATE BASE SHALL BE PER HEBER CITY SPECIFICATIONS. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL BE PERFORMED AS PER GEOTECHNICAL REPORT.

12.5. ALL ASPHALT CONCRETE SHALL BE PER HEBER CITY SPECIFICATIONS. LIFT THICKNESS PER HEBER CITY STANDARS.

13. PIPELINES:

13.1. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF THE EXISTING IMPROVEMENTS.

13.2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

13.3. PIPE ZONE BACKFILL MATERIAL SHALL BE PLACED ACCORDING TO CURRENT HEBER CITY STANDARDS AND SPECIFICATIONS.

13.4. INSTALL CLAY CUT-OFF WALLS IN UTILITY TRENCHES EVERY 25', AT ALL JUNCTIONS, AND AS NEEDED DURING CONSTRUCTION

14. SANITARY SEWER SYSTEM:

14.1. ALL SEWER SERVICES SHALL BE STUBBED AND PLUGGED 10 FEET BEHIND THE BACK EDGE OF SIDEWALK (BOW) AND MARKED WITH A 2"X4" STAKE AT THE END OF EACH INDIVIDUAL SERVICE. A 2" "S" SHALL BE STAMPED ON THE TOP SIDE OF THE CURBING (IF CURBING IS INSTALLED).

14.2. PIPE USED IN SEWER LINE CONSTRUCTION SHALL BE PVC SDR-26. THIS PIPE SHALL BE HOMOGENEOUS THROUGHOUT AND FREE OF CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECT. THE PIPE SHALL BE AS UNIFORM AS COMMERCIALLY PRACTICAL IN COLOR. ALL PVC SEWER PIPE SHALL BE MADE FROM CLEAN, VIRGIN, TYPE 1, GRADE 1, PVC CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE JOINTS SHALL BE BELL AND SPIGOT TYPE WITH RUBBER RING GASKET TO PERMIT EXPANSION AND CONTRACTION. PIPE AND FITTINGS MUST BE ASSEMBLED WITH NONTOXIC LUBRICANT.

14.3. ALL SEWER MAINS AND SERVICES (LATERALS) SHALL BE TESTED TO THE SATISFACTION OF THE CITY ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING SEWER SYSTEM.

14.4. A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN CULINARY WATER AND SANITARY SEWER MAINS.

14.5. CAST IRON PIPE SHALL BE USED WHENEVER WATERLINES CROSS THE TOP OF SEWER LINES WITH A SEPARATION DISTANCE OF LESS THAN 18 INCHES, WHENEVER A WATER MAIN MUST CROSS BELOW A SEWER LINE, OR WHENEVER A WATER MAIN MUST BE LAID WITHIN 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINE.

14.6. SEWER MANHOLE LIDS SHALL BE MARKED PER HEBER CITY STANDARDS. NOT REQUIRED IN HEBER CITY.

14.7. TRACER TAPE SHALL BE PLACED TWO FEET ABOVE AND ALONG THE ENTIRE LENGTH OF ALL SEWER MAINS AND SERVICE LATERALS.

14.8. DOCUMENTED TESTING MUST INCLUDE PIPELINE DEFLECTION AND INFILTRATION OR AIR TESTING. ALL MANHOLES SHALL ALSO BE TESTED FOR WATER TIGHTNESS.

14.9. SERVICE LATERALS SHALL BE 4-INCH MINIMUM PVC SDR-26 PIPE WITH WATERTIGHT RUBBER GASKET FIELD JOINTS, OR CAST IRON WITH MECHANICAL JOINTS. CONNECTIONS TO MAIN LINES PIPE MADE ONLY TO INSTALLED TEES (OR WYES) OR WITH SHALL BE APPROVED FLANGE TYPE, NOSE-ON FITTINGS. WHEN REQUIRED, FOR PROPER STABILIZATION, THE SUBGRADE UPON WHICH THE SERVICE LATERAL IS TO BE LAID SHALL BE STABILIZED BY THE USE OF GRAVEL TO PROVIDE A FIRM BASE FOR THE PIPE. ALL JOINTS SHALL BE TIGHT AND WATERPROOF.

15. STORM DRAIN SYSTEM:

15.1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

15.2. UNLESS NOTED OTHERWISE, ALL NON-REINFORCED CONCRETE PIPE (C.P.) SHALL BE ASTM C14, CL 3 AND ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE ASTM C76, CL. III. ALL BACK FILL SHALL COMPLY WITH CITY STANDARDS.

15.3. STORM DRAIN MANHOLE LIDS TO BE MARKED "STORM."

16. WATER SYSTEM:

16.1. EACH WATER SERVICE SHALL BE MARKED WITH A 2" X 4" STAKE AT THE END OF EACH SERVICE AND A 2" "W" STAMPED IN THE TOP OF THE CURB.

16.2. WATER MAIN INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 5.0 FEET FROM FINISHED GRADE IN ALL STREET SECTIONS.

16.3. WATER LINE JOINT DEFLECTIONS THAT EXCEED THE MANUFACTURER'S SPECIFICATION SHALL BE RESTRAINED WITH MECHANICAL JOINTS AND THRUST BLOCKS OR RESTRAINING JOINTS; METHOD SUBJECT TO CITY ENGINEER APPROVAL.

16.4. WATER LINE LOCATIONS NEED TO BE INDICATED BY PLACING TRACER WIRE ONE FOOT ABOVE THE TOP OF THE WATER MAINS, ALONG THEIR ENTIRE LENGTH.

16.5. ALL WATER LINES SHALL BE TESTED, FLUSHED AND DISINFECTED AS FOLLOWS:

16.5.1. TESTING: TESTS SHALL BE MADE UPON COMPLETION OF SYSTEM INSTALLATION OR ANY VALVED PORTION THEREOF. ALL TESTS SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE CITY ENGINEER. LINES SHALL BE SLOWLY FILLED WITH WATER VENTING OFF ALL AIR. IF REQUIRED, AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH JOINTS TO BLEED OFF THE AIR AND AFTER TESTING THESE SHALL BE PLUGGED. A MINIMUM PRESSURE OF 50% IN EXCESS OF THE MAXIMUM LINE OPERATION PRESSURE (MIN. 200 PSI) SHALL BE MAINTAINED ON THE PORTION BEING TESTED FOR A MINIMUM PERIOD OF TWO HOURS, USING HYDRAULIC MEANS TO MAINTAIN THE PRESSURE. MAXIMUM LEAKAGE DURING THE TEST SHALL NOT EXCEED ONE HALF (1/2) GALLON PER INCH OF DIAMETER PER 1000 FEET OF PIPE. SUITABLE MEANS SHALL BE PROVIDED BY THE CONTRACTOR FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE TEST PRESSURE. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL THE LEAKAGE IS LESS THAN THE ALLOWABLE.

16.5.2. FLUSHING: AFTER PRESSURE TESTING, ALL PIPELINES SHALL BE FLUSHED. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS OR, IF A HYDRANT DOES NOT EXIST AT THE END OF THE LINE, THE CONTRACTOR SHALL INSTALL A TAP OF SUFFICIENT SIZE TO PROVIDE FOR A 2.5 FOOT PER SECOND FLUSHING VELOCITY IN THE LINE. ALL CHLORINATED WATER SHALL BE DECHLORINATED TO ACCEPTABLE LEVELS IN A HOLDING CONTAINER OR WATER TRUCK PRIOR TO DISCHARGE. THE FOLLOWING IS THE FLOW QUANTITY REQUIRED TO PROVIDE A 2.5 FOOT PER SECOND FLUSHING VELOCITY:

PIPE SIZE (IN.)	FLOW (GPM)
4	100
6	220
8	390
10	610
12	880
16	1567

16.5.3. PRIOR TO PRESSURE TEST: AFTER FLUSHING, ALL CULINARY WATER LINES SHALL BE DISINFECTED BY CHLORINATION. CHLORINATION SHALL PROVIDE A MINIMUM OF 25 PPM RESIDUAL AFTER 24-HOURS CONTACT IN THE PIPELINE. THIS MAY BE EXPECTED WITH AN APPLICATION OF 50PPM ALTHOUGH SOME CONDITIONS MAY REQUIRE MORE. CHLORINE IN THE FORM OF A 1% SLURRY OF HIGH TEST CALCIUM HYPOCHLORITE (HTH, PERCHLORON, PITTCHLOR, ETC.) SHALL BE FED INTO THE PIPELINE IN SUCH A MANNER AS TO MIX WITH THE WATER FLOWING IN THE PIPELINE. (A 1% SLURRY RESULTS FROM MIXING 1 POUND OF CALCIUM HYPOCHLORITE WITH 7.50 GALLONS OF WATER). THE FOLLOWING TABLE PROVIDES INFORMATION AS TO THE REQUIRED QUANTITY OF SLURRY TO BE USED PER 100 FEET OF PIPE TO PROVIDE A CHLORINE CONCENTRATION OF 50 PPM:

PIPE SIZE (IN)	VOL./100 FT OF LEN.) (GAL)	REQ'D AMOUNT OF SLURRY (GAL)
4	65	0.33
6	147	0.74
8	261	1.30
10	408	2.00
12	588	3.00
16	1044	5.20

16.6. DURING THE PROCESS OF CHLORINATING THE PIPELINE ALL VALVES AND OTHER PIPELINE APPURTENANCES SHALL BE OPERATED SEVERAL TIMES TO PROVIDE SUFFICIENT CONTACT WITH THE CHLORINATING AGENT. FOLLOWING CHLORINATION, THE WATER LINE SHALL BE DRAINED AND THOROUGHLY FLUSHED AND, IF NECESSARY, RECHLORINATED UNTIL A SATISFACTORY BACTERIOLOGICAL TEST IS OBTAINED.

17. EXISTING SIGNS:

17.1. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL PROTECTION, STORAGE AND RESETTING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS AND TRAFFICCONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THEFOLLOWING DESCRIBED MANNERS:

17.1.1. STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEWPOSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED.

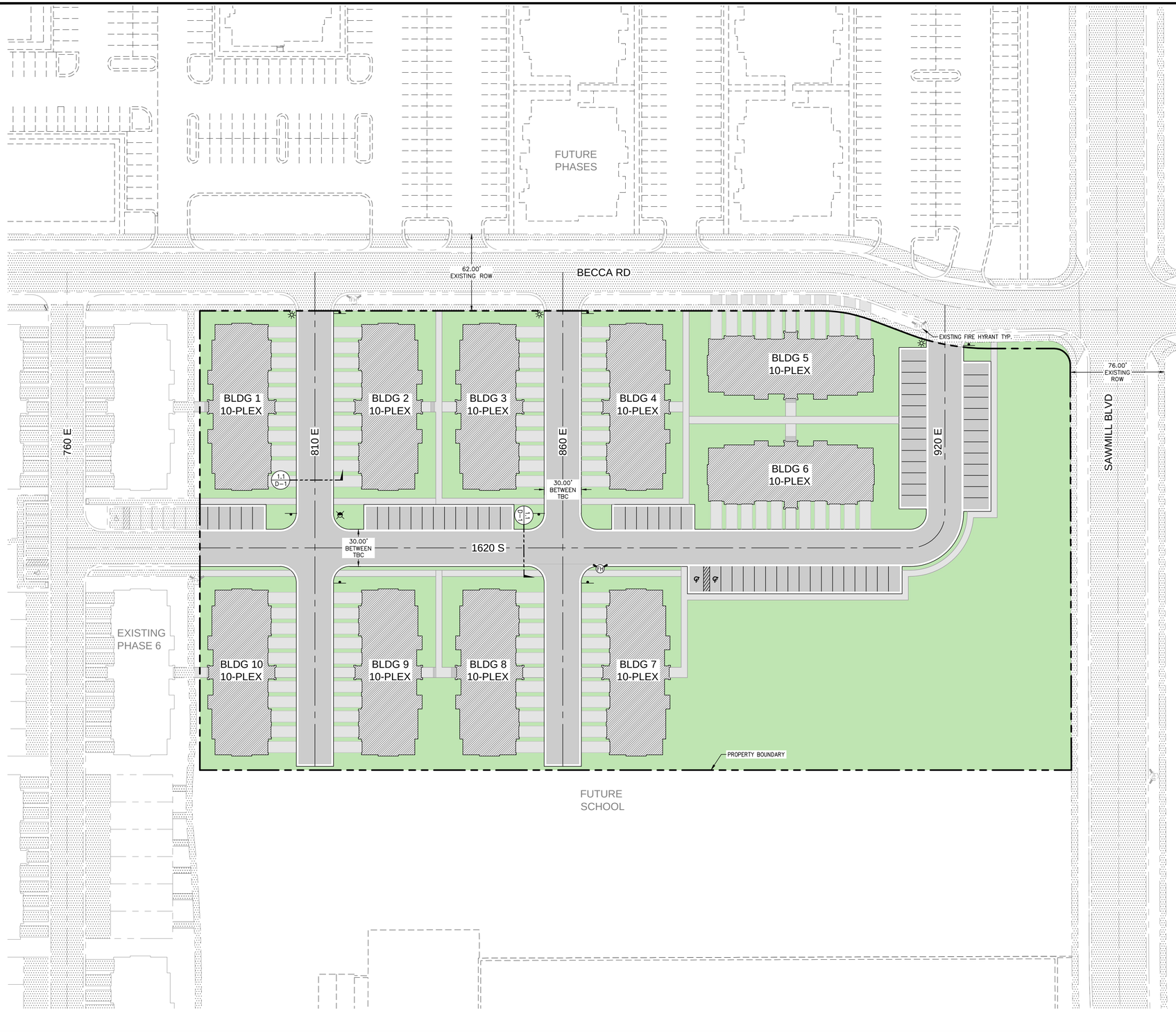
17.1.2. TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

18. MAILBOXES:

18.1. MAILBOXES AND NEWSPAPER TUBES WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED AND RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED AND RESET IN ITS FINAL LOCATION. MAILBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH THE MAILBOX OWNERS.

19. PRESERVATION OF PROPERTY:

19.1. TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AS WELL AS POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE GUARDS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTORS OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTORS EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD WHEN THE CONTRACTOR ENTERED UPON THE JOB SITE, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SER



LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
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- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 18" SD STORM DRAIN LINE
- 8" SS EXISTING SEWER LINE
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- 8" IRR EXISTING IRRIGATION LINE
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- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
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- W WATER METER (D-2)
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- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
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- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

DATA TABLE	
TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC
COMMON SPACE	2.29 AC
LIMITED COMMON SPACE	0.44 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG.
NUNBER OF PUBLIC PARKING STALLS	71 STALLS
NUMBER OF TOWNHOME UNITS	30 UNITS
NUMBER OF 10-PLEX BUILDINGS	10 BUILDINGS
DENSITY	17.06 RESIDENTIAL UNITS/AC

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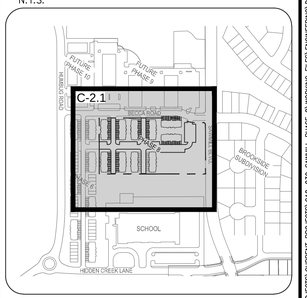
KEY PLAN

N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL · CIVIL · LAND SURVEYING
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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 4/12/2023

PROJECT SAWMILL PHASE 8

SHEET TITLE SITE PLAN

PROJECT C18-030

SHEET C-2.1

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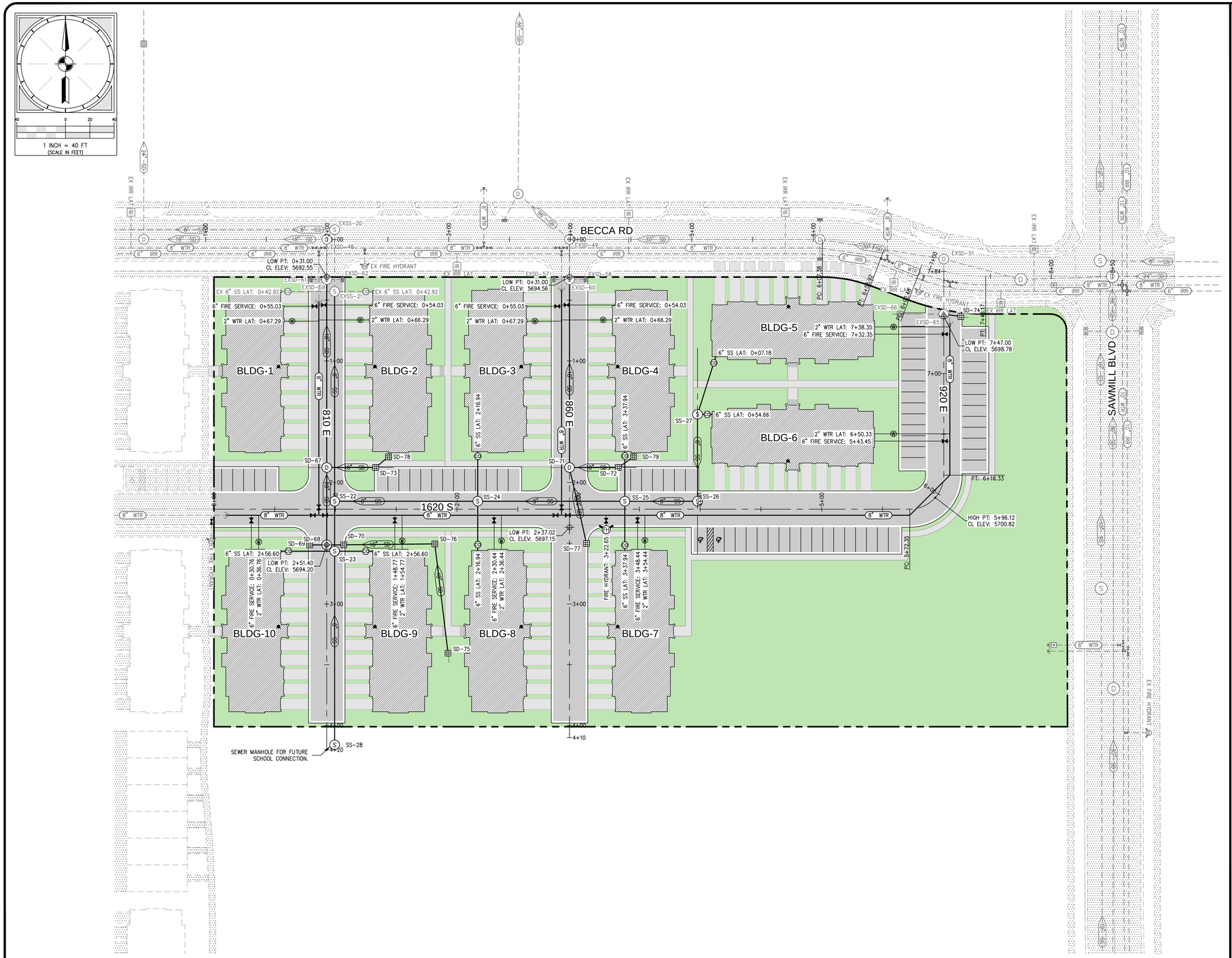

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VICINITY MAP

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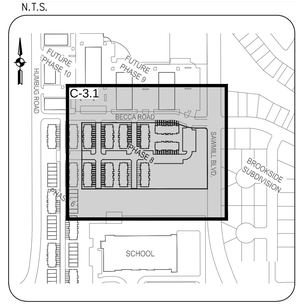

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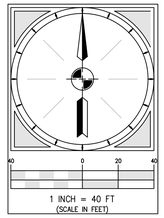
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 4/12/2023

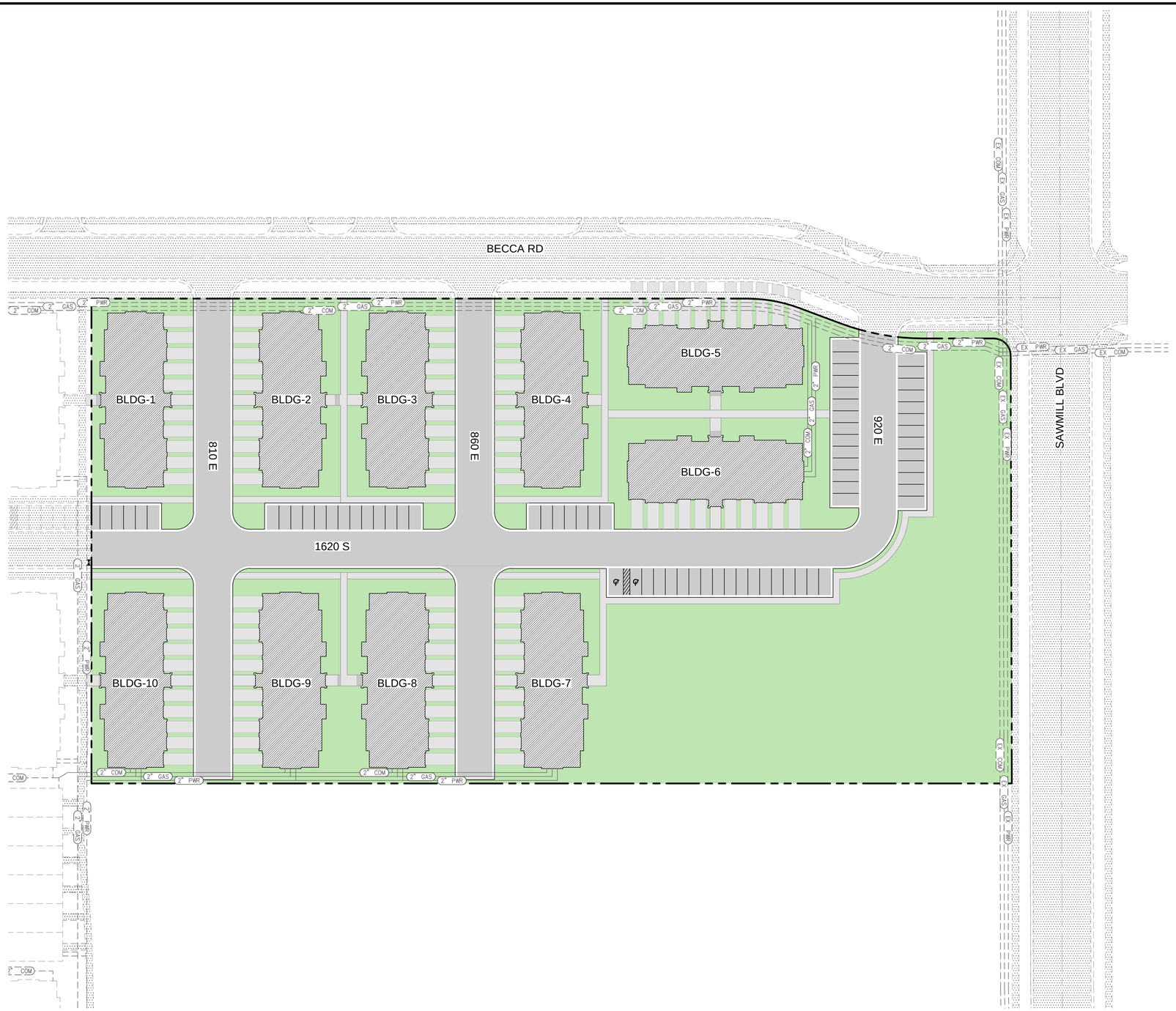
PROJECT
SAWMILL PHASE 8

SHEET TITLE
UTILITY PLAN

PROJECT
C18-030

SHEET
C-3.1





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VICINITY MAP

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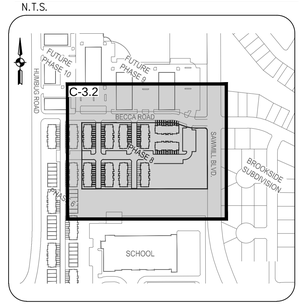

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PROJECT MANAGER: BMB
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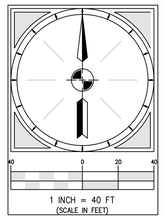
ISSUE DATE 4/12/2023

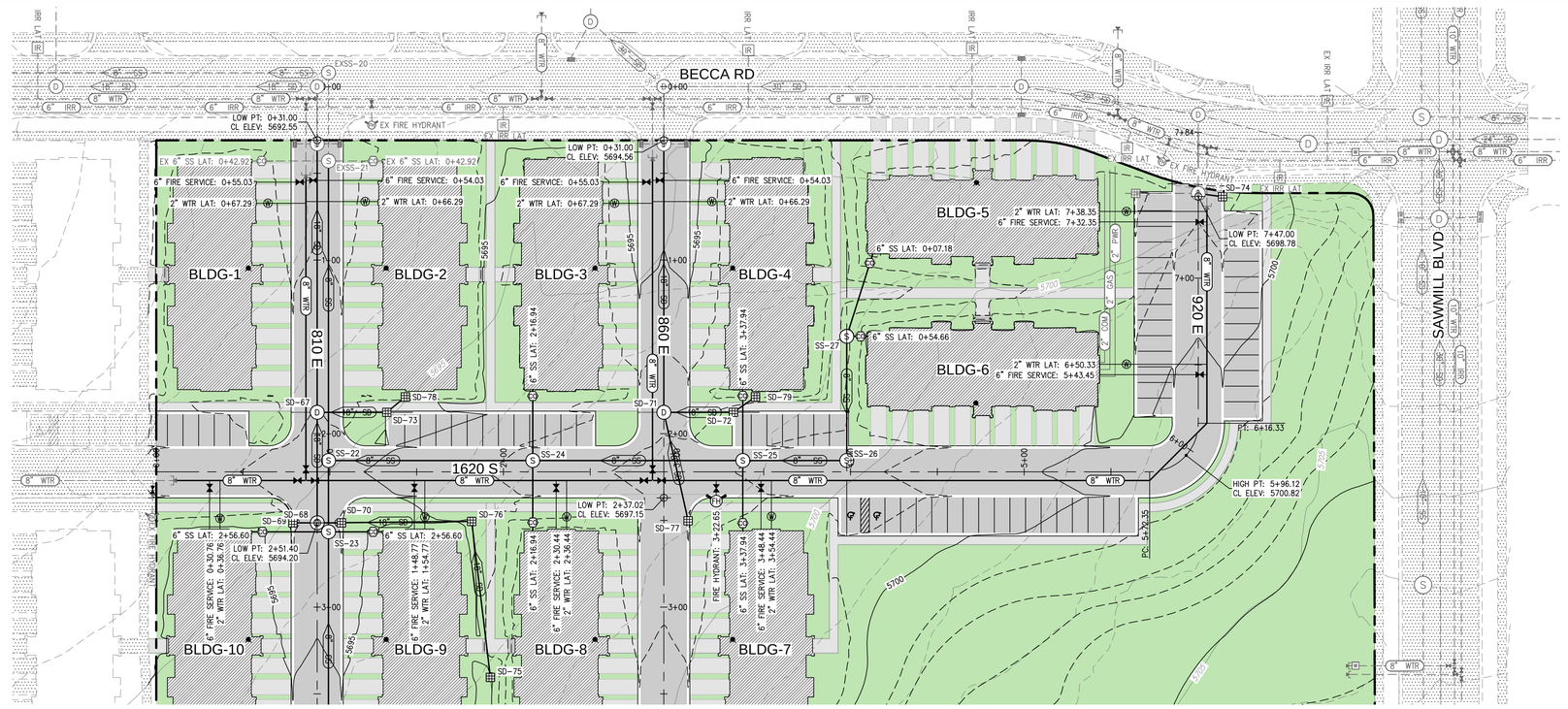
PROJECT
SAWMILL PHASE 8

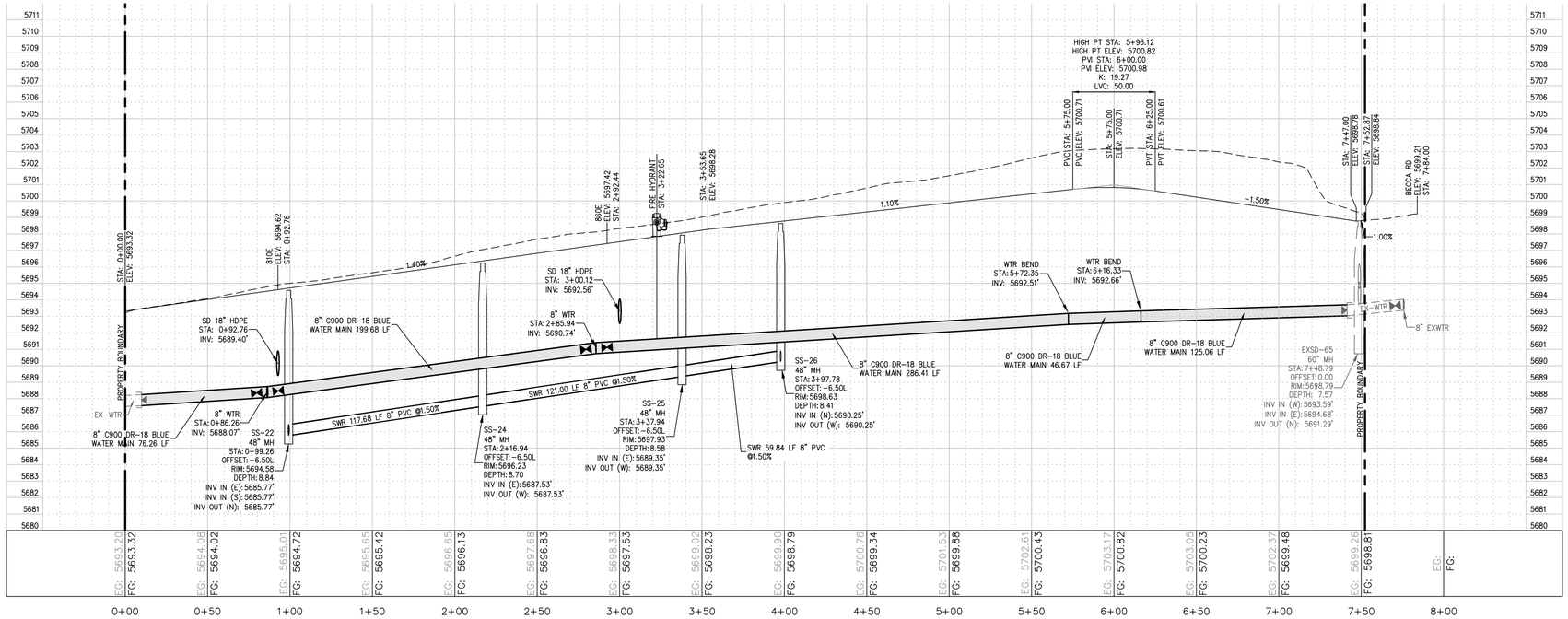
SHEET TITLE
DRY UTILITY PLAN

PROJECT
C18-030

SHEET
C-3.2







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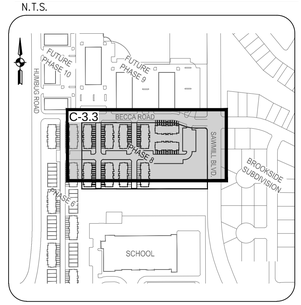
VICINITY MAP

N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL · CIVIL · LAND SURVEYING
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HEBER CITY, UTAH 84032
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REVISIONS	DATE	BY
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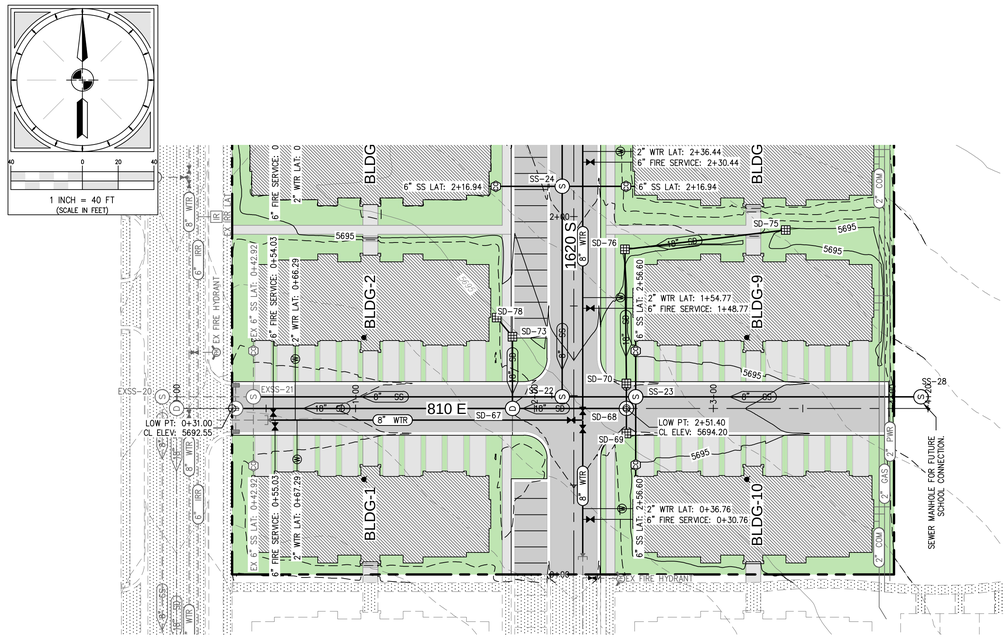
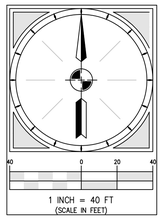
DESIGN ENGINEER DATE

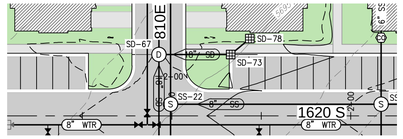
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

PROJECT: SAWMILL PHASE 8
SHEET TITLE: PLAN & PROFILE: 920E-1620S

PROJECT: C18-030
SHEET: C-3.1







LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 18" SD STORM DRAIN LINE
- 8" SS EXISTING SEWER LINE
- 8" WTR EXISTING WATER LINE
- 8" IRR EXISTING IRRIGATION LINE
- 18" SD EXISTING STORM DRAIN LINE
- SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- S SEWER MANHOLE (D-3)
- SEWER CLEANOUT (D-3)
- FH FIRE HYDRANT (D-2)
- W WATER METER (D-2)
- D STORM DRAIN MANHOLE
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- IR EXISTING IRRIGATION METER
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

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	DATE	BY
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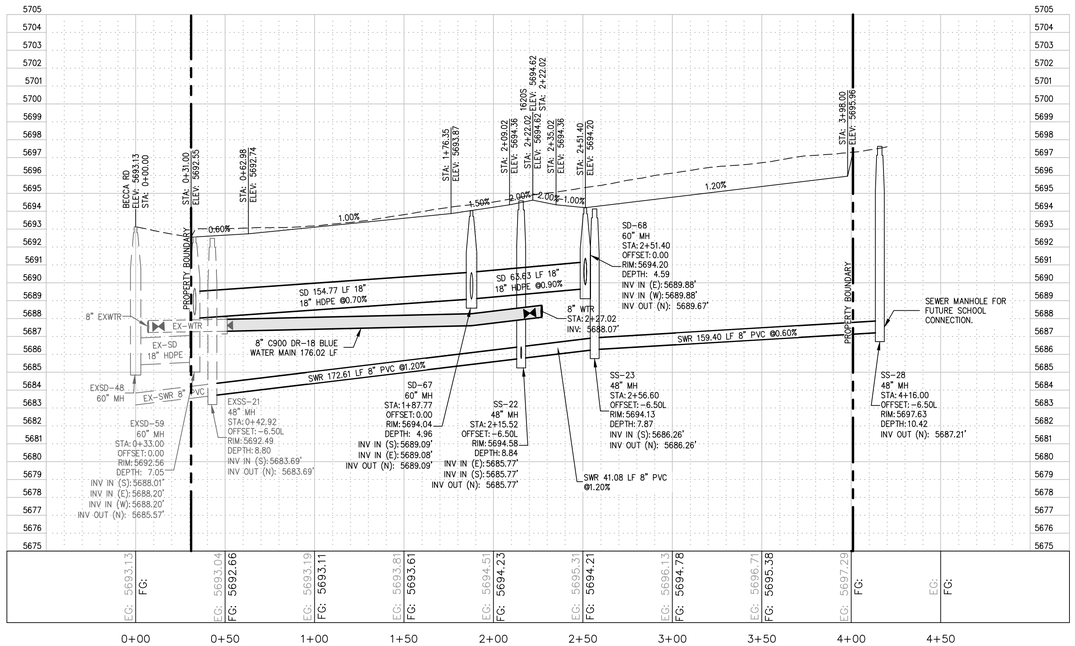
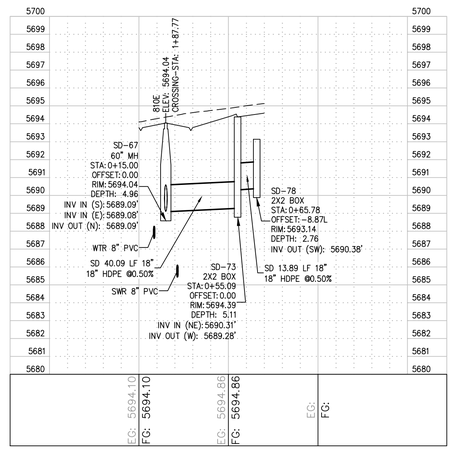
REVISIONS

810 E PLAN AND PROFILE



STORM DRAIN CROSS SECTION
920E STATION: 1+87.77
SD-67 TO SD-78



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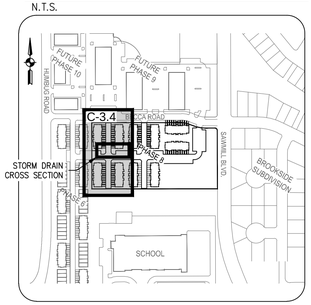
VICINITY MAP

N.T.S.



HEBER CITY ENGINEER DATE

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

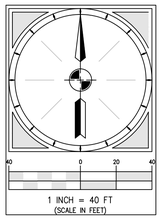
DRAWN BY: ANF
ISSUE DATE 4/12/2023

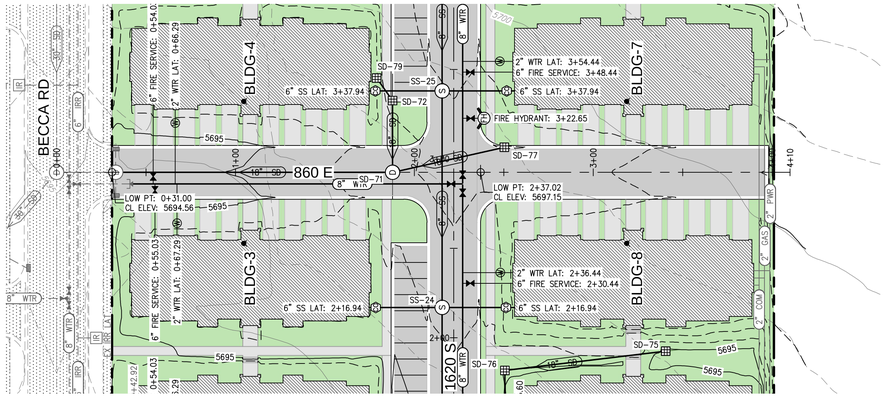
PROJECT
SAWMILL PHASE 8

SHEET TITLE
PLAN & PROFILE: 810E & STORM DRAIN CROSS SECTION

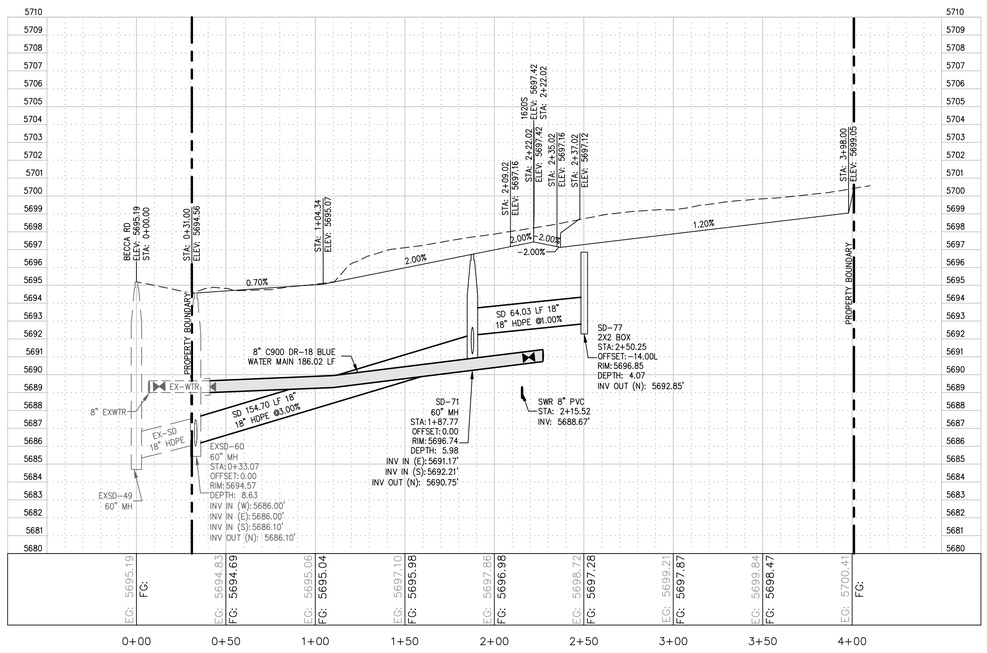
PROJECT
C18-030

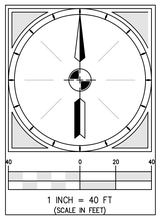
SHEET
C-3.4

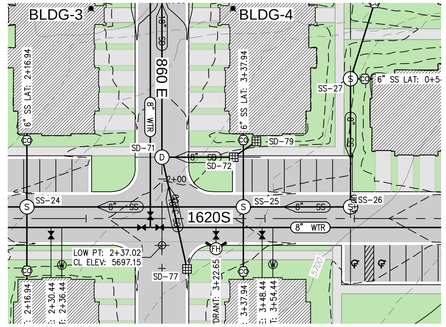




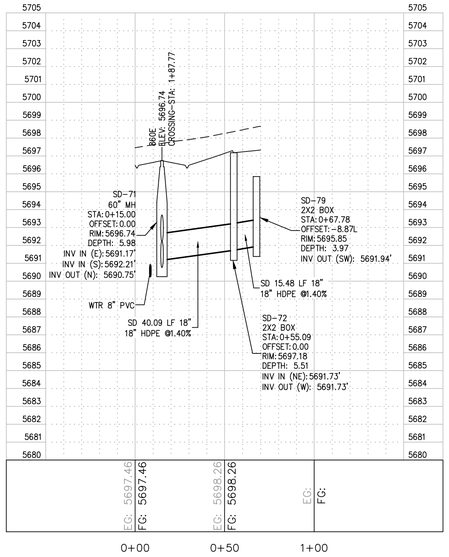
A. 860 E PLAN AND PROFILE







B. STORM DRAIN CROSS SECTION
920E STATION: 1+87.77
SD-71 TO SD-79



LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
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- 5570 EXISTING MAJOR CONTOUR
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- 8" IRR IRRIGATION LINE
- 18" SD STORM DRAIN LINE
- 8" SS EXISTING SEWER LINE
- 8" WTR EXISTING WATER LINE
- 8" IRR EXISTING IRRIGATION LINE
- 18" SD EXISTING STORM DRAIN LINE
- CW SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- S SEWER MANHOLE (D-3)
- CW SEWER CLEANOUT (D-3)
- FH FIRE HYDRANT (D-2)
- W WATER METER (D-2)
- D STORM DRAIN MANHOLE
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- IR EXISTING IRRIGATION METER
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

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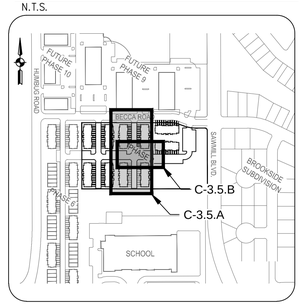
VICINITY MAP
N.T.S.



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REVISIONS

DESIGN ENGINEER DATE

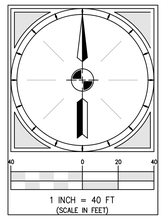
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 4/12/2023

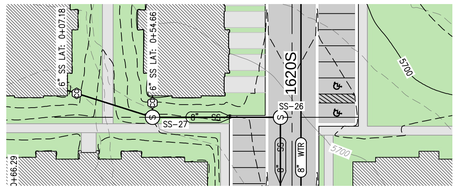
PROJECT SAWMILL PHASE 8

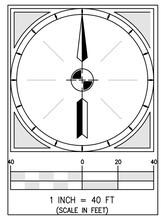
SHEET TITLE PLAN & PROFILE: 860E & STORM DRAIN CROSS SECTION

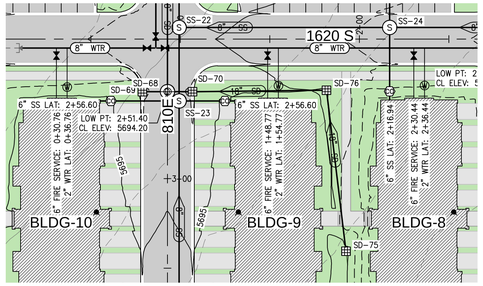
PROJECT C18-030

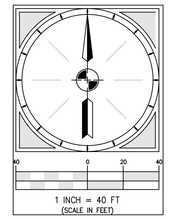
SHEET C-3.5

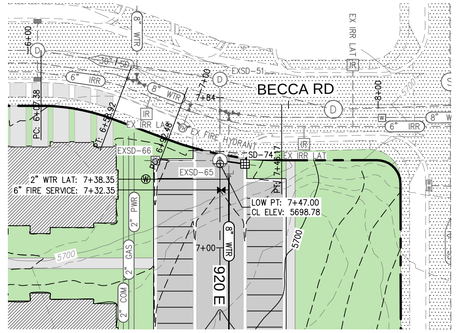












LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- 8" SS SANITARY SEWER LINE
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- 8" IRR EXISTING IRRIGATION LINE
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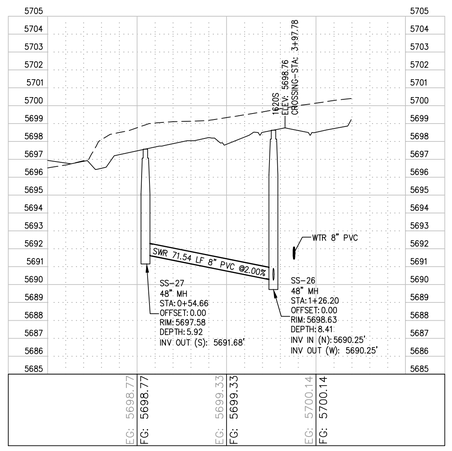
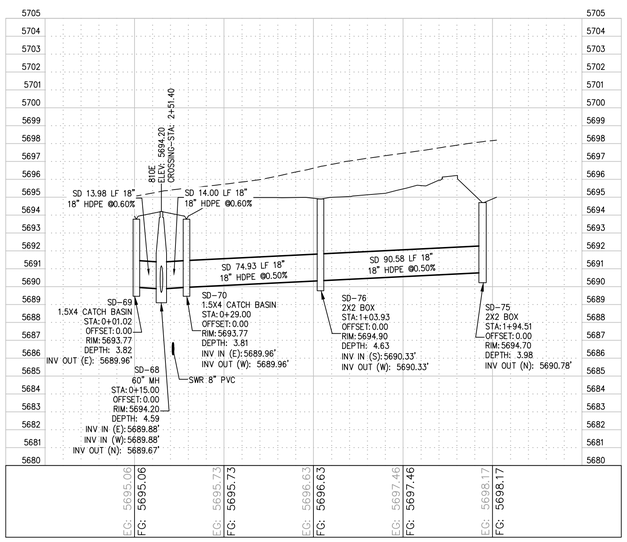
- SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- S SEWER MANHOLE (D-3)
- CO SEWER CLEANOUT (D-3)
- FH FIRE HYDRANT (D-2)
- W WATER METER (D-2)
- D STORM DRAIN MANHOLE
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- IR EXISTING IRRIGATION METER
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

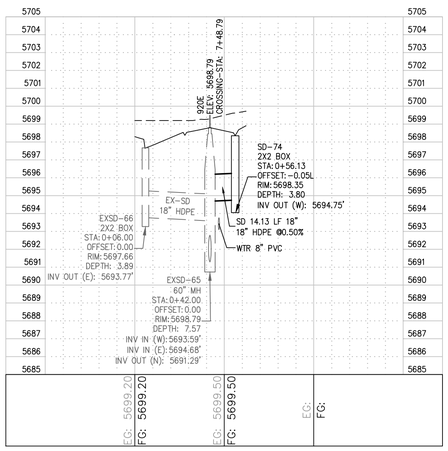
A. SEWER CROSS SECTION
1620S STATION: 3+97.78
SS-27 TO SS-26



B. STORM DRAIN CROSS SECTION
810E STATION: 2+51.40
SD-69 TO SD-75



C. STORM DRAIN CROSS SECTION
920E STATION: 7+48.79
EXSD-66 TO SD-74



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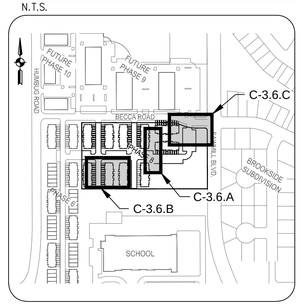
VICINITY MAP

N.T.S.



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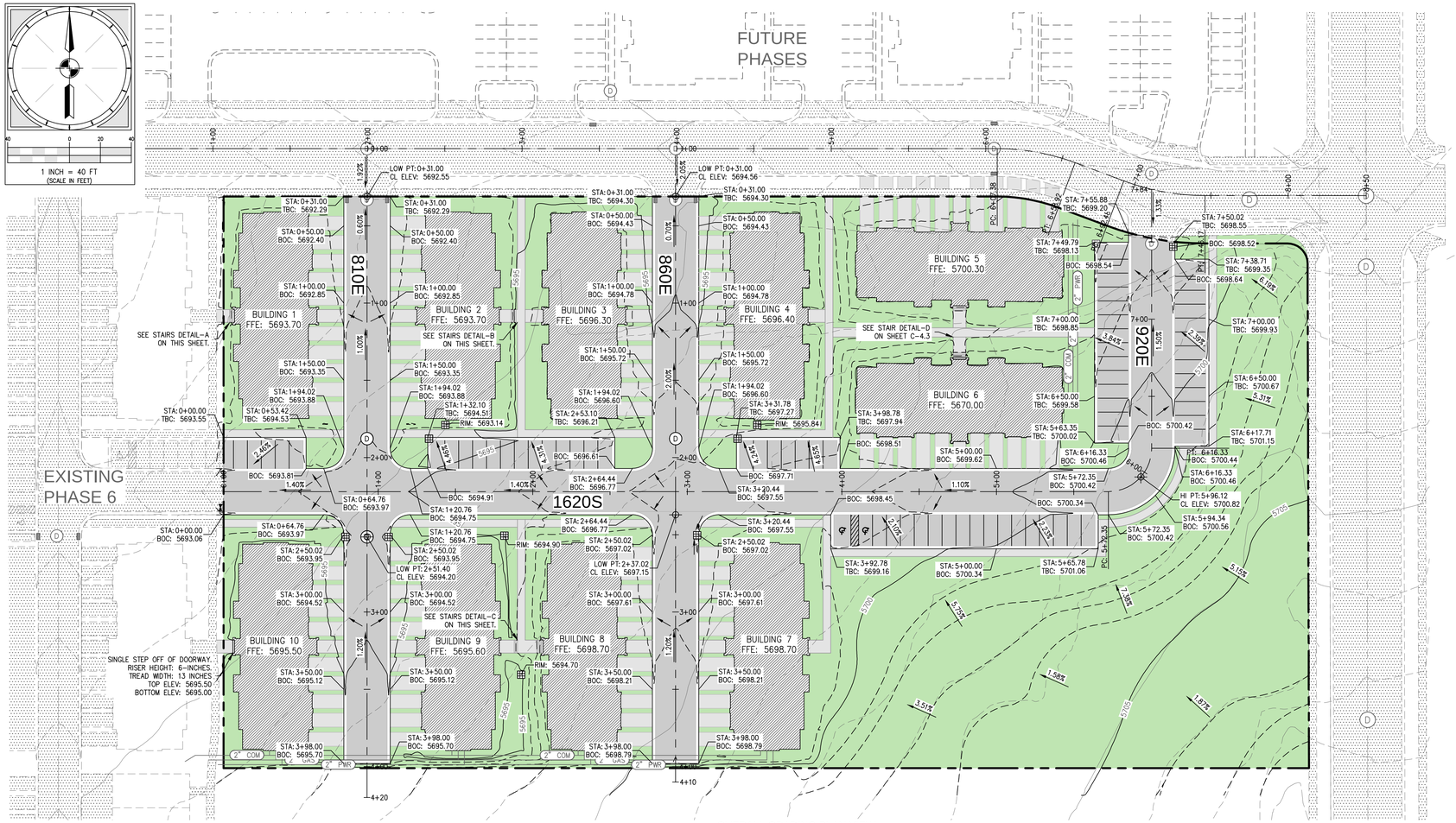
8		

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

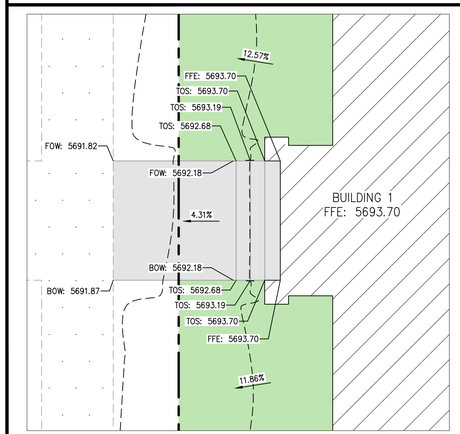
PROJECT: SAWMILL PHASE 8
SHEET TITLE: PLAN & PROFILE: SEWER & STORM DRAIN CROSS SECTIONS

PROJECT C18-030
SHEET C-3.6

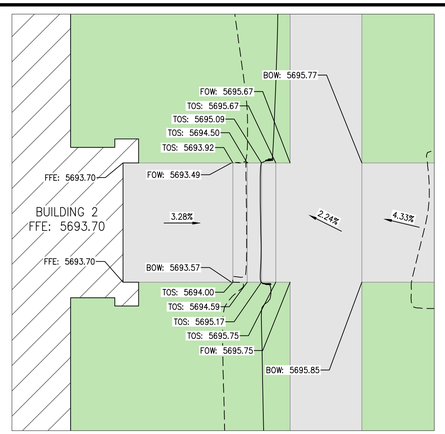


1 INCH = 40 FT
(SCALE IN FEET)

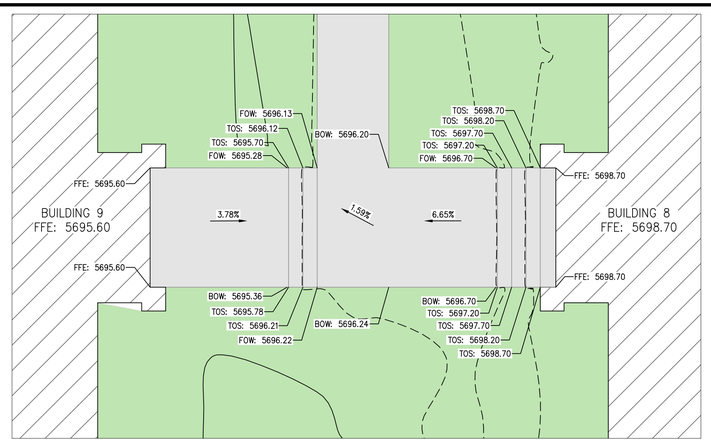
OVERALL GRADING PLAN VIEW



STAIR DETAIL-A



STAIR DETAIL-B



STAIR DETAIL-C

LEGEND

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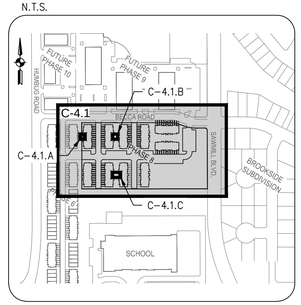
VICINITY MAP
N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL - CIVIL - LAND SURVEYING
55 WEST CENTER - P.O. BOX 176
HEBER CITY, UTAH 84032
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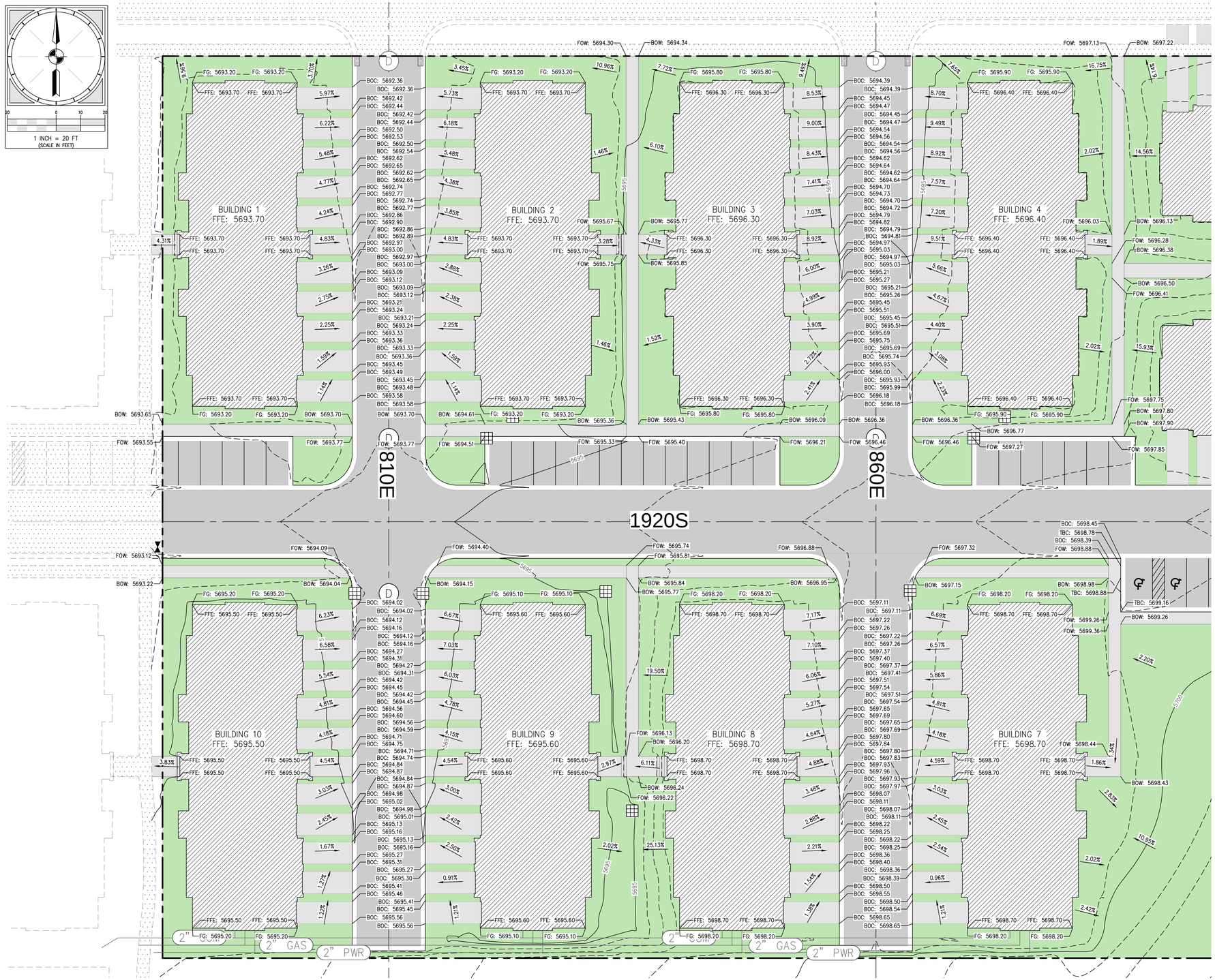
DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

PROJECT: SAWMILL PHASE 8
SHEET TITLE: GRADING PLAN: STREETS AND STAIR DETAILS

PROJECT: C18-030
SHEET: C-4.1



PLAN VIEW: BUILDINGS 1-4 AND 7-10

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SANITARY SEWER LINE
- CULINARY WATER LINE
- IRRIGATION LINE
- STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- SEWER LATERAL W/ CLEANOUT (D-3)
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- BUILDING FOOTPRINT AREA
- EXISTING PAVEMENT
- SEWER MANHOLE (D-3)
- SEWER CLEANOUT (D-3)
- FIRE HYDRANT (D-2)
- WATER METER (D-2)
- STORM DRAIN MANHOLE
- STORM DRAIN 1.5X4 CATCH BASIN (D-4)
- STORM DRAIN 2X2 BOX (D-4)
- EXISTING IRRIGATION METER
- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

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VICINITY MAP

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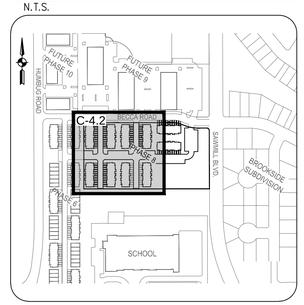

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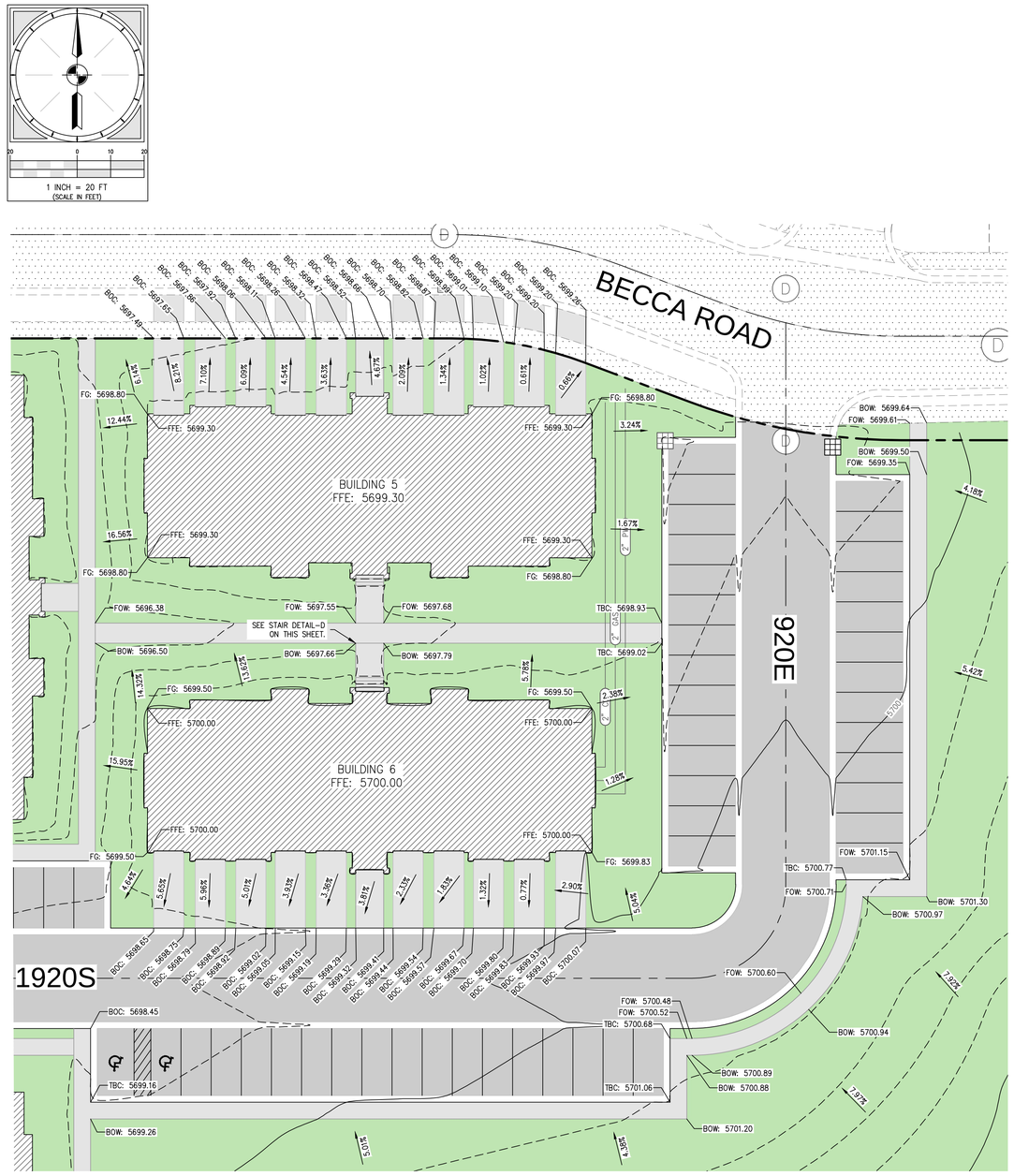
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 4/12/2023

PROJECT SAWMILL PHASE 8

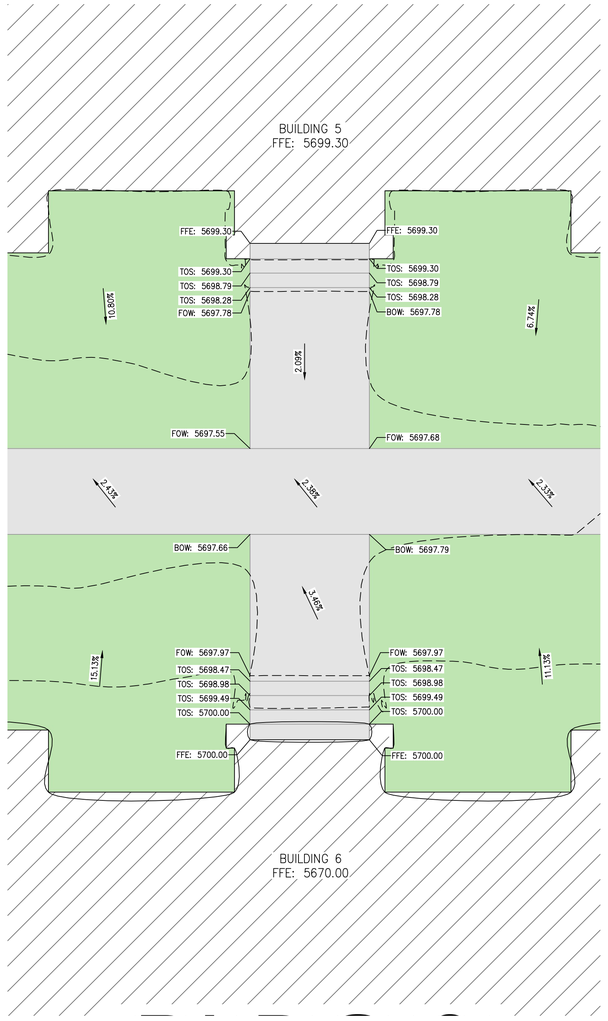
SHEET TITLE GRADING PLAN: BUILDINGS 1-4 AND 7-10

PROJECT C18-030

SHEET C-4.2



BUILDING 5 AND 6 PLAN VIEW



STAIR DETAIL-D

LEGEND

- BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
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- END CAP W/ THRUST BLOCK (D-2)
- VALVE (D-2)
- STOP & STREET SIGN (D-1)
- STREET LIGHT (D-1)
- FIRE RISER

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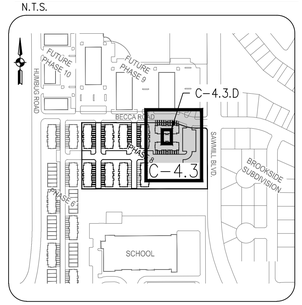

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

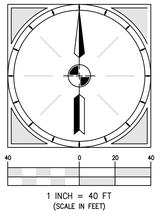
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

PROJECT: SAWMILL PHASE 8

SHEET TITLE: GRADING PLAN: BUILDINGS 5-6 AND STAIR DETAILS

PROJECT C18-030

SHEET C-4.3



DATA TABLE	
TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC
COMMON SPACE	2.29 AC
LIMITED COMMON SPACE	0.44 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG.
NUMBER OF PUBLIC PARKING STALLS	71 STALLS
NUMBER OF TOWNHOME UNITS	30 UNITS
NUMBER OF 10-PLEX BUILDINGS	10 BUILDINGS
DENSITY	17.06 RESIDENTIAL UNITS/AC

NOTES:

- DUE TO AVAILABILITY, SUBSTITUTIONS FOR TREES AND SHRUBS OF SIMILAR SIZE AND APPEARANCE FROM THE CITY'S APPROVED PLANT LIST MAY BE USED AT TIME OF PLANTING.
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM.
- INSTALL 4" SLEEVES UNDER SIDEWALK AS REQUIRED.
- AMEND TOPSOIL IN PUBLIC R.O.W. IF REQUIRED TO AVOID PLANTING GRASS ON ROCK.
- A MAXIMUM OF 10% OF THE TOTAL LANDSCAPE AREA MAY BE LEFT UNVEGETATED AND COVERED WITH ROCK MULCH. A MINIMUM OF 40% OF LANDSCAPED AREAS ARE TO BE COVERED WITH PLANTED VEGETATION. ALL PLANTERS TO BE COVERED BY LIVE PLANT MATERIAL WITHIN 5 YEARS OF PROJECT COMPLETION
- A MINIMUM OF 20% OF LANDSCAPED AREAS SHALL BE PLANTER BEDS.
- PLANT QUANTITIES AND COVERAGE ARE TO MEET CODE REQUIREMENTS.

SYMBOL	PLANT NAME	SIZE	PROJECT QUANTITY
	FRAXINUS AMERICANA 'MARSHALLS' / MARSHALLS SEEDLESS ASH (50'X40')	2" CALIPER	27
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR (30'X16')	2" CALIPER	25
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY (25'X20')	2" CALIPER	26
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	234*
	HESPERALOE PARVIFLORA / RED YUCCA (FLOWERING)	5 GAL.	237*
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	5 GAL.	246*
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL (FLOWERING)	5 GAL.	237*
	CORNUS STOLONIFERA / ARTIC FIRE DOGWOOD	5 GAL.	33*
	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSE WEIGELA (FLOWERING)	5 GAL.	243*
	SOD AREAS		83,359 sf.
	PLANTER BEDS		35,383 SF.

*EACH SYMBOL FOR NON-TREES REPRESENT A CLUSTER OF 3 PLANTS.

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ISSUE DATE 4/12/2023

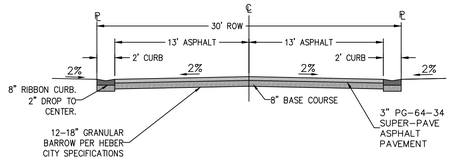
PROJECT
SAWMILL PHASE 8

SHEET TITLE
LANDSCAPING PLAN

PROJECT
C18-030

SHEET
C-5.1

Z:\SEC PROJECTS\CURRENT PROJECTS\C18-030 SAWMILL PHASE 8\WORKING FILES\ENGINEERING\DWG\C18-030-PH8 LANDSCAPE PLAN.DWG

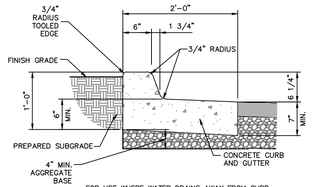


CROSS SECTION NOTES:

1. SUBGRADE SHALL BE A-1 GRANULAR MATERIAL PER SECTION 02225.
2. COMMERCIAL SIDEWALK TO BE FIVE FEET WIDE MINIMUM.
3. MAXIMUM ROAD GRADE IS 8% WITHOUT CITY ENGINEER'S APPROVAL.
4. PARK STRIPS TO BE FILLED TO WITHIN ONE INCH OF T.B.C. AND TOP OF SIDEWALK.
5. WHERE HEBER CITY APPROVES INSTALLING A TRAIL OR SIDEWALK ON ONLY ONE SIDE, THE FULL RIGHT-OF-WAY DEDICATION IS STILL REQUIRED TO ALLOW FOR FUTURE INSTALLATION OF SIDEWALK.
6. TRAIL AND SIDEWALK OPTIONS ARE DETERMINED BY HEBER CITY ACCORDING TO THE CURRENT TRAILS MASTER PLAN.

1.1 30FT WIDE PRIVATE ROAD

Scale: NTS

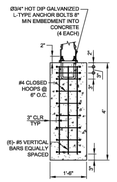


FOR USE WHERE WATER DRAINS AWAY FROM CURB

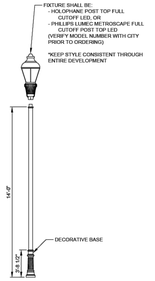
1.2 OUTFLOW CURB DETAIL

Scale: NTS

BASE PLATE DETAIL



CONCRETE BASE

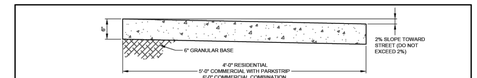


NOTES:

1. RESIDENTIAL POLES SHALL BE FLUTED OR SMOOTH ALUMINUM WITH BLACK FINISH.
2. LOADING CAPACITY OF POLE SHALL BE 100 POUND RATED FOR A STEADY WIND OF 90 MPH MINIMUM.
3. CONCRETE BASES SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO 95 PERCENT.
4. CONCRETE BASES SHALL INCLUDE CONDUIT AND GROUNDING WIRE PER HEBER LIGHT & POWER REQUIREMENTS.
5. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE 4000 PSI.
6. THE TOP OF CONCRETE BASES SHALL BE BETWEEN 1 AND 3 INCHES ABOVE GRADE.

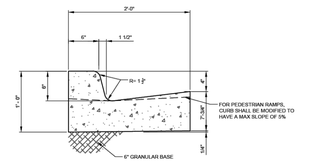
STREET LIGHTING

DATE	JUNE, 2021	HEBER CITY	HEBER CITY
SCALE	N.T.S.		STREETS-12
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0753			



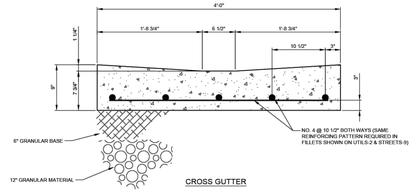
NOTE: WHEN REPLACING SIDEWALK, THICKNESS MAY BE REDUCED TO 4" WITH CITY ENGINEER APPROVAL.

SIDEWALK



NOTES:THE TOP BACK OF CURB SHALL BE STAMPED ACCORDING TO SECTION 700 - 1.02 - L

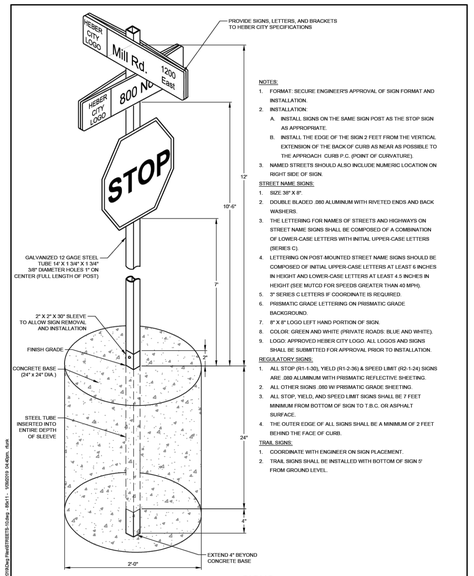
HIGH BACK CURB & GUTTER



CROSS GUTTER

SIDEWALK, HIGH BACK CURB & GUTTER, CROSS GUTTERS

HORROCKS ENGINEERS	DATE	FEBRUARY 2019	HEBER CITY
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE	N.T.S.	HEBER CITY STANDARD DRAWING
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0753		STREETS-4



NOTES:

1. FORMAT: SECURE ENGINEER'S APPROVAL OF SIGN FORMAT AND INSTALLATION.
2. INSTALLATION:
   A. INSTALL SIGNS ON THE SAME SIGN POST AS THE STOP SIGN AS APPROPRIATE.
   B. INSTALL THE EDGE OF THE SIGN 2 FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB P.C. (POINT OF CURVATURE).
3. NAMED STREETS SHOULD ALSO INCLUDE NUMERIC LOCATION ON RIGHT SIDE OF SIGN.

STREET NAME SIGNS:

1. SIZE: 36" X 8".
2. DOUBLE BLADED .080 ALUMINUM WITH RIVETED ENDS AND BACK WASHERS.
3. THE LETTERING FOR NAMES OF STREETS AND HIGHWAYS ON STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWER-CASE LETTERS WITH INITIAL UPPER-CASE LETTERS (SERIES C).
4. LETTERING ON POST-MOUNTED STREET NAME SIGNS SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS AT LEAST 6 INCHES IN HEIGHT AND LOWER-CASE LETTERS AT LEAST 4.5 INCHES IN HEIGHT (SEE MUTCD FOR SPEEDS GREATER THAN 40 MPH).
5. 3" SERIES C LETTERS IF COORDINATE IS REQUIRED.
6. PRISMATIC GRADE LETTERING ON PRISMATIC GRADE BACKGROUND.
7. 8" X 8" LOGO LEFT HAND PORTION OF SIGN.
8. COLORS: GREEN AND WHITE (PRIVATE ROAD): BLUE AND WHITE).
9. LOGO: APPROVED HEBER CITY LOGO. ALL LOGOS AND SIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

REGULATORY SIGNS:

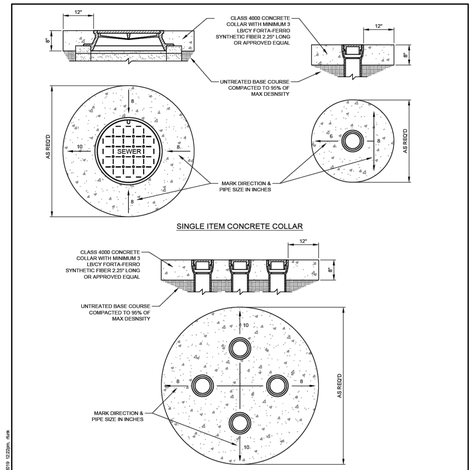
1. ALL STOP (R1-1-30), YIELD (R1-2-36) & SPEED LIMIT (R2-1-24) SIGNS ARE .080 ALUMINUM WITH PRISMATIC REFLECTIVE SHEETING.
2. ALL OTHER SIGNS .080 MI PRISMATIC GRADE SHEETING.
3. ALL STOP, YIELD, AND SPEED LIMIT SIGNS SHALL BE 7 FEET MINIMUM FROM BOTTOM OF SIGN TO T.B.C. OR ASPHALT SURFACE.
4. THE OUTER EDGE OF ALL SIGNS SHALL BE A MINIMUM OF 2 FEET BEHIND THE FACE OF CURB.

TRAIL SIGNS:

1. COORDINATE WITH ENGINEER ON SIGN PLACEMENT.
2. TRAIL SIGNS SHALL BE INSTALLED WITH BOTTOM OF SIGN 5' FROM GROUND LEVEL.

SIGNS

HORROCKS ENGINEERS	DATE	FEBRUARY 2019	HEBER CITY
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE	N.T.S.	HEBER CITY STANDARD DRAWING
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0753		STREETS-10



SINGLE ITEM CONCRETE COLLAR

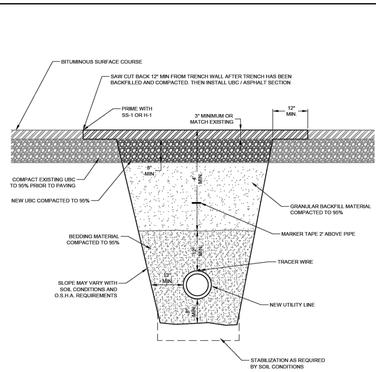
MULTIPLE ITEM CONCRETE COLLAR

NOTES:

1. NEW AND EXISTING VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE.
2. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. THE CONCRETE COLLAR SHALL BE 1/4" to 3/8" BELOW THE ADJACENT PAVED SURFACE.
3. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES AT COLLAR EDGES.
4. MARK CONCRETE COLLAR WITH DIRECTION ARROW AND PIPE SIZE IN INCHES.
5. SIZES AND CONFIGURATIONS FOR EXAMPLE ONLY. SHOW ACTUAL CONFIGURATION FOR EACH SITUATION.
6. WHERE WHIRLYGIG SYSTEMS (OR EQUAL) ARE USED TO BRING MANHOLE COLLARS TO GRADE IN PLACE OF CONCRETE GRADE RINGS, THE CONCRETE COLLAR SHALL EXTEND ALL THE WAY TO THE CONE OR HIGHEST MANHOLE SECTION.

UTILITY CONCRETE COLLAR

HORROCKS ENGINEERS	DATE	FEBRUARY 2019	HEBER CITY
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE	N.T.S.	HEBER CITY STANDARD DRAWING
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0753		UTILITIES-4



NOTES:

1. COMPACTED BEDDING MATERIAL SHALL NORMALLY CONSIST OF BEDDING SAND.
2. IF APPROVED BY CITY ENGINEER, 3/4" DRAIN ROCK MAY BE USED FOR BEDDING MATERIAL AND SHALL BE WRAPPED IN APPROVED FILTER FABRIC (SEE HEBER CITY SPECIFICATION 02772.2.02), UNLESS OTHERWISE APPROVED.
3. MATERIALS, METHOD & COMPACTION SHALL BE APPROVED BY ENGINEER.
4. USE OF PEA GRAVEL OR COURSE SAND FOR BEDDING MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE CITY ENGINGEER.
5. USE OF NATIVE MATERIAL FOR BACKFILL IS PROHIBITED (EXCEPT AS APPROVED BY THE CITY ENGINEER WITH FULL TIME TESTING AND INSPECTION).
6. USE PROPER MARKER TAPE AS APPROVED BY CITY ENGINEER.
7. INSTALL TRACER WIRE AS PER WATER-5.
8. FLOWABLE FILL IS PROHIBITED AS BACKFILL MATERIAL UNLESS OTHERWISE APPROVED BY CITY ENGINEER. WHEN APPROVED, SURFACE FINISHES MUST STILL BE MATCHED.

UTILITY INSTALLATION TRENCH DETAIL

DATE	JUNE, 2021	HEBER CITY	HEBER CITY
SCALE	N.T.S.		UTILITIES-1
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0753			

HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL · CIVIL · LAND SURVEYING
55 WEST CENTER · P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 F: 435-654-9231

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	DATE	BY
REVISIONS		
1		
2		
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4		
5		
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7		
8		

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 4/12/2023

PROJECT SAWMILL PHASE 8

SHEET TITLE STREET AND UTILITY DETAILS

PROJECT C18-030

SHEET D-1

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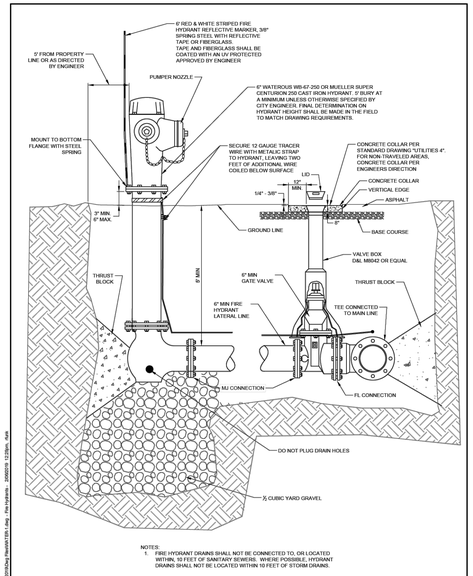
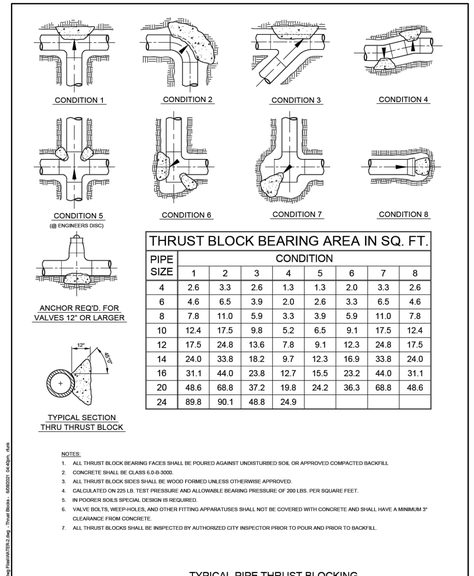


NOTES:
1. FIRE HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226
DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY STANDARD DRAWING
WATER-1



ANCHOR REQ'D. FOR VALVES 12" OR LARGER

TYPICAL SECTION THRU THRUST BLOCK

THRUST BLOCK BEARING AREA IN SQ. FT.

PIPE SIZE	CONDITION							
	1	2	3	4	5	6	7	8
4	2.6	3.3	2.6	1.3	1.3	2.0	3.3	2.6
6	4.6	6.5	3.9	2.0	2.6	3.3	6.5	4.6
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4
12	17.5	24.8	13.6	7.8	9.1	12.3	24.8	17.5
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6
24	89.8	90.1	48.8	24.9				

NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL
2. CONCRETE SHALL BE CLASS 6.0-B-3000.
3. ALL THRUST BLOCK SIDES SHALL BE WOOD FORMED UNLESS OTHERWISE APPROVED.
4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 200 LBS. PER SQUARE FEET.
5. IN POORER SOILS SPECIAL DESIGN IS REQUIRED.
6. VALVE BOLTS, WEEP HOLES, AND OTHER FITTING APPARATUSES SHALL NOT BE COVERED WITH CONCRETE AND SHALL HAVE A MINIMUM 3" CLEARANCE FROM CONCRETE.
7. ALL THRUST BLOCKS SHALL BE INSPECTED BY AUTHORIZED CITY INSPECTOR PRIOR TO POUR AND PRIOR TO BACKFILL

TYPICAL PIPE THRUST BLOCKING

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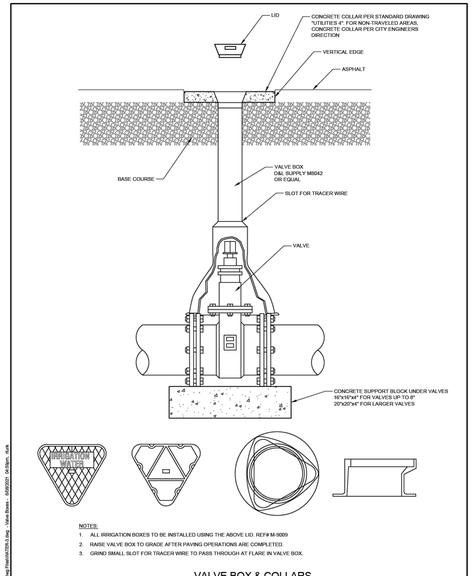
HEBER CITY
WATER-2



NOTES:
1. ALL IRRIGATION BOXES TO BE INSTALLED USING THE ABOVE LID. REF# M-9009
2. RAISE VALVE BOX TO GRADE AFTER PAVING OPERATIONS ARE COMPLETED.
3. GRIND SMALL SLOT FOR TRACER WIRE TO PASS THROUGH AT FLARE IN VALVE BOX.

VALVE BOX & COLLARS

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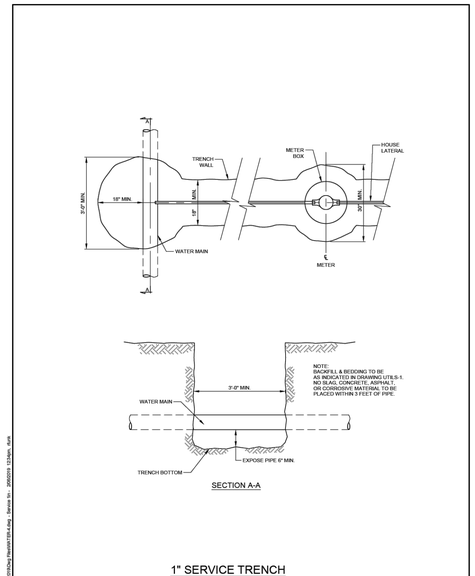
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY
WATER-3

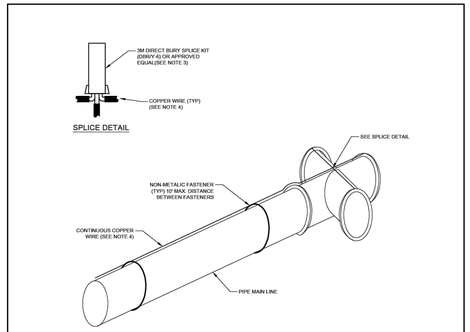


NOTE: BACKFILL & BEDDING TO BE AS INDICATED IN DRAWING UTILS-1. NO SLAG, CONCRETE, ASPHALT, OR CORROSIVE MATERIAL TO BE PLACED WITHIN 3 FEET OF PIPE.

SECTION A-A

1" SERVICE TRENCH

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226
DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY STANDARD DRAWING
WATER-4



SPLICE DETAIL

NOTES:
1. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE AND EACH CULINARY SERVICE, AND SECONDARY SERVICE, ALONG EACH PRESSURIZED IRRIGATION PIPELINE AND SERVICE. TRACER WIRE TO BE BROUGHT UP IN AT LEAST ONE VALVE IN EACH INTERSECTION. TRACER WIRE TO BE BROUGHT TO THE END OF EACH FIRE HYDRANT ON CULINARY LINES. (NOT TO EXCEED 500 FEET).
2. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL
3. SPLICE KIT USED TO ELECTRICALLY CONNECT TWO OR MORE PRESTRIPPED COPPER WIRES AND MOISTURE SEAL THE CONNECTION FOR DIRECT BURIAL. THE KIT SHALL INCLUDE A 3M (OR APPROVED EQUAL) PERFORMANCE PLUS WIRE CONNECTOR AND A HIGH IMPACT, UV RESISTANT POLYPROPYLENE TUBE PREFILLED WITH MOISTURE-RESTANT GREASE.
4. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION RATED TO 600 VOLTS.
5. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.
6. THE TEE/CROSS IS SHOWN WITHOUT VALVES AND IS INTENDED TO SHOW TRACER WIRE ROUTING ONLY.

TRACER WIRE INSTALLATION

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226
DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY STANDARD DRAWING
WATER-5

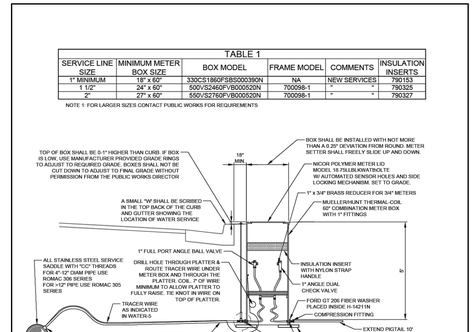


TABLE 1

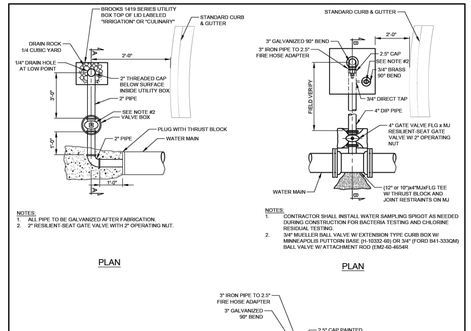
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERTS
1" MINIMUM	18" x 60"	330CS1860FSBS00039ON	NA	NEW SERVICES	790153
1 1/2"	24" x 60"	500VS2460FVB000520N	700098-1	"	790325
2"	27" x 60"	550VS2760FVB000520N	700098-1	"	790327

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS

NOTES:
1. METER BOX, COVER, COPPER SETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. METER BOXES ARE ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
4. WATER METER WILL BE INSTALLED BY HEBER CITY.
5. SEE UTILS-3 FOR PLAN VIEW.
6. WATER METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER.
7. SERVICE LINES SHALL BE INSTALLED DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF FIRE HYDRANT LINE OR SERVICE LINES.
8. WATER METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
9. ANY NIPPLES USED FOR SERVICE SHALL BE STAINLESS STEEL.
10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

WATER SERVICE - SINGLE LOTS

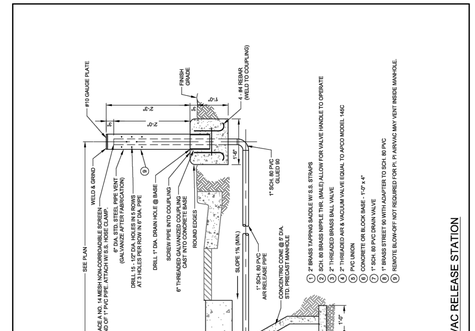
DATE: JUNE 2021 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY
WATER-6B



NOTES:
1. ALL PIPE TO BE GALVANIZED AFTER FABRICATION.
2. 2" RESILIENT-SEAT GATE VALVE WITH 2" OPERATING NUT.

NOTES:
1. CONTRACTOR SHALL INSTALL WATER SAMPLING SPIGOT AS NEEDED DURING CONSTRUCTION FOR BACTERIA TESTING AND CHLORINE RESIDUAL TESTING.
2. 3/4" MUELLER BALL VALVE W/ EXTENSION TYPE CURB BOX W/ MINNEAPOLIS PUTTORN BASE (H-10332-60) OR 3/4" (FORD B41-333QM) BALL VALVE W/ ATTACHMENT ROD (FAD 60-464M)

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226
DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY STANDARD DRAWING
WATER-8



HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226
DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757
HEBER CITY — HEART OF THE WASATCH BACK
HEBER CITY STANDARD DRAWING
WATER-7

HEBER CITY ENGINEER DATE

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REVISIONS	DATE	BY
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PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: AVF
ISSUE DATE: 4/12/2023
DESIGN ENGINEER DATE

PROJECT: SAWMILL PHASE 8
SHEET TITLE: WATER DETAILS

PROJECT: C18-030
SHEET: D-2

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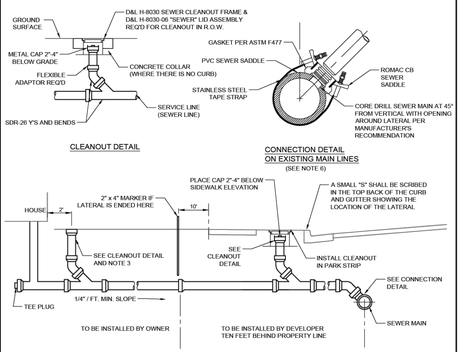


CLEANOUT DETAIL

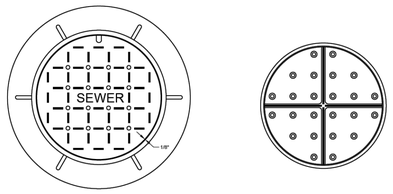
CONNECTION DETAIL ON EXISTING MAIN LINES
(SEE NOTE 6)

NOTES:

1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. ALL PVC SEWER LATERAL PIPE AND FITTINGS WITHIN THE R.O.W. SHALL BE A MINIMUM OF SDR-26.
3. MAXIMUM SPACING BETWEEN CLEANOUTS IS 100' AND AT ALL BENDS.
4. MAXIMUM ALLOWED BEND IN LATERAL IS 22 1/2 DEGREES.
5. SEWER & WATER LATERALS ARE PROHIBITED IN COMMON TRENCH PER STATE CODE R 309-550-7.
6. "INSERTA TEE" MAY BE USED FOR CERTAIN CONDITIONS WITH PRIOR CITY ENGINEER APPROVAL.
7. WHEN APPROVED, "INSERTA TEE" INSTALLATION MUST BE WITNESSED, INSPECTED AND CERTIFIED BY AUTHORIZED CITY AGENTS
8. IN CERTAIN AREAS WHERE CONCERN FOR SEWER BACKUP EXISTS, A SEWER BACKFLOW PREVENTER (RECTORSEAL 97034) SHALL BE REQUIRED.
9. PIPE SLOPE SHALL BE 1/4" / FT MIN UNLESS OTHERWISE APPROVED BY HEBER CITY.

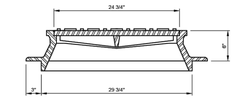
SEWER LATERAL & DETAILS

DATE: JUNE 2021	HEBER CITY	HEBER CITY
SCALE: N.T.S.		SEWER-1
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	ESSAY OF THIS MAGNIFICENT PLACE	



PLAN OF COVER AND RING

BOTTOM VIEW OF COVER

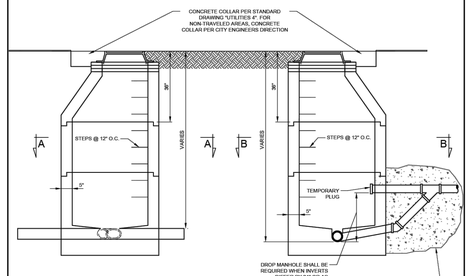


D&L SUPPLY #A-1100 HEAVY DUTY, 400 LB. MINIMUM

SECTION

MANHOLE RING AND COVER

HORROCKS ENGINEERS	DATE: FEBRUARY 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.		SEWER-2
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	ESSAY OF THIS MAGNIFICENT PLACE	



USE 5' DIAMETER MANHOLE OR LARGER FOR ALL PIPE 14" DIAMETER AND LARGER. USE 4' MIN DIAMETER MANHOLE FOR ALL PIPE SMALLER THAN 14" DIAMETER.

SECTION A-A

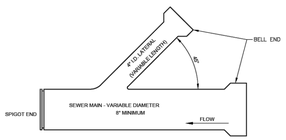
JUNCTION MANHOLE

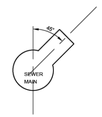
SECTION B-B

DROP MANHOLE

JUNCTION & DROP MANHOLES

HORROCKS ENGINEERS	DATE: FEBRUARY 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.		SEWER-3
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	ESSAY OF THIS MAGNIFICENT PLACE	



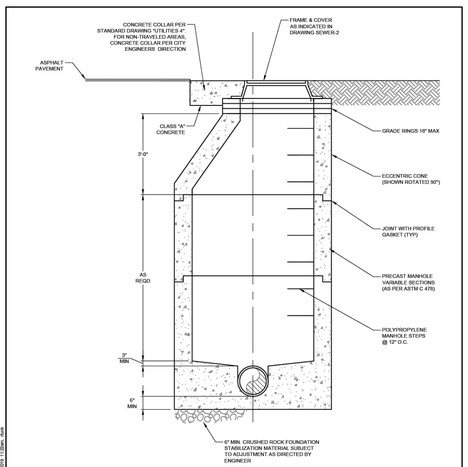


INSTALLATION END VIEW

REQUIRED ON ALL NEW SEWER MAIN CONSTRUCTION

FABRICATED SEWER LATERAL

HORROCKS ENGINEERS	DATE: FEBRUARY 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.		SEWER-4
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	ESSAY OF THIS MAGNIFICENT PLACE	



NOTES:

1. LOCATE MANHOLE COVER ON SIDE OF MANHOLE AS SHOWN ABOVE. SET MANHOLE FRAME IN GROUT.
2. ALL MANHOLES TO BE WATER TIGHT AND TESTED AS PER STD. SPEC. 02660.
3. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. USE 5' DIAMETER OR LARGER MANHOLE FOR PIPES 14" DIAMETER AND LARGER.
5. USE 4' DIAMETER MANHOLE FOR ALL PIPES SMALLER THAN 14" DIAMETER.

PRECAST CONCRETE SEWER MANHOLE

HORROCKS ENGINEERS	DATE: FEBRUARY 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
726 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.		SEWER-5
	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	ESSAY OF THIS MAGNIFICENT PLACE	

HEBER CITY ENGINEER DATE

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 4/12/2023

PROJECT SAWMILL PHASE 8

SHEET TITLE SEWER DETAILS

PROJECT C18-030

SHEET D-3

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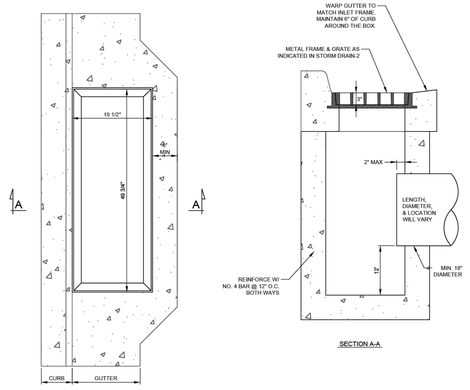
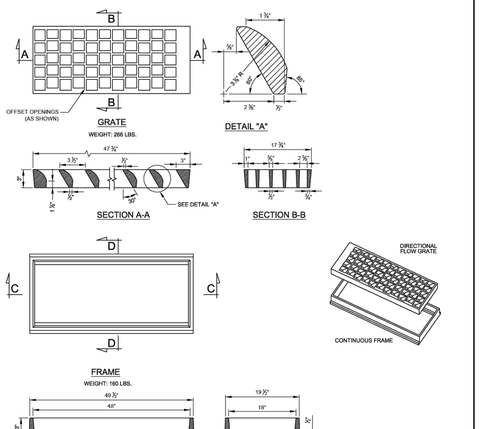


NOTES:

1. ALL FRAMES & GRATES TO BE CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. A SWOUT OR APPROVED EQUAL SHALL BE USED WHERE THE STORM WATER IS LEAVING THE BOX OR STORM WATER SYSTEM AND ENTERING A SUMP, RETENTION / DETENTION POND, OR DISCHARGE POINT.

CURB DROP INLET STANDARD BOX

HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 180 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S. 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEART OF THE WASATCH BACK	STORM DRAIN-1



NOTES:

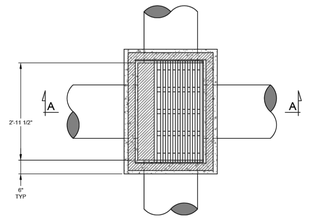
1. ALL DIMENSIONS ARE INCHES (in) UNLESS OTHERWISE NOTED.
2. GRATE AND FRAME MAY BE FURNISHED IN EITHER DUCTILE IRON (ASTM A-536 GRADE 60) OR CAST GRAY IRON. AASHTO M-105, CLASS 30 B (ASTM A-48).
3. INSTALLATION REQUIRES SUPPORT UNDER LONGITUDINAL AXIS OF FRAME. ORIENT GRATE WITH DIRECTION OF FLOW.
4. GRATE & FRAME SHALL BE D&L I-1803 OR APPROVED EQUAL.

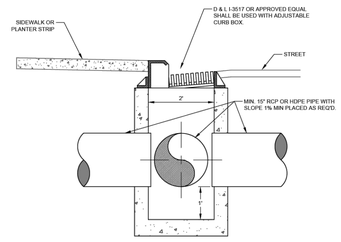
DESIGN DATA:
MS 59 (HS-20) OR INTERSTATE ALTERNATE LOADING IN ACCORDANCE WITH CURRENT AASHTO AND INTERIM SPECIFICATIONS.

DUCTILE IRON AND STRUCTURAL STEEL: fs=138 MPa

GRATE AND FRAME

HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 180 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S. 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEART OF THE WASATCH BACK	STORM DRAIN-2



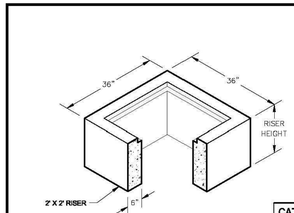


NOTES:

1. #4 REBAR SPACED NO GREATER THAN 12" O.C. HORIZ. AND 8" O.C. VERTICAL. 14" OVERLAP OF REBAR REQUIRED.
2. OPEN FACE CATCH BASIN TO BE USED ONLY AT THE CITY ENGINEER'S DISCRETION.
3. D & L I-3517 GRATE AND FRAME WITHOUT HOOD MAY BE USED AT CITY ENGINEER'S DISCRETION.

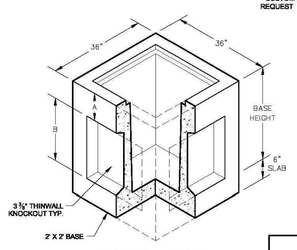
CURB INLET BOX-OPEN FACE

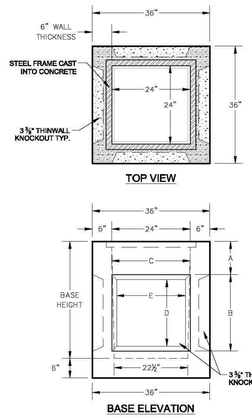
HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 180 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S. 75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	HEART OF THE WASATCH BACK	STORM DRAIN-4



CATCH BASIN SPECIFICATIONS				
RISER HEIGHT AND WEIGHT				
6"	12"	18"	24"	
450 lb	900 lb	1,350 lb	1,500 lb	

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

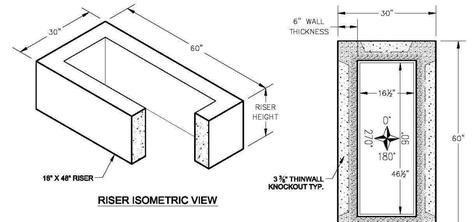


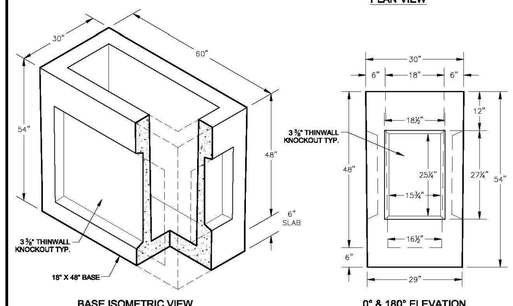


NOTES:
1. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
2. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

CATCH BASIN SPECIFICATIONS						
BASE HEIGHT	A	B	C	D	E	WEIGHT
3'	10 1/4"	23 1/2"	24"	20 1/2"	21"	2,400 lb
4'	10 3/8"	35 3/8"	23 3/4"	32 5/8"	21"	3,100 lb

GENEVA PIPE	SHEET: 2' x 2' CATCH BASIN	
	SCALE: N.T.S.	DRAWN: RMP
	DATE: 1-24-2013	TITAN #: --
PROJECT: STANDARD DRAWING		
LOCATION: SALT LAKE - OREM - ST.GEORGE		Sheet 1





CATCH BASIN SPECIFICATIONS				
RISER HEIGHT AND WEIGHT				
6"	12"	18"	24"	
490 lb	980 lb	1,475 lb	1,950 lb	

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 4,200 LBS
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE	SHEET: 1.5' x 4' x 4' CATCH BASIN	
	SCALE: N.T.S.	DRAWN: RMP
	DATE: 1-24-2013	TITAN #: --
PROJECT: STANDARD DRAWING		
LOCATION: SALT LAKE - OREM - ST. GEORGE		Sheet 1

HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL - CIVIL - LAND SURVEYING
55 WEST CENTER P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 F: 435-654-9231

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	1	2	3	4	5	6	7	8
DATE								
BY								

REVISIONS

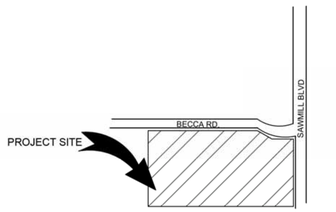
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 4/12/2023

PROJECT: SAWMILL PHASE 8
SHEET TITLE: STORM DRAIN DETAILS

PROJECT: C18-030
SHEET: D-4

Z:\SEG Projects\CURRENT PROJECTS\C18-030 Sawmill Phase 8\Working Files\Engineering\dwg\C18-030-PH8 DETAILS.dwg

VICINITY MAP



SITE MATERIALS LEGEND-PH. 8

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.02	IMPERIAL BLUE SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH IMPERIAL BLUE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	75,795 sf
1.08	3/8" - 1" PERMA BARK CRUSHED ROCK MULCH. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	29,435 sf
1.15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	865 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1.26	BOULDERS - DECORATIVE	19

PLANT LEGEND-PH. 8

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CC'C	4	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	2"Cal
	GB'P	10	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
	M'RS	12	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal
	M'SS	2	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal
	PL	2	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	15 gal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'G	239	Aronia melanocarpa 'Ground Hog' Ground Hog Spreading Chokeberry	5 gal
	B'GT	36	Betula x plettkei 'Golden Treasure' Cesky Gold® Dwarf Birch	5 gal
	CS'F	30	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal
	EA'C	16	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	PO'T	64	Physocarpus opulifolius 'SMPOTW' Tiny Wine® Ninebark	5 gal
	PF'F	89	Poteurtilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RF'R	50	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG'L	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SB'P	18	Spiraea betulifolia 'COURSPI01' Pink Sparkler™ Birchleaf Spirea	5 gal
	WF'M	37	Weigela florida 'Minuet' Minuet Weigela	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BG'C	70	Buxus x 'Glencoe' Chicagoland Green® Boxwood	5 gal
	JH'I	21	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	374	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	HS'S	15	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	DL'B	6	Dicentra x 'Luxuriant' Luxuriant Bleeding Hearts	5 gal
	HS'D	93	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal
	SN'L	220	Salvia nemorosa 'Balrytich' Lyrical Blues Meadow Sage	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RD	23	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	5 gal

ISSUE DATE	PROJECT NUMBER
5/19/2023	UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

10' 20' 40' 80' 160'
GRAPHIC SCALE: 1" = 40'

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

BIRD HOMES LLC
ATT: BRIAN BIRD
801-735-7183
BRIAN@BIRDHOMES.NET

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PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

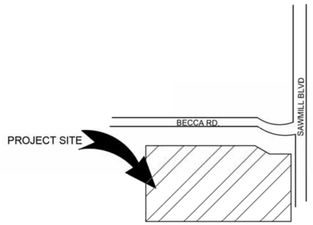
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128727-5301 5/19/2023 REGISTERED STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

COLOR ILLUSTRATION
CITY PERMIT SET

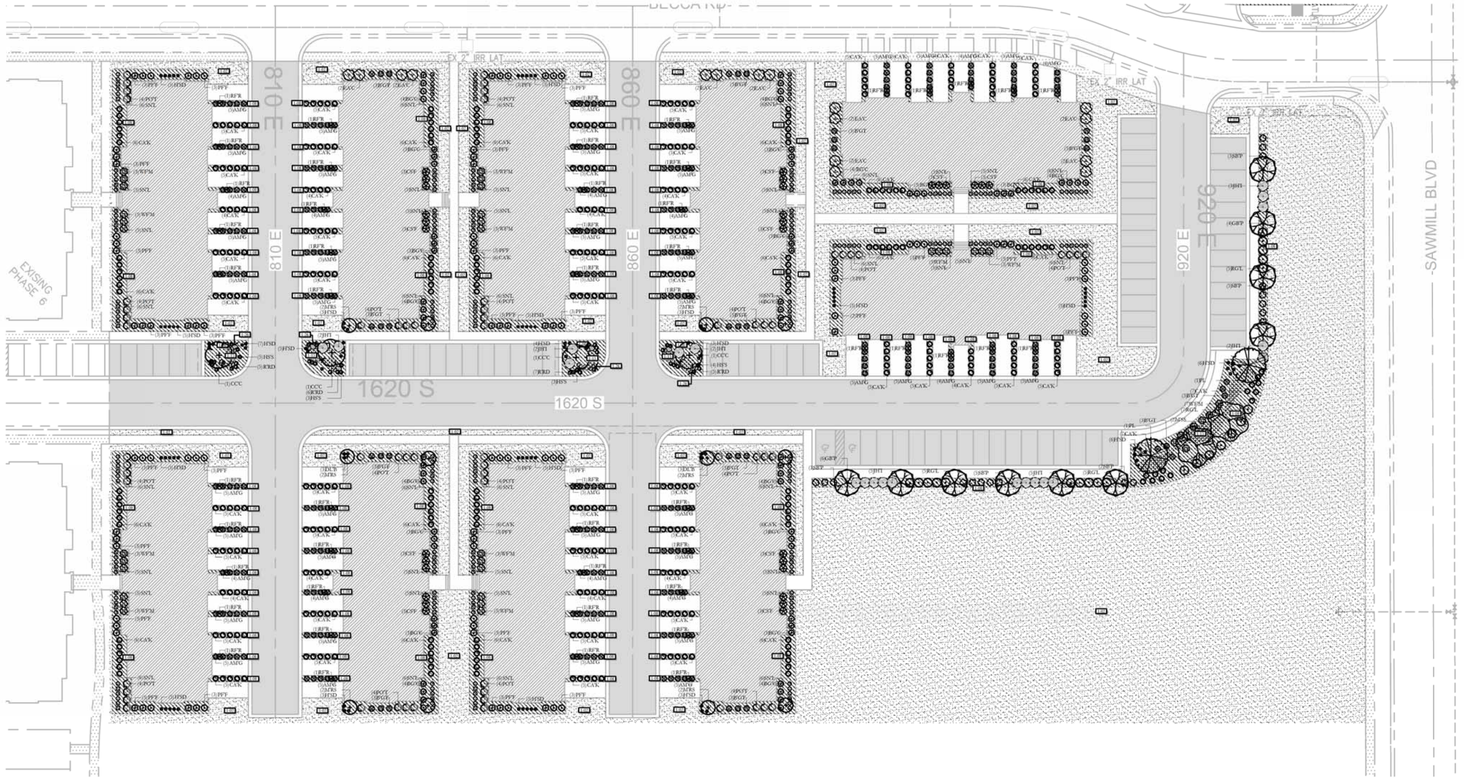
LP-COLOR

VICINITY MAP



SHEET INDEX

SHEET LP 102	SHEET LP 103



KEY NOTES

1. ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE SEED
REFER TO SUMMIT SEED FOR HYDROSEEDING SPECIFICS AND GRASS MIXTURE
(801)601-0711 DARRELL ROUNDY

RIPARIAN SEED MIX (WET AND DRY PERIODS)

BALTIC RUSH	JUNCUS BALTICUS	0.20
TORREY'S RUSH	JUNCUS TORREYI	0.20
MEADOW SEDGE	CAREX PRAEGRACILIS	1.75
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	1.75
INLAND SALTGRASS	DISTICHLIS SPICATA	2.45
ALKALIGRASS	PUCCINELLIA DISTANS	1.75
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	2.00
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	2.00
GREAT BASIN WILDRYE	LEYMUS CINEREUS	2.90
TOTAL		15.00
HYDROSEED AT 15 LBS/ACRE		

Native Grass Seeding, Establishment and Maintenance Procedures
Hydroseed

SOIL: Test soil for adequate fertility. If levels of NPK and Organic Matter are low, bring in 6" of weed free topsoil with high organic matter content. Any weeds currently on the site shall be removed and compacted soil shall be scarified to a depth of 18 inches before adding topsoil. Fertilizer is to be added when hydroseeding. Refer to soil test results and hydroseeding contractor for application rates.

SEED: Use seed mixes as specified by landscape architect of Pure Live Seed (PLS) on a basis/acre.

APPLICATION: Hydroseeding shall consist of seed, tackifier, wood fiber mulch and fertilizer in a water based slurry. Tank mounted truck shall have continuous agitation. The pump on the truck will force the slurry through a top-mounted discharge nozzle (tower). Use 2000 pounds wood fiber mulch and 50-100 pounds of tackifier per acre.

IRRIGATION: All areas must be kept moist without puddles or runoff using frequent daytime water cycles. Adjust and monitor sprinklers and clock to achieve proper irrigation.

If permanent irrigation is not planned, temporary irrigation is required at the following schedule: For 8 weeks soil shall remain damp during establishment period without puddling on soil surface. Apply water approximately three times a day for 5-7 minutes for each irrigation event depending on temperature and time of year. A sparse density is expected. Continue temporary irrigation for one year eventually reducing water application to once a week, then once every two weeks to finally once a month. Monitor progress of establishment and adjust sprinklers accordingly. The goal is to create a healthy stand of grasses with little to no irrigation.

WEED CONTROL AND MAINTENANCE: Mandatory weed control is required to reduce competition and weed seed production. Weeds must be kept under control by mechanically pulling or chemically spraying as directed by applicator. Apply a broadleaf herbicide biannually and establish a consistent regimen of mowing and fertilizing to prevent weeds from producing seed. Mow once in the spring and once in the fall before fertilization. Fertilizer option is Sustain 4-6-4 depending on soil fertility. Do not mow shorter than 4 inches. Bag all cuttings to remove weed seed from property. Keep weeds cut down and do not let them go to seed. Weed seed production is the gauge for when to mow, which generally occurs in April or May as well as early fall depending on temperature and moisture. This procedure will be required until a healthy stand of grasses is evident and competing well with weeds. Expect from 1 to 3 years.

Proganics Biotic Soil Media: Where conditions may prohibit adding topsoil, Proganics Biotic Soil media can be applied by hydroseeder at 3500lbs/acre with seed and fertilizer prior to the application of wood mulch(2000lbs/acre) combined with tackifier (50-100 lbs/acre.)

Adding Forbs: Shrubs and perennials, by seed or container, can be added once weeds are under control and herbicide is no longer needed. Usually 1-2 years after hydroseeding.

ISSUE DATE	PROJECT NUMBER
5/19/2023	UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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0' 20' 40' 80' 160'
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SAWMILL PH. 8
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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 812827-5301 — 5/19/2023 — ELECTRONIC SIG — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not 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 be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-eguying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

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, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured 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 turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, snow-strips, etc. prior to the laying of sod, 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

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

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 mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS. SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND-PH. 8

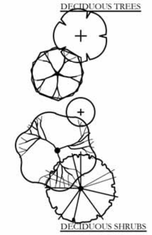
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1.02	IMPERIAL BLUE SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH IMPERIAL BLUE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	75,795 sf
1.08	3/8" - 1" PERMA BARK CRUSHED ROCK MULCH. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	29,435 sf
1.15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	865 sf

SYMBOL	LANDSCAPE DESCRIPTION	QTY
1.26	BOULDERS - DECORATIVE	19

PLANT LEGEND-PH. 8

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)



DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CCC	4	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	2"Cal
	GBP	10	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
	MRS	12	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal
	MSS	2	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal
	PL	2	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	15 gal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AMG	239	Aronia melanocarpa 'Ground Hog' Ground Hog Spreading Chokeberry	5 gal
	BGT	36	Betula x platyrkii 'Golden Treasure' Cesky Gold® Dwarf Birch	5 gal
	CST	30	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal
	EAC	16	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	POT	64	Physocarpus opulifolius 'SMPOTW' Tiny Wine® Ninebark	5 gal
	PFF	89	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RFR	50	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RGL	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SBP	18	Spiraea betulifolia 'COURSPI01' Pink Sparkler™ Birchleaf Spirea	5 gal
	WFM	37	Weigela florida 'Minuet' Minuet Weigela	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BGC	70	Buxus x 'Glencoe' Chicagoland Green® Boxwood	5 gal
	JHI	21	Juniperus horizontalis 'Mooiber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CAK	374	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	HSS	15	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	DLB	6	Dicentra x 'Luxuriant' Luxuriant Bleeding Hearts	5 gal
	HSD	93	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal
	SNL	220	Salvia nemorosa 'Balvricho' Lyrical Blues Meadow Sage	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RRD	23	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	5 gal

ISSUE DATE	PROJECT NUMBER
5/19/2023	UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PLAN INFORMATION

PROJECT INFORMATION

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BIRD HOMES LLC
ATT: BRIAN BIRD
801-735-7183
BRIAN@BIRDHOMES.NET

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

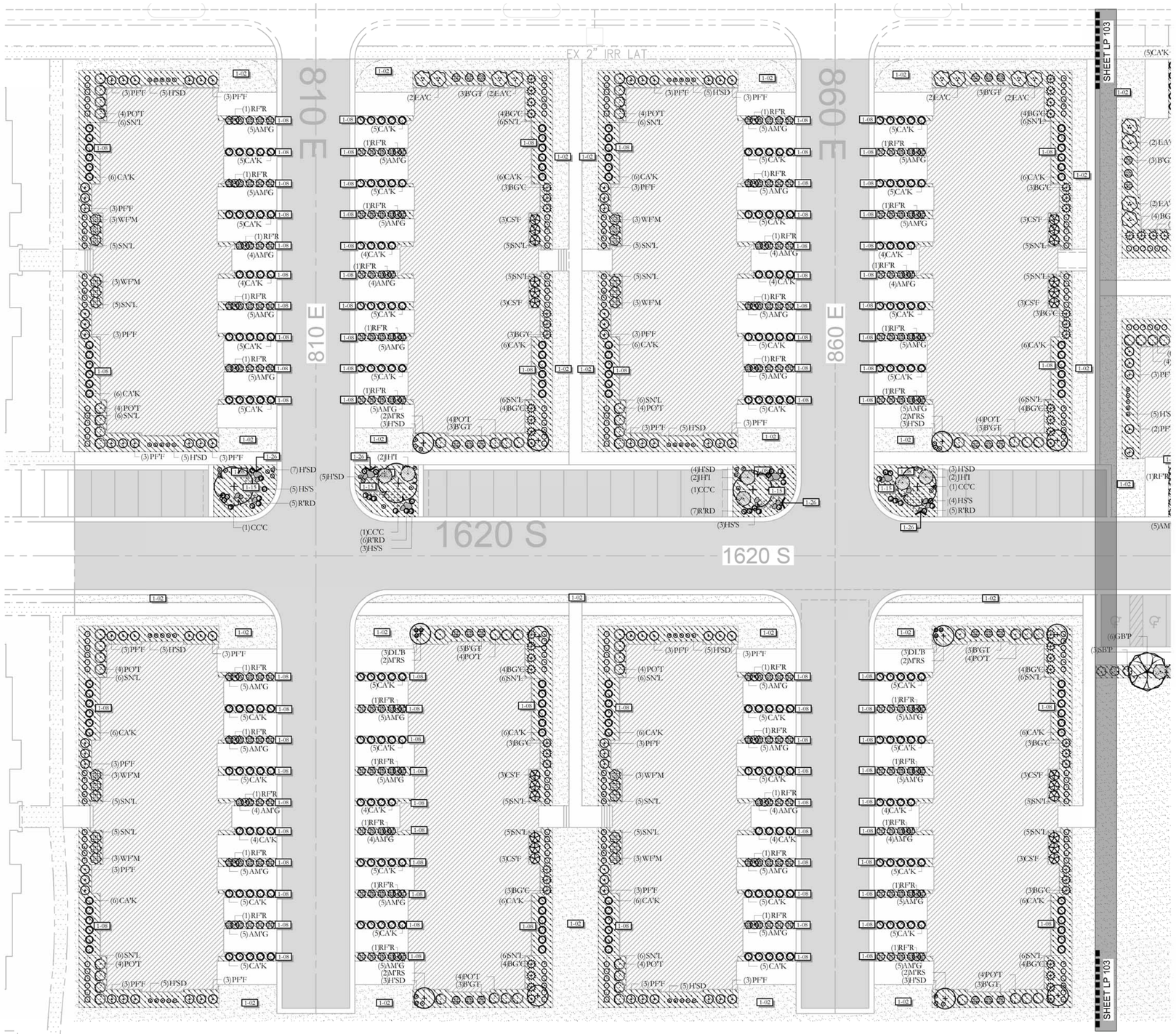
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW TAYLOR
812821-5301
5/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

LANDSCAPE COVER

CITY PERMIT SET

LP-101



PLANT LEGEND-PH. 8

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DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
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	GB'P	10	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginglo	B & B	2"Cal
	M'RS	12	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal
	M'SS	2	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal
	PL	2	Pyrus calleryana 'Chanticleer' Chanticleer Callery Pear	15 gal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'G	239	Aronia melanocarpa 'Ground Hug' Ground Hug Spreading Chokeberry	5 gal
	B'GT	36	Betula x pletrkei 'Golden Treasure' Cesky Gold® Dwarf Birch	5 gal
	CS'F	30	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal
	EA'C	16	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	PO'T	64	Physocarpus opulifolius 'SMPOTW' Tiny Wine® Ninebark	5 gal
	PF'F	89	Potentilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RI'R	50	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG'L	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SB'P	18	Spiraea betulifolia 'COURISPI01' Pink Sparkler™ Birchleaf Spirea	5 gal
	WF'M	37	Weigela florida 'Minuet' Minnet Weigela	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BG'C	70	Buxus x 'Glencoe' Chicagoland Green® Boxwood	5 gal
	JH'I	21	Juniperus horizontalis 'Monber' TM Icee Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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	HS'S	15	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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	H'SD	93	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal
	SN'L	220	Salvia nemorosa 'Balyricho' Lyrical Blues Meadow Sage	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RD	23	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	5 gal

SITE MATERIALS LEGEND-PH. 8

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-02	IMPERIAL BLUE SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH IMPERIAL BLUE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	75,795 sf
L-08	3/8" - 1" PERMA BARK CRUSHED ROCK MULCH. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	29,435 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

5/19/2023

UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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7		

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SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

LP-102 | LP-103

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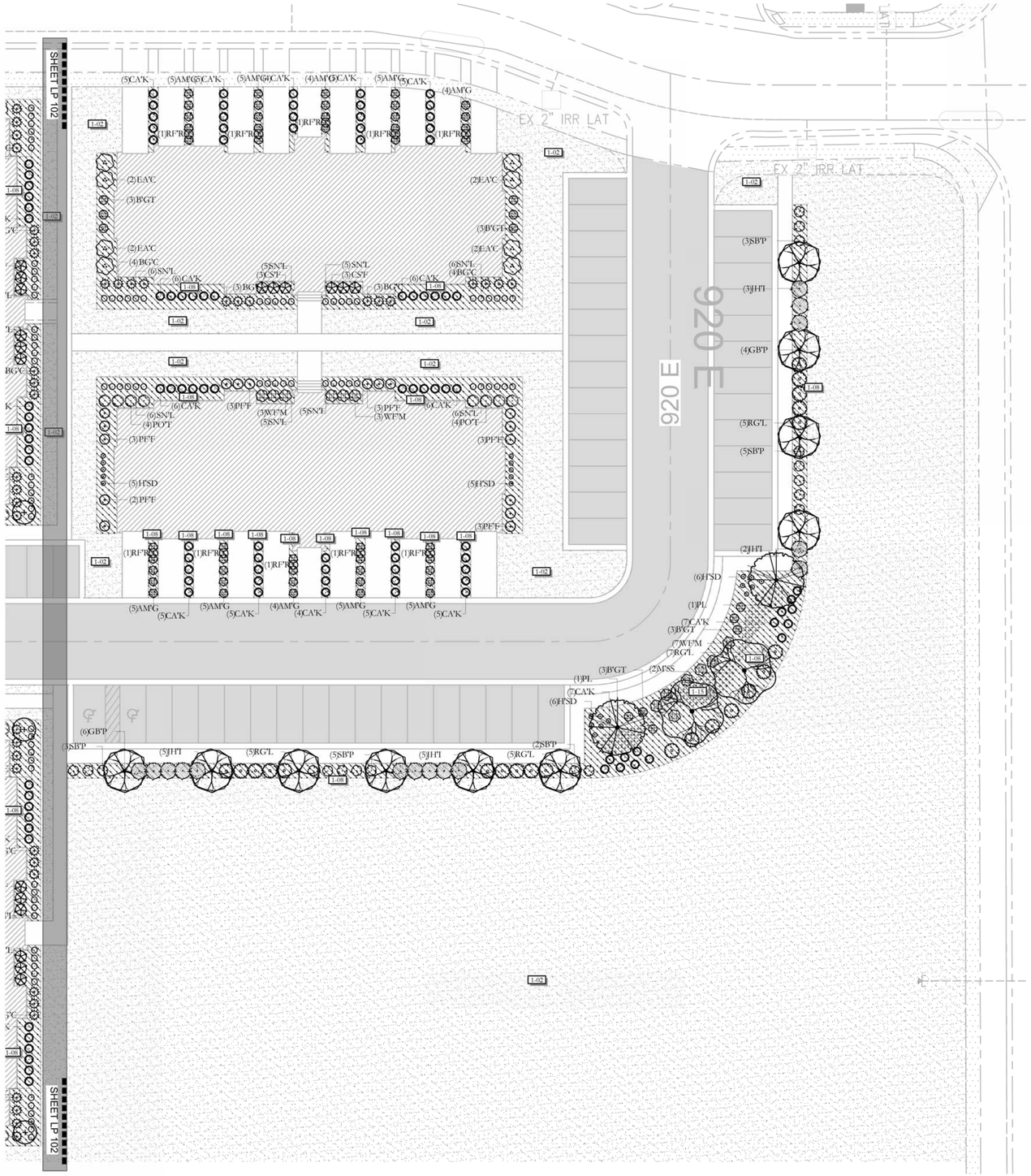
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 812812-5301 5/19/2023 ELECTRONIC SEAL STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/19/2023

LANDSCAPE PLAN

CITY PERMIT SET

LP-102



SITE MATERIALS LEGEND-PH. 8

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-02	IMPERIAL BLUE SODDED LAWN AREA. LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH IMPERIAL BLUE SOD. SEE CHANSHARE.COM OR APPROVED EQUAL. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	75,795 sf
L-08	3/8" - 1" PERMA BARK CRUSHED ROCK MULCH. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	29,435 sf
L-15	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. WHERE PLANTING IS SPARSE, ADDITIONAL TOPSOIL IS NOT NECESSARY. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT, BACKFILL WITH A 3:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL. IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN ANNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	865 sf

SYMBOL	LANDSCAPE DESCRIPTION	QTY
L-26	BOULDERS - DECORATIVE	19

PLANT LEGEND-PH. 8

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CC'C	4	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	2"Cal
	GB'P	10	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko	B & B	2"Cal
	M'RS	12	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal
	M'SS	2	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal
	PL	2	Pyrus calleryana 'Chanticleer' Chanticleer Calley Pear	15 gal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AM'G	239	Aronia melanocarpa 'Ground Hog' Ground Hog Spreading Chokeberry	5 gal
	B'GT	36	Betula x plettkii 'Golden Treasure' Cesky Gold® Dwarf Birch	5 gal
	CS'F	30	Cornus sericea 'Farrow' Arctic Fire® Red Twig Dogwood	5 gal
	EA'C	16	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal
	PO'T	64	Physocarpus opulifolius 'SMPOTW' Tiny Wine® Ninebark	5 gal
	PF'F	89	Poteuntilla fruticosa 'Fargo' Dakota Sunspot TM Fargo Yellow Shrubby Cinquefoil	5 gal
	RF'R	50	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn	5 gal
	RG'L	22	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SB'P	18	Spiraea betulifolia 'COURSPI01' Pink Sparkler™ Birchleaf Spirea	5 gal
	WF'M	37	Weigela florida 'Minuet' Minuet Weigela	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BG'C	70	Buxus x 'Glencoe' Chicagoland Green® Boxwood	5 gal
	JH'I	21	Juniperus horizontalis 'Monber' TM Ice Blue Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	374	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	HS'S	15	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	DL'B	6	Dicentra x 'Luxuriant' Luxuriant Bleeding Hearts	5 gal
	H'SD	93	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal
	SN'L	220	Salvia nemorosa 'Balyrich' Lyrical Blues Meadow Sage	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	R'RD	23	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	5 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

5/19/2023

UT23070

NO.	REVISION	DATE
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0' 10' 20' 40' 80'
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LP-102 | LP-103

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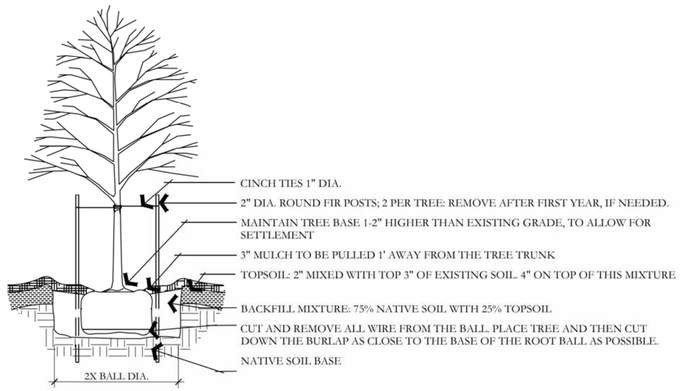
JEREMY ANDREW ASHWORTH
LICENSED LANDSCAPE ARCHITECT
8128121-5301
5/19/2023
ELECTRONIC SEAL
STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/19/2023

LANDSCAPE PLAN
CITY PERMIT SET

LP-103



A DECIDUOUS TREE PLANTING

NOT TO SCALE

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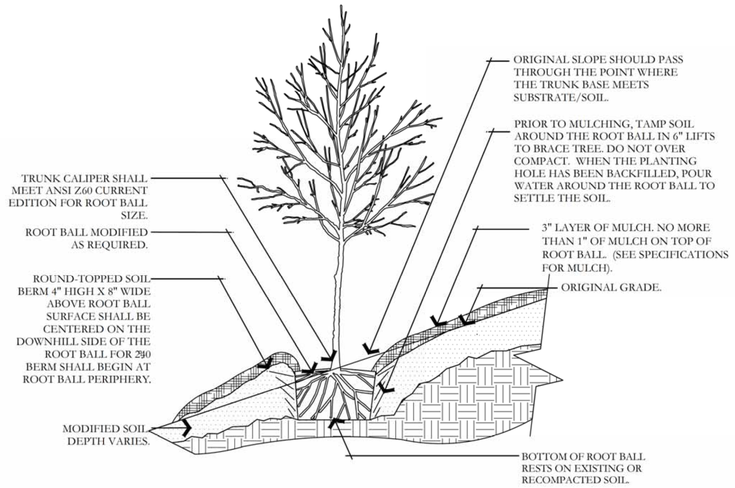

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

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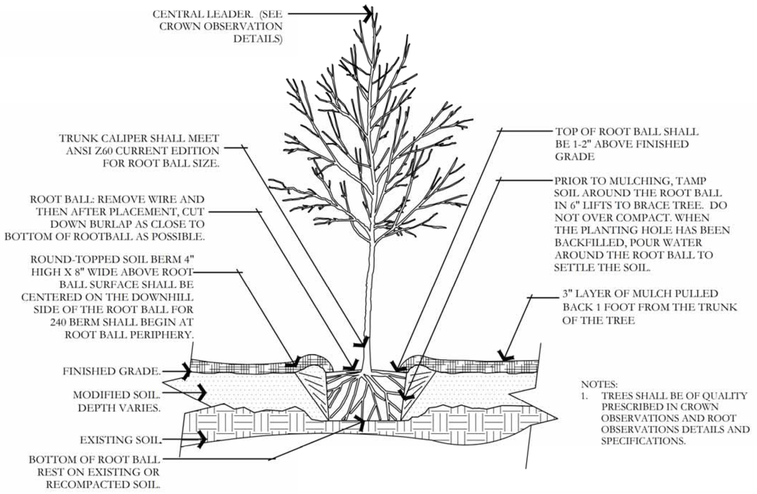

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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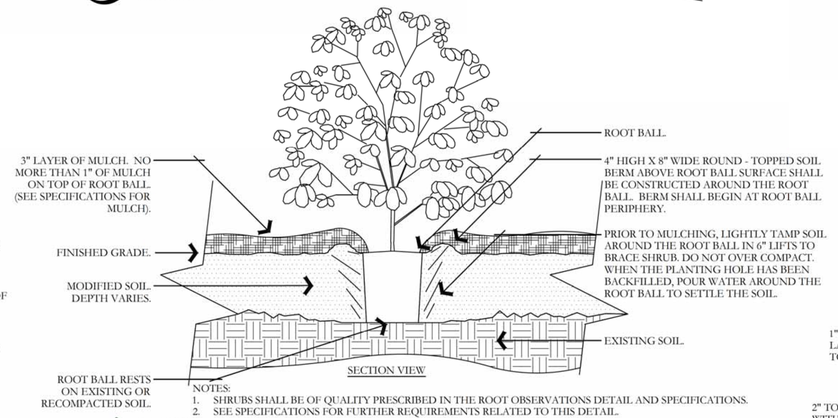
D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



E SHRUB - MODIFIED SOIL

NOT TO SCALE

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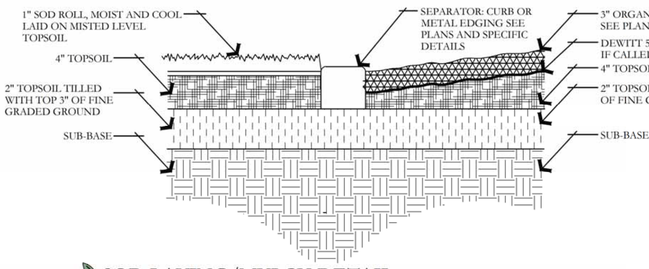

F PERENNIAL PLANTING

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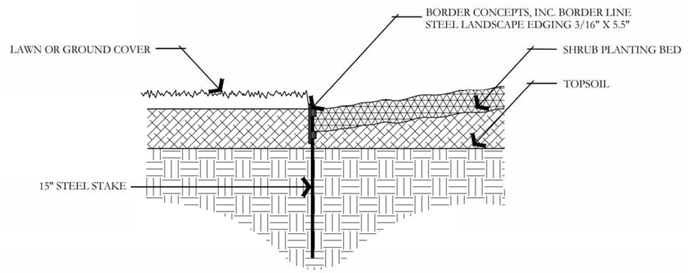

G METAL EDGING DETAIL

NOT TO SCALE

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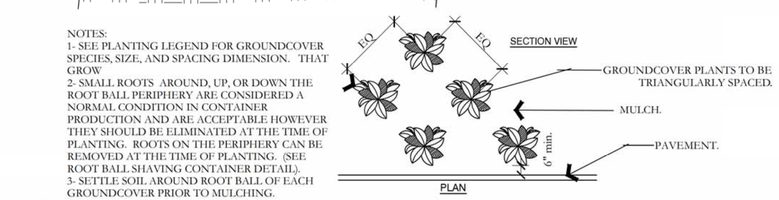

H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

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I SOD LAYING/MULCH DETAIL

NOT TO SCALE

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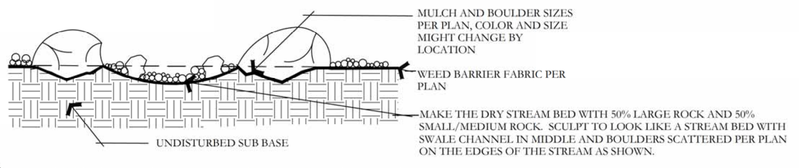

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

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JEREMY AINSWORTH 812821-5301 LICENSED LANDSCAPE ARCHITECT 5/19/2023 STATE OF UTAH

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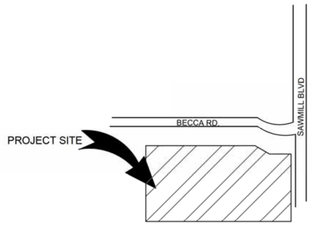
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/19/2023

LANDSCAPE DETAILS
CITY PERMIT SET

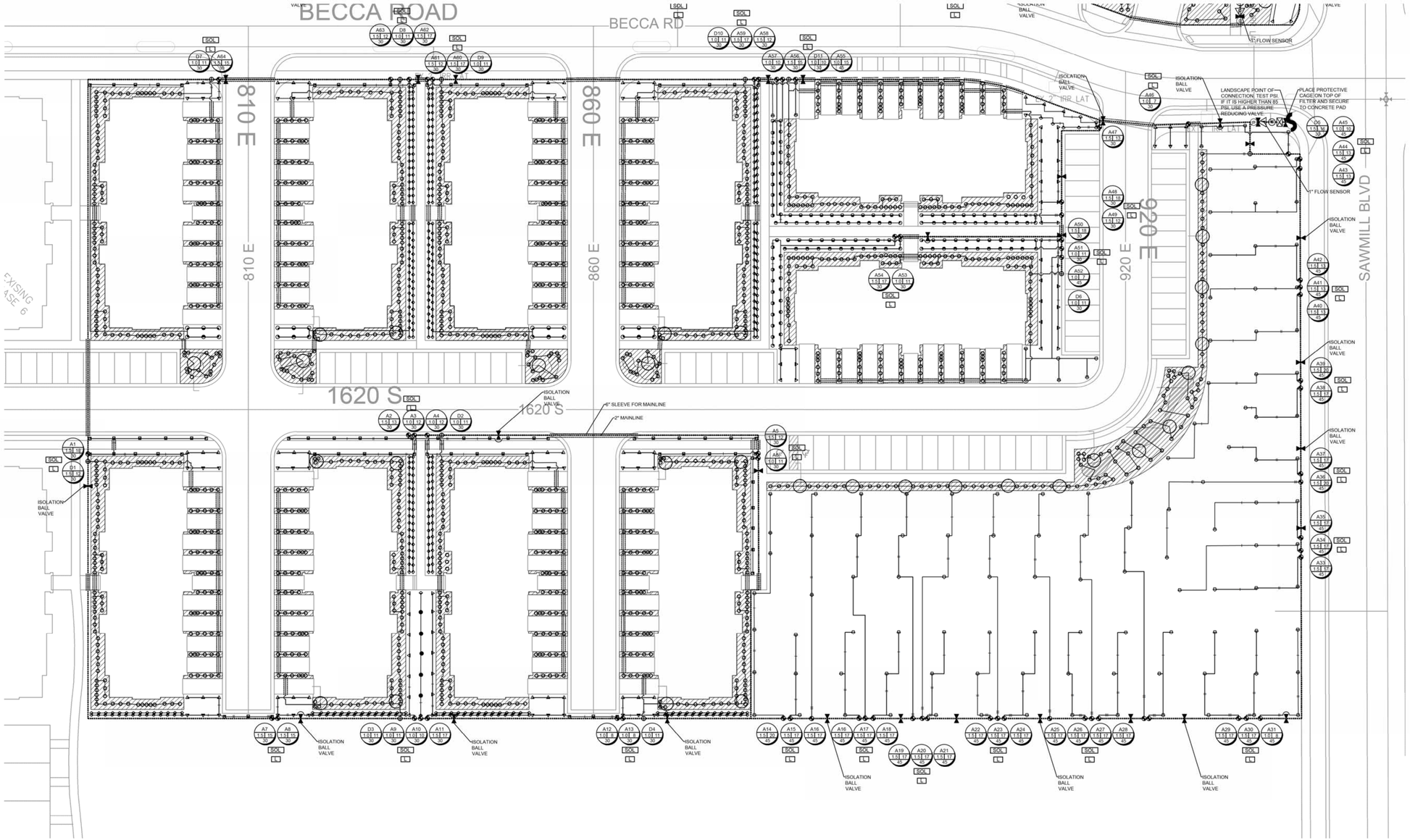
LP-501

VICINITY MAP



SHEET INDEX

SHEET LP 102	SHEET LP 103



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0' 15' 30' 60' 120'
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8128121-5301
5/19/2023
ELECTRONIC SEAL
STATE OF UTAH

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PLOT DATE: 5/19/2023

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

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

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

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

a. ASTM-American Society for Testing and Materials

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

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications foe each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

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

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

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

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed 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 irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently 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 trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Coontractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect outo existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Contoeller shall be as specified in the drawings. Controller shall be surge protected.

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

b. Locate Contoeller(s) in general location shown on Coustrection drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to coutrollers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand 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 box that coutains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

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 Schedule 40 PVC solvent weld bell end.

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

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

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

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick couplex valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

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

2.14 SPRAY SPRINKLERS

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

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

C. Drawings show 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 pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardwire power into the controller.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

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

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

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

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

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

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

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

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

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

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

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

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

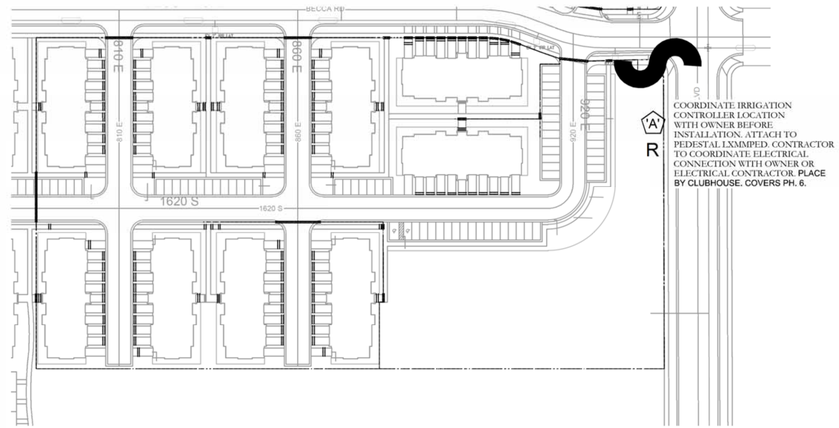
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
5/19/2023	UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 75' 150' 300' 600'
GRAPHIC SCALE: 1" = 150'

PROJECT INFORMATION

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
ANDREW AINSWORTH
8128121-5301
5/19/2023
EUREKA
STATE OF UTAH

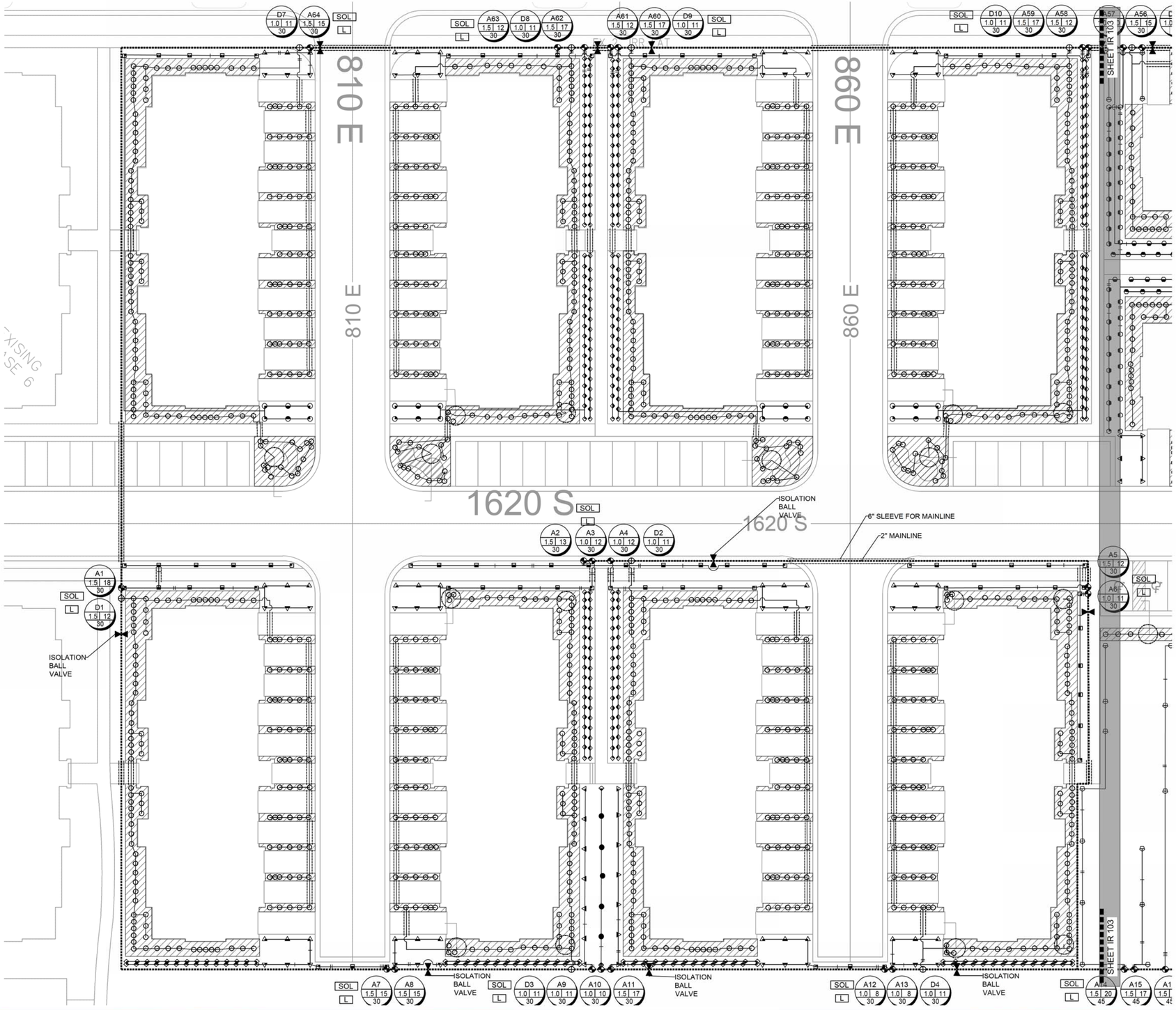
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

IRRIGATION COVER

CITY PERMIT SET

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. ATTACH TO PEDESTAL LXMMPED.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S, RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=¾", II=1", III=1 4". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DUPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. 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.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
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.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2'	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER. VALVE NUMBER
1.0 | 18 — VALVE SIZE | GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/19/2023	UT23070						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 5/19/2023

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
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7		

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

IR-102 | IR-103

BIRD HOMES LLC
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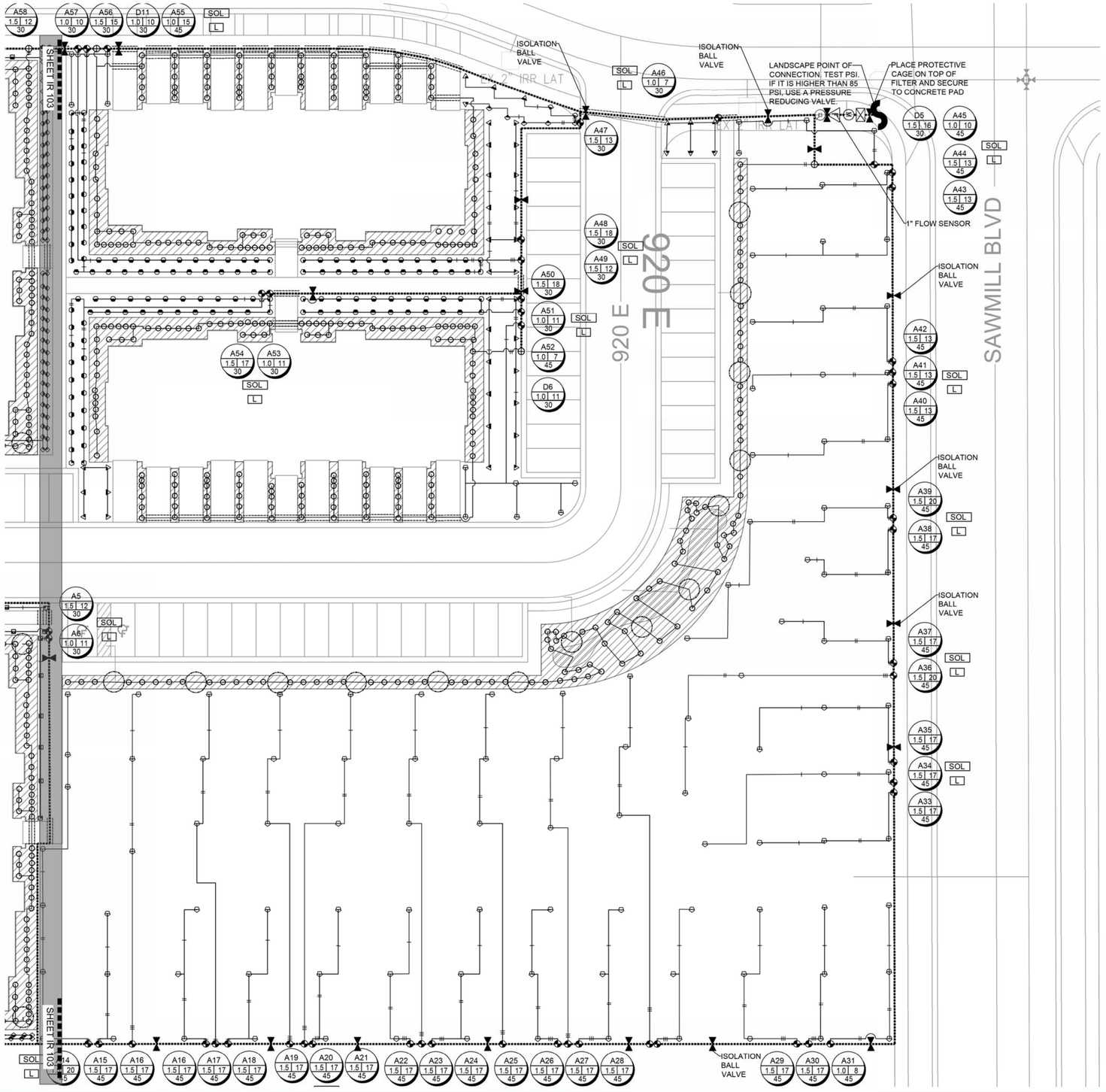
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8128127-5301 — 5/19/2023 — ELECTRONIC SEAL — STATE OF UTAH

IRRIGATION PLAN

CITY PERMIT SET

IR-102



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER: RAINBIRD LX-IVMPRO WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION. ATTACH TO PEDESTAL LXMMPED.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS.
	PIPE SIZING: I=¾", II=1", III=1 4". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DUPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. 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.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
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.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

5/19/2023

UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

IR-102 | IR-103

BIRD HOMES LLC
ATT: BRIAN BIRD
801-735-7183
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LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 812817-5301 — 5/19/2023 — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

IRRIGATION PLAN

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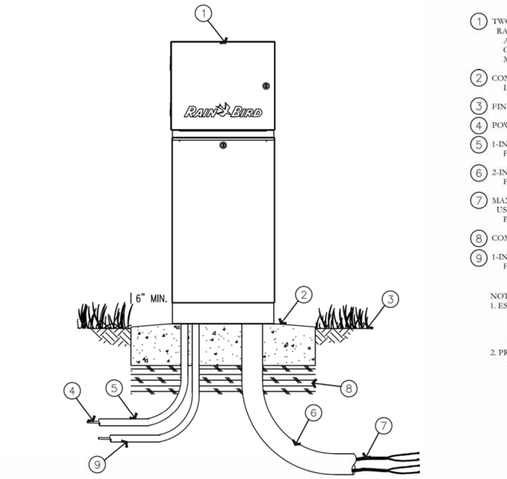
IR-103



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
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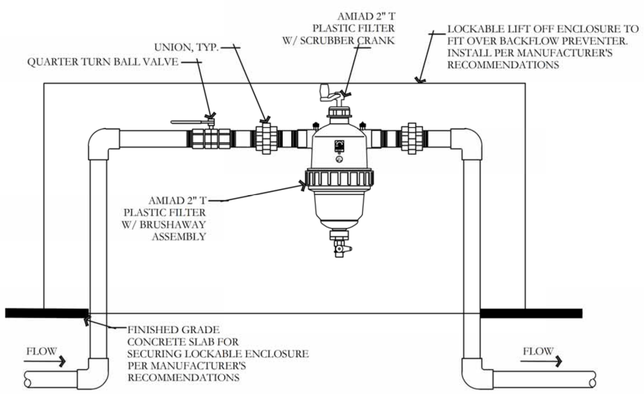

B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
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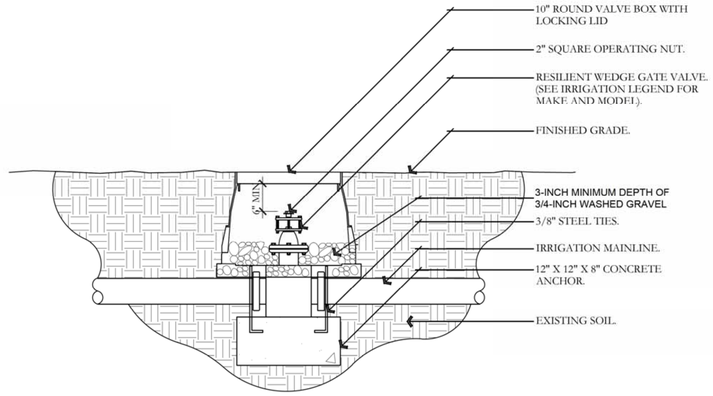

NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
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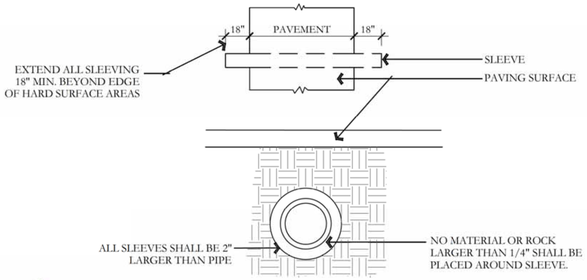

D TYPICAL SLEEVING DETAIL
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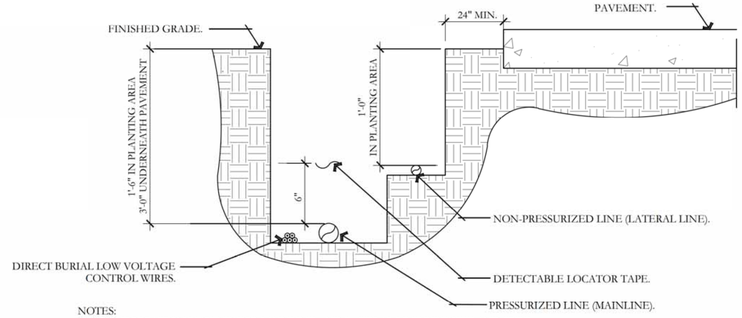

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
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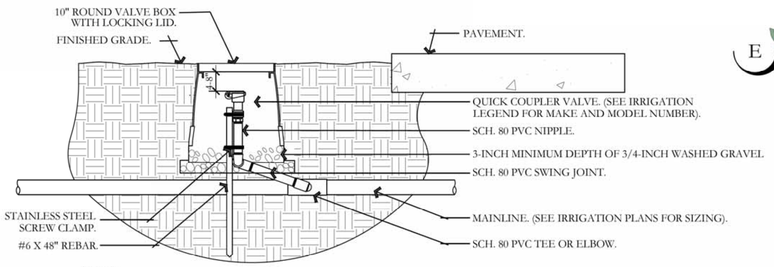

NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
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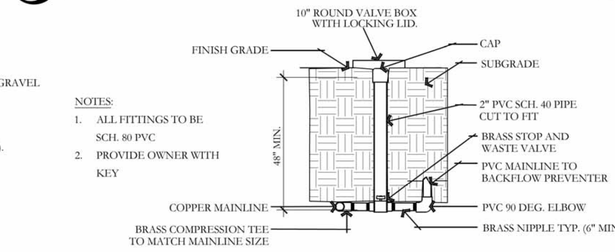

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
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NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
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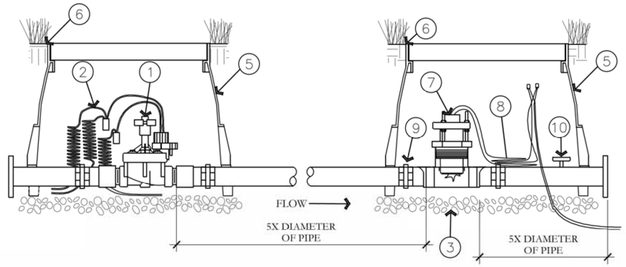
1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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5/19/2023	UT23070	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	SAWMILL PH. 8 SAWMILL BLVD & BECCA RD. HEBER CITY, UTAH	BIRD HOMES LLC ATT: BRIAN BIRD 801-735-7183 BRIAN@BIRDHOMES.NET	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSED LANDSCAPE ARCHITECT KENAN AINSWORTH 812812-5301 5/19/2023 EXPIRES: 6/30/2023 STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 5/19/2023

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IRRIGATION DETAILS
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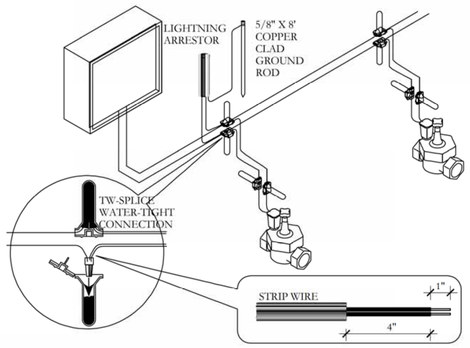

J 2-WIRE CONNECTION DETAIL

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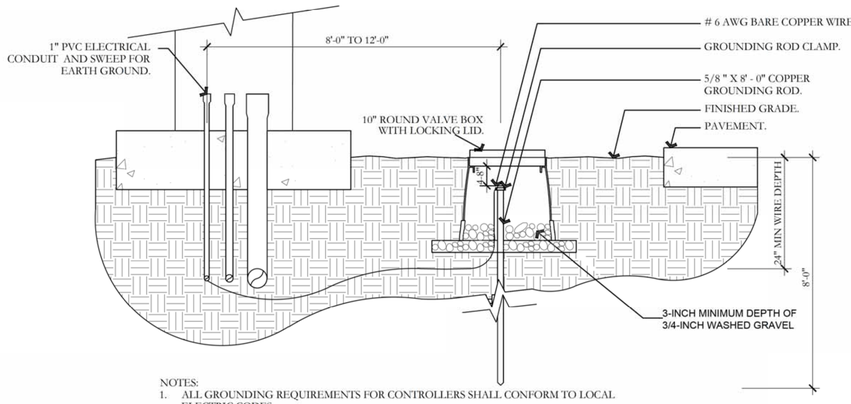

NOTES:

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

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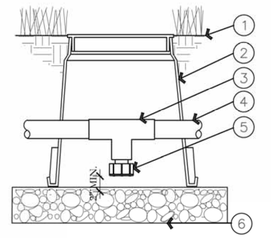
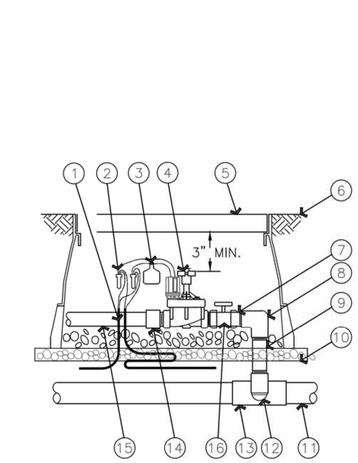


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

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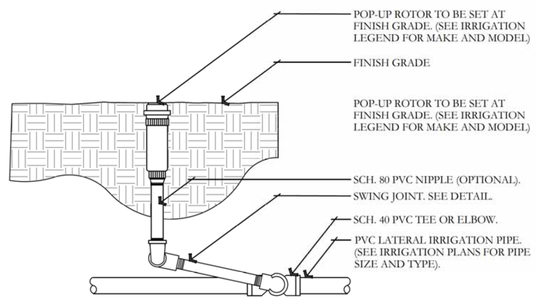


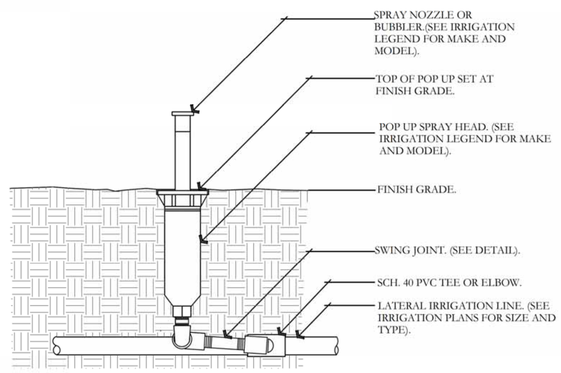
NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTE:

1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
5/19/2023	UT23070

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

PROJECT INFORMATION

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

BIRD HOMES LLC
ATT: BRIAN BIRD
801-735-7183
BRIAN@BIRDHOMES.NET

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

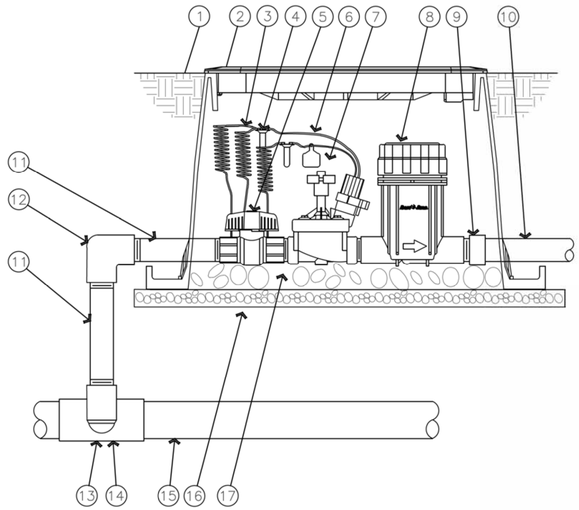
LICENSED LANDSCAPE ARCHITECT
JEREMY ANDWORTH
8728121-5301
5/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/19/2023

IRRIGATION DETAILS

CITY PERMIT SET

IR-502

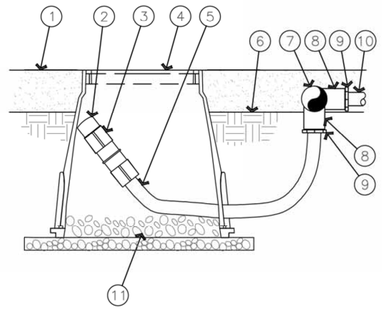


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL 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 ELL
14. PVC SCH 40 TEE OR ELL
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

PKJ DESIGN GROUP



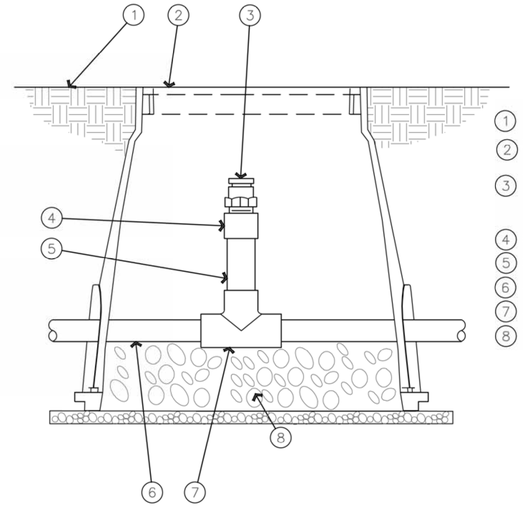
1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

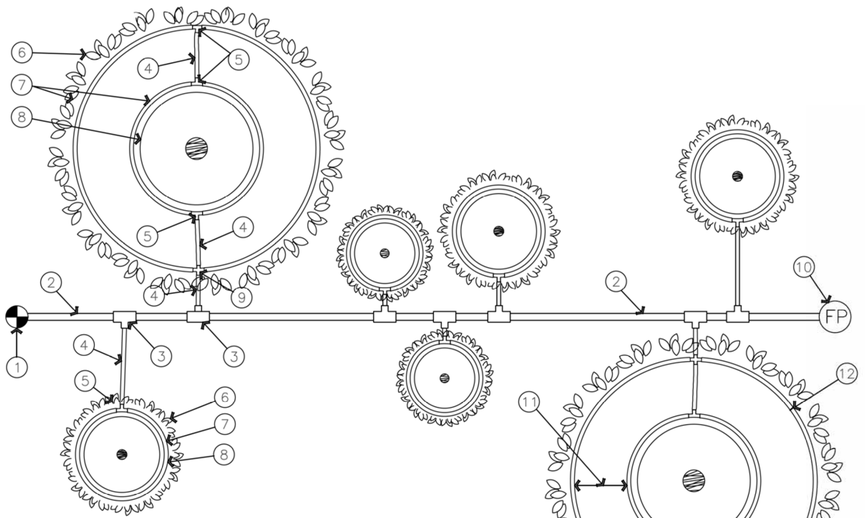


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE:: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
5/19/2023	UT23070						PM: JTA

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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811 BLUE STAKES OF UTAH
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N

SAWMILL PH. 8
SAWMILL BLVD & BECCA RD.
HEBER CITY, UTAH

BIRD HOMES LLC
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Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
KEVIN AINSWORTH
8128121-5301
5/19/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/19/2023

IRRIGATION DETAILS

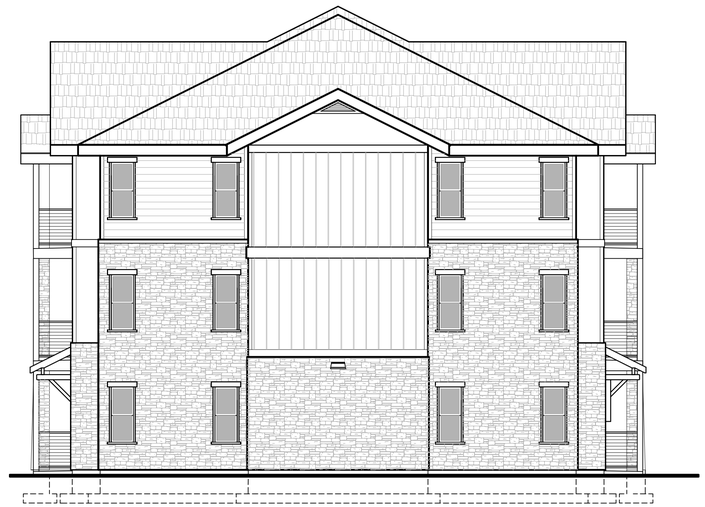
CITY PERMIT SET

IR-503

FRONT ELEVATION

RIGHT ELEVATION

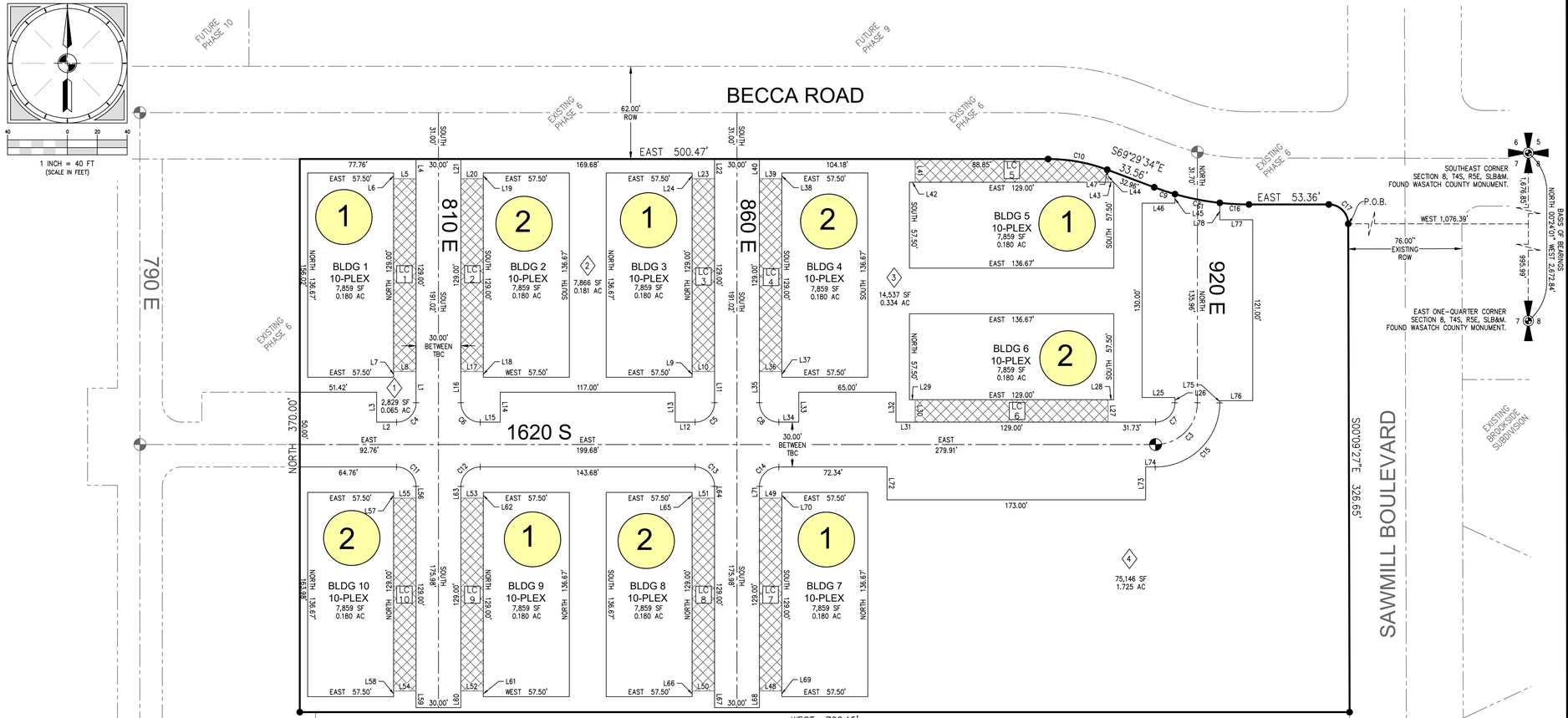
REAR ELEVATION



LEFT ELEVATION

10 - PLEX ARCHITECTURAL STYLE

Ent 449000 Bk 1216 Pg 1677



BOUNDARY DESCRIPTION

MATT LEWIS, MANAGER ROBBIN RED, LLC PRINTED NAME

ACKNOWLEDGMENT

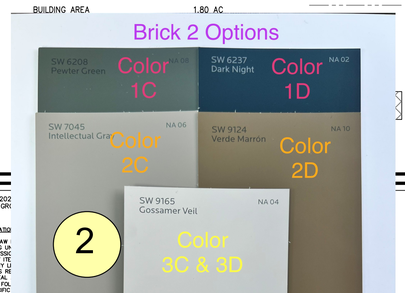
STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE(THEY) SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

LINE TABLE		
LINE	BEARING	DIST
L53	EAST	15.
L54	WEST	15.
L55	EAST	15.
L56	SOUTH	7.
L57	NORTH	3.
L58	NORTH	3.
L59	SOUTH	11
L60	NORTH	11
L61	SOUTH	3.
L62	SOUTH	3.
L63	NORTH	7.
L64	SOUTH	7.
L65	NORTH	3.
L66	NORTH	3.
L67	SOUTH	11
L68	NORTH	11
L69	SOUTH	3.
L70	SOUTH	3.
L71	NORTH	7.
L72	SOUTH	22
L73	NORTH	22
L74	EAST	6.
L75	NORTH	1.
L76	EAST	22
L77	WEST	22
L78	NORTH	11

APPROVED MINIMUM SETBACKS ARE SUBJECT TO REQUIREMENTS AS SPECIFIED IN THE PLANNED COMMUNITY MIXED-USE CODE.

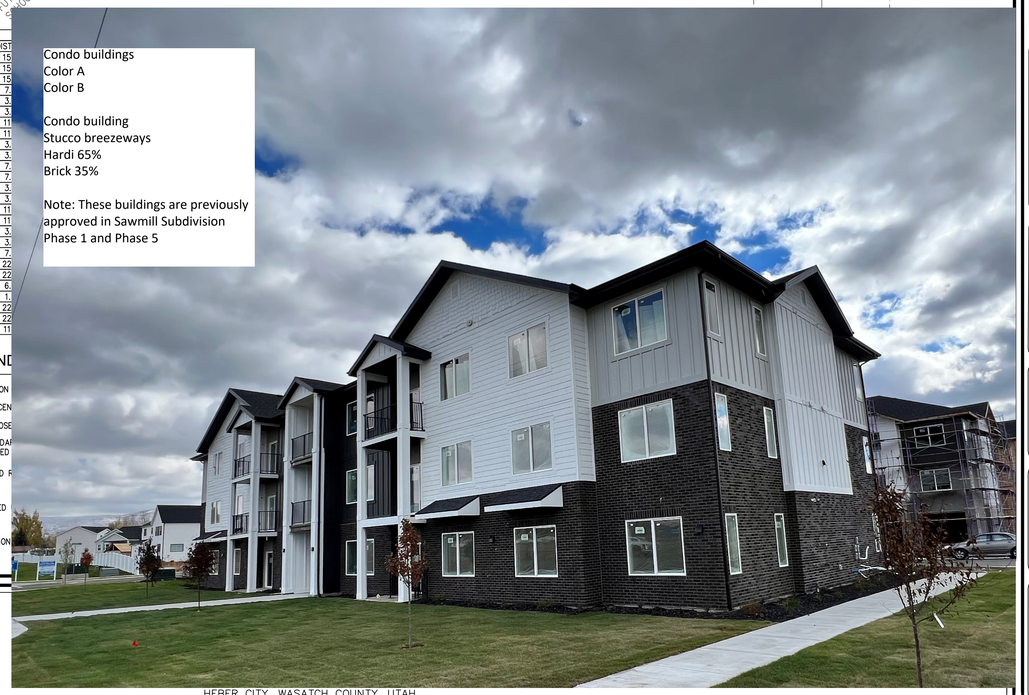
TOTAL PROJECT AREA	5.86 AC
BUILDING AREA	1.80 AC



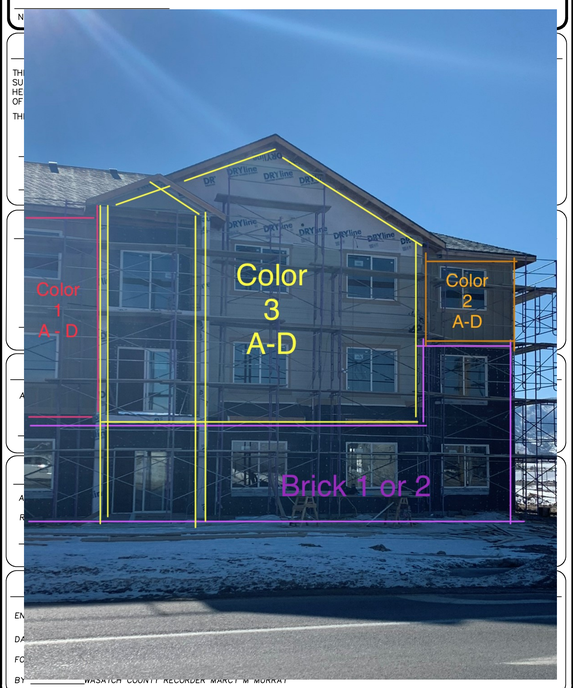
Condo buildings
Color A
Color B

Condo building
Stucco breezeways
Hardi 65%
Brick 35%

Note: These buildings are previously approved in Sawmill Subdivision Phase 1 and Phase 5



HEBER CITY, WASATCH COUNTY, UTAH



LAYTONDAVIS
ARCHITECTS

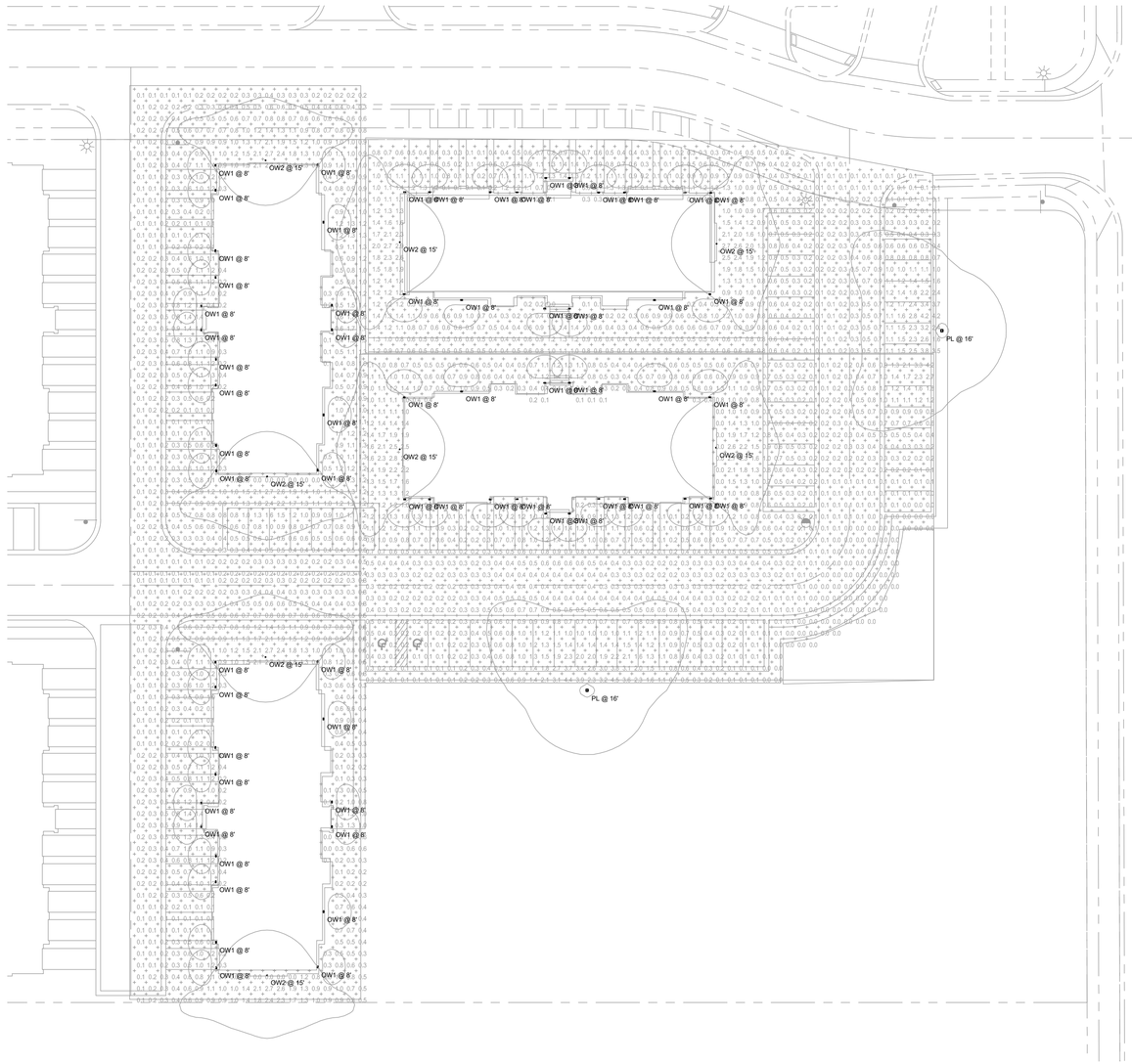
LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS



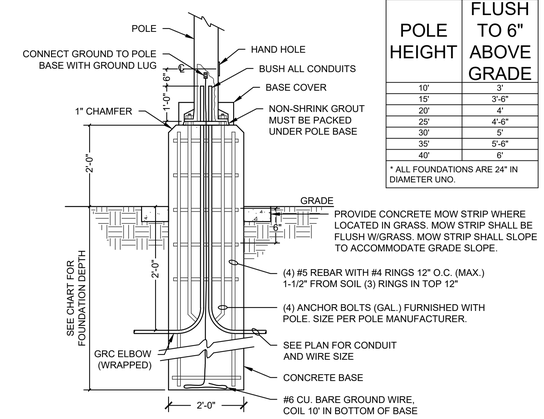
1 ESP01 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

N

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	PL	2	Holophane	PUCL2 P40 30K XX FC3	Utility Taft FCO LED 2, P40, 3000K, Type 3 Optic	1	7713	1	89
○	OW2	12	Lithonia Lighting	WSR LED 2 10A700/30K SR3 MVOLT	WSR LED WITH 1 MODULE, 20 LEDfts, 700mA DRIVER, 3000K COLOR TEMPERATURE, TYPE 3 LENS	1	3422	1	47
▭	OW1	96	TERON LIGHTING INC - FAIRFIELD, OH	FL-37.0-120-277V-WAL-ZE1100-XX-30K	4-22 LED 11"ARRAYS FALDO W LED LUMINAIRE RAW ALUM REFL W/WHITE ACRYLIC LENSES IN STEEL HOUSING KEYSTONE DRIVER #KTLD-40-UV-1100-VDIM-L2	1	1828	0.5	19

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bldg 1	+	0.5 fc	2.7 fc	0.0 fc	N/A	N/A
Bldg 4	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A
Bldg 5	+	0.7 fc	4.2 fc	0.0 fc	N/A	N/A
Bldg 6	+	0.6 fc	4.5 fc	0.0 fc	N/A	N/A
Bldg 7	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A
Bldg 10	+	0.6 fc	2.8 fc	0.0 fc	N/A	N/A



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

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 ESP01 LIGHT POLE BASE DETAIL

NO SCALE

SAWMILL PHASE 8

MILL ROAD
HEBER CITY, UTAH

STAMP

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2332 W. 12600 W., RIVERTON, UT 84065
(801) 566-0503 www.rmceut.com

PROJECT #:	23132
DRAWN BY:	HBA
CHECKED BY:	BK
DATE:	

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2017

SHEET TITLE:

PHOTOMETRIC PLAN

ESP01

ESQUIRE W LED

Architectural Outdoor

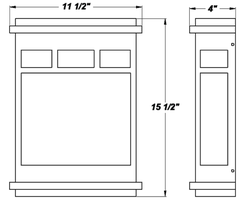
PROJECT:	
TYPE:	
PO#:	QTY:
COMMENTS:	

FEATURES

- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- Aluminum Heat-Sink Plate
- Solid Top and Bottom End Plates
- Luminous White Acrylic Panels
- 100V - 277V
- Mounts Directly to 4" Junction Box (By Others)
- ADA Compliant
- CSA Listed Wet Location
- Emergency Battery Available
- LED Light Fixture
- Mounting Hardware Included

LINE DRAWING

LINE DRAWING NOT TO SCALE



FINISHES

Antique Copper	Antique Silver	Bronze Mist	Matte Silver	Metallic Black	Sand
Swedish Steel	Textured Black	Textured Bronze	Textured White		

For RAL Colors & Custom Match **Contact Teron Lighting Inc.**

TERON LIGHTING
A KICHLER COMPANY

TERONLIGHTING.COM
33 DONALD DR, FAIRFIELD, OH 45014
P: 513.858.6004 **F:** 513.858.6038
E: SALES@TERONLIGHT.COM

BUY AMERICAN SINCE 1979

SEND CUT-SHEET

We reserve the right to revise the design components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

WSR LED

Architectural Wall Sconce

Catalog Number	
Notes	
Type	

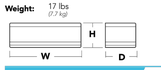
Hit the Tab key or mouse over the page to see all interactive elements.

Inverted available with WLU option only.

Specifications

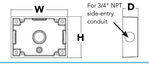
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSR LED	P1 P2 P3 P4	30K 40K 50K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type[3] SF Single fuse (120, 277, 347V).[3] DF Double fuse (208, 240, 480V).[3] DMG External 0-10V leads E20WC Emergency battery backup, CEC compliant (18W, -20°C).[4] E10WH Emergency battery backup, CEC compliant (10W, 5°C)[4]. WLU Wet location door for up orientation[5] PIR Motion/ambient light sensor[6] DS Dual switching[7] SPD Separate Surge Protection[8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

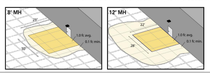
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options, Not available with 347V or 480V. Not available with WLU.
4. WLU not available with PIR or ELCW.
5. See PIR Table for default settings.
6. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and photocell. Not available with motion sensor. Not available with ELCW, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
7. See electrical section on page 2 for more details.

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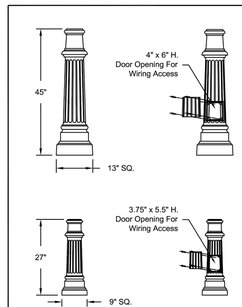

SALEM™ Aluminum Pole

Architectural Outdoor

HOLOPHANE® A AcuityBrands Company

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ORDERING INFORMATION:

SM	A	Height	Shaft Style
Post	Material		
SM = Salem	A = Aluminum	06' = 6' 07' = 7' 08' = 8' 10' = 10' 12' = 12' 14' = 14' 16' = 16'	13" Base FTJ 10' = 10'-4" 12' = 12'-4" 14' = 14'-4" 16' = 15'-10"

FTJ = Fluted Tapered, .25 Wall
F4C = 4" DIA. Fluted, .125 Wall
F4J = 4" DIA. Fluted, .25 Wall
F5J = 5" DIA. Fluted, .25 Wall
L4E = SiteLink 4.5" Fluted, .156 Wall
S4C = 4" DIA. Smooth, .125 Wall
S4J = 4" DIA. Smooth, .25 Wall
S5J = 5" DIA. Smooth, .25 Wall
T4C = 3" to 4" DIA. Tapered, .125 Wall
T5C = 3" to 5" DIA. Tapered, .125 Wall

Base	Tenon	Mounting	Finish
9 = 9" Square (TMP-69) 13 = 13" Square (TMP-69) (L4E = TMP40006)	P01 = POLE CAP P02 = 2.38" O.D. X 4" LG. P05 = 3" O.D. X 4" LG. P07 = 3" O.D. X 3" LG. P08 = 3" O.D. X 5" LG. P09 = 3" O.D. X 6" LG. P10 = 3" O.D. X 8" LG. (3" O.D. = ACTUAL SIZE IS 2.88" O.D.)	P11 = 4.38 O.D. x 12" LG. P12 = 3" O.D. X 12" LG. P13 = 3" O.D. X 8" LG. P14 = 3" O.D. X 14" LG. P15 = 3.5" O.D. X 8" LG. P16 = 4.5" O.D. X 10" LG. PT1 = VQC Plate	ABG = Anchor Bolts Galvanized Steel LAB = Less Anchor Bolts DBB = Direct Burial Base	BK = Black BD = Dark Blue BZ = Bronze GH = Graphite GN = Green GR = Gray PP = Prime Painted SL = Silver WH = White

Options
EXXXY* = Provision for eye bolt.
LXXXY* = Large provision.
RXXXY* = Receptacle provision.
SXXXY* = Small provision.

SPECIFICATIONS

DESCRIPTION
The lighting post shall be all aluminum or cast aluminum, one-piece construction, with a classic square base design.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

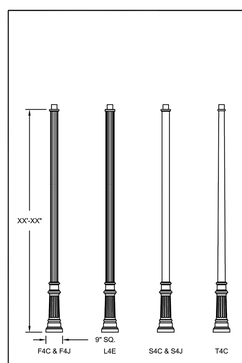
DIMENSIONS
The post shall be X'- XX" in height with a 9" or 13" diameter base. The shaft diameter shall be XX". At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting

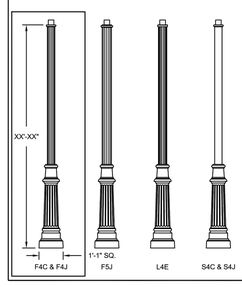
INSTALLATION
The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

* - Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.

ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	7/1/13
DWG #:	POL_SMA

1 of 3





SALEM™ Aluminum Pole

Architectural Outdoor

HOLOPHANE® A AcuityBrands Company

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ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	7/1/13
DWG #:	POL_SMA

3 of 3

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

IDA only applies to 3000 Kelvin CCT or lower

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA. Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
- 20kV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP66 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 2700K, 3000K, 4000K, and 5000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
- Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (PR3, PR7) or externally (PR3E, PR7E) mounted

Testing/Compliance
- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

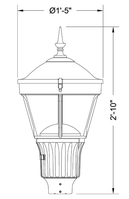
Buy American
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

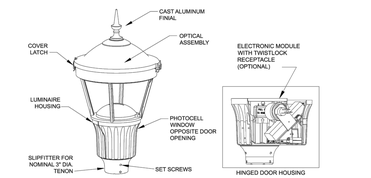
Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

DesignLights Consortium® DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA





Maximum Weight - 39 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

HOLOPHANE®

ORDERING INFORMATION

Example: PUCL2 P20 30K MVOLT FC2 GN NF PR7E

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing color	Finish
PUCL2 Utility Taft LED FCO	P10 1,500 nominal lumens (amber only) P20 4,500 nominal lumens P30 6,500 nominal lumens P40 8,500 nominal lumens P50 11,500 nominal lumens	AMB True amber 27K 2700K CCT 30K 3000K CCT 40K 4000K CCT 50K 5000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

Options: *Option Compatibility Matrix on page 3 of 4*

A0	Field Adjustable Output	PR3E	NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option
FPDxx	Factory Programmed Driver	PR7E	NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option
PR3	NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	SH	Shorting cap
PR7	NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	HSS	House side shield
PCLL	DTL long life twistlock photocontrol for solid-state MVOLT		
P34	DTL long life twistlock photocontrol for solid-state 347V		
P48	DTL long life twistlock photocontrol for solid-state 480V		

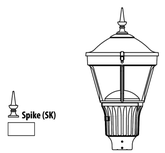
L1H	1.5 ft prewired leads	L03	3ft prewired leads
L10	10 ft prewired leads	L20	20 ft prewired leads
L25	25 ft prewired leads	L30	30 ft prewired leads
NL1X1	NEMA Label 1" X 1"	NL2X2	NEMA Label 2" X 2"
20KV	20kV/10kA surge protection		

Accessories: *Order as separate catalog number.*

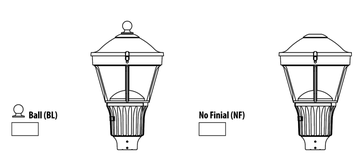
XKCL2HSS1	Field Accessory - Louvered house side shield (Qty 1)
XKCL2HSSJ50	Field Accessory - Louvered house side shield (Bulk Qty 50)
XKCL2SPD10KA5	10kV/5kA Extreme surge 120-277V
XKCL2SPD10KAH	10kV/10kA Extreme surge 480V
XKCL2SPD20KA5	20kV/10kA Extreme surge 120-277VV
XKCL2SPD20KAH	20kV/10kA Extreme surge 480V

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



Spike (SK)



Ball (BL)

No Finial (NF)

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SAWMILL PHASE 8

MILL ROAD
HEBER CITY, UTAH

STAMP

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2332 W. 12600 W., RIVERTON, UT 84065
(801) 566-0503 www.rmceut.com

PROJECT #:	23132
DRAWN BY:	HBA
CHECKED BY:	BK
DATE:	

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2017

SHEET TITLE:

PHOTOMETRIC DETAILS

ESP02

Planning Commission Staff Report

MEETING DATE: 7/11/2023

SUBJECT: Request for a Subdivision Preliminary for Sawmill Phase 9, located at 657 Becca Rd (Planner Mark Vlasic/Engineer Gordon Miner)

RESPONSIBLE: Aubrey Larsen

DEPARTMENT: Planning

STRATEGIC RELEVANCE:

SUMMARY

This application is for preliminary approval for **Phase 9 of the Sawmill Master Development Agreement** (MDA). Subdivision preliminary plans and drawings were reviewed by DRM on June 14, 2023, at which time it was determined that the application generally meets the requirements for Preliminary Plan approval according to the applicable **PCMU Zone** and **Sawmill Planned Community MDA** requirements.

Key policy questions include the following:

1. Does the application meet the requirements of the code and annexation agreement for approval?

Generally meets Subdivision Preliminary requirements and may proceed.

Items that will need to be addressed prior to final approval:

- Provide final landscape and irrigation drawings per code and MDA requirements (currently missing irrigation drawings).
- Correct provided data tables so that they are consistent throughout the drawings (several tables do not match or show conflicting information).
- Provide a more detailed parking tabulation indicating how the required number of stalls was determined, stall dimensions, and how ADA requirements were met (quantity of ADA stalls, type of ADA stalls).
- Provide clarification that the OW1 label light fixture meets full-cut-off requirements (meaning that the lighting element is recessed within the lighting fixture and no light shall trespass above a 90-degree angle from the fixture, perpendicular to the ground.)

RECOMMENDATION

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The application is consistent with the approved MDA.

Conditions:

1. Prior to final approval, provide final landscape and irrigation drawings per code and MDA requirements.
2. Prior to final approval, provide a more detailed parking tabulation indicating how the required number of stalls was determined, stall dimensions, and how ADA requirements were met.
3. Prior to final approval, provide clarification that the OW1 label light fixture meets full-cut-off requirements.
4. Prior to final approval, provide correct and consistent data tables.
5. All requirements of the City Engineer shall be met.
6. All other Code Requirements shall be met.
7. Any other conditions or changes as articulated by the Planning Commission.

BACKGROUND

This application is for preliminary approval for **Phase 9 of the Sawmill Master Development Agreement** (MDA). The original MDA was approved by the City Council in 2018 and amended in 2021 to accommodate a 10-acre Elementary School site within the Sawmill Development.

Sawmill Phase 9 includes 3.58 acres of common space, approximately 6.87 acres of landscaped area, and six,18-plex multi-family units for a total of 108 units. The northern portion of the site includes a large detention basin, a playground area, pavilion, pool area, and clubhouse. Subdivision preliminary plans and drawings were reviewed by DRM on June 14, 2023 at which time it was determined that the application generally meets requirements for Preliminary Plan approval according to the applicable **PCMU Zone**, and **Sawmill Planned Community MDA** requirements.

DISCUSSION

The park/ detention basin area shown in the amended MDA is slightly different than what was submitted by the applicant. The MDA version includes sports courts and multi-use fields, where the submitted version simply shows a large detention basin adjacent to the private amenity buildings. While the space satisfies the requirements of the amended MDA, does it still function as a park space? Why were changes made? The PCMU recommends a landscape consisting of lawn and trees, naturalistically disposed for "Green" open space areas. The current landscaping plan does not show trees bordering the basin.

b. **Green:** An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1 acres.

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alterntive 2 - Continuance

I move to **continue** the item to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

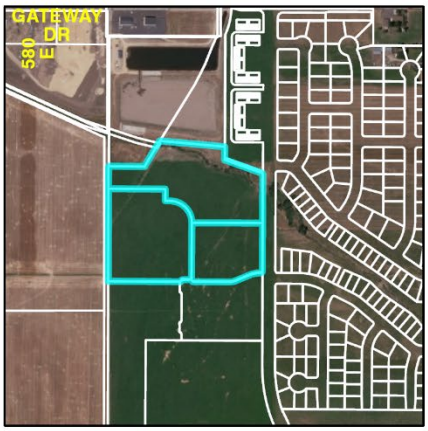
1. 1-Sawmill Ph 9 Subdivision Preliminary - Planning Checklist
2. 2-Sawmill Ph 9 Subdivision Preliminary - Drawings

Sawmill Phase 9 – Subdivision Preliminary

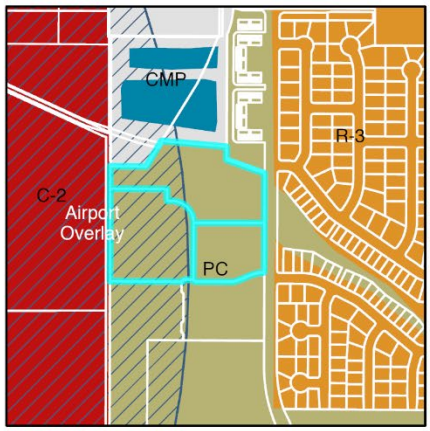
Project Details

Project Name:	Sawmill Subdivision Phase 9
Review Phase:	Subdivision Preliminary
GL CODE	**10-2670**
Date Submitted:	04/11/2023
DRM Date:	06/14/2023
Project Address:	657 Becca Road
Property Owner / Name:	Whale White, LLC
Company Name / Agent:	Brian Balls
Project Description:	Residential multi-family subdivision
Acres:	4.88
Number of Units or Lots	108
Parcel(s):	Parcel 21-8257 – 0.59 acres
	Parcel 21-8341 – 1.46 acres
	Parcel 21-8342 – 0.97 acres
	Parcel 21-8343 – 1.37 acres
	Parcel 21-8256 – 2.45 acres
	Parcel 21-8254 – 0.45 acres
	Parcel 21-5883 – 1.7 acres
	Parcel 21-5884 – 1.05 acres
	Parcel 21-8350 – 0.1 acres
	Parcel 21-8349 – 0.25 acres
	Parcel 21-8253 – 0.56 acres

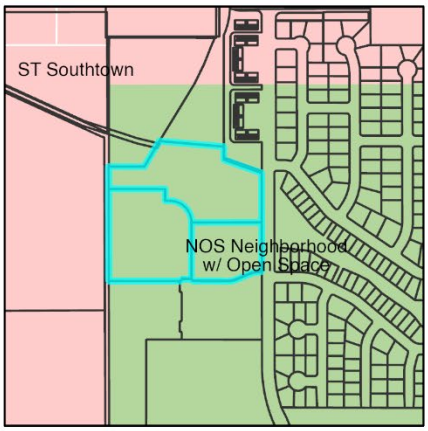
World Imagery/ Parcels

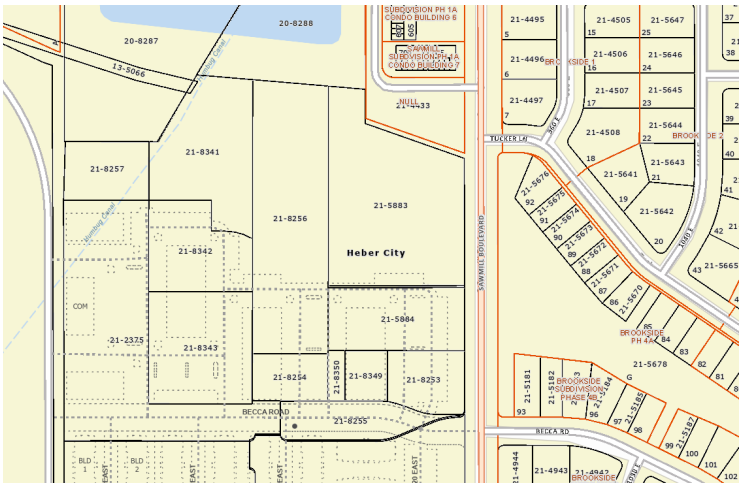


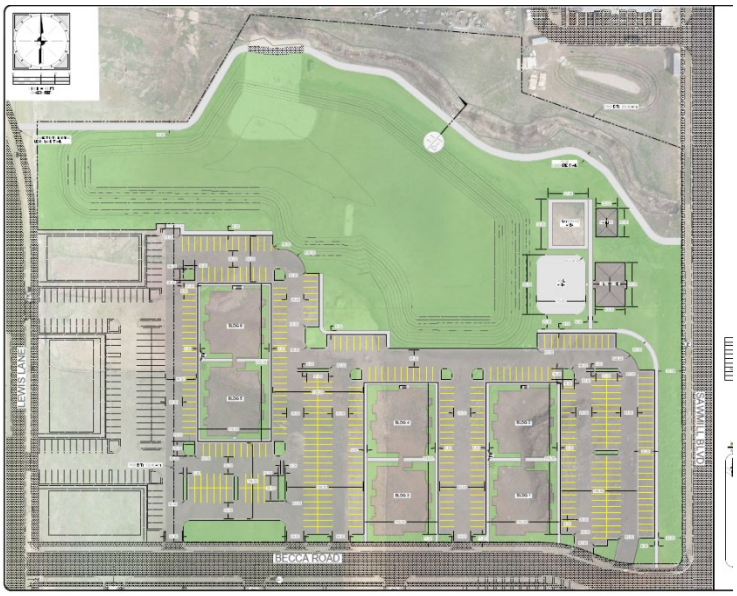
Zoning



General Plan Designation







Current Zone:	PCMU – Planned Community Mixed-Use Zone / Airport Overlay
General Plan Designation:	NOS – Neighborhood with Open Space
Current Use(s):	Agriculture Vacant
Adjacent Use(s):	North – Central Utah Water Conservancy District East – Residential West – Agriculture Developing South – Agriculture Developing
Land Use Authority:	Planning Commission
Action Type:	Administrative
Planner:	Mark Vlasic, Landmark Design (Jamie Baron, Planner)

General Review

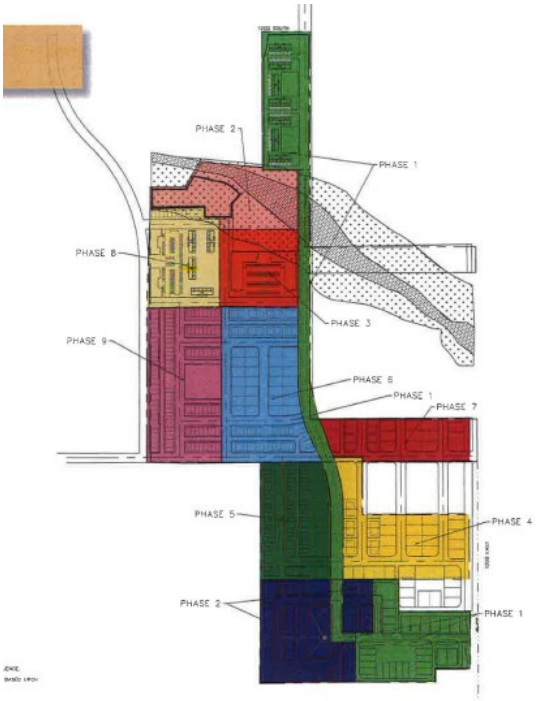
Previous Meetings: N/A
Previous Approvals: N/A
DRM:
Other Departments: Engineering.
Other Requirements:

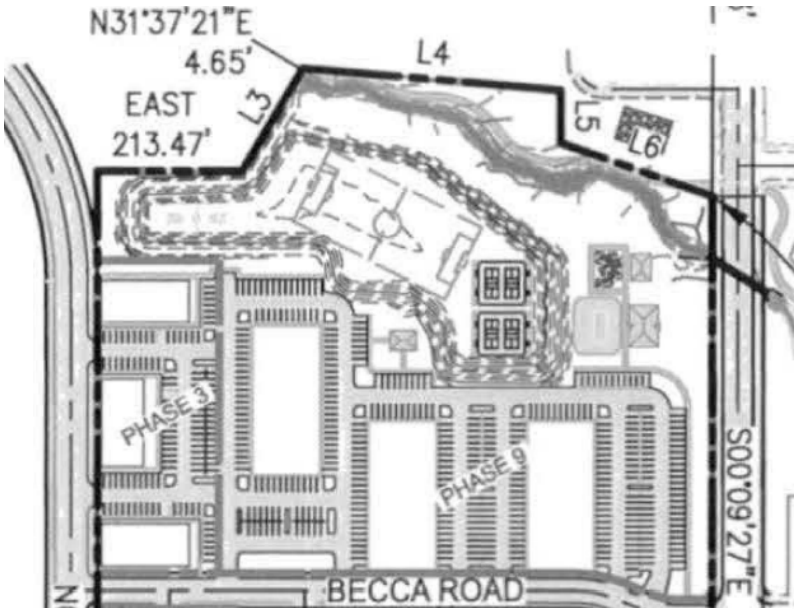
NOTES FROM 6/14/2023 DRM

- Need to use the PCMU code on future reviews – PCMU is listed in the zoning code on the main website

SUMMARIZED REVIEW COMMENTS/ QUESTIONS:

- Is Phase 9 correct? Map from MDA shows this as part of different phase. **Clarified by the amended MDA agreement.**



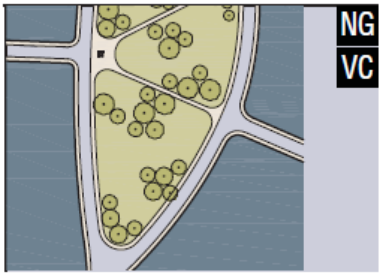


Phase 9 as shown in the amended MDA

Phase 9 as shown in the submitted drawings

b. **Green:** An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1 acres.

Definition of green/ civic green space from PCMU code



- **Landscaping:**
  - Preliminary landscaping plan shall be submitted to the city at preliminary approval, and final detailed landscaping plans shall be submitted for review by the city at final approval. Will need an irrigation plan
  - The Park/ detention basin area shown in the amended MDA is slightly different than what was submitted. MDA version includes sports courts and multi-use fields. While the

area satisfies the requirements of the amended MDA, does it still function as a park space? Trees are recommended based on the PCMU code.

- **Parking requirement:**
  - Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. How was required parking determined? Data table need to match.
  - What are the dimensions for the parking stalls?
- **Minimum Open Space**
  - Shall be 40% of the total acreage. Does the 3.58 acres contribute to total acreage? **Most recent MDA (2022) INDICATES THAT THE OS IN EXHIBIT A SUFFICES FOR MEETING ALL OS REQUIREMENTS.**
- **Density:**
  - Density shall not exceed (a) two (2) dwelling units per acre. 2022 MDA SUPERCEDES – ALLOWS UP TO 108 UNITS. Data tables need to match.
- **Lighting:**
  - Need more fixture details (color temp, lumens, is it full cut-off, etc.)
- **Parking Stall Size.** Each off-street parking space shall be at least 9 feet by 18 feet. What are the dimensions for the parking stalls? How were ADA requirements determined?

REVIEW NOTES

MDA Requirements

- All buildings in Sawmill shall comply with the Master Plan and Section 18.62 PCMU Zone.
- Only open space areas of 1.5 acres or larger may be submitted to the City for consideration of public open space. Common space is 3.58 acres
- Preliminary landscaping plan shall be submitted to the city at preliminary approval, and final detailed landscaping plans shall be submitted for review by the city at final approval. Will need irrigation plan
- Developer shall construct fencing along double fronted lots. N/A
- At preliminary approval, developer will propose a method and timing to plant the street trees required by the PCMU Code. Is this required? Does the developer need to provide the method/ time element?

Code Requirements

- **Minimum Open Space** shall be 40% of the total acreage. Do the 3.58 acres contribute to total acreage?
- **Density:** Density shall not exceed (a) two (2) dwelling units per acre. Data tables need to match.
- **Uses:** Multifamily Dwellings, including two-unit through four-unit dwellings;
- **Parking requirement:** Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. How was required parking determined? Data table need to match.
- **Landscaping:** Make sure the following calculations are included in the final landscaping plan data table. Non-Residential and Multi-Family Residential Standards.
  - A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
  - A minimum of 40% of all landscaped areas shall be covered with planted vegetation.

- 18.76.030 Landscape Standards state that no more than 20% of any front yard, including both yards on a corner, shall be landscaped with turf/lawn. Does this project need to comply or is it vested under previous code (question for Jamie)?
    - A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
- **Lighting:** Need more fixture details (color temp, lumens, is it full cut-off, etc.)

PROJECT DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
BUILDING AREA	1.73 AC
COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.87 AC
PROJECT USE	RESIDENTIAL
ZONE	PMCU
NUMBER OF 18-PLEX BUILDINGS	6 BUILDINGS
DENSITY	8.98 RESIDENTIAL UNITS/AC
NUMBER OF PUBLIC PARKING STALLS	386 STALLS
HANDICAP PARKING STALLS	8 STALLS

Data table from site plan and landscaping plan. Landscape area is different from the construction set.

DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
BUILDING AREA	1.73 AC
COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.72 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG.
NUNBER OF PUBLIC PARKING STALLS	74 STALLS
NUMBER OF 36-PLEX BUILDINGS	3 BUILDINGS
DENSITY	8.98 RESIDENTIAL UNITS/AC

Data table from construction set. Should this be six 18-plex buildings? Parking is more than 74 stalls.

Code Review

17 Subdivisions

17.20 Plans

17.20.010 Master Plans
The Master Plan shall include all items in the Concept Plan and the following:

A. Phasing Plan, including open space, trails, and amenities
B. Conceptual building elevations and proposed materials
C. Sensitive lands analysis
D. Conceptual Affordable Housing Plan, including the following:
    1. Number of Affordable Housing Units
    2. Unit Types

17.20.020 Concept Plans
The Concept Plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet and shall include:

A. Conceptual layout of the following:

1. Proposed streets, in relation to the existing and planned streets within one-fourth mile of the subdivision
2. Lots, including lot sizes
3. Building pads for residential projects
4. Buildings for multi-family or nonresidential projects, including building area
5. Parking for nonresidential and multi-family residential projects
6. Open space, as required by the zone
7. Landscaping, as required by the zone

B. Data Table containing the following:

1. Uses
2. Density
3. Open space calculations, as required by the zone
4. Landscaping calculations, as required by the zone
5. Parking analysis

17.20.030 Preliminary Plans

The preliminary plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets and shall show:

Complies?	Requirements
✓	A. The proposed name of the subdivision;
✓	B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
✓	C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
✓	D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
✓	E. Contour map at intervals required by the Land Use Authority at concept approval;
✓	F. The boundary lines of the tract to be subdivided;
✓	G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;
✓	H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
✓	I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
✓	J. Northpoint, scale and date;

Included but one table shows 18-plex and one shows 36-plex	K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
Included but one table shows 18-plex and one shows 36-plex	L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
✓	M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.
✓	N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:
✓	1. A development agreement that addresses:
	a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
	b. Implementation of the development's affordable housing plan;
	c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and
	d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
✓	2. A title report for all lands proposed to be subdivided;
✓	3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
	a. Wetlands
	b. Flood Plains
	c. Vegetation and Natural Features
	d. Rivers & Streams
	e. Slopes and Erosion Control
	f. Endangered and Threatened Species
	g. Historic Properties
	h. Cultural Resources
	i. Water Quality
	j. Air Quality
	k. Hazardous Materials and Operations
	l. View shed analysis where applicable per Section 18.106 Ridgeline Protection
✓	4. A Geotechnical Report including the following information:
	a. Summary of Proposed Construction
	b. Evaluation of Geologic Hazards
	c. Subsurface Soil Profiles for the Site
	d. Groundwater

	e. Soil Classifications
	f. Soil Properties
	g. Design Recommendations
	h. Construction Recommendations
✓	5. A Storm Water Drainage Report meeting the requirements of the City Engineer.
✓	6. A Traffic Impact Study meeting the requirements of the City Engineer.
✓	7. Water Action Report as required by Section 15.16.090
✓	8. "Will Serve" letters from all serving utilities.
✓	9. Affordable Housing Plan as required by Section 18.102.030.

A. The proposed name of the subdivision;
B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
E. Contour map at intervals required by the Land Use Authority at concept approval;
F. The boundary lines of the tract to be subdivided;
G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;
H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
J. Northpoint, scale and date;
K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.
N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:
    1. A development agreement that addresses:
        a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
        b. Implementation of the development's affordable housing plan;
        c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and

   d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
2. A title report for all lands proposed to be subdivided;
3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
   a. Wetlands
   b. Flood Plains
   c. Vegetation and Natural Features
   d. Rivers & Streams
   e. Slopes and Erosion Control
   f. Endangered and Threatened Species
   g. Historic Properties
   h. Cultural Resources
   i. Water Quality
   j. Air Quality
   k. Hazardous Materials and Operations
   l. View shed analysis where applicable per Section 18.106 Ridgeline Protection

Following review of the Preliminary Environmental Impact Assessment, the City Engineer will determine the need for a full Environmental Impact Statement (EIS) or other potentially necessary environmental work.

4. A Geotechnical Report including the following information:
   a. Summary of Proposed Construction
   b. Evaluation of Geologic Hazards
   c. Subsurface Soil Profiles for the Site
   d. Groundwater
   e. Soil Classifications
   f. Soil Properties
   g. Design Recommendations
   h. Construction Recommendations
5. A Storm Water Drainage Report meeting the requirements of the City Engineer.
6. A Traffic Impact Study meeting the requirements of the City Engineer.
7. Water Action Report as required by Section 15.16.090
8. "Will Serve" letters from all serving utilities.
9. Affordable Housing Plan as required by Section 18.102.030.

17.64.010 Criteria for Approval

Before approving a preliminary plan for a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that:

A. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title;
B. The subdivision is not provided with adequate ingress or egress;
C. The subdivision contains geologic, soil, water, or other hazards which could be detrimental to the subdivision, surrounding area, or to the city;
D. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in this chapter. Such amendments or modifications shall be sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this chapter.

18.61 Planned Community (PC) Zone

18.61.010 Purpose And Intent

The intent of the Planned Community (PC) Zone is to provide for continued implementation of the Heber City General Plan. This Zone allows for multiple residential uses, minor commercial areas and recreation uses within a master planned area. The regulations of PC Zone contained herein are designed to:

A. Allow the City to encourage and facilitate more detailed and specific planning and analysis for appropriate parcels;
B. Promote interesting, creative, and indigenous landscaping, design, and architecture that blends in with natural surroundings and follows project specified design guidelines;
C. Stimulate the local economy and increase the tax base of the City;
D. Promote the preservation of agricultural lands, open space, scenic vistas, and natural features; and
E. Regulate and control development.

18.61.020 General Requirements

A. Property identified as Planned Community in the General Plan may be either annexed into the City as Planned Community Zoned land or rezoned through the Heber City Rezone process as Planned Community Zoned land.
B. In order to achieve the purpose of this Chapter, the establishment of a PC Zone require the following minimum area:

    1. 50 (fifty) contiguous acres for parcels zoned or designated in the Heber City Future Land Use Plan as Planned Community (this acreage can include Open Space Designation/Zoned parcels).

C. The primary uses are encouraged to be a cohesive mixture of single-family and multifamily residential, minor commercial areas, and recreation, including but not be limited to, trails and golf facilities.
D. Adequate Public Facilities shall be provided per Heber City Code Title 17.
E. The City shall require such an arrangement of structures and open space within the PC Zone as necessary to assure that the purpose of the zone is achieved, including but not limited to the following:

    1. Minimum Open Space shall be 40% of the total acreage (see Section 18.61.090).
    2. Commercial areas should provide the density, building mass, scale, and visual feeling of a Planned Community.
    3. Density shall not exceed (a) two (2) dwelling units per acre nor (b) 100 square feet of commercial space per every residential unit in the development. Properties or portions of property dedicating land for schools, hospitals, libraries, museums, public service buildings, public buildings and commercial buildings that benefit the City or County shall not be calculated in determining the density requirement for the development. Additionally, in the event that the development dedicates or provides lands to be used for master infrastructure improvements or enhancements that benefit the community

as a whole, waivers to the density requirement may be considered by the Planning Commission and City Council. However, such density waivers shall not exceed 5% of the original residential density requirement for the project.

4. Steep slopes (areas over 30% slope) and Wetlands (jurisdictional wetlands as defined by the Army Corps of Engineers) shall be calculated to one (1) unit per gross acre when calculating the base density. Master Plans shall be sensitive and avoid areas with steep slopes, wetlands, high water tables and important viewsheds from Highway 40. The Council may require open space protection and setbacks for steep slopes, wetlands, and important viewsheds they deem sensitive.
5. Street standards within the PC Zone are designed to be environmentally sensitive and reduce environmental impacts. PC Zone streets shall follow the street standards established for the PC Zone herein.

18.61.030 Permitted Uses

The following uses shall be permitted in the Planned Community Zone:

A. Customary household pets, including but not limited to cats, dogs, and other domestic animals, but shall not include livestock, poultry, or customary barnyard animals or the breeding of animals for sale;
B. Golf Courses containing at least 9-holes, and may have golf course facilities and maintenance facilities and areas, golf clubhouse, pro-shop, restaurants, and related activities;
C. Home Occupations;

D. One-family dwellings and the following accessory buildings and structures:
    1. Private garage for the storage of automobiles owned by persons residing on the premises.
    2. Accessory Structure (subject to provisions of Section 18.61.040)
E. Open space, parks, recreation areas, trails.
F. Multifamily Dwellings, including two-unit through four-unit dwellings;
G. Retreat Lodge not to exceed more than 100 rooms, allowing a restaurant and other associated facilities and commercial uses;
H. Schools (public or private) on a minimum 2 acre site, with minimum setbacks of 30 feet on front, 100 feet on rear and two 60 foot side setbacks (from building) and all parking wholly occurring within site.
I. Spas, Fitness Centers, Conference Facilities.
J. Commercial Uses (including restaurant) accessory to and/or supporting a permitted use and located within the same building or lot or parcel, however, gas stations or convenience stores are prohibited.
K. Temporary sales and construction offices, meeting Planned Community Design Guidelines, shall be permitted during construction.
L. Worship facilities on a minimum 2 acre site, maximum 5 acre site, with minimum setbacks of 30 feet on front and rear and two 10 foot side setbacks, and all parking wholly occurring within site.
M. Senior Centers.
N. Recreation Facilities.
O. Research and Development.
P. The keeping of grazing animals as regulated by Section 18.68.135.

18.61.040 Development Requirements

Planned Community Zone Development Requirements						
	One-Family Lots/Dwellings			Multifamily Dwellings		Accessory Structures
	Patio Lots	Traditional Lots	Estate Lots	Two Unit Dwelling	Three and Four Unit Dwellings	-
Minimum Area	5,5000 s.f. (Maximum Patio Home Lot Size 8,000 s.f.)	8,000 s.f. (Maximum Village Lot Size 19,999 s.f.)	20,000 s.f.	6,000 s.f.	40% maximum footprint within buildable area	Dimensions, setbacks, etc are to be approved by Commission on a case by case basis. In no case shall an accessory structure exceed a 3:1 ratio of main structure to accessory use.
Minimum Lot Width	50 l.f. at front of building pad	65 l.f. at front of building pad	100 l.f at front of building pad	80 l.f. at front of building pad	40% maximum footprint within buildable area	Dimensions, setbacks, etc are to be approved by Commission on a case by case basis. In no case shall an accessory structure exceed a 3:1 ratio of main structure to accessory use.
Minimum Unit Size (per unit): Single-Story Multi-Story	850 s.f. 1,450 s.f	950 s.f. 1,600 s.f	1,200 s.f. 1,800 s.f	850 s.f. 1,200 s.f.	800 s.f. 1,100 s.f.	None
Minimum Yard Setbacks						
Front Yard	20 feet from front r-o-w	30 feet from front r-o-w	30 feet from front r-o-w	20 feet from top	20 feet from building to property line, and 5 feet	Setbacks to be approved by the Commission in no Case shall the

				back of curb	minimum setback within building pad to each unit.	accessory structure be close than 8 feet to a property line.
Side Yard	16 feet total with no less than 6 feet on one side	20 feet total with no less than 10 feet on one side	24 feet total with no less than 10 feet on one side	16 feet total with no less than 6 feet on one side	24 feet between buildings, 0 feet setbacks between units (units shall be attached).	Setbacks to be approved by the Commission in no Case shall the accessory structure be close than 8 feet to a property line.
Rear Yard	15 feet	20 feet	30 feet	15 feet	25 feet from building to property line and 5 feet minimum setback within building pad to each unit.	Setbacks to be approved by the Commission in no Case shall the accessory structure be close than 8 feet to a property line.
Corner Lots	20 feet total with no less than 14 feet for side yard fronting a street and 6 feet on other side.	25 feet total with no less than 15 feet for side yard fronting a street and 10 feet on other side.	30 feet total with no less than 20 feet for side yard fronting a street and 10 feet on other side.	25 feet total with no less than 15 feet for side yard fronting a street and 10 feet on other side.	N/A	Setbacks to be approved by the Commission in no Case shall the accessory structure be close than 8 feet to a property line.
Height	Height is measured as the vertical distance from any roof or roof element to Finished Grade, measured parallel to the ground.					
Maximum	28 feet, or 33 feet to peak of pitched roof.	28 feet, or 33 feet to peak of pitched roof.	28 feet, or 33 feet to peak of pitched roof.	28 feet, or 33 feet to peak of pitched roof.	28 feet, or 35 feet to peak of pitched roof.	Shall not exceed 18 feet.

Garages and Parking	Minimum (2) car attached garage required	Minimum (2) car attached garage required and (2) parking spaces on parking pad/driveway	Minimum (2) car attached garage required per unit	N/A
Garages and Parking	In order for parking to wholly occur within the parking pad or driveway area as required (no vehicle overhang on sidewalks or roads), minimum setbacks may have to increase. In addition, any garage door facing the street shall have a minimum 20 foot setback from that portion of the building to the front r-o-w.			
Supplemental Requirements	Subdivisions are encouraged to provide a variation in setbacks, especially front setbacks, from unit to unit next to one another. Variety in the position of the garage door (i.e. front facing, side facing, and rear facing) shall be considered.	Subdivisions are encouraged to provide a variation in setbacks, especially front setbacks, from building to building adjacent to one another.	-	
Definitions	The buildable area is the portion of land located within the property boundary setbacks. The building pad is the portion of land located within the buildable area setbacks.			

18.61.050 Planned Community Zone Process

A. Property can be annexed into the City as the PC Zone or rezoned to the PC Zone.
B. The application for Planned Community Zone Master Plan (Section 18.61.060) may be submitted in conjunction with the Annexation Application Package or the Rezone Package, or after an Annexation or Rezone is approved.
C. Planned Community Master Plans shall encompass annexed or rezoned areas within the designated PC Zone. In the case of multiple master plans for one annexation or rezone area, each parcel shall submit a master plan per Section 18.61.060.
D. The applicant may be required to provide other information required by the Planning Director or Planning Commission as necessary to evaluate the proposed application.
E. Please see Appendix A for process chart.

18.61.060 Planned Community Submittal Application Track

Submittal Requirements. The following information shall be submitted to the Planning Director, along with the appropriate fees, 28 (twenty-eight) days prior to the noticed Planning Commission public meeting.

A. Annexation Application (See the Heber City Annexation Policy Plan) or the Rezone Application and General Plan Amendment (See the Heber City Code Title 18).
B. Master Plan Package – including the following:

    1. Vicinity Map

2. Master Plan – showing entire project concept, densities, land uses, trails, open space, circulation and roads, and other site improvements and development concepts.
3. Phasing Plan – master plan indicating phasing of entire project, with estimated timeframes for development and a chart showing number of units and amenities per phase.
4. Landscape Concept Plan – plan view of features such as: main entry, pocket parks, golf course, neighborhood entry and/or others.
5. Environmental Features Map – showing approximate location of potential wetlands (Army Corps approved delineation preferred); ponds, lakes, streams, canals or other bodies of water; slopes over 30%; potential geological hazards; fault lines; wildlife habitat; and stands of significant vegetation.
6. Proposed Utility Plan – showing utilities available (if any) and proposed easement for new utility services or relocated utility services, and other proposed features such as systems of drainage, sewage and water supply.
7. Proposed Streets – street widths and cross-sections.
8. Architectural Design Guidelines

C. As applicable, a brief written statement from each of the following affected entities indicating the availability of current services, as well as the conditions and the impact of the development on such services:
   1. School District(s),
   2. Water Service District(s),
   3. Sewer Service District(s),
   4. Waste Removal and Disposal Service Provider(s),
   5. Water Canal Companies
   6. Fire Department,
   7. Sheriff,
   8. EMT Response/Protection Service Provider(s) and,
   9. Storm Water Management and Control Agency.

D. A Title Report for the property under the Master Plan provided by a Title Company and dated within 30 days of the date of Annexation Plan Submittal;

E. Planned Community Development Agreement – shall, at the minimum, include the following:
   1. A legal description of the land;
   2. A description of proposed density and uses for the project;
   3. A copy of the Master Plan package;
   4. A description of all Developer exactions or agreed upon public and private dedications and commitments;
   5. The Developer's Agreement to pay specified service provider fees;
   6. The form of ownership anticipated for the project Property Owners Association and how the property will be maintained and used;
   7. Other specific requirements, rights, and peculiarities pertinent to the project;

F. Affordable Housing Plan.

Approval of Master Plan. The following is the submittal procedure for the Planned Community Master Plan.

A. After receiving the applicant's submittal, the Planning Director will review the submittal and determine if the required information provided is complete. The Planning Director will make a

recommendation on the proposed plan to the Planning Commission and schedule the submittal for review on the Planning Commission's next available agenda.
If the Planning Director feels the applicant's submittal is incomplete, the applicant has 45 days to submit the additional information requested to the Planning Director to continue the approval process.

B. The Planning Commission will review the submittal and will make recommendations.
C. Following recommendations by the Commission on such submittal, the City Council will review the submittal and will approve, approve with conditions or deny the Master Plan.

For Annexations:

1. Approval shall grant the property, when filed concurrently with a Master Plan, an equivalent unit density, use, and general configuration and annexation into the City as PC zoned property. Alternatively, approval grants the property, when a Master Plan is filed separately, an equivalent unit density, use, and general configuration.
2. Approval With Conditions grants the property, when filed concurrently with a Master Plan, an equivalent unit density, use, and general configuration and annexation into the City as PC zoned property and requires the applicant to meet the conditions of the Council. Alternatively, approval with conditions grants the property, when a Master Plan is filed separately, an equivalent unit density, use, and general configuration and requires the applicant to meet the conditions of the Council.
3. Denial of the Annexation Plan means the applicant cannot proceed with the process for signature of the Planned Community Development Agreement by the City Council and must either 1) resubmit a revised Master Plan Submittal and begin the process with the Planning Commission again, 2) appeal the decision to the appropriate Court of Law, or 3) elect to not pursue a Master Plan any further.

For Rezones:

4. Approval grants the property when filed concurrently with a Master Plan, an equivalent unit density, use, and general configuration and to be rezoned to the PC Zone. Alternatively, approval grants the property, when a Master Plan is filed separately, an equivalent unit density, use, and general configuration.
5. Approval With Conditions grants the property, when filed concurrently with a Master Plan, an equivalent unit density, use, and general configuration and to be rezoned as PC zoned property and requires the applicant to meet the conditions of the Council. Alternatively, approval with conditions grants the property, when a Master Plan is filed separately, an equivalent unit density, use, and general configuration and requires the applicant to meet the conditions of the Council.
6. Denial of the Rezone Submittal means the applicant cannot proceed with the process for signature of the Planned Community Development Agreement by the City Council and must either

    a) resubmit a revised Master Plan Submittal and begin the process with the Planning Commission again,
    b) appeal the decision to the appropriate Court of Law, or
    c) elect to not pursue a Rezone any further.

D. Mayor and the Applicant(s) shall sign the Planned Community Development Agreement as presented or as amended by the City Council. The Development Agreement shall be filed for recording with the City Recorder's office at the Applicants' expense.
E. Once a Planned Community Development Agreement is signed by the City Council and the Applicant, the project has received Master Plan approval. Only an approved Master Plan allows an Applicant to proceed with submittal of a Subdivision application. Master Plan approval is valid for two years from the date of approval. If after two years from the date of approval, a subdivision application has not been filed with the City, the Master Plan is null and void. An extension may be requested by an Applicant and reviewed and approved by the City Council. Extension approvals shall go through SECTION 18.61.060, for Master Plan approval again (annexation and rezone remain valid and do not need to be resubmitted).

18.61.070 Subdivision Of Master Planned Land

An approved Master Plan may be subdivided or re-subdivided at any time, subject to Title 17, Heber City Subdivision Ordinance for subdivision process and regulations. However, any such subdivision for a PC Zone shall be approved per the PC Zone requirements through SECTION 18.61.060 prior to submittal of a subdivision application.

A. Required Procedures for Subdivision Application and Approval.
    1. Developer is not required to submit a Concept Plan and may opt to begin the process with the submittal of a Preliminary Plan.
B. Required Plans for Subdivision Application. Plans required for subdivisions application, review and approval are the same as those described in Chapter 17.20, Section 17.20.020 Preliminary Plans and 17.20.030 Final Construction-Plans & Final Plat of Heber City Code (as revised). Additionally, the following information is required:
    1. Copy of Signed Development Agreement;
    2. Location and acreage of open space and how that meets the open space requirements of the approved Master Plan;
    3. If the applicant plans a phased development of the area contained in the subdivision, the respective areas of development shall be shown on the plan as to the area and priority of development.
    4. Ownership

        a) The name and address of the owner or owners, the name and address of the developer if other than the owner, the name of the land surveyors, author of the title report, and the citation of last instrument conveying title to each parcel of property involved in the proposed development.
        b) Citation of any existing legal rights-of-way or easements affecting the property.
        c) Existing covenants on the property, if any.

    5. A copy of the project's draft CC&R's.
    6. A copy of the declaration and by-laws of the development pursuant to the Utah Condominium Ownership Act (if applicable).
    7. Any special agreements, conveyances, easements, restrictions, conditions, which will govern the use, maintenance, and continued protection of the development and any of its common areas, open space and facilities.
    8. Curb, Gutter and Sidewalks. Curb, gutter and sidewalks are required as per this zone. (see Section 18.61.090).

18.61.080 Planned Community Zone Minimum Roadway Standards

Any roadway minimum design standards shall be determined, established and made a part of the Master Plan for Planned Communities.

A. Names. New street names shall not duplicate those names already existing. A street obviously a continuation of another already in existence shall bear the same name. All streets shall be named. All street designations shall be approved by the Planning Commission. Names shall be signed and said signing shall be discernable from the street.
B. Dedications. Streets located within the PC Zone shall be public unless approved by the City Council for private use.
C. Bridges and Culverts. All bridges and culverts shall be constructed to support gross vehicle weight of twenty-six thousand pounds.
D. Relations to Adjoining Street System. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas for their proper protection (where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless variations are deemed necessary by the Planning Commission. Where the Planning Commission determines that it is desirable to provide for street access to adjoining property in order to provide an orderly development of a street system, proposed streets shall be extended by dedication and construction to the boundary of such property.

18.61.090 Open Space

A. Functional and aesthetic open space (including buffer zones) are essential parts of the PC Zone.
B. A minimum of 40% open space, including the type of open space, proposed locations, and acres shall be identified and required on the Master Plan.
C. Each Development Plan shall identify the type of open space, location, and acres. The amount of open space per Development Plan shall be equal to the amount of open space required in the Master Plan.
D. Participants in the approval processes shall identify what is to be considered as open space by using the following parameters as a guide:

    1. Waterways, water bodies, man-made water features, wetlands, steep slopes, and other areas to remain undeveloped may be included in the calculation for the open space requirement.
    2. Active, non-hard surface recreation areas, such as golf, skiing, hiking, and biking trails may be included in the calculation for the open space requirement.
    3. Common park areas with passive (landscaping, lawn areas, picnic, and bench areas) and active areas (soccer fields, baseball diamonds, tennis courts, fishing ponds, playgrounds, park gazebos) may be included in the calculation for the open space requirement, provided they are used for scenic, landscaping or recreation purposes and they are located on land which is accessible and available to all occupants of dwelling units for whose use the common park area is intended.
    4. Buffer zones along the property boundaries may be included in the calculation for the open space requirement.
    5. Natural, unimproved or non-landscaped areas with passive uses contiguous to other open space may be included in the calculation for the open space requirement.

6. Parking lots, parking area landscaping buffers, paved roads, service roads, private yards, buildings or structures, required setbacks for buildings or structures, and all subdivided parcels less than one (1) acre shall not be included in the calculation for the open space requirement.
7. In the event that the City requires a deeded right of way to accommodate infrastructure improvements that were not originally anticipated by the Master Plan, the City may reduce the overall open space requirement. However, such a reduction in open space shall not exceed the area or property required to accommodate the infrastructure.
8.
    a) The Planning Commission and City Council may consider reducing the minimum requirement for open space which is 40% of the total project area, down to 30%, provided that certain property is developed to provide amenities or facilities, as follows:
        1. landscaped boulevards;
        2. active and passive open space and trail systems that are open to the general public and provide pedestrian connectivity to other developments or public facilities that are open and available to the general public;
        3. enhancements that improve the land beyond just unimproved acreage;
        4. such as landscaped gateway parks, historic monuments or designations;
        5. trail heads and trails;
        6. water features and park like features.
    b) For every acre or portion thereof, of enhanced or improved open space pursuant to the above criteria, the developer may be given credit for two acres of open space toward the 40% requirement. Such credit shall restore the 40% open space requirement mandated by the P.C. Zone.
    c) In no event shall any open space requirement be less than 30% of the total project area.

E. The following factors shall be considered when determining the responsibility for the preservation, maintenance and ownership of open space within the development, consistent with the rights and responsibilities delineated in the development agreement.
    1. Compliance with the provisions of the Condominium Ownership Act, Title 57, Chapter 8, Utah Code Annotated, as amended, which provides for the payment of common expenses for the upkeep of the common area and facilities;
    2. The developer may retain ownership and responsibility for maintenance of the designated open space, but then shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the Master Planned development;
    3. The Property Owners Association may retain ownership and responsibility for maintenance of the designated open space, but then shall commit to such responsibility through written agreement with all parties who subsequently acquire ownership of property within the Master Planned development;
    4. The open space may be deeded in perpetuity or preserved as a conservation easement as open space to a land trust organization.

    A minimum of 30% of the total open space provided shall be “public” and deeded as

open space on the recorded plat or protected in perpetuity through a conservation easement or other mechanism.

F. Changes in the project's dedication of open space may only be implemented through a Master Plan Amendment process.

18.72 Off-Street Parking And Loading

18.72.010 Purpose Of Provisions

The following regulations are established to:

A. Increase safety and lessen congestion in the public streets;

B. To provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the on-street storage of vehicles.

18.72.020 Parking Space Requirements -- Computation

For the purpose of computing off-street parking spaces which are required by this title, the following rules shall apply:

A. "Floor area" means gross floor area, unless otherwise specified for a particular use; net floor area means the area of a building excluding the width of exterior walls, stairwells, elevators, hallways, closets, restrooms and storage areas.

B. In stadiums, sports arenas, churches and other places of assembly in which benches or pews are used in place of seats, each eighteen inches of length of such benches or pews shall be counted as one seat.

18.72.030 Parking Space Requirements -- Designated

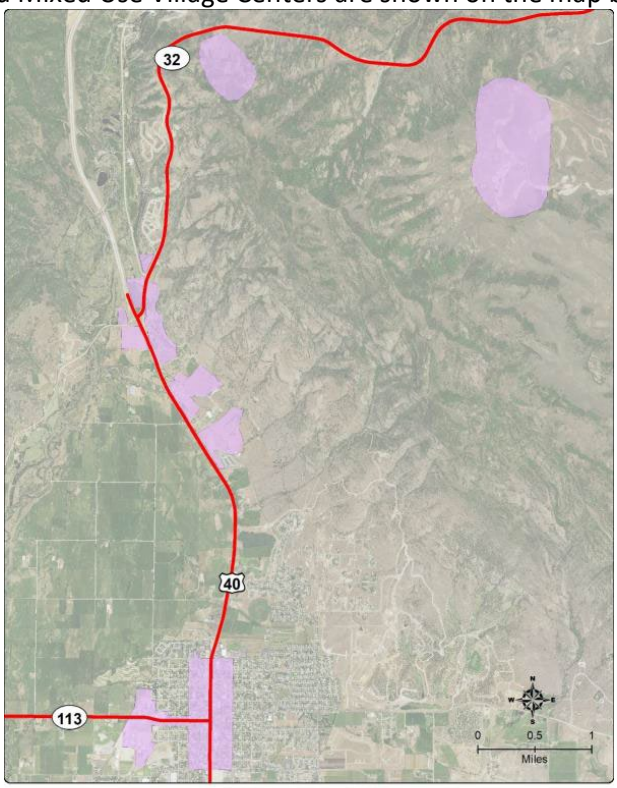
A. The following required off-street parking spaces for the particular use are minimum requirements:

1. Auditoriums, sports arenas and places of assembly shall have one parking space per two people;
2. Banks, professional offices, retail stores, personal service shops, medical clinics and other business buildings not specifically mentioned elsewhere in this section shall have four parking stalls per 1,000 square feet of net floor area;
3. Boardinghouses shall have one parking space for each one hundred square feet of floor space devoted to bedrooms or one space for each two persons domiciled in the premises, whichever is greater;
4. Bowling Alleys shall have four (4) parking stalls per lane.
5. Churches shall have one parking space per three seating spaces in the main assembly room;
6. Commercial recreational uses shall have one parking space per two patrons, based on the design capacity of the facility;
7. Convalescent, nursing and other institutions shall have one visitor parking space per three patient beds, plus one parking space for each employee at work in the home during daylight hours;
8. Day Care facilities shall have one (1) parking space for each employee plus one (1) loading/unloading space for every 20 people, or portion thereof enrolled. Loading space requirement may be eliminated if there is a circular drive-way.
9. Drive-ins (retail) shall have at least twelve off-street parking spaces or sufficient off-street parking spaces to accommodate all patrons or customers, whichever is greater. No patron or customer may be served in automobiles which are parked on public streets;

10. Government buildings shall provide at least three (3) parking stalls per 1,000 square feet of floor area;
11. Grocery stores shall have at least 1 parking stall per 300 square feet of net floor area;
12. Hospitals shall have one visitor parking space per two patient beds, plus one parking space for each employee at work in the hospital during daylight hours;
13. Hotels and motels shall have one parking space per room or suite, plus one parking space for each employee at work on the premises during daylight hours;
14. Industrial, manufacturing and wholesale establishments shall have one parking space per two employees based. on the largest shift;
15. Mortuaries or funeral parlors shall have thirty parking spaces or one space for each twenty-five square feet of floor space in all assembly rooms, whichever is greater;
16. Parks shall have parking as follows:
    a. As each park is designed, an evaluation of parking demand based on size, functions and features of the park, available on street parking within two blocks, and opportunities for shared parking with adjacent uses and such uses within two blocks, is to be completed by the park designers and coordinated with City staff. When considering complex parks with many functions, it is anticipated that on-site parking will not meet the entire demand of the combined functions for peak time periods. In parks with more than three functions, an overall reduction of 30% of the additive parking demands for each function is recommended. As the park is designed, any parking recommendations shall supersede the recommendations in number D. below.
    b. Local parks smaller than 2 acres shall be considered “walkable” parks and are not required to have parking, however, on-street parking for 8 vehicles shall be available within two blocks.
    c. Park parking shall be reviewed by the Parks Department using their experience with existing parks and may recommend different parking standards. d. Parking demand shall be evaluated by function using the general recommended standards:
        1) Pavilion – 1/5 of seating capacity
        2) Play Structure – based on an estimate of use/capacity, 1 space for every 5 users
        3) Picnic Area - one space for every two tables
        4) Baseball/Softball Field – 10 per diamond
        5) Passive Lawn area – 3 per acre
        6) Multi-sport field (soccer lacrosse, rugby, etc.) – 12 per field
        7) Tennis/pickle ball courts - 2 per court
        8) Outdoor Basketball/sport court – 2 per court
        9) Recreation/Community Center – based on seating, interior functions, and square footage
        10) Trail Head – five spaces
        11) Amphitheater – based on 1/4 of seating capacity
        12) Dog park – 4 per acre
17. Private clubs and lodge halls shall have one parking space per two persons based on the design capacity of the facility;
18. Residential structures, not including boardinghouses and rooming houses shall have parking spaces per dwelling units as follows:
    a. One-family dwellings, including townhomes, detached single family dwellings and semi-detached single family dwellings and mobile homes, two spaces per dwelling unit;
    b. Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. As a means of encouraging the occupants of

multiple dwellings to use the required off-street parking space in preference to on-street parking space, entrances to buildings containing multiple dwellings shall be provided in locations that are as direct and convenient to the required off-street parking spaces as are the fronting streets;

19. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of net floor area;
20. Theaters shall have one parking space per four seats;
21. Uses Not Mentioned. The required off-street parking for any building, structure or use of land of a type not listed in this section shall be determined by the board of adjustment. The board of adjustment shall be guided by comparison with the requirements for similar uses which are listed;
22. Designated Mixed Use Village Center Parking Requirements.
    a. Designated Mixed Use Village Centers are shown on the map below.



Designated Mixed Use Village Centers
Draft: 02/25/21

    b. Designated Mixed Use Village Center Parking requirements for retail, office, restaurant and government uses is 3 parking stalls per 1,000 square feet.
    c. Designated Mixed Use Village Center Parking requirements for multi-family residential units (condominiums and apartments) is as follows:

Unit Type	**Parking Space Requirements**	**Notes**
Studio Units	1.0 space per unit	25% of Parking stalls may be compact spaces

One Bedroom Units	1.25 spaces per unit	
Two Bedroom Units	1.5 spaces per unit	
Three Bedroom Units	2.0 spaces per unit	
Four Bedroom Units	2.0 spaces per unit	
Guest/visitor Parking	0.25 spaces per unit	

d. When there is insufficient area to provide the required number of off-street parking stalls for a property within a Mixed Use Village Center, the property owner may pay a fee-in-lieu to the Parking Authority in an amount equivalent to the value of the required parking stalls when approved by the City Council.

23. One-half (1/2) of available angled on-street parking along a parcel's frontage may be counted towards the requirements for meeting the off-street parking requirements for uses within a designated Mixed Use Village Center.
24. Street improvements shall include angled parking for those streets identified as having angled parking on the City's Master Plan or Zoning Ordinance;

B. Shared Parking. In determining the total requirements for shared parking facilities, the Planning Director or designee shall use the Shared Parking Table below, according to the following guidelines:

1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements above).
2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
5. If a new use is proposed for a building or portion of a building, the shared parking analysis shall be re-evaluated and additional parking provided, if shown as necessary.

C. For uses not listed in Table 18.72 (1), the Planning Director shall determine the required parking for the six time periods.

Shared Parking Table

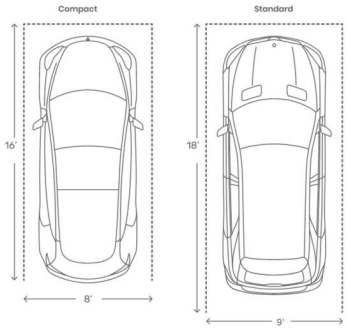
General Land Use Category	Weekdays			Weekends		
	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.	12:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—12:00 a.m.
Office & Craftsman Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

D. Parking Lot Landscaping: For every third parking aisle, one (1) raised six (6) foot wide landscaped parking island with trees, bounded with slotted high back curb with defined openings to allow for runoff shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands of at least eight (8) foot width and planted with trees shall be constructed at the ends of the rows of parking spaces at locations where circulation drives intersect, and for every 20 parking spaces. Parking lots shall be bounded with a high back curb that includes openings for stormwater runoff. Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a slotted high back curb or a five foot (5') raised sidewalk.

E. Street and Parking Lot Lighting: Parking lot lighting shall be mounted on black poles, and be dark sky compliant. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting attached to the building. In no case shall the poles exceed 16 feet in height. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares and shall be downward directed and fully shielded.

F. Parking Stall Size. Each off-street parking space shall be at least 9 feet by 18 feet for diagonal or ninety-degree spaces, or 8 feet by 23 feet for parallel spaces, exclusive of access drives or aisles. Compact parking stalls shall be a minimum of 8 feet by 16 feet for diagonal or ninety-degree spaces, or 8 feet by 21 feet for parallel spaces, exclusive of access drives or aisles. Parking stalls adjacent to a column or wall must have an additional 2 feet of width to accommodate ingress/egress from the vehicle. Access to parking spaces shall be from private roadways and not from public streets. The Planning Director or designee may consider modifications to stall width and length requirements for up to 15% of the stall dimensions.

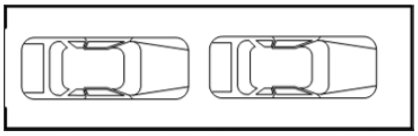
1. Standard and Compact Parking Stalls



G. Parking Lot Locations and buffering from the street. Parking lots shall be separated from the right-of-way property line with a minimum width 6' landscaped area, unless the zoning ordinance requires a larger separation elsewhere. Such landscaping shall include trees and shrubs to minimize the visual impact of the vehicles. Such areas shall accommodate stormwater, but without a depression greater than 1 foot.

H. Snow Storage. Sufficient area shall be provided adjacent to uncovered parking lots for snow storage as recommended by the design engineer.

I. Tandem Parking. Tandem parking stall placement is not permitted for required parking stalls. Example of Tandem Parking shown in diagram below.



J. Garage Door Setback. Garage doors facing a public right of way shall be setback at least 22 feet from a public right of way property line, unless a larger setback is required elsewhere in the zoning ordinance.

18.72.040 Parking Space Requirements -- Location And Control

A. The off-street parking facilities required by this chapter shall be located on the same lot or parcel of land as the use they are intended to serve, except within designated Mixed Use Village Centers when approved by the Planning Commission, or where a Parking Authority has a policy providing off-street parking for an area. Any required parking stalls provided off-site shall be located within ¼ mile of the property they are intended to serve.

B. Individual stalls shall not be directly accessed from the street, unless approved by the Planning Commission when it can be shown that such allowance:

1. Results in a decrease in the overall hard surface area;
2. Makes more efficient use of the right of way and private land;
3. Protects a landscaped area;
4. Provides at least the number of parking stalls required by this parking ordinance;
5. Results in a safe traffic movement as determined by the City Engineer; and
6. Is not located along an Arterial or Collector Street as designated on the City's Master Transportation Plan.

18.72.050 Parking Space Requirements -- Combined Parking Area

The required off-street parking and loading facilities may be provided collectively for two or more buildings or uses, provided that the total number of parking spaces shall generally be the sum of the requirements for each of the individual uses, unless modified by the shared parking table above.

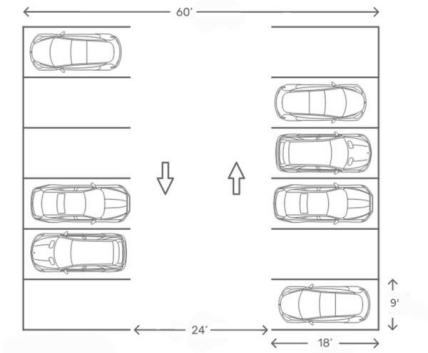
18.72.060 Parking Space Requirements -- Mixed Uses

In the event that two or more uses occupy the same zoning lot or parcel, if land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately, but shall use the shared parking table above for a final calculation.

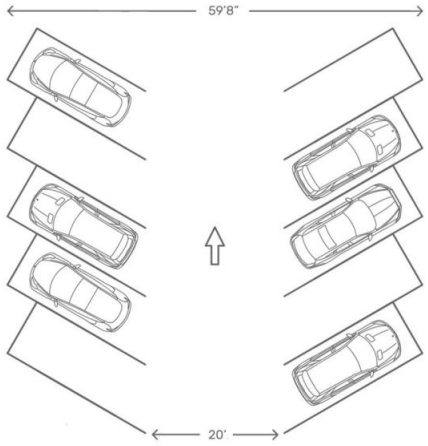
18.72.070 Access To Parking Facilities

Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended use. Driveways shall be dimensioned at minimum as shown below.

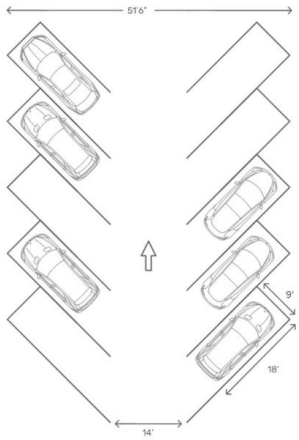
A. 90 degree double loaded driveway.



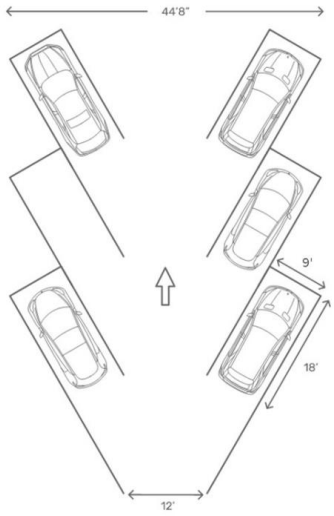
B. 60 degree parking spaces



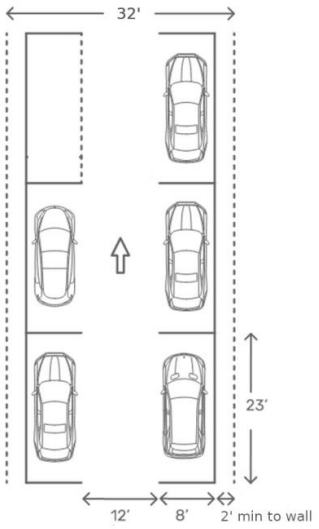
C. 45 degree parking spaces



D. 30 degree parking spaces



E. Parallel parking spaces



18.72.080 Circulation Within Parking Areas And Between Parking Areas

A. Circulation within a parking area shall comply with the following requirements:

1. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.
2. Directional signs shall be required to differentiate between entrance and exit access points to the street.

B. Circulation between separate parking lots on adjacent parcels, shall comply with the following:

1. Vehicular access between separate parking lots is required to provide the ability for patrons to park only once for multiple tasks.
2. Pedestrian accommodation between separate parking lots is required.
3. Adjoining property owners with shared parking lots shall have parking agreements addressing rules and maintenance of the parking lot area, lighting and striping.

18.72.090 Location Restricted

Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. Off- street parking space which is required in connection with a use shall be construed to be part of that use and shall not be located within a zone unless expressly permitted therein.

18.72.100 Reserved

18.72.110 Continuing Obligation To Provide Spaces

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle loading facilities continues. It is unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking and loading facilities without providing other vehicle parking or loading area which meet the requirements of this chapter.

18.72.120 Plot Plan Approval Required

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off-street parking space, a plot plan shall be submitted showing the location and layout of such required space along with access aisles, roadways, lighting, conceptual stormwater retention, snow storage areas, curbs and curb cuts. The zoning administrator shall

disapprove such plans if the required spaces are not usable for standard-sized automobiles or do not comply with the requirements for off-street parking as set forth in this chapter.

18.72.130 Reserved

18.72.140 Loading Space Requirements

For every building having a gross floor area of five thousand square feet or more to which goods, material, merchandise or supplies are received or distributed by vehicle, there shall be provided at least one off-street loading space. One additional loading space shall also be provided for each additional twenty thousand square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater. Each required off-street loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in height.

18.76 Landscaping

18.76.010 Purpose Of Provisions

The purpose of the landscaping requirements in this chapter shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant community. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.

18.76.020 Scope Of Requirements

Where landscaping is required, such landscaping shall comply with the requirements set forth in this chapter. Where there may be contradicting landscaping provisions between this chapter and other sections of code, the greater requirement shall apply.

18.76.030 Landscape Standards

A. General

1. Zeroscaping is prohibited in all zones.
2. Xeriscaping is permitted in all zones.
3. Natural vegetation are permitted for open space areas when specified by zone.
4. Vegetation coverage is measured by the area of the plant at full seasonal coverage. Trees may account for up to 80 square feet per tree.

B. Non-Residential and Multi-Family Residential Standards.

1. A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
2. A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
3. Community Gardens may be counted toward a landscaping and/or open space requirement for Multi-Family Residential developments.
4. Automated irrigation systems are required.
5. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy. For phased developments, the landscaping within each phase shall be completed with the phase.
    a. A landscaping bond may be used during non-growing seasons, as determined by the Planning Director or designee. Bonds shall cover 110% of the costs of the bond estimate included in the bond agreement.

C. Single Family Residential Standards.

1. In any residential or residential-agricultural zone, all portions of the required front and side yards adjacent a street that are not covered by permitted structures, driveways or pedestrian paths shall be landscaped.
2. Required landscaping shall be installed within 24 months of the date of receiving an occupancy permit for the property.
3. A minimum of 10% of the front and street side yards shall be covered with planted vegetation.

18.76.040 Maintenance

Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing lawns, weeding, removal of litter, fertilizing, replacement of dead plants and the regular watering of all plantings.

18.76.050 Screening Requirements

Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four to six feet.

18.76.060 Plot Plan Required

Where landscaping is required for multi-family residential and non-residential developments in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the zoning administrator. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping providing all proposed landscaping is detailed adequately on said plot plan. The zoning administrator may disapprove such plans if he determines that they are not consistent with the requirements and purposes of this chapter. All plot plans shall be prepared by a licensed landscape architect.

18.76.070 Nonconforming Properties

Any use of property, which, on the effective date of the ordinance codified in this title, is nonconforming only as to the regulations relating to landscaping may be continued in the same manner as if the landscaping were conforming.

18.76.080 Street Tree Planting Requirement

In all zones and locations within Heber City, street trees shall be planted by property owners within the adjoining right-of-way or planter strip, or on private property in the front yard if no planter strips exist, as part of the required landscaping. Street trees shall be planted and spaced in accordance with Chapter 12.20 of Heber city Municipal Code.

18.76.090 Right Of Way Landscaping

Property owners are responsible for maintaining the landscaping within the adjoining right-of-way and/or planter strips in accordance with Chapter 12.20 of Heber City Municipal Code.

18.76.100 Parking In Landscaped Areas

Parking is prohibited upon any required landscaping or any area that is landscaped.

18.78 Lighting

18.78.010 Purpose Of Provisions

The purpose of the lighting requirements in this chapter shall be to preserve the night sky and to mitigate the impact of lighting from Multi-family, Commercial, Industrial, and other Non-Residential developments on surrounding residential neighborhoods.

18.78.020 Definitions

A. Airport Lighting. Airport Lighting shall mean any and all lighting fixtures within the boundary of the Heber City Municipal Airport.

B. Direct Light. Direct Light is light that is being spread, un-interrupted, from the lighting element of the lighting fixture. Direct Light typically results in the visibility of the lighting element from areas being lit by Direct Light.

C. Full Cut-Off. Full Cut-Off shall mean that the lighting element is recessed within the lighting fixture and no light shall trespass above a 90-degree angle from the fixture, perpendicular to the ground.

D. Holiday Lighting. Holiday Lighting shall mean any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Cultural, or Religious Holiday.

E. Lighting Element. Lighting Element shall mean the portion or piece of a fixture that is emitting light. This may include, but are not limited to, LEDs panels and/or bulbs.

F. Net Acres. Net Acres shall mean the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.

G. Reflected Light. Reflected Light is ambient light that results from the reflection of direct light off the urban environment.

H. Shoebox Fixtures. Shoebox Fixtures shall mean a square or rectangular box shaped lighting fixture on top of a pole.

18.78.030 Non-Conforming Light

All lighting existing prior to the adoption of this section are considered Non-Conforming and are allowed to remain in their current state. Non-Conforming lights shall be brought into compliance with this section with the redevelopment or expansion of the site or change of use.

18.78.040 Lighting Standards

A. Non-Residential and Multi-Family Residential Standards

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
2. Height – All fixtures shall be mounted no higher than 16 feet.
3. Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site.
4. LED Required – All fixtures shall be LED.
5. Shoebox fixtures are prohibited. All poles and fixtures shall be of a decorative design.
6. All lighting fixtures shall be 3000 K or less in color.
7. In no case shall the total lumens for a single site exceed 100,000 lumens per net acre.
8. All non-residential exterior lighting shall be shut off during non-business hours.
    a. Some lights may be dimmed when connected to an automated dimmer as determined on a case by case basis by the Planning Commission when:
        i. The lighting is essential to the security of the site.
        ii. The site offers services outside of employed business hours.
    b. Dimmed lights must be dimmed by a minimum of 50%. This may be accomplished by dimming all lights by 50% or by a combination of dimmed and shut off lights. In no case can any lights be running at 100% output.

c. Motion sensor security lights may operate during non-business hours.

9. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.

B. Single Family Residential Standards. The following provisions shall be applicable to all residential developments and buildings approved after the date of adoption of this ordinance.

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
2. Height – All fixtures shall be mounted no higher than 16 feet.
3. LED Required – All fixtures shall be LED.
4. All lighting fixtures shall be 3000 K or less in color.
5. Home Owners Associations (HOA's) in new residential subdivisions shall include dark sky compliant regulations in their Covenants Conditions and Regulations (CC&R's).

C. Exemptions

1. Airport Lighting: Lighting at the Heber City Municipal Airport.

2. Flags: The up lighting of National, State, or Local Government flags, by any party, shall be exempt. Flags should be taken down at night to avoid the need for lighting.

3. Holiday Lighting: Holiday lighting shall be exempt.

18.78.050 Lighting Plan Required

Lighting Plans are required for all Non-Residential and Multi-Family Residential Developments and shall be submitted as part of the Site Plan.

A. Lighting plans shall include the following:

1. Detail for lighting fixtures. Including:

a. Fixture type
b. Fixture dimensions.
c. Fixture color.
d. Lighting element type.
e. Lighting element wattage.
f. Lighting color temperature in Kelvin units.
g. Fixture Lumens output

2. Photometric plan of site.

3. Fixture locations. Including:

a. Exterior building lighting.
b. Site lighting.
c. Right of way lighting.

B. Continuing obligation to comply with standards. Once new lighting is installed, the owner has the continuing obligation to ensure existing and new lighting fixtures comply with city lighting standards.

18.78.060 Right Of Way Lighting

All lighting within the public right of way shall be consistent with the current Engineering Standards and Specifications.

18.78.070 Conflicting Provisions

In any instance where the provisions of this section conflict with the provisions of another section, the stricter of the two provisions shall apply.

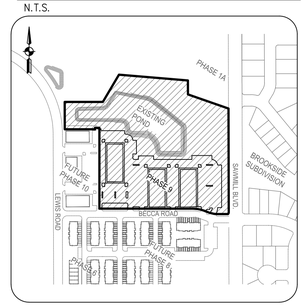
LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- SWALE FLOWLINE
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 8" SD STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- 6" FIRE FIRE SERVICE CONNECTION
- 2" WTR WATER LATERAL
- CO SEWER LATERAL W/ CLEANOUT
- IR IRRIGATION LATERAL W/ METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA
- EXISTING ASPHALT/CONCRETE
- S SEWER MANHOLE, SEE SHEET D-3
- CO SEWER CLEANOUT, SEE SHEET D-3
- FH FIRE HYDRANT, SEE SHEET D-2
- STORM DRAIN BOX, SEE SHEET D-4 (SEE PROFILE FOR SIZE)
- CDS2 CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
- IR IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT

DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
BUILDING AREA	1.73 AC
COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.72 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG
NUNBER OF PUBLIC PARKING STALLS	74 STALLS
NUMBER OF 36-PLEX BUILDINGS	3 BUILDINGS
DENSITY	8.98 RESIDENTIAL UNITS/AC

CALL BEFORE YOU DIG
BLUE STAKES
1-800-662-4111

KEY PLAN
N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE SITE PLAN

PROJECT C18-030

SHEET C-2.1

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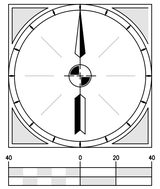

1 INCH = 40 FT
(SCALE IN FEET)

PROJECT DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
BUILDING AREA	1.73 AC
COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.87 AC
PROJECT USE	RESIDENTIAL
ZONE	PMCU
NUMBER OF 18-PLEX BUILDINGS	6 BUILDINGS
DENSITY	8.98 RESIDENTIAL UNITS/AC
NUMBER OF PUBLIC PARKING STALLS	386 STALLS
HANDICAP PARKING STALLS	8 STALLS

NOTES:

- DUE TO AVAILABILITY, SUBSTITUTIONS FOR TREES AND SHRUBS OF SIMILAR SIZE AND APPEARANCE FROM THE CITY'S APPROVED PLANT LIST MAY BE USED AT TIME OF PLANTING.

- ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM.

- INSTALL 4" SLEEVES UNDER SIDEWALK AS REQUIRED.

- AMEND TOPSOIL IN PUBLIC R.O.W. IF REQUIRED TO AVOID PLANTING GRASS ON ROCK.

- A MAXIMUM OF 10% OF THE TOTAL LANDSCAPE AREA MAY BE LEFT UNVEGETATED AND COVERED WITH ROCK MULCH. A MINIMUM OF 40% OF LANDSCAPED AREAS ARE TO BE COVERED WITH PLANTED VEGETATION. ALL PLANTERS TO BE COVERED BY LIVE PLANT MATERIAL WITHIN 5 YEARS OF PROJECT COMPLETION

- A MINIMUM OF 20% OF LANDSCAPED AREAS SHALL BE PLANTER BEDS.

- PLANT QUANTITIES AND COVERAGE ARE TO MEET CODE REQUIREMENTS.

SYMBOL	PLANT NAME	SIZE	QUANTITY
	FRAXINUS AMERICANA 'MARSHALLS' / MARSHALLS SEEDLESS ASH (50'X40')	2" CALIPER	29
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR (30'X16')	2" CALIPER	25
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY (25'X20')	2" CALIPER	26
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	126*
	HESPERALOE PARVIFLORA / RED YUCCA (FLOWERING)	5 GAL.	137*
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	5 GAL.	126*
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL (FLOWERING)	5 GAL.	99*
	CORNUS STOLONIFERA / ARTIC FIRE DOGWOOD	5 GAL.	117*
	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSE WEIGELA (FLOWERING)	5 GAL.	117*
	SOD AREAS		245,394 SF.
	PLANTER BEDS		13,389 SF.
	XERISCAPED AREA		53,735 SF.

*EACH SYMBOL FOR NON-TREES REPRESENT A CLUSTER OF 3 PLANTS.

HEBER CITY ENGINEER DATE

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE LANDSCAPE PLAN

PROJECT C18-030

SHEET C-5.1

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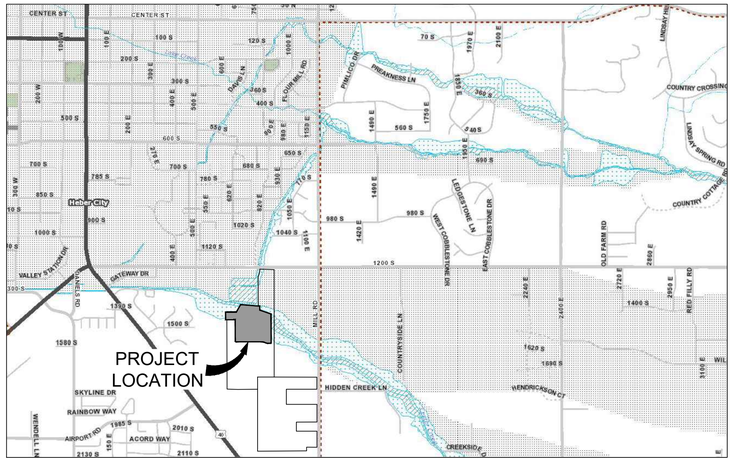
SAWMILL PHASE 9

HEBER CITY, UTAH

LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- SWALE FLOWLINE
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 8" SD STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- 6" FIRE FIRE SERVICE CONNECTION
- 2" WTR WATER LATERAL
- SEWER LATERAL W/ CLEANOUT
- IR IRRIGATION LATERAL W/ METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED ZEROSCAPE AREA
- PROPOSED BUILDING AREA
- EXISTING ASPHALT/CONCRETE
- S SEWER MANHOLE, SEE SHEET D-3
- SEWER CLEANOUT, SEE SHEET D-3
- FH FIRE HYDRANT, SEE SHEET D-2
- STORM DRAIN BOX, SEE SHEET D-4 (SEE PROFILE FOR SIZE)
- CDS CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
- IR IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- W VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT



VICINITY MAP

PROJECT CONTACTS							
PARTY	CONTACT NAME	COMPANY	ADDRESS	CITY	STATE	ZIP	PHONE
OWNER	BRIAN BIRD	WHALE WHITE LLC	1985 N 1120 W	PROVO	UT	84604	801-764-9000
ENGINEER	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
SURVEYOR	BRIAN BALLS	SUMMIT ENGINEERING	PO BOX 176	HEBER CITY	UT	84032	435-654-9229
WATER & SEWER	STEVE TOZIER	HEBER CITY PUBLIC WORKS	749 W 300 S	HEBER CITY	UT	84032	801-420-2495
IRRIGATION	ROGER PEARSON	WASATCH COUNTY WATER EFFICIENCY	626 E 1200 S	HEBER CITY	UT	84032	435-654-4369
PHONE	RYAN ALLRED	LUMEN – CENTURY LINK	1425 W 3100 S	SALT LAKE CITY	UT	84119	385-223-0084
ELECTRIC	HAROLD WILSON	HEBER LIGHT & POWER	31 S 100 W	HEBER CITY	UT	84032	435-654-1581
GAS	BRANDON WELLS	QUESTAR	6445 SILVER CREEK DRIVE	PARK CITY	UT	84032	435-645-4881
HEBER CITY ENGINEERING	RUSS FUNK	HEBER CITY ENGINEERING DEPARTMENT	75 N MAIN STREET	HEBER CITY	UT	84032	435-654-0757
ENGINEERING & INSPECTION	WILLA MOTLEY	HORROCKS ENGINEERING	728 W 100 S #2	HEBER CITY	UT	84032	435-654-2226
CONTRACTOR	TBD						

PROJECT DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
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COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.87 AC
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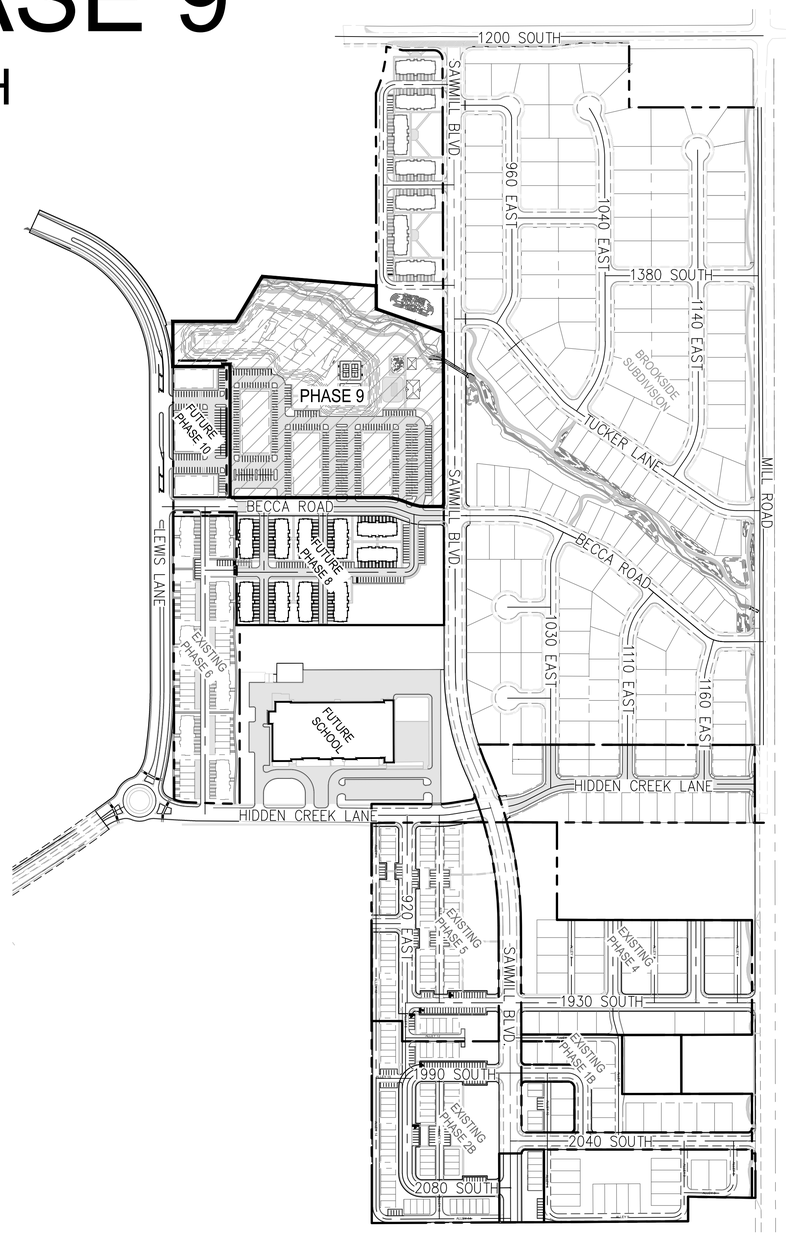
SHEET INDEX	
SHEET NO.	NAME
C-1.0	COVER
C-1.1	GENERAL NOTES
C-2.1	SITE PLAN
C-2.2	DRY UTILITY PLAN
C-3.1	OVERALL UTILITY PLAN
C-3.2	UTILITY CROSS SECTION PLAN AND PROFILE – U1
C-3.3	UTILITY CROSS SECTION PLAN AND PROFILE – U2
C-3.4	UTILITY CROSS SECTION PLAN AND PROFILE – U3
C-3.5	UTILITY CROSS SECTION PLAN AND PROFILE – U4
C-3.6	CROSS SECTION PLAN AND PROFILE – A1
C-3.7	CROSS SECTION PLAN AND PROFILE – A2
C-3.8	CROSS SECTION PLAN AND PROFILE – A3
C-3.9	CROSS SECTION PLAN AND PROFILE – B1
C-3.10	CROSS SECTION PLAN AND PROFILE – B2
C-3.11	CROSS SECTION PLAN AND PROFILE – B3
C-3.12	CROSS SECTION PLAN AND PROFILE – B4
C-3.13	CROSS SECTION PLAN AND PROFILE – B5
C-3.14	CROSS SECTION PLAN AND PROFILE – B6
C-4.1	OVERALL GRADING PLAN
C-4.2	BUILDINGS 1 & 2 GRADING PLAN
C-4.3	BUILDINGS 3 & 4 GRADING PLAN
C-4.4	BUILDINGS 5 & 6 GRADING PLAN
C-5.1	LANDSCAPE PLAN
D-1	STREET AND UTILITY DETAILS
D-2	CULINARY WATER DETAILS
D-3	SEWER AND IRRIGATION DETAILS
D-4	STORM DRAIN DETAILS
D-5	EROSION CONTROL PLAN

PLAN NOTES:

INSTALLATION OF ROADWAY AND APPURTENANCES THERETO SHALL BE INSPECTED BY HEBER CITY ENGINEERING DEPARTMENT. CONTRACTOR SHALL INSTALL ALL ROAD WAY FEATURES AND APPURTENANCES THERE OF PER THE FOLLOWING DOCUMENTS:

1. LATEST APPROVED HEBER CITY CODE
2. LATEST APPROVED HEBER CITY SPECIFICATIONS
3. UTAH'S APWA SPECIFICATIONS, 2017 EDITION
4. UDOT STANDARDS AND SPECIFICATIONS, 2017 EDITION



THIS PLAN SET RELIES UPON IMPROVEMENTS THAT ARE PART OF THE SAWMILL PHASE 6 CONSTRUCTION PLAN SET. PORTIONS OF PHASE 6 MUST BE CONSTRUCTED PRIOR TO THIS PLAN SET BEING CONSTRUCTED.

HEBER CITY ENGINEER DATE

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HEBER CITY, UTAH 84032
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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE COVER SHEET

PROJECT C18-030

SHEET C-1.0

1. STANDARDS AND PLANS:

1.1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, AND PROJECT SPECIFICATIONS PRODUCED BY SUMMIT ENGINEERING GROUP (HEREAFTER REFERRED TO AS "THE ENGINEER"), AND HEBER CITY STANDARDS AND SPECIFICATIONS (HEREAFTER REFERRED TO AS "THE CITY") IF APPLICABLE.

1.2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY SUMMIT ENGINEERING GROUP, INC., HEREAFTER DESIGNATED AS THE ENGINEER, IMMEDIATELY REGARDING ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING FURTHER WITH ANY RELATED WORK. THE ENGINEERS INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

1.3. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

1.4. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF RECORD OF THESE PLANS AND THE CITY.

1.5. A COPY OF ALL APPROVED SHOP DRAWINGS AND CHANGE ORDERS MUST BE KEPT ON JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWING" IMPROVEMENT PLAN PRINTS; THESE PRINTS SHALL BE APPROVED BY THE CITY AND ENGINEER. UPON COMPLETION OF THE PROJECT THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY.

2. EXISTING UTILITIES AND COORDINATION OF WORK:

2.1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. SUMMIT ENGINEERING GROUP, INC. NOR HEBER CITY CORPORATION ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

2.2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE THE ENGINEER TO HAVE A REPRESENTATIVE PRESENT.

2.3. THE CITY IS A MEMBER OF THE BLUESTAKES "ONE-CALL" PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONSTRUCTION PROJECT SHALL NOTIFY MEMBERS OF BLUESTAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-662-4111 TO HAVE UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO USE EXTREME CAUTION DURING EXCAVATION IN CASE OF OTHER UTILITIES NOT MARKED OR MISMARKED BY "BLUE STAKES".

2.4. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH PROJECT RELATED WORK TO BE PERFORMED BY UTILITY COMPANIES (INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE TV) AND BY OTHER PROJECT CONTRACTORS (INCLUDING BUILDING, LANDSCAPE, ELECTRIC AND FIRE PROTECTION). THE CONTRACTOR SHALL AFFORD THESE UTILITY COMPANIES AND CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK WITH THEIRS. IN THE EVENT OF DELAYS OR CHANGES IN THE WORK BEYOND CONTROL OF THE CONTRACTOR, TIME EXTENSIONS AND NECESSARY CHANGES SHALL BE MADE AS PROVIDED IN THE CONTRACT.

3. CONSTRUCTION STAKING:

3.1. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE PROVIDED WITH ONE SET OF CONSTRUCTION STAKES FOR EACH PHASE OF WORK. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKES FOR ANY PARTICULAR PHASE OF WORK AT LEAST 48 HOURS PRIOR TO THE DATE OF THE PLANNED USE OF THE STAKES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN THE STAKES DURING THE CONSTRUCTION OF THE VARIOUS PHASES OF WORK. REPLACEMENT OF STAKES DESTROYED BY CONSTRUCTION SHALL BE AT THE CONTRACTORS EXPENSE.

4. CONFLICTS:

4.1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OF DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.

5. CONTROL POINTS AND SURVEY MONUMENTS:

5.1. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS FOR THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL DE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY THE DEVELOPER TO THE ENGINEER.

5.2. WHEN THE LOCATION OF THE EXISTING SURVEY MONUMENT CONFLICTS WITH PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE ENGINEER MAY REFERENCE THE MONUMENT. AFTER THE MONUMENT HAS BEEN REFERENCED THE CONTRACTOR SHALL REMOVE THE MONUMENT AND LATER REPLACE IT WITH A CITY STANDARD MONUMENT. THE ENGINEER WILL THEN MARK THE SURVEY POINT ON THE MONUMENT.

5.3. PRIOR TO REQUESTING CITY ACCEPTANCE OF IMPROVEMENTS, THE CONTRACTOR SHALL SET STANDARD MONUMENTS AT LOCATIONS REFERENCED BY THE ENGINEER. AFTER THE MONUMENT IS INSTALLED, THE ENGINEER WILL MARK THE SURVEY POINT ON THE MONUMENT.

6. OBSTRUCTIONS:

6.1. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN ITEM 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

6.2. ALL UNSUITABLE AND SURPLUS MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

6.3. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE CITY ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 0.5 FEET BELOW ADJACENTGRADE.

6.4. ALL WELLS AND SEPTIC SYSTEMS FOUND ON THE SITE SHALL BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS.

7. PUBLIC SAFETY AND TRAFFIC CONTROL:

7.1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENT APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY, PRIOR TO BEGINNING ANY EXCAVATION.

7.2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY STANDARDS AND AS DIRECTED BY THE CITY ENGINEER. ANY LANE CLOSURES SHALL BE APPROVED BY THE CITY ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

7.3. THE GENERAL CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, FLAGGING AND FLASHING DEVICES WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2-INCHES IN DEPTH.

7.4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM THE WORK AND IS RESPONSIBLE FOR SUPERVISION AND DIRECTION OF THE WORK. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

8. ENCROACHMENT PERMITS:

8.1. UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM HEBER CITY, UDOT AND ALL OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.

9. STATIONING AND DIMENSIONING:

9.1. ALL STATIONS REFER TO DISTANCES ALONG STREET CENTER LINE UNLESS INDICATED OTHERWISE. ALL STATIONS OFF CENTER LINE ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE STATIONS. STREET FRONTAGE PROPERTY LINES COINCIDE WITH BACK EDGE OF WALK ALIGNMENT UNLESS INDICATED OTHERWISE. UNLESS NOTED OTHERWISE, DIMENSIONS TO CURBS REFER TO TOP BACK OF CURB AND DIMENSIONS TO BUILDINGS REFER TO FACE OF EXTERIOR WALL.

9.2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. IF THE DRAWINGS DO NOT REPRESENT ACTUAL CONDITIONS, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION WITHIN THE AREA OF CONFLICT.

10. EARTHWORK:

10.1. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GRADING PLAN AND CHAPTER 33 OF THE 1997 UBC.

10.2. THE ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND OBSERVE COMPACTION TESTING FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE PROVIDING OF THESE SERVICES. OBSERVATION VISITS TO THE SITE BY THE ENGINEERS REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.

10.3. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

10.4. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY CHANGES HE MAY DEEM NECESSARY TO OBTAIN BALANCED CUT-FILL GRADING.

10.5. THE CONTRACTOR SHALL APPLY EITHER WATER OR DUST PALLIATIVE, OR BOTH, FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE AS DIRECTED BY THE CITY ENGINEER.

10.6. EXCAVATION AND EMBANKMENT SIDE SLOPES SHOWN ON THE PLANS AS A RATIO, E.G. 2:1, REFER TO THE RATIO OF HORIZONTAL TO VERTICAL DISTANCES. "MINIMUM" SLOPE MEANS "NOT FLATTER THAN", AND "MAXIMUM" SLOPE MEANS "NOT STEEPER THAN".

10.7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

11.CONCRETE CONSTRUCTION:

11.1. A STANDARD DISABILITY ACCESS RAMP SHALL BE CONSTRUCTED AT EACH CURB RETURN AT LOCATIONS INDICATED AND THE CONSTRUCTION SHALL COMPLY WITH THE STATE BUILDING CODE. ALL CURB RETURNS SHALL HAVE VERTICAL CURB, GUTTER AND SIDEWALK PER CITY STANDARD DETAIL. REFER TO CURB RAMP DETAILS IN THESE PLANS.

11.2. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, SAME SHALL BE APPLIED AND ALL FLOW LINE IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET.

11.3. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT, RECOMMENDATIONS OF THE ENGINEER AND THE CITY STANDARDS.

12. PAVING:

12.1. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE FOOT FROM THE EXISTING EDGE OF PAVEMENT AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

12.2. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF- WAY PRIOR TO INSTALLATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED AND WORKING PRIOR TO PAVING.

12.3. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

12.4. ALL AGGREGATE BASE SHALL BE PER HEBER CITY SPECIFICATIONS. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL BE PERFORMED AS PER GEOTECHNICAL REPORT.

12.5. ALL ASPHALT CONCRETE SHALL BE PER HEBER CITY SPECIFICATIONS. LIFT THICKNESS PER HEBER CITY STANDARS.

13. PIPELINES:

13.1. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO THE PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF THE EXISTING IMPROVEMENTS.

13.2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

13.3. PIPE ZONE BACKFILL MATERIAL SHALL BE PLACED ACCORDING TO CURRENT HEBER CITY STANDARDS AND SPECIFICATIONS.

13.4. INSTALL CLAY CUT-OFF WALLS IN UTILITY TRENCHES EVERY 25', AT ALL JUNCTIONS, AND AS NEEDED DURING CONSTRUCTION

14. SANITARY SEWER SYSTEM:

14.1. ALL SEWER SERVICES SHALL BE STUBBED AND PLUGGED 10 FEET BEHIND THE BACK EDGE OF SIDEWALK (BOW) AND MARKED WITH A 2"x4" STAKE AT THE END OF EACH INDIVIDUAL SERVICE. A 2" "S" SHALL BE STAMPED ON THE TOP SIDE OF THE CURBING (IF CURBING IS INSTALLED).

14.2. PIPE USED IN SEWER LINE CONSTRUCTION SHALL BE PVC SDR-26. THIS PIPE SHALL BE HOMOGENEOUS THROUGHOUT AND FREE OF CRACKS, HOLES, FOREIGN INCLUSIONS OR OTHER DEFECT. THE PIPE SHALL BE AS UNIFORM AS COMMERCIALLY PRACTICAL IN COLOR. ALL PVC SEWER PIPE SHALL BE MADE FROM CLEAN, VIRGIN, TYPE 1, GRADE 1, PVC CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE JOINTS SHALL BE BELL AND SPIGOT TYPE WITH RUBBER RING GASKET TO PERMIT EXPANSION AND CONTRACTION. PIPE AND FITTINGS MUST BE ASSEMBLED WITH NONTOXIC LUBRICANT.

14.3. ALL SEWER MAINS AND SERVICES (LATERALS) SHALL BE TESTED TO THE SATISFACTION OF THE CITY ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FINE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING SEWER SYSTEM.

14.4. A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN CULINARY WATER AND SANITARY SEWER MAINS.

14.5. CAST IRON PIPE SHALL BE USED WHENEVER WATERLINES CROSS THE TOP OF SEWER LINES WITH A SEPARATION DISTANCE OF LESS THAN 18 INCHES, WHENEVER A WATER MAIN MUST CROSS BELOW A SEWER LINE, OR WHENEVER A WATER MAIN MUST BE LAID WITHIN 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINE.

14.6. SEWER MANHOLE LIDS SHALL BE MARKED PER HEBER CITY STANDARDS. NOT REQUIRED IN HEBER CITY.

14.7. TRACER TAPE SHALL BE PLACED TWO FEET ABOVE AND ALONG THE ENTIRE LENGTH OF ALL SEWER MAINS AND SERVICE LATERALS.

14.8. DOCUMENTED TESTING MUST INCLUDE PIPELINE DEFLECTION AND INFILTRATION OR AIR TESTING. ALL MANHOLES SHALL ALSO BE TESTED FOR WATER TIGHTNESS.

14.9. SERVICE LATERALS SHALL BE 4-INCH MINIMUM PVC SDR-26 PIPE WITH WATERTIGHT RUBBER GASKET FIELD JOINTS, OR CAST IRON WITH MECHANICAL JOINTS. CONNECTIONS TO MAIN LINES PIPE MADE ONLY TO INSTALLED TEES (OR WYES) OR WITH SHALL BE APPROVED FLANGE TYPE, NOSE-ON FITTINGS. WHEN REQUIRED, FOR PROPER STABILIZATION, THE SUBGRADE UPON WHICH THE SERVICE LATERAL IS TO BE LAID SHALL BE STABILIZED BY THE USE OF GRAVEL TO PROVIDE A FIRM BASE FOR THE PIPE. ALL JOINTS SHALL BE TIGHT AND WATERPROOF.

15. STORM DRAIN SYSTEM:

15.1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

15.2. UNLESS NOTED OTHERWISE, ALL NON-REINFORCED CONCRETE PIPE (C.P.) SHALL BE ASTM C14, CL 3 AND ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE ASTM C76, CL. III. ALL BACK FILL SHALL COMPLY WITH CITY STANDARDS.

15.3. STORM DRAIN MANHOLE LIDS TO BE MARKED "STORM."

16. WATER SYSTEM:

16.1. EACH WATER SERVICE SHALL BE MARKED WITH A 2" X 4" STAKE AT THE END OF EACH SERVICE AND A 2" "W" STAMPED IN THE TOP OF THE CURB.

16.2. WATER MAIN INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PIPELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 5.0 FEET FROM FINISHED GRADE IN ALL STREET SECTIONS.

16.3. WATER LINE JOINT DEFLECTIONS THAT EXCEED THE MANUFACTURER'S SPECIFICATION SHALL BE RESTRAINED WITH MECHANICAL JOINTS AND THRUST BLOCKS OR RESTRAINING JOINTS; METHOD SUBJECT TO CITY ENGINEER APPROVAL.

16.4. WATER LINE LOCATIONS NEED TO BE INDICATED BY PLACING TRACER WIRE ONE FOOT ABOVE THE TOP OF THE WATER MAINS, ALONG THEIR ENTIRE LENGTH.

16.5. ALL WATER LINES SHALL BE TESTED, FLUSHED AND DISINFECTED AS FOLLOWS:

16.5.1. TESTING: TESTS SHALL BE MADE UPON COMPLETION OF SYSTEM INSTALLATION OR ANY VALVED PORTION THEREOF. ALL TESTS SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE CITY ENGINEER. LINES SHALL BE SLOWLY FILLED WITH WATER VENTING OFF ALL AIR. IF REQUIRED, AIR RELEASE VALVES SHALL BE PROVIDED AT ALL HIGH JOINTS TO BLEED OFF THE AIR AND AFTER TESTING THESE SHALL BE PLUGGED. A MINIMUM PRESSURE OF 50% IN EXCESS OF THE MAXIMUM LINE OPERATION PRESSURE (MIN. 200 PSI) SHALL BE MAINTAINED ON THE PORTION BEING TESTED FOR A MINIMUM PERIOD OF TWO HOURS, USING HYDRAULIC MEANS TO MAINTAIN THE PRESSURE. MAXIMUM LEAKAGE DURING THE TEST SHALL NOT EXCEED ONE HALF (1/2) GALLON PER INCH OF DIAMETER PER 1000 FEET OF PIPE. SUITABLE MEANS SHALL BE PROVIDED BY THE CONTRACTOR FOR DETERMINING THE QUANTITY OF WATER LOST BY LEAKAGE UNDER THE TEST PRESSURE. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL THE LEAKAGE IS LESS THAN THE ALLOWABLE.

16.5.2. FLUSHING: AFTER PRESSURE TESTING, ALL PIPELINES SHALL BE FLUSHED. FLUSHING SHALL BE ACCOMPLISHED THROUGH HYDRANTS OR, IF A HYDRANT DOES NOT EXIST AT THE END OF THE LINE, THE CONTRACTOR SHALL INSTALL A TAP OF SUFFICIENT SIZE TO PROVIDE FOR A 2.5 FOOT PER SECOND FLUSHING VELOCITY IN THE LINE. ALL CHLORINATED WATER SHALL BE DECHLORINATED TO ACCEPTABLE LEVELS IN A HOLDING CONTAINER OR WATER TRUCK PRIOR TO DISCHARGE. THE FOLLOWING IS THE FLOW QUANTITY REQUIRED TO PROVIDE A 2.5 FOOT PER SECOND FLUSHING VELOCITY:

PIPE SIZE (IN.)	FLOW (GPM)
4	100
6	220
8	390
10	610
12	880
16	1567

16.5.3. PRIOR TO PRESSURE TEST: AFTER FLUSHING, ALL CULINARY WATER LINES SHALL BE DISINFECTED BY CHLORINATION. CHLORINATION SHALL PROVIDE A MINIMUM OF 25 PPM RESIDUAL AFTER 24-HOURS CONTACT IN THE PIPELINE. THIS MAY BE EXPECTED WITH AN APPLICATION OF 50PPM ALTHOUGH SOME CONDITIONS MAY REQUIRE MORE. CHLORINE IN THE FORM OF A 1% SLURRY OF HIGH TEST CALCIUM HYPOCHLORITE (HTH, PERCHLORON, PITTCHLOR, ETC.) SHALL BE FED INTO THE PIPELINE IN SUCH A MANNER AS TO MIX WITH THE WATER FLOWING IN THE PIPELINE. (A 1% SLURRY RESULTS FROM MIXING 1 POUND OF CALCIUM HYPOCHLORITE WITH 7.50 GALLONS OF WATER). THE FOLLOWING TABLE PROVIDES INFORMATION AS TO THE REQUIRED QUANTITY OF SLURRY TO BE USED PER 100 FEET OF PIPE TO PROVIDE A CHLORINE CONCENTRATION OF 50 PPM:

PIPE SIZE (IN)	VOL./100 FT OF LEN.) (GAL)	REQ'D AMOUNT OF SLURRY (GAL)
4	65	0.33
6	147	0.74
8	261	1.30
10	408	2.00
12	588	3.00
16	1044	5.20

16.6. DURING THE PROCESS OF CHLORINATING THE PIPELINE ALL VALVES AND OTHER PIPELINE APPURTENANCES SHALL BE OPERATED SEVERAL TIMES TO PROVIDE SUFFICIENT CONTACT WITH THE CHLORINATING AGENT. FOLLOWING CHLORINATION, THE WATER LINE SHALL BE DRAINED AND THOROUGHLY FLUSHED AND, IF NECESSARY, RECHLORINATED UNTIL A SATISFACTORY BACTERIOLOGICAL TEST IS OBTAINED.

17. EXISTING SIGNS:

17.1. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETTING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER. PRIVATE SIGNS, TRAFFIC SIGNS AND TRAFFICCONTROL FACILITIES EXISTING WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION OPERATIONS. WHEN A SIGN NEEDS TO BE REMOVED BECAUSE IT INTERFERES WITH THE CONTRACTOR'S WORK, IT SHALL BE DONE IN ONE OF THEFOLLOWING DESCRIBED MANNERS:

17.1.1. STOP SIGNS SHALL BE MAINTAINED IN THEIR EXISTING POSITIONS. ANY STOP SIGN WHICH MUST BE MOVED FROM ITS EXISTING POSITION AND REINSTALLED IN A NEWPOSITION, MUST BE APPROVED BY THE CITY ENGINEER BEFORE SAID STOP SIGN IS MOVED.

17.1.2. TRAFFIC SIGNS AND TRAFFIC CONTROL FACILITIES, OTHER THAN STOP SIGNS, NECESSARY FOR THE CONTROL OF TRAFFIC DURING THE PROJECT SHALL BE MAINTAINED IN PLACE IN AN UPRIGHT POSITION AND LOCATED SO AS TO PROPERLY CONTROL TRAFFIC. WHENEVER IT IS NECESSARY TO REMOVE THEM FROM THEIR PERMANENT LOCATION DUE TO CONSTRUCTION, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME WHICH THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

18. MAILBOXES:

18.1. MAILBOXES AND NEWSPAPER TUBES WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED AND RESET. ALL MAILBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MAILBOX IS REMOVED AND RESET IN ITS FINAL LOCATION. MAILBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER; SUCH WORK SHALL BE COORDINATED WITH THE MAILBOX OWNERS.

19. PRESERVATION OF PROPERTY:

19.1. TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AS WELL AS POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CONDUITS, PIPELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE AND INSTALL SAFE GUARDS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTORS OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTORS EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD WHEN THE CONTRACTOR ENTERED UPON THE JOB SITE, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT. THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO S

40 0 20 40
1 INCH = 40 FT
(SCALE IN FEET)
CONNECT INTO EXISTING LEWIS LANE TRAIL
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PROPERTY BOUNDARY
1:1
D-1
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CONCRETE TRAIL
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PLAYGROUND AREA
PAVILION
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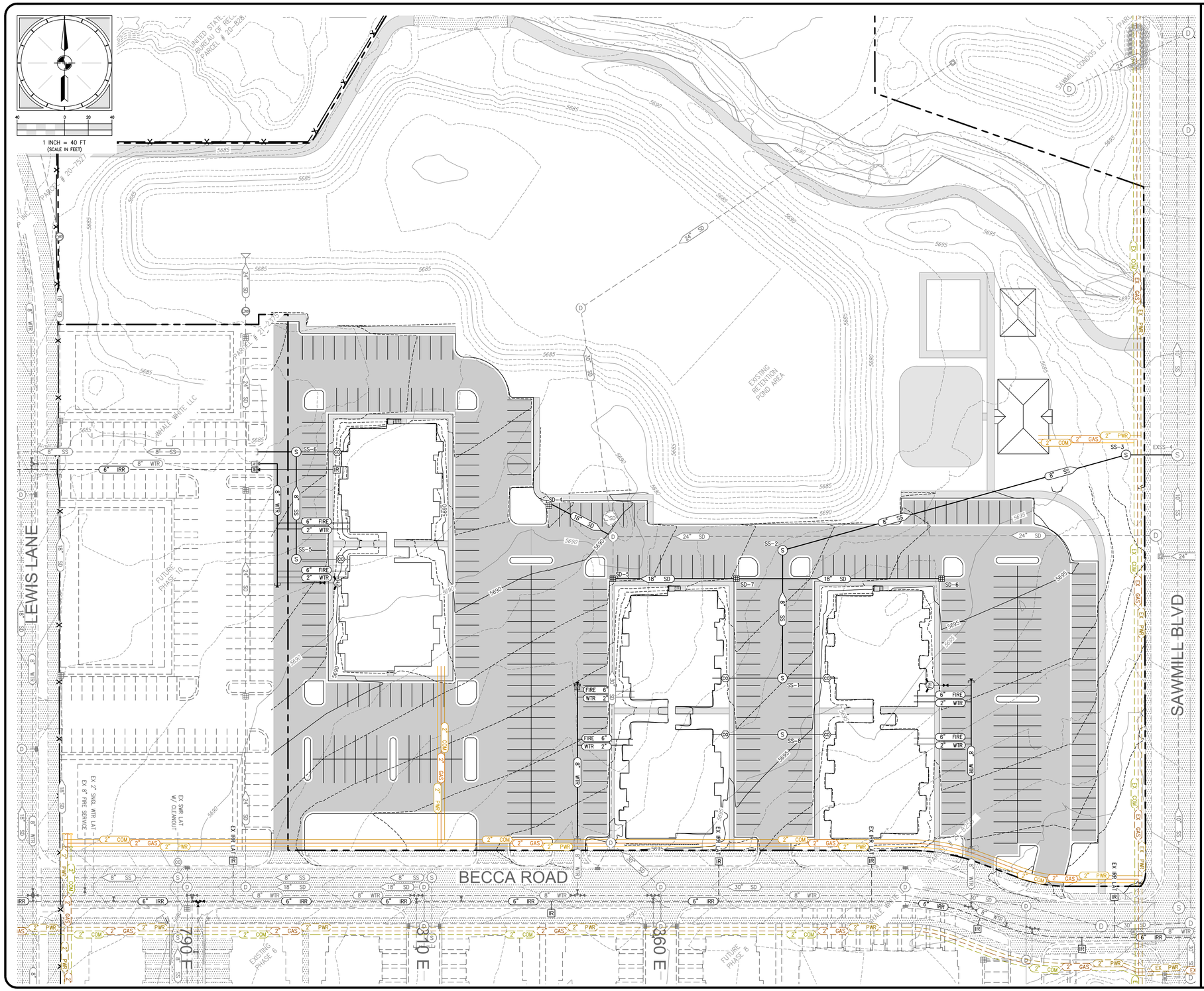

LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- SWALE FLOWLINE
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 8" SS STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- 6" FIRE FIRE SERVICE CONNECTION
- 2" WTR WATER LATERAL
- CO SEWER LATERAL W/ CLEANOUT
- IR IRRIGATION LATERAL W/ METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA
- EXISTING ASPHALT/CONCRETE
- S SEWER MANHOLE, SEE SHEET D-3
- CO SEWER CLEANOUT, SEE SHEET D-3
- FH FIRE HYDRANT, SEE SHEET D-2
- STORM DRAIN BOX, SEE SHEET D-4 (SEE PROFILE FOR SIZE)
- SD CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
- IR IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT

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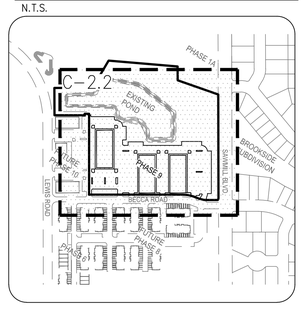
VICINITY MAP
N.T.S.



HEBER CITY ENGINEER DATE

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

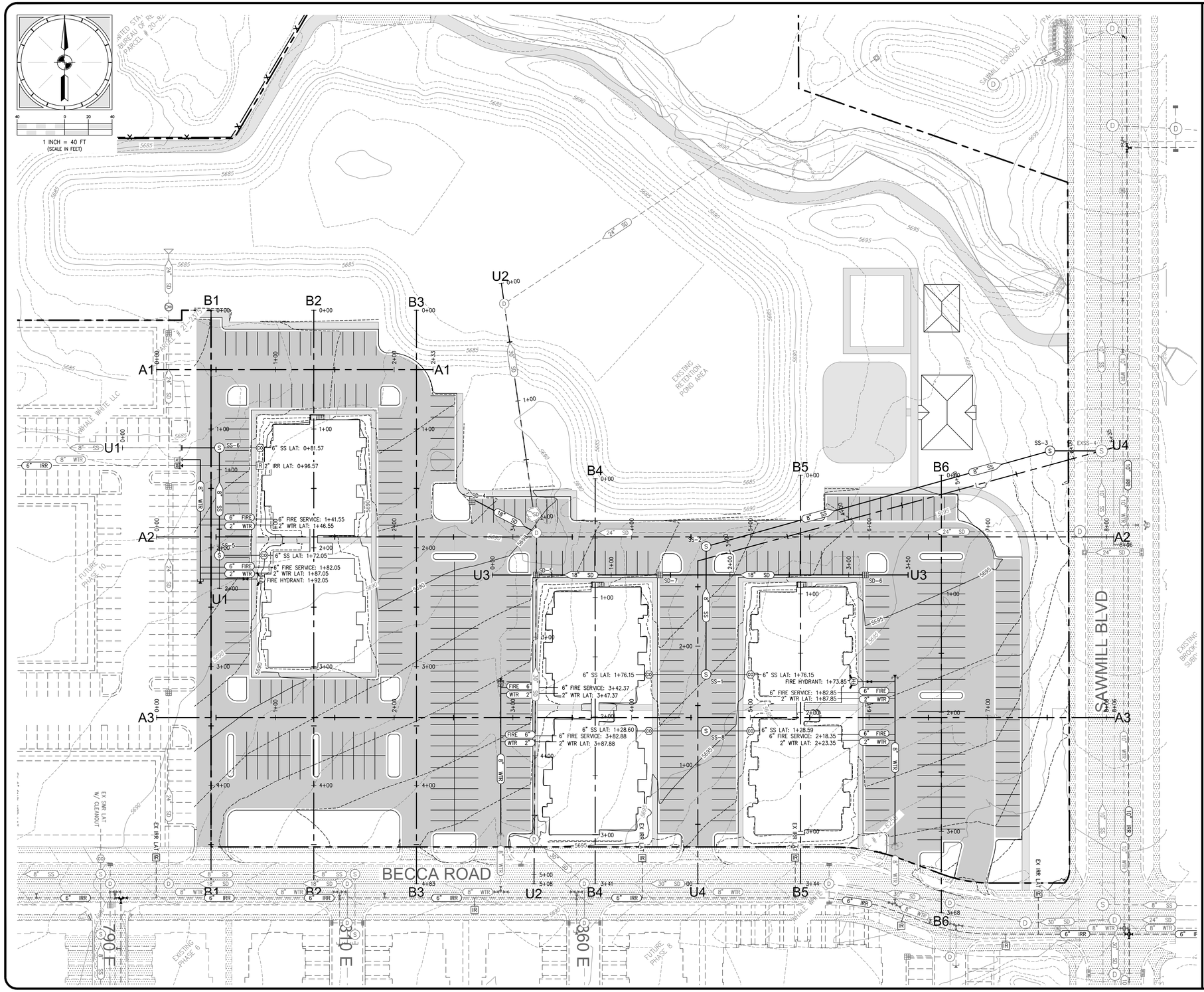
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT
SAWMILL PHASE 9

SHEET TITLE
DRY UTILITY PLAN

PROJECT
C18-030

SHEET
C-2.2



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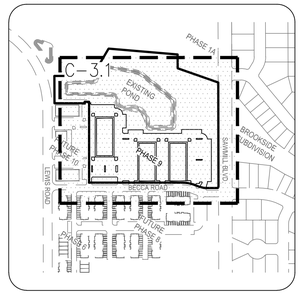

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PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

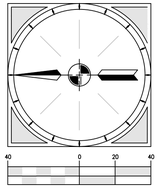
DRAWN BY: ANF
ISSUE DATE 3/15/2023

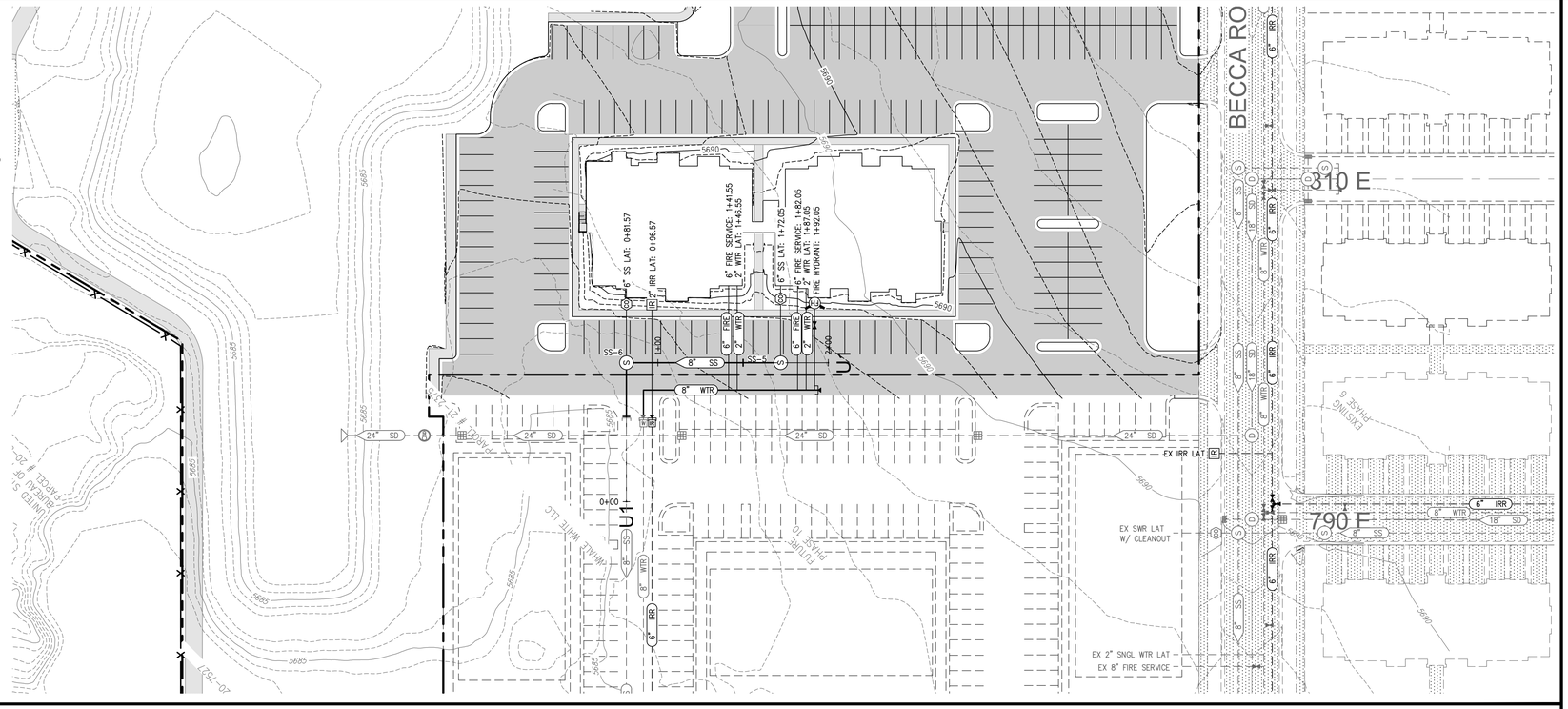
PROJECT SAWMILL PHASE 9

SHEET TITLE OVERALL UTILITY PLAN

PROJECT C18-030

SHEET C-3.1





LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
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- CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
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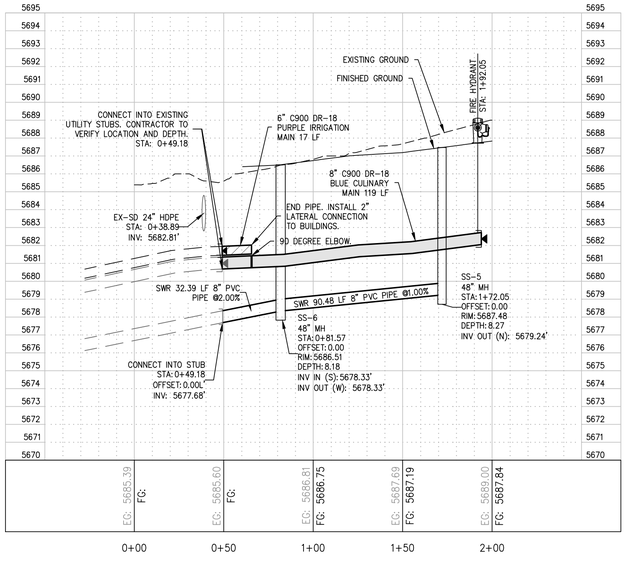
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT



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VICINITY MAP

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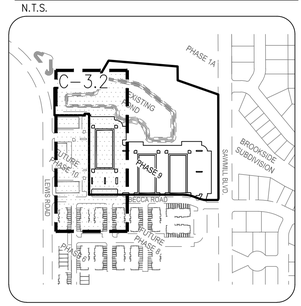

HEBER CITY ENGINEER DATE

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HEBER CITY, UTAH 84032
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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

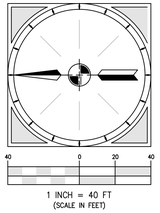
DRAWN BY: ANF
ISSUE DATE 3/15/2023

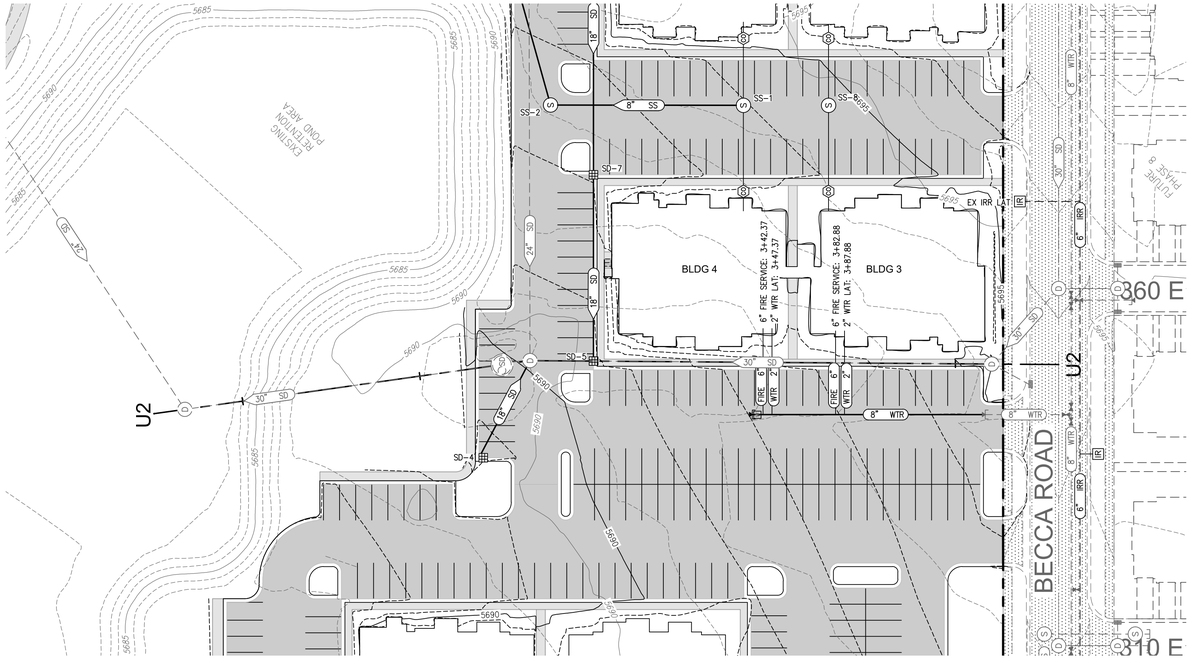
PROJECT SAWMILL PHASE 9

SHEET TITLE UTILITY PLAN CROSS SECTION - U1

PROJECT C18-030

SHEET C-3.2





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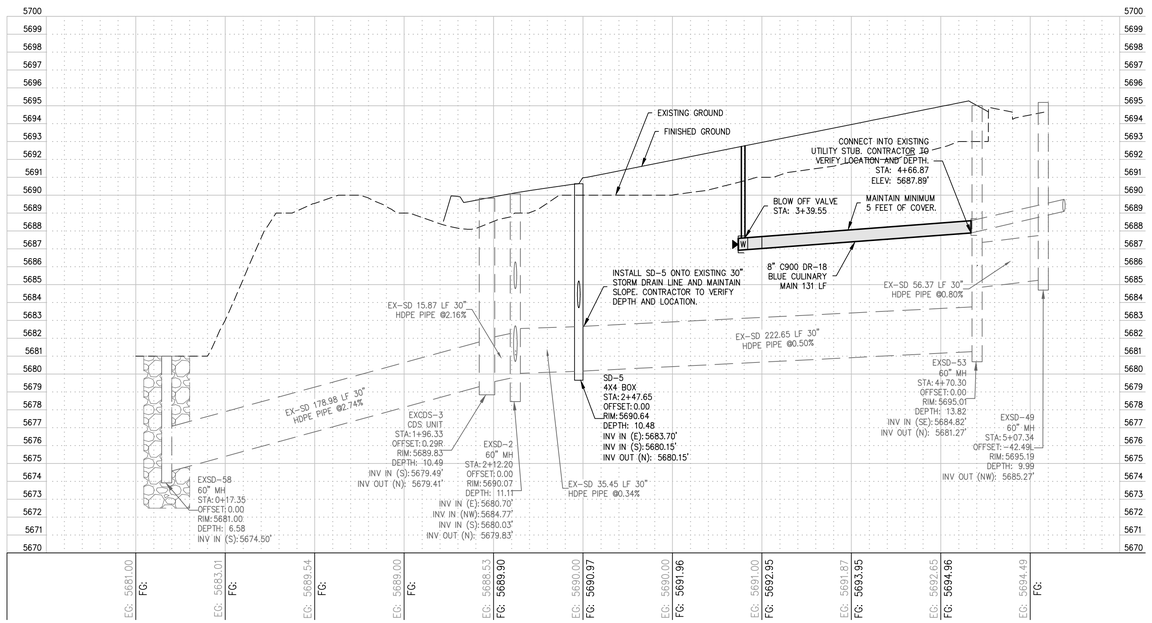

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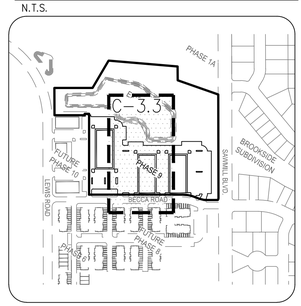
VICINITY MAP

N.T.S.



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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

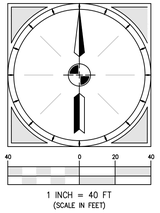
DRAWN BY: ANF
ISSUE DATE 3/15/2023

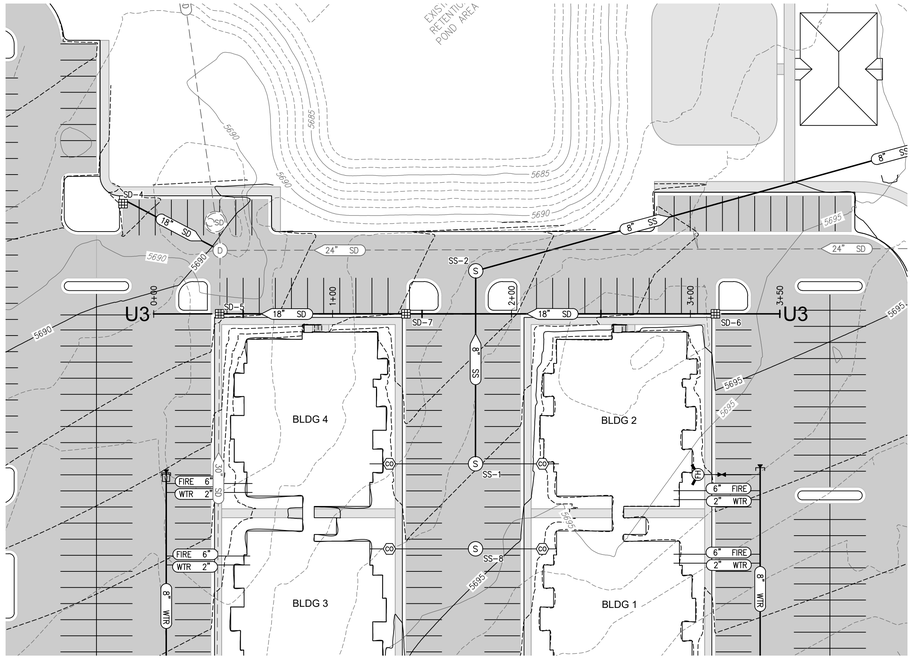
PROJECT SAWMILL PHASE 9

SHEET TITLE UTILITY PLAN CROSS SECTION - U2

PROJECT C18-030

SHEET C-3.3





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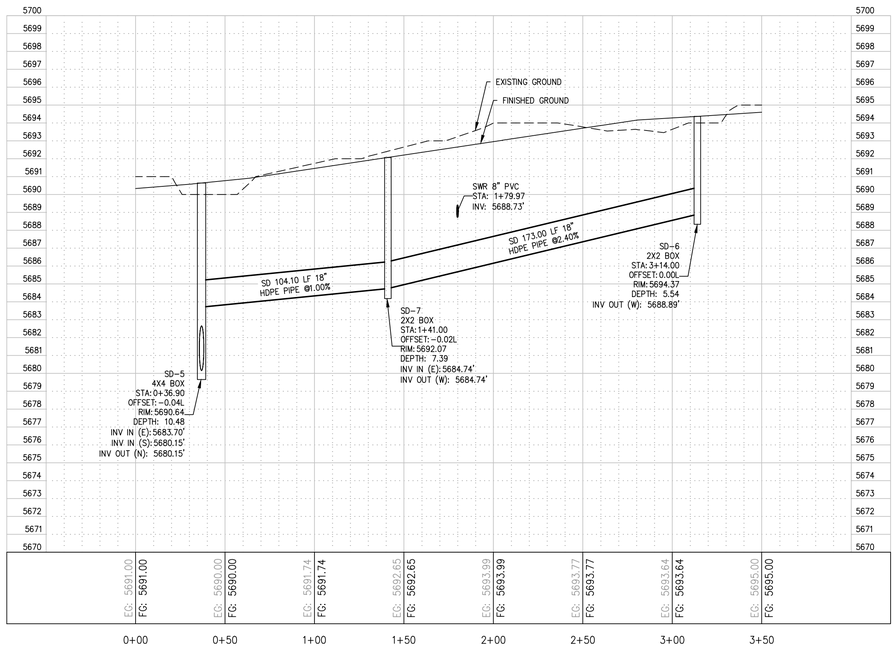

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VICINITY MAP

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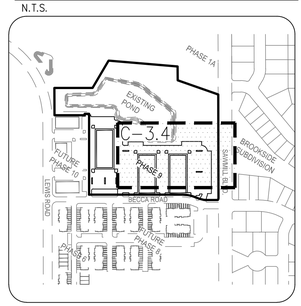

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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

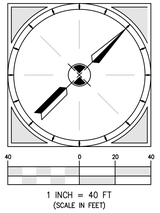
DRAWN BY: ANF
ISSUE DATE 3/15/2023

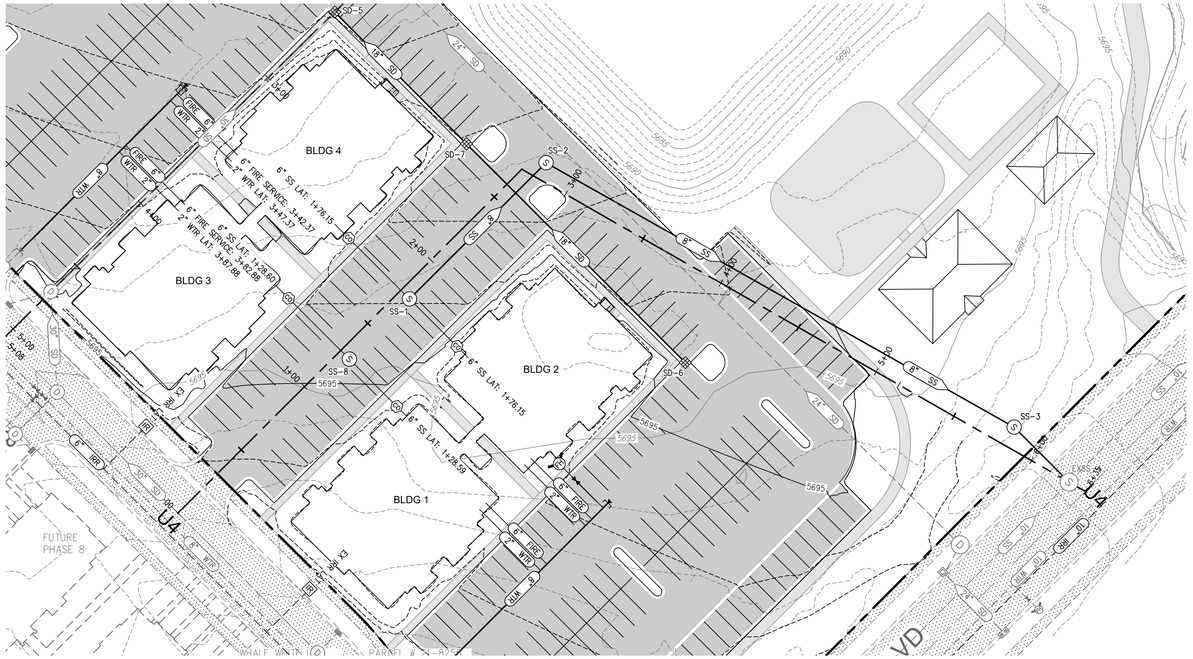
PROJECT SAWMILL PHASE 9

SHEET TITLE UTILITY PLAN CROSS SECTION - U3

PROJECT C18-030

SHEET C-3.4





LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
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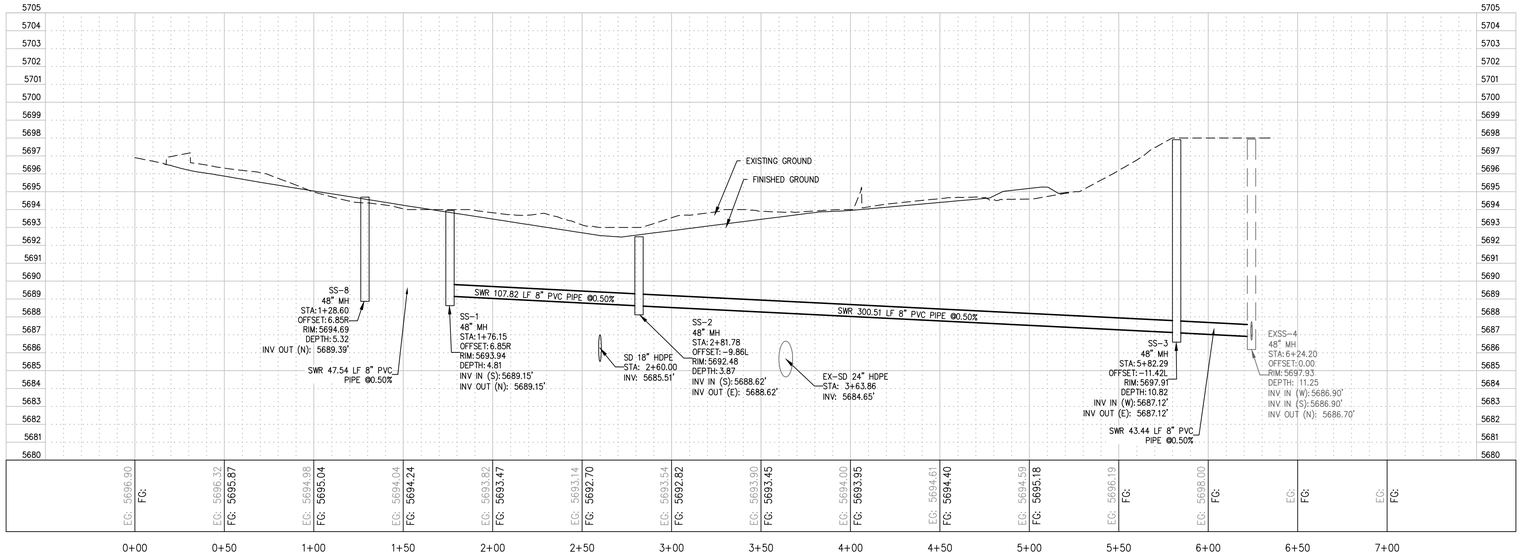

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VICINITY MAP

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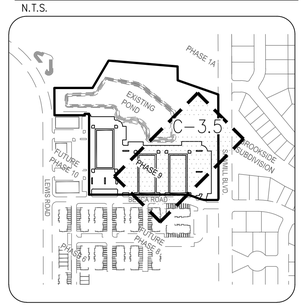

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

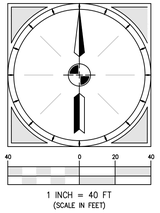
DRAWN BY: ANF
ISSUE DATE 3/15/2023

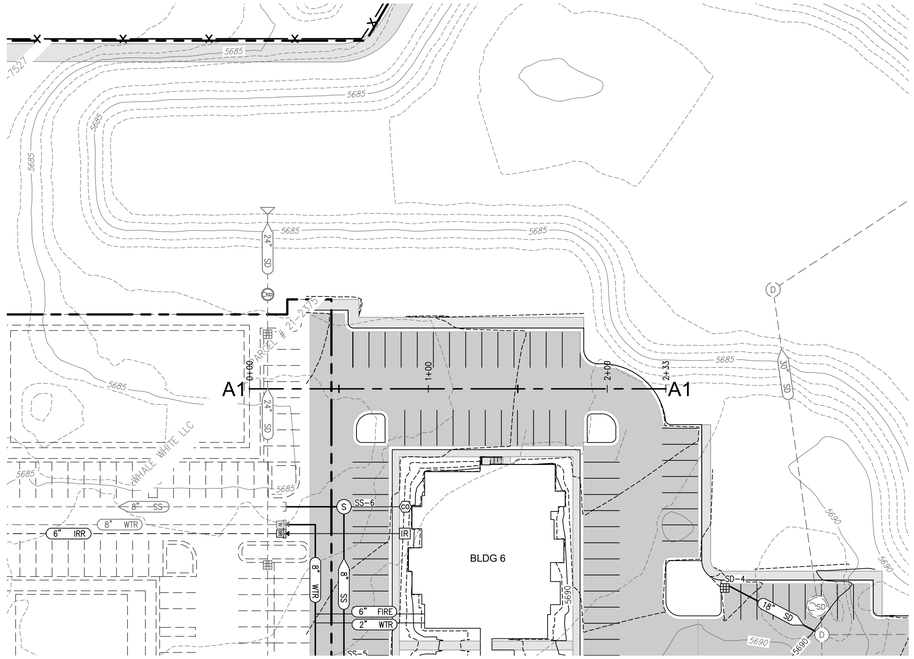
PROJECT SAWMILL PHASE 9

SHEET TITLE UTILITY PLAN CROSS SECTION - U4

PROJECT C18-030

SHEET C-3.5





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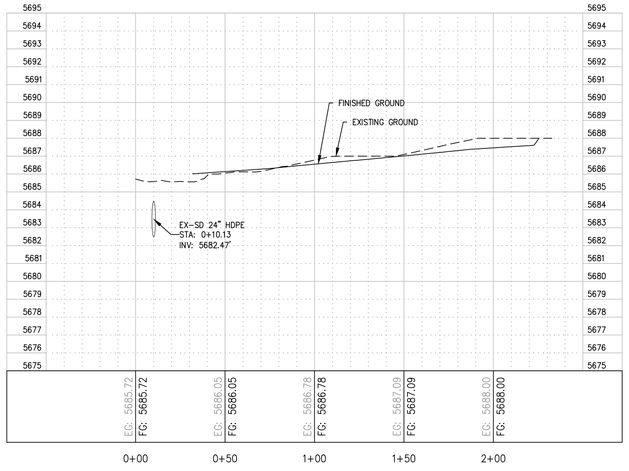

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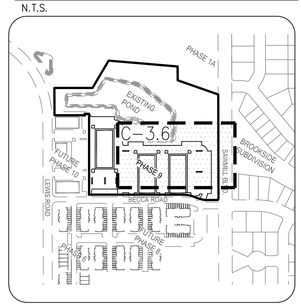

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

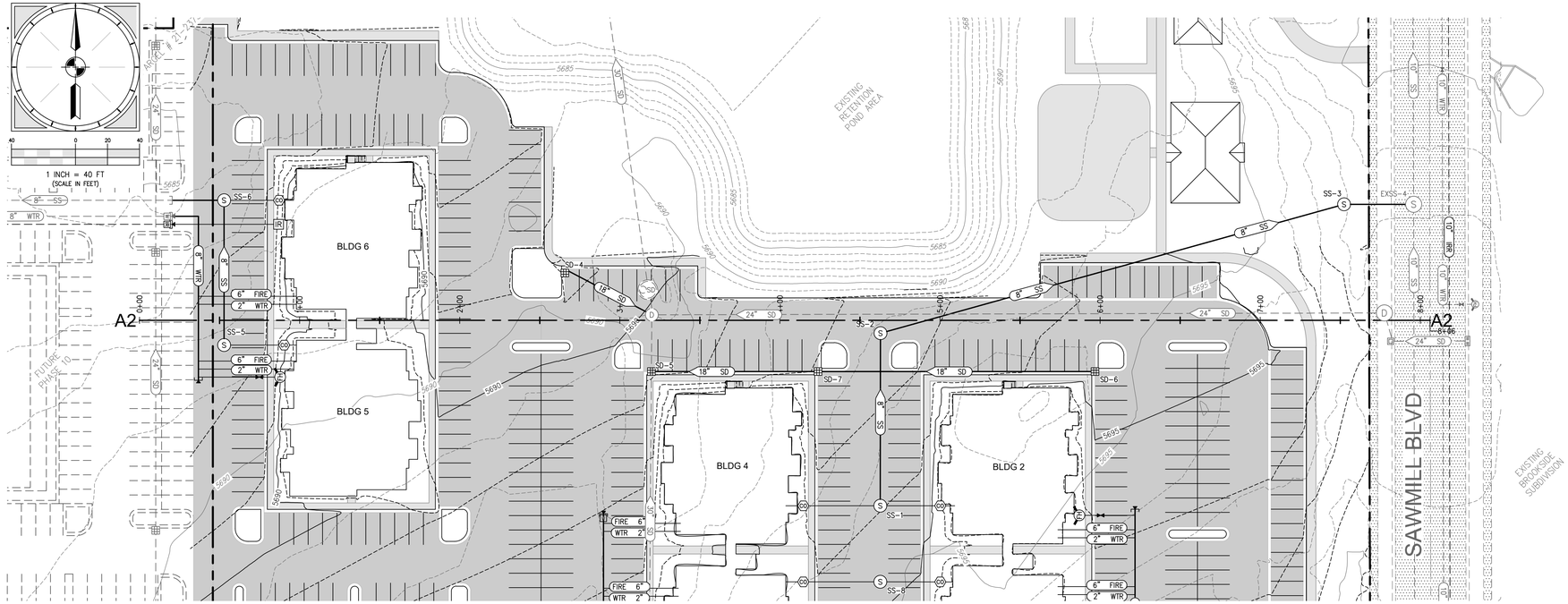
DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE CROSS SECTION - A1

PROJECT C18-030

SHEET C-3.6



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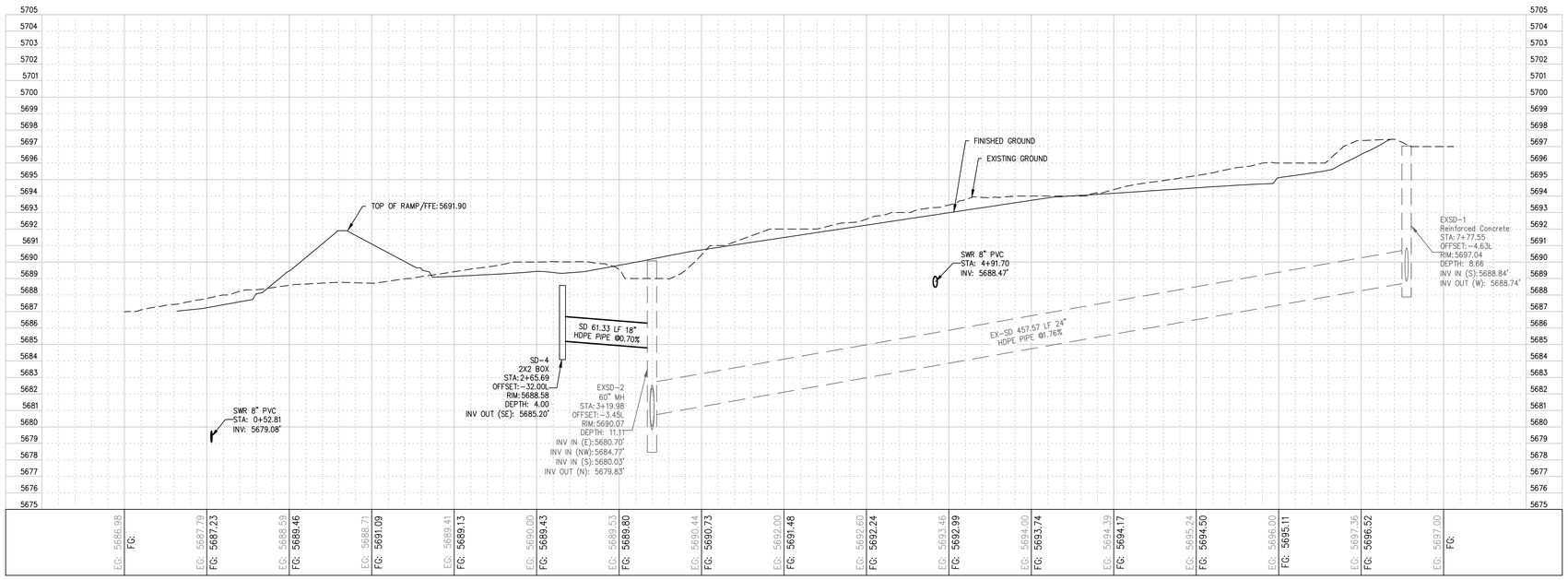
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- SWALE FLOWLINE
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 8" SS STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- 6" FIRE FIRE SERVICE CONNECTION
- 2" WTR WATER LATERAL
- SEWER LATERAL W/ CLEANOUT
- IRRIGATION LATERAL W/ METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA
- EXISTING ASPHALT/CONCRETE
- SEWER MANHOLE, SEE SHEET D-3
- SEWER CLEANOUT, SEE SHEET D-3
- FIRE HYDRANT, SEE SHEET D-2
- STORM DRAIN BOX, SEE SHEET D-4 (SEE PROFILE FOR SIZE)
- CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
- IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT



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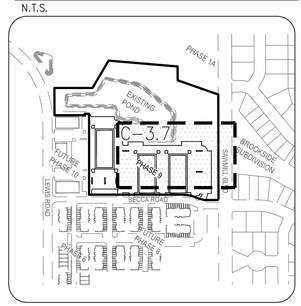
VICINITY MAP

N.T.S.



HEBER CITY ENGINEER DATE

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

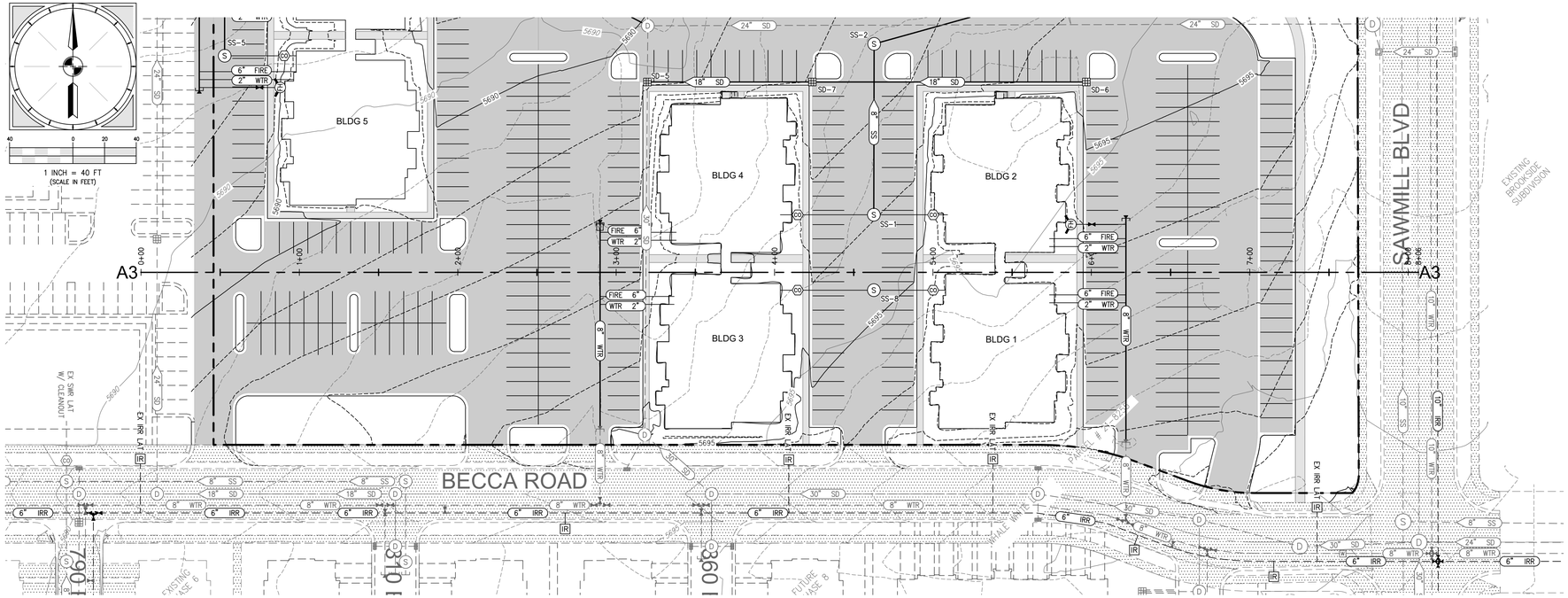
DRAWN BY: ANF
ISSUE DATE 3/15/2023

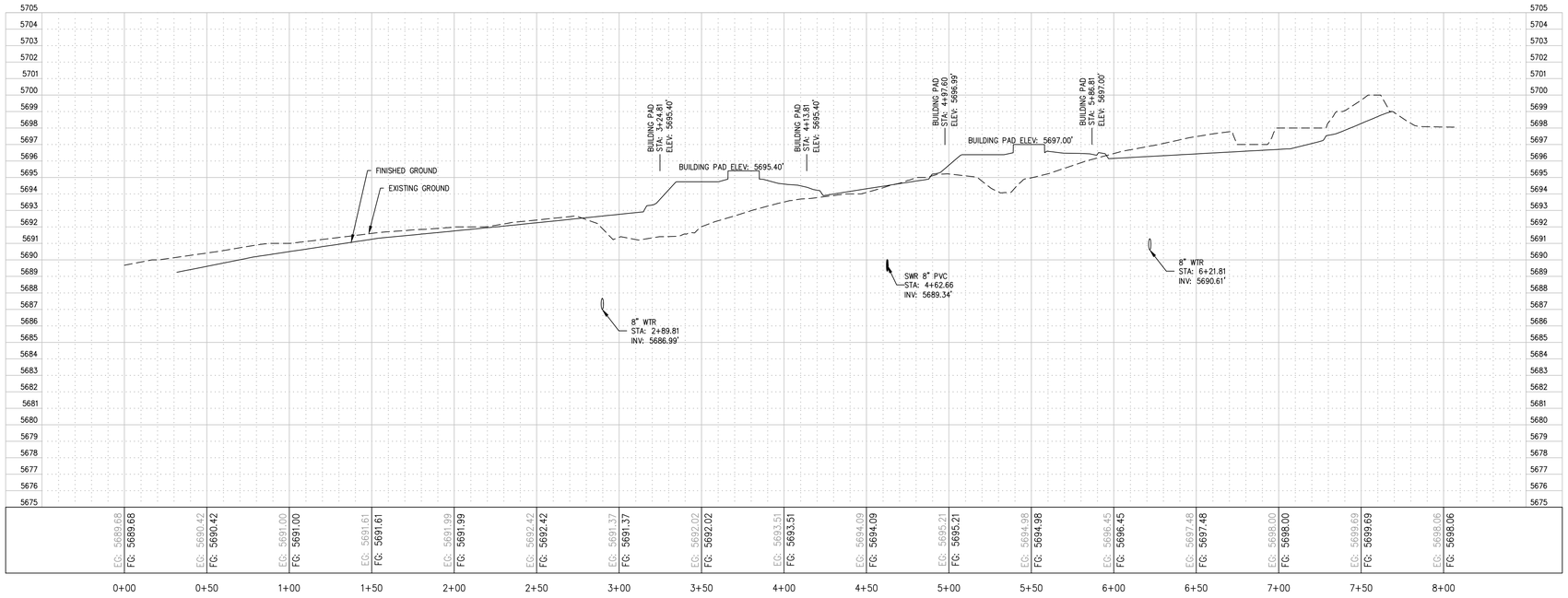
PROJECT SAWMILL PHASE 9

SHEET TITLE CROSS SECTION - A2

PROJECT C18-030

SHEET C-3.7





LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
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- VALVE
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- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT

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VICINITY MAP

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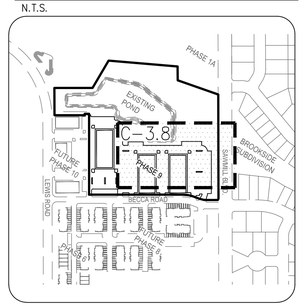

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

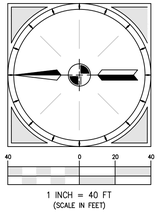
DRAWN BY: ANF
ISSUE DATE 3/15/2023

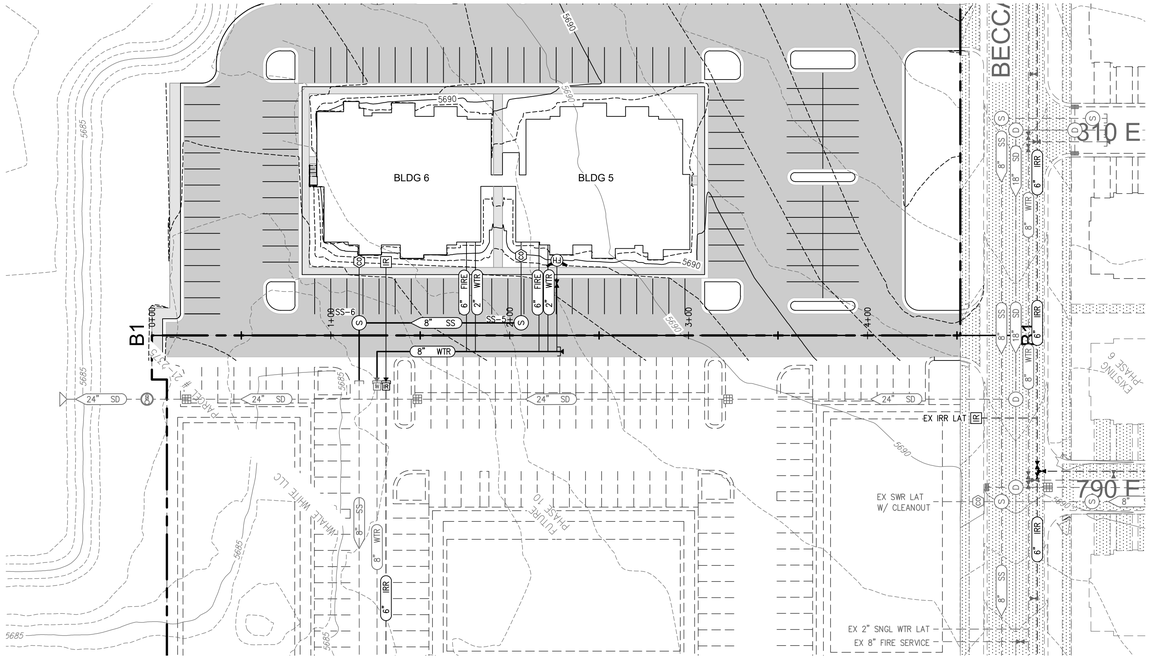
PROJECT
SAWMILL PHASE 9

SHEET TITLE
CROSS SECTION - A3

PROJECT
C18-030

SHEET
C-3.8





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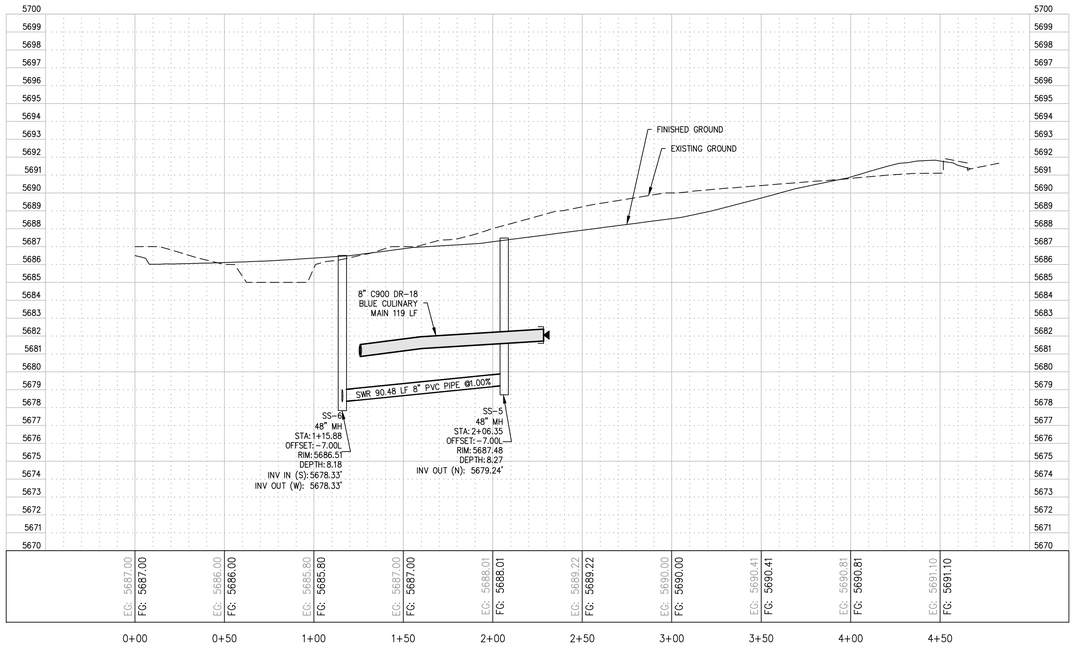

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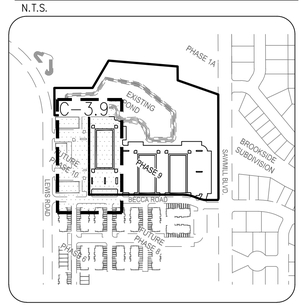

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

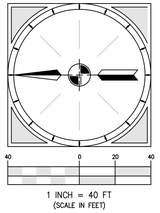
DRAWN BY: ANF
ISSUE DATE 3/15/2023

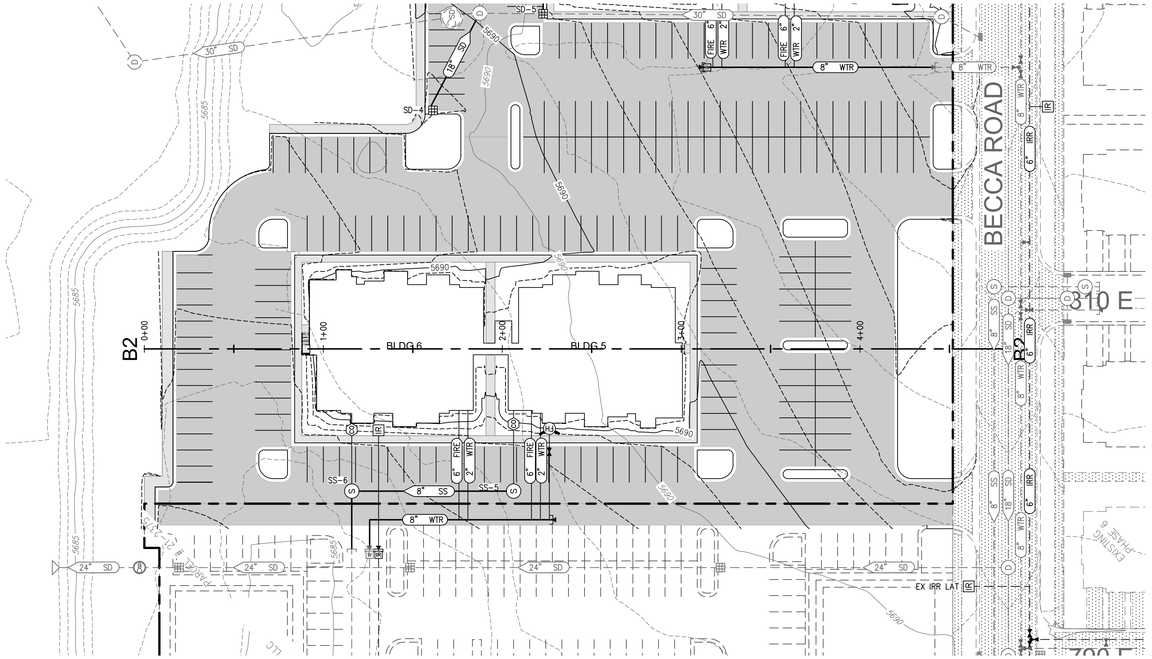
PROJECT SAWMILL PHASE 9

SHEET TITLE CROSS SECTION - B1

PROJECT C18-030

SHEET C-3.9





LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
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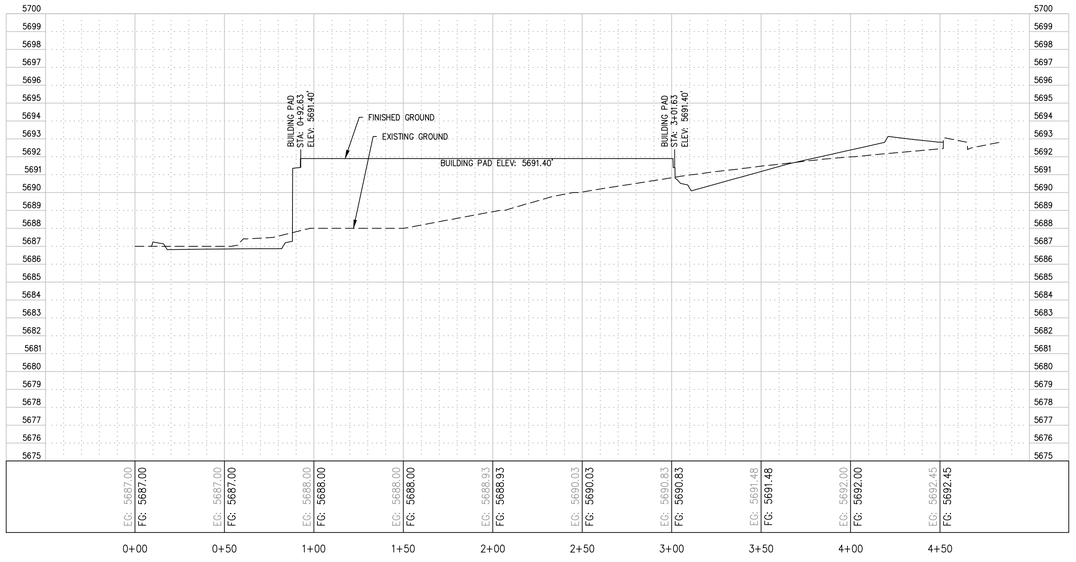

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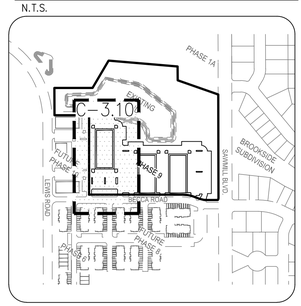
VICINITY MAP

N.T.S.



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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

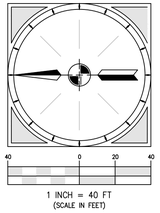
DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

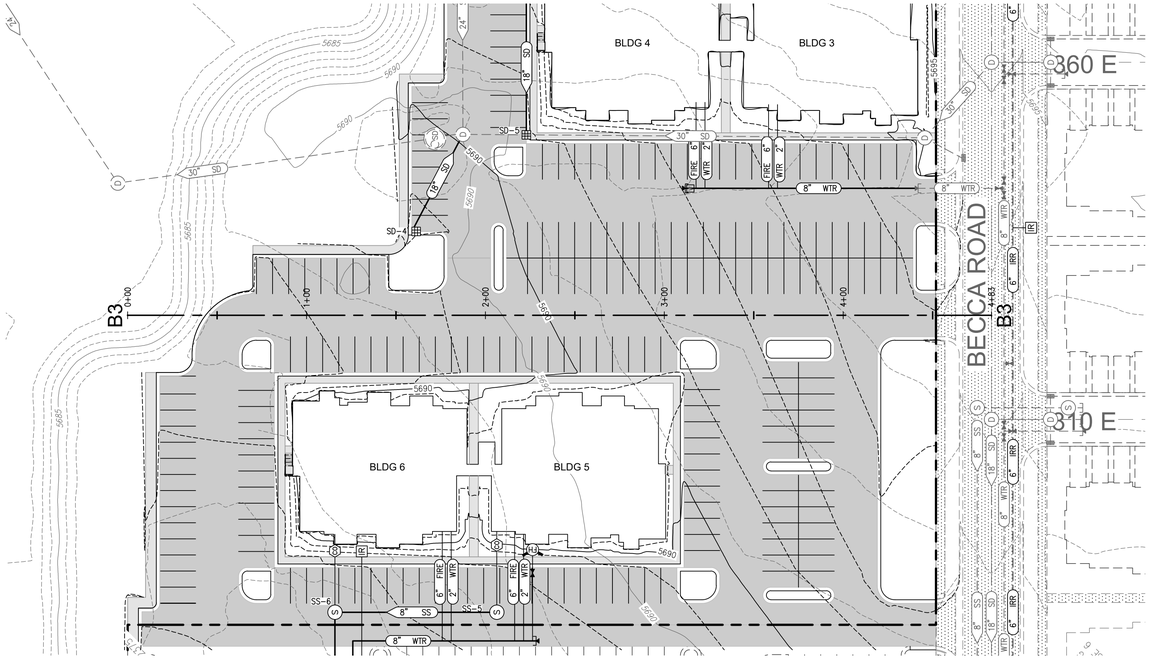
SHEET TITLE CROSS SECTION - B2

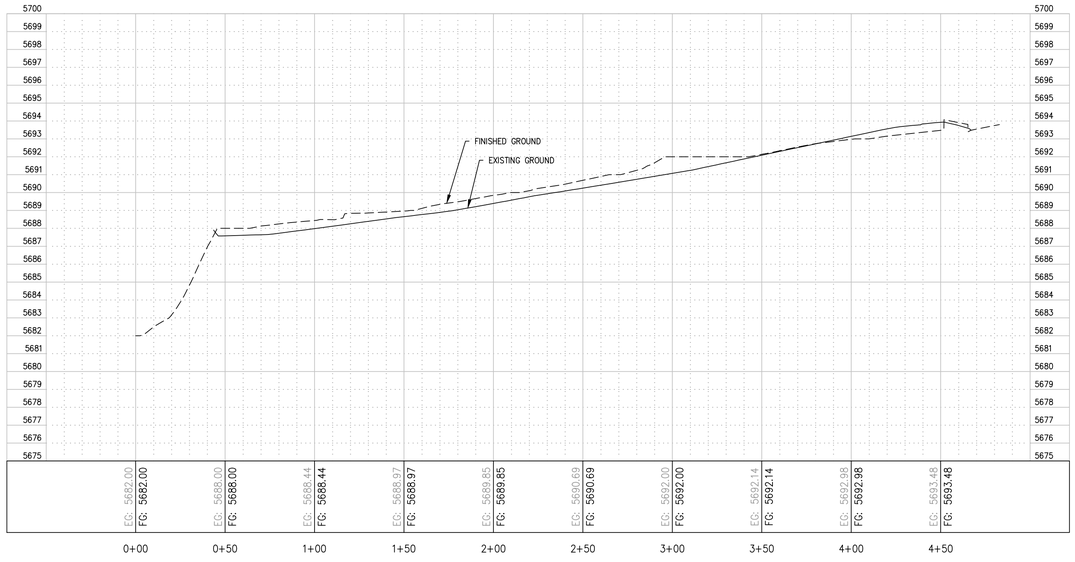
PROJECT C18-030

SHEET C-3.10



1 INCH = 40 FT
(SCALE IN FEET)





LEGEND

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VICINITY MAP

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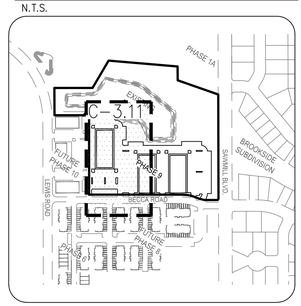

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DESIGN ENGINEER DATE

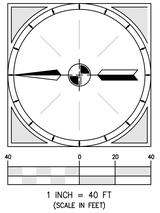
PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE 3/15/2023

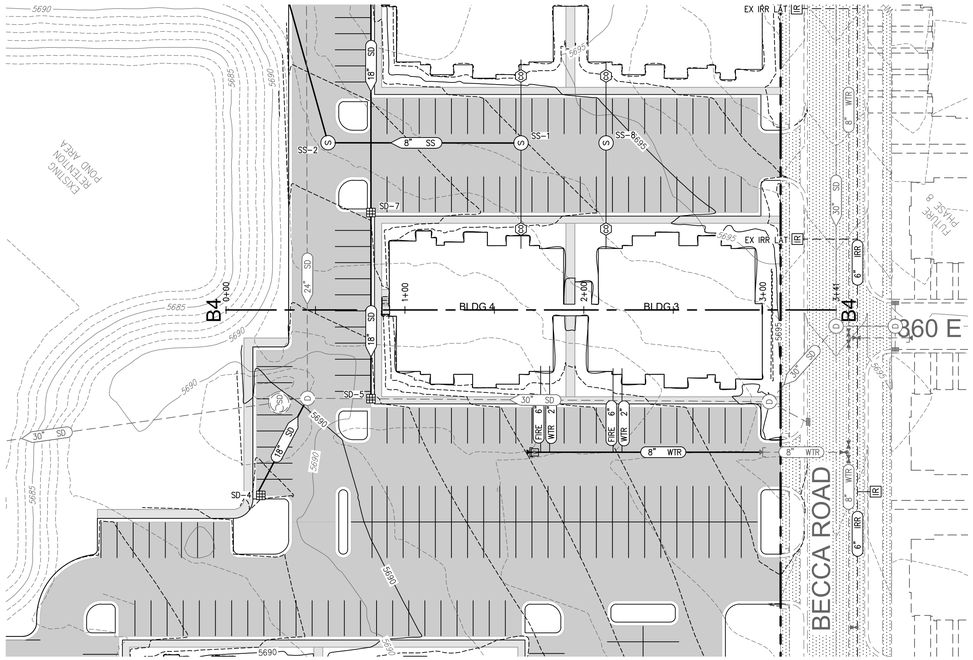
PROJECT
SAWMILL PHASE 9

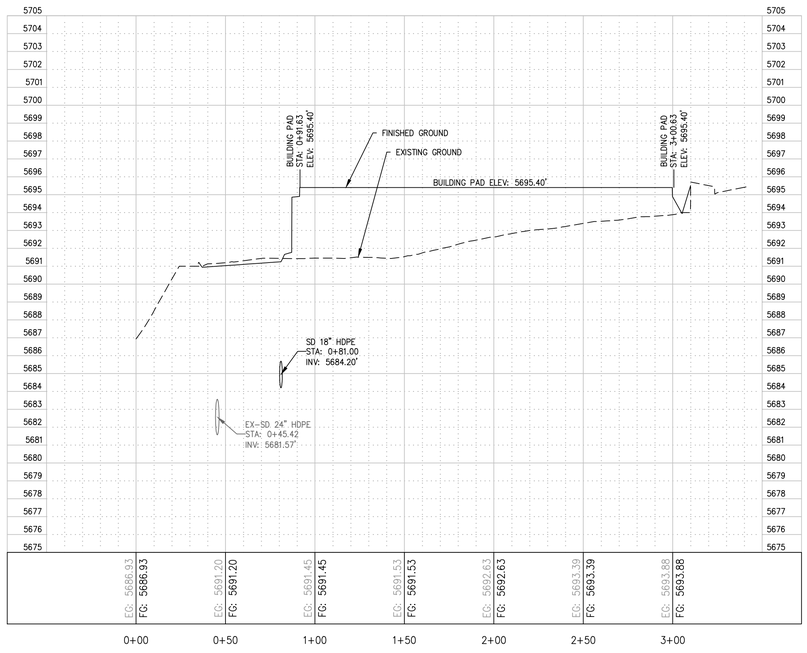
SHEET TITLE
CROSS SECTION – B3

PROJECT
C18-030

SHEET
C-3.11







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- EXISTING ASPHALT/CONCRETE
- SEWER MANHOLE, SEE SHEET D-3
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- FIRE HYDRANT, SEE SHEET D-2
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- STORM DRAIN PIPE OUTLET
- IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT

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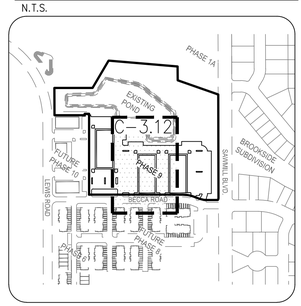
VICINITY MAP

N.T.S.



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REVISIONS | DATE | BY

DESIGN ENGINEER | DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

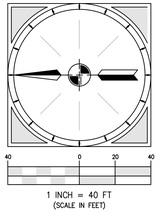
DRAWN BY: ANF
ISSUE DATE: 3/15/2023

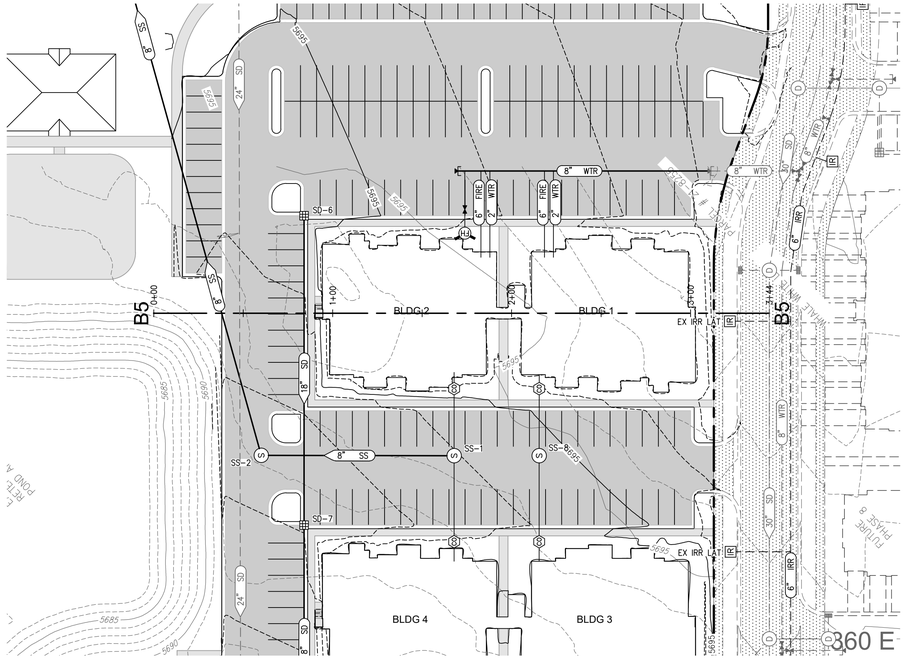
PROJECT: SAWMILL PHASE 9

SHEET TITLE: CROSS SECTION - B4

PROJECT: C18-030

SHEET: C-3.12





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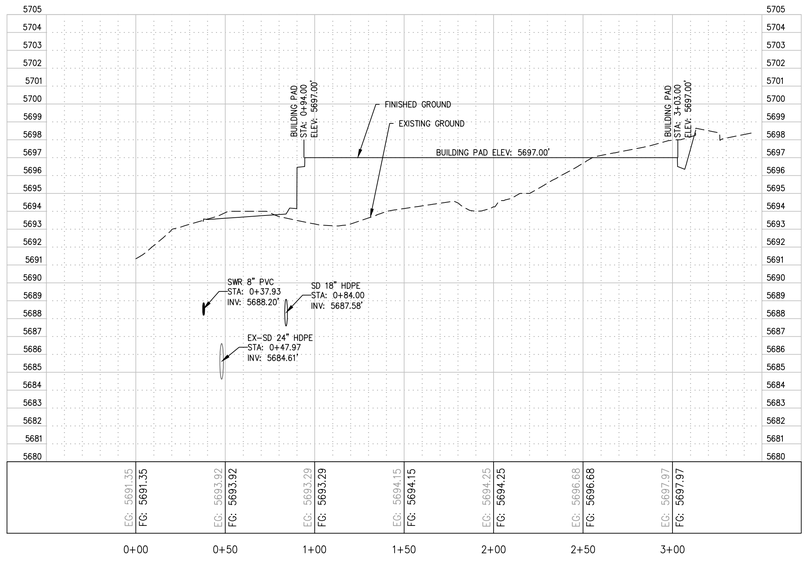

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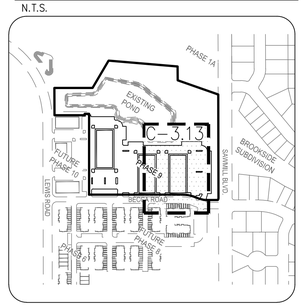

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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

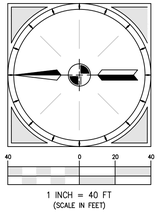
DRAWN BY: ANF
ISSUE DATE 3/15/2023

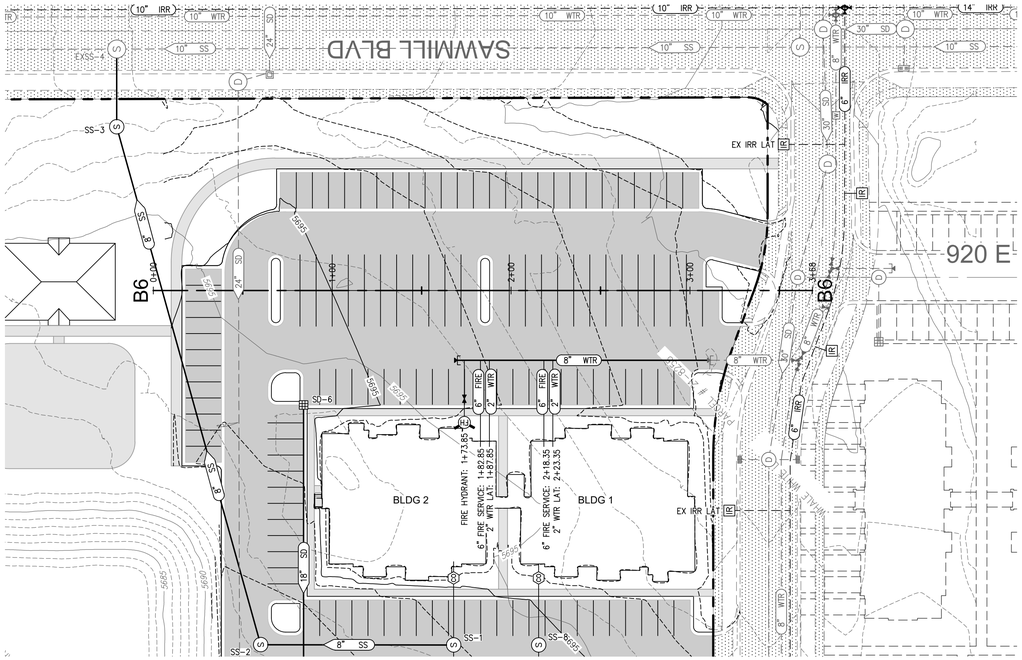
PROJECT SAWMILL PHASE 9

SHEET TITLE CROSS SECTION - B5

PROJECT C18-030

SHEET C-3.13





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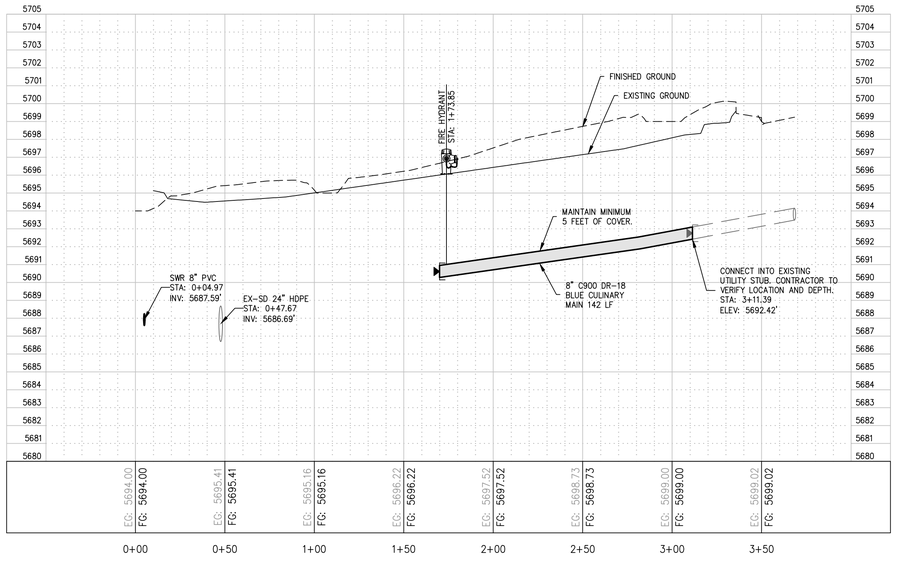

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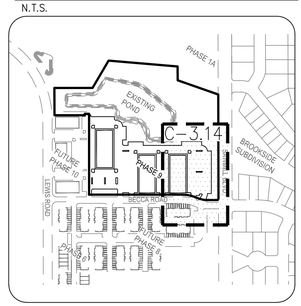

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REVISIONS	DATE	BY
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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

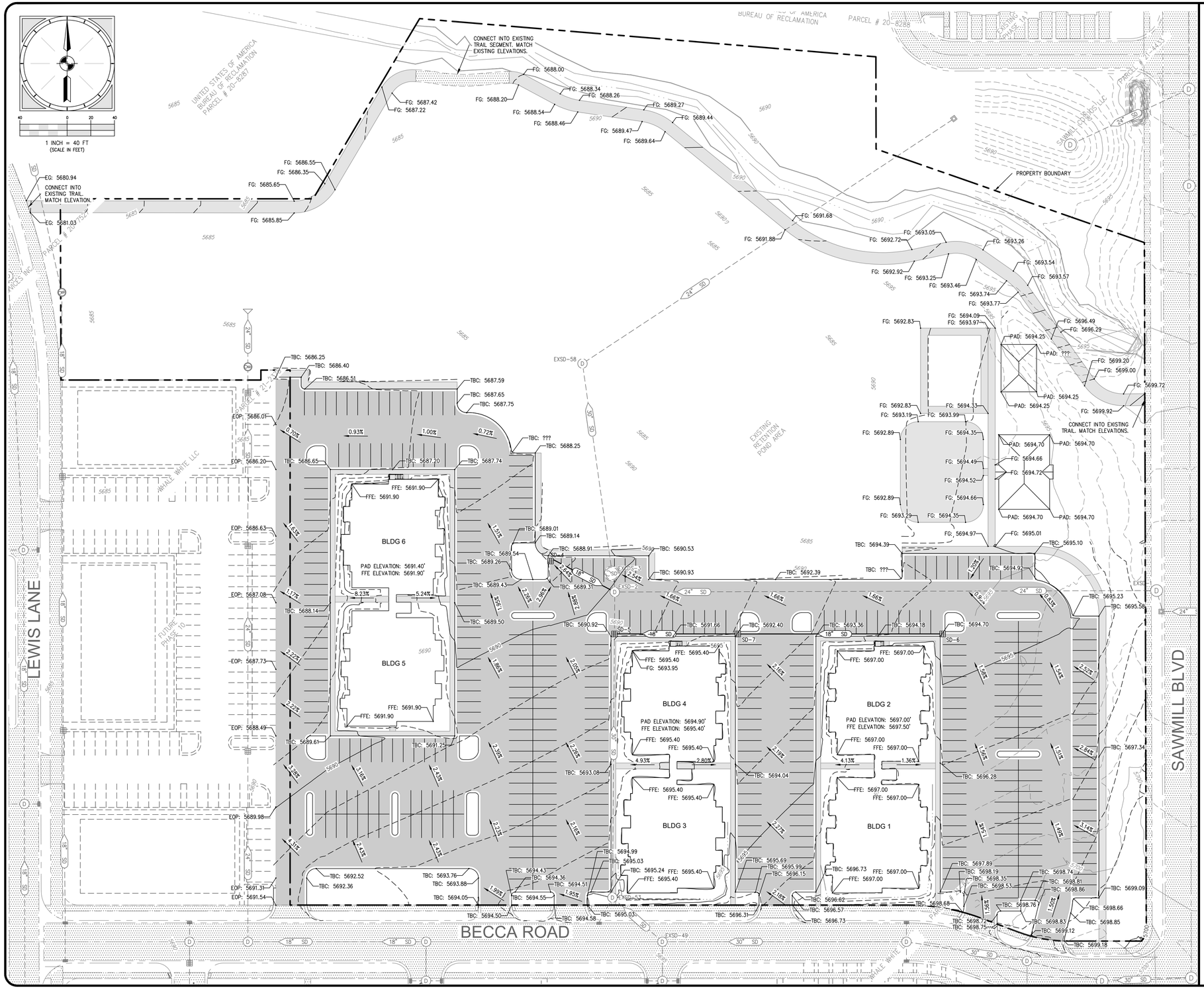
DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE CROSS SECTION - B6

PROJECT C18-030

SHEET C-3.14



LEGEND

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LABEL ABBREVIATION LEGEND
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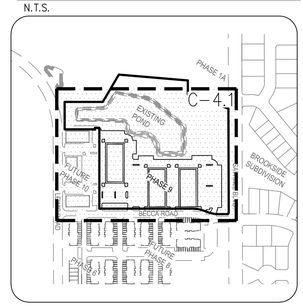
KEY PLAN
N.T.S.



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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT
SAWMILL PHASE 9

SHEET TITLE
OVERALL GRADING PLAN

PROJECT
C18-030

SHEET
C-4.1

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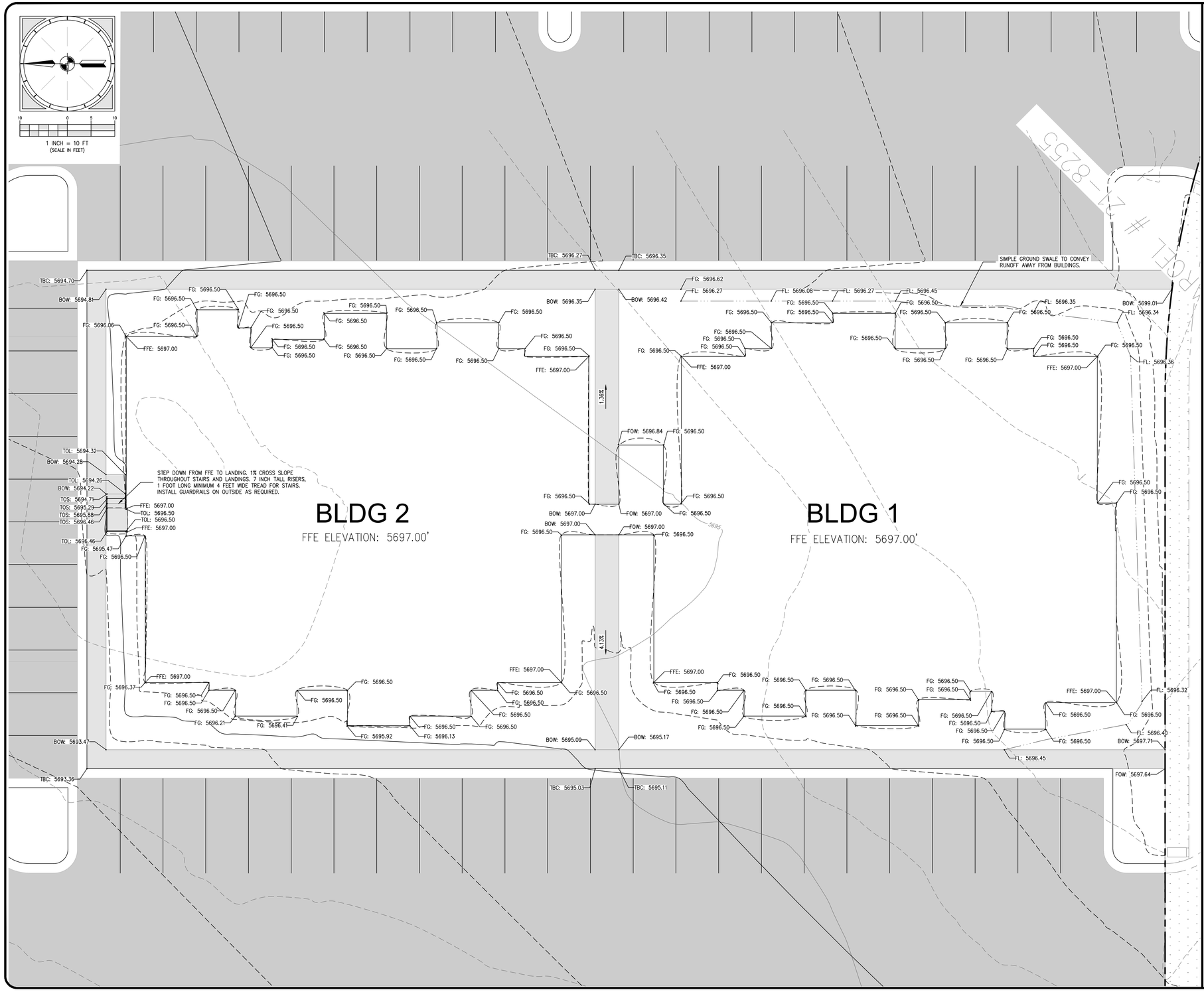

LEGEND

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GRADING NOTES

1. MAINTAIN MINIMUM OF 2% GROUND SLOPE AWAY FROM BUILDINGS.
2. A MAXIMUM GROUND SLOPE OF 33% AWAY FROM THE BACK OF SIDEWALKS IS TO BE MATCHED BY THE FOUNDATION WALLS. FG LABELS AT BUILDING WALLS INDICATE THE MINIMUM ELEVATION FOUNDATION WALLS MUST MATCH.

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KEY PLAN

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE: 3/15/2023

PROJECT: SAWMILL PHASE 9

SHEET TITLE: BUILDINGS 1 & 2 GRADING PLAN

PROJECT: C18-030

SHEET: C-4.2

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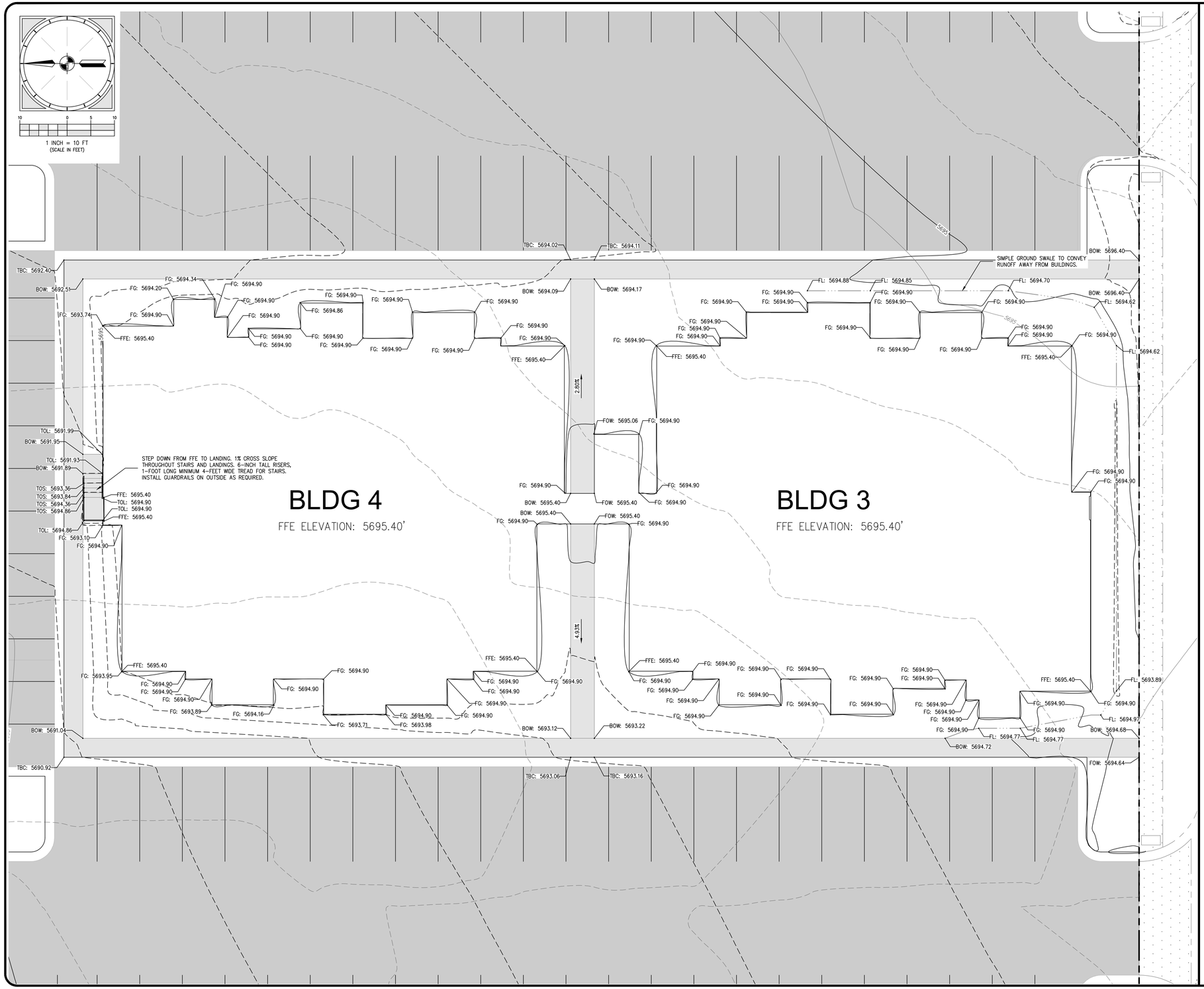

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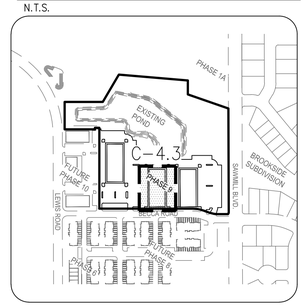

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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB
DRAWN BY: ANF
ISSUE DATE: 3/15/2023

PROJECT: SAWMILL PHASE 9
SHEET TITLE: BUILDINGS 3 & 4 GRADING PLAN

PROJECT: C18-030
SHEET: C-4.3

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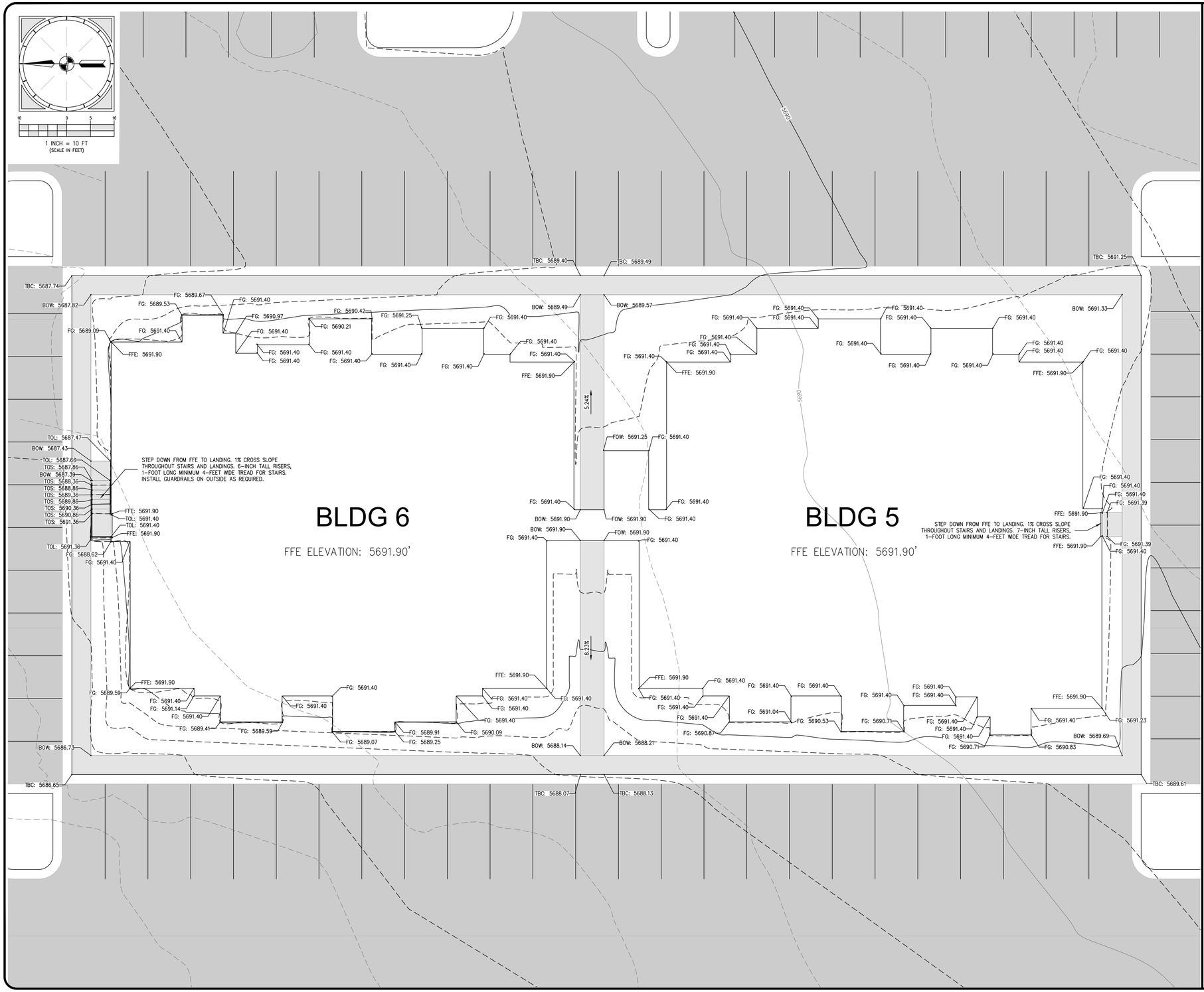


LEGEND

- BOUNDARY
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- ADJACENT PROPERTY
- PROPOSED MINOR CONTOUR
- 5610 PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5570 EXISTING MAJOR CONTOUR
- SWALE FLOWLINE
- 8" SS SANITARY SEWER LINE
- 8" WTR CULINARY WATER LINE
- 8" IRR IRRIGATION LINE
- 8" SS STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN LINE
- 6" FIRE FIRE SERVICE CONNECTION
- 2" WTR WATER LATERAL
- CO SEWER LATERAL W/ CLEANOUT
- IRRIGATION LATERAL W/ METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA
- EXISTING ASPHALT/CONCRETE
- S SEWER MANHOLE, SEE SHEET D-3
- CO SEWER CLEANOUT, SEE SHEET D-3
- FH FIRE HYDRANT, SEE SHEET D-2
- STORM DRAIN BOX, SEE SHEET D-4 (SEE PROFILE FOR SIZE)
- CDS CDS HYDRODYNAMIC SEPARATOR UNIT
- STORM DRAIN PIPE OUTLET
- IR IRRIGATION METER, SEE SHEET D-3
- WATER BLOW OFF VALVE, SEE SHEET D-2
- END CAP W/ THRUST BLOCK
- VALVE
- STOP & STREET SIGN, SEE SHEET D-1
- STREET LIGHT, SEE SHEET D-1
- EXISTING STREET MONUMENT

GRADING NOTES

1. MAINTAIN MINIMUM OF 2% GROUND SLOPE AWAY FROM BUILDINGS.
2. A MAXIMUM GROUND SLOPE OF 3.3% AWAY FROM THE BACK OF SIDEWALKS IS TO BE MATCHED BY THE FOUNDATION WALLS. FG LABELS AT BUILDING WALLS INDICATE THE MINIMUM ELEVATION FOUNDATION WALLS MUST MATCH.

LABEL ABBREVIATION LEGEND

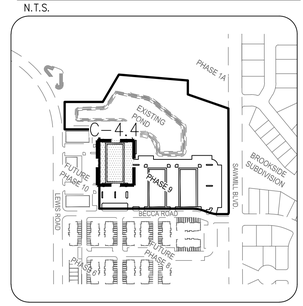
BOW – BACK OF SIDEWALK/TRAIL
EOP – EDGE OF PAVEMENT
FG – FINISHED GROUND
FOW – FRONT OF SIDEWALK/TRAIL
PAD – BUILDING PAD ELEVATION
TBC – TOP BACK OF CURB
TOL – TOP OF STAIR LANDING
TOS – TOP OF STAIR RISER

CALL BLUE STAKES 1-800-662-4111

EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE. UTILITIES FOUND IN THE FIELD, THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, THAT HAVE NOT BEEN IDENTIFIED SHALL BE RAISED, RELOCATED, REMOVED, ETC. AT OWNER'S EXPENSE.

KEY PLAN

N.T.S.



HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
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HEBER CITY, UTAH 84032
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE BUILDINGS 5 & 6 GRADING PLAN

PROJECT C18-030

SHEET C-4.4

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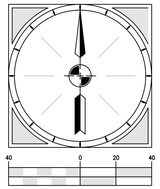

1 INCH = 40 FT
(SCALE IN FEET)

DATA TABLE	
TOTAL PROJECT AREA	12.03 AC
BUILDING AREA	1.73 AC
COMMON SPACE	3.58 AC
LANDSCAPED AREA	6.87 AC
PROJECT USE	RESIDENTIAL
ZONE	RES. AG.
NUMBER OF PUBLIC PARKING STALLS	386 STALLS
HANDICAP PARKING STALLS	8 STALLS
NUMBER OF 36-PLEX BUILDINGS	3 BUILDINGS
DENSITY	8.98 RESIDENTIAL UNITS/AC

NOTES:

- DUE TO AVAILABILITY, SUBSTITUTIONS FOR TREES AND SHRUBS OF SIMILAR SIZE AND APPEARANCE FROM THE CITY'S APPROVED PLANT LIST MAY BE USED AT TIME OF PLANTING.

- ALL LANDSCAPE AREAS TO BE IRRIGATED BY UNDERGROUND SPRINKLER SYSTEM.

- INSTALL 4" SLEEVES UNDER SIDEWALK AS REQUIRED.

- AMEND TOPSOIL IN PUBLIC R.O.W. IF REQUIRED TO AVOID PLANTING GRASS ON ROCK.

- A MAXIMUM OF 10% OF THE TOTAL LANDSCAPE AREA MAY BE LEFT UNVEGETATED AND COVERED WITH ROCK MULCH. A MINIMUM OF 40% OF LANDSCAPED AREAS ARE TO BE COVERED WITH PLANTED VEGETATION. ALL PLANTERS TO BE COVERED BY LIVE PLANT MATERIAL WITHIN 5 YEARS OF PROJECT COMPLETION

- A MINIMUM OF 20% OF LANDSCAPED AREAS SHALL BE PLANTER BEDS.

- PLANT QUANTITIES AND COVERAGE ARE TO MEET CODE REQUIREMENTS.

SYMBOL	PLANT NAME	SIZE	QUANTITY
	FRAXINUS AMERICANA 'MARSHALLS' / MARSHALLS SEEDLESS ASH (50'X40')	2" CALIPER	29
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR (30'X16')	2" CALIPER	25
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY (25'X20')	2" CALIPER	26
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL.	126*
	HESPERALOE PARVIFLORA / RED YUCCA (FLOWERING)	5 GAL.	137*
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	5 GAL.	126*
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL (FLOWERING)	5 GAL.	99*
	CORNUS STOLONIFERA / ARTIC FIRE DOGWOOD	5 GAL.	117*
	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSE WEIGELA (FLOWERING)	5 GAL.	117*
	SOD AREAS		245,394 SF.
	PLANTER BEDS		13,389 SF.
	XERISCAPED AREA		53,735 SF.

*EACH SYMBOL FOR NON-TREES REPRESENT A CLUSTER OF 3 PLANTS.

HEBER CITY ENGINEER DATE

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PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE LANDSCAPE PLAN

PROJECT C18-030

SHEET C-5.1

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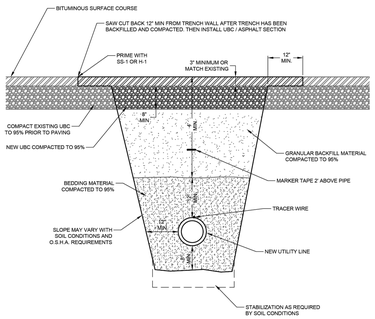
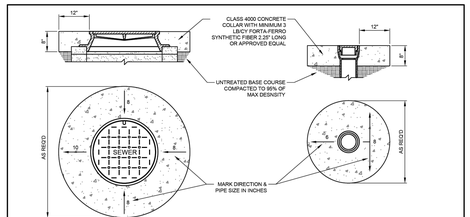


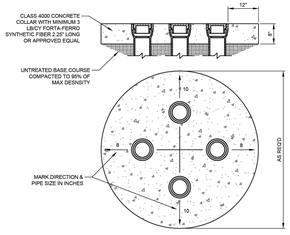
NOTES:
1. COMPACTED BEDDING MATERIAL SHALL NORMALLY CONSIST OF BEDDING SAND.
2. IF APPROVED BY CITY ENGINEER, 3/4" DRAIN ROCK MAY BE USED FOR BEDDING MATERIAL AND SHALL BE WRAPPED IN APPROVED FILTER FABRIC (SEE HEBER CITY SPECIFICATION 02772.2.02), UNLESS OTHERWISE APPROVED.
3. MATERIALS, METHOD & COMPACTION SHALL BE APPROVED BY ENGINEER.
4. USE OF PEA GRAVEL OR COURSE SAND FOR BEDDING MATERIAL IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE CITY ENGINGEER.
5. USE OF NATIVE MATERIAL FOR BACKFILL IS PROHIBITED (EXCEPT AS APPROVED BY THE CITY ENGINEER WITH FULL TIME TESTING AND INSPECTION).
6. USE PROPER MARKER TAPE AS APPROVED BY CITY ENGINEER.
7. INSTALL TRACER WIRE AS PER WATER-5.
8. FLOWABLE FILL IS PROHIBITED AS BACKFILL MATERIAL UNLESS OTHERWISE APPROVED BY CITY ENGINEER. WHEN APPROVED, SURFACE FINISHES MUST STILL BE MATCHED.

UTILITY INSTALLATION TRENCH DETAIL

HORROCKS ENGINEERS, 739 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226	DATE: JUNE 2021 SCALE: N.T.S. 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757	HEBER CITY, HEART OF THE WASATCH BACK	HEBER CITY UTILITIES-1



SINGLE ITEM CONCRETE COLLAR

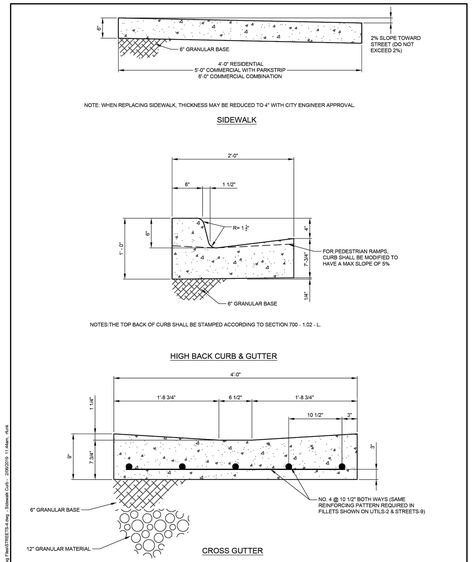


MULTIPLE ITEM CONCRETE COLLAR

NOTES:
1. NEW AND EXISTING VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE.
2. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. THE CONCRETE COLLAR SHALL BE 1/4" to 3/8" BELOW THE ADJACENT PAVED SURFACE.
3. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES AT COLLAR EDGES.
4. MARK CONCRETE COLLAR WITH DIRECTION ARROW AND PIPE SIZE IN INCHES.
5. SIZES AND CONFIGURATIONS FOR EXAMPLE ONLY. SHOW ACTUAL CONFIGURATION FOR EACH SITUATION.
6. WHERE WHIRLYIGG SYSTEMS (OR EQUAL) ARE USED TO BRING MANHOLE COLLARS TO GRADE IN PLACE OF CONCRETE GRADE RINGS, THE CONCRETE COLLAR SHALL EXTEND ALL THE WAY TO THE CONE OR HIGHEST MANHOLE SECTION.

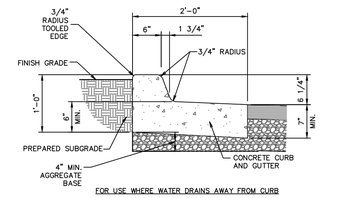
UTILITY CONCRETE COLLAR

HORROCKS ENGINEERS, 739 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226	DATE: FEBRUARY 2019 SCALE: N.T.S. 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757	HEBER CITY, HEART OF THE WASATCH BACK	HEBER CITY STANDARD DRAWING UTILITIES-4



SIDEWALK, HIGH BACK CURB & GUTTER, CROSS GUTTERS

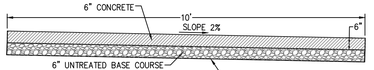
HORROCKS ENGINEERS, 739 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226	DATE: FEBRUARY 2019 SCALE: N.T.S. 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757	HEBER CITY, HEART OF THE WASATCH BACK	HEBER CITY STANDARD DRAWING STREETS-4



FOR USE WHERE WATER DRAINS AWAY FROM CURB

1.2 OUTFLOW CURB DETAIL

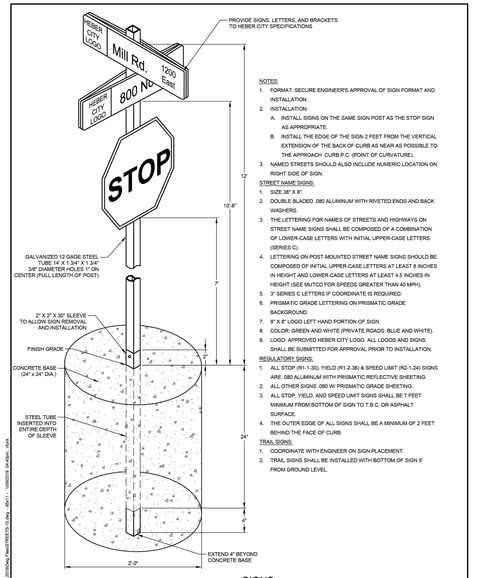
Scale: NTS



NOTES:
DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT CITY ENGINEER'S PERMISSION

1.1 10-FOOT WIDE CONCRETE TRAIL

Scale: NTS



NOTES:
1. FORMAT: SECURE ENGINEER'S APPROVAL OF SIGN FORMAT AND INSTALLATION.
2. INSTALLATION:
   A. INSTALL SIGNS ON THE SAME SIGN POST AS THE STOP SIGN AS APPROPRIATE.
   B. INSTALL THE EDGE OF THE SIGN 2 FEET FROM THE VERTICAL EXTENSION OF THE BACK OF CURB AS NEAR AS POSSIBLE TO THE APPROACH CURB P.C. (POINT OF CURVATURE).
3. NAMED STREETS SHOULD ALSO INCLUDE NUMERIC LOCATION ON RIGHT SIDE OF SIGN.

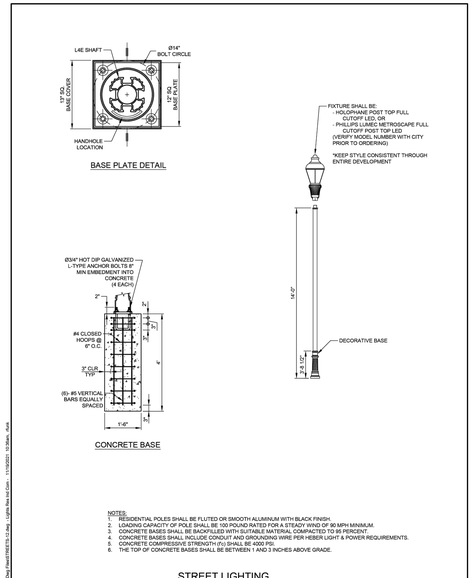
STREET NAME SIGNS:
1. SIZE 36" X 8".
2. DOUBLE BLADED .080 ALUMINUM WITH RIVETED ENDS AND BACK WASHERS.
3. THE LETTERING FOR NAMES OF STREETS AND HIGHWAYS ON STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWER-CASE LETTERS WITH INITIAL UPPER-CASE LETTERS (SERIES C).
4. LETTERING ON POST-MOUNTED STREET NAME SIGNS SHOULD BE COMPOSED OF INITIAL UPPER-CASE LETTERS AT LEAST 6 INCHES IN HEIGHT AND LOWER-CASE LETTERS AT LEAST 4.5 INCHES IN HEIGHT (SEE MUTCD FOR SPEEDS GREATER THAN 40 MPH).
5. 3" SERIES C LETTERS IF COORDINATE IS REQUIRED.
6. PRISMATIC GRADE LETTERING ON PRISMATIC GRADE BACKGROUND.
7. 8" X 8" LOGO LEFT HAND PORTION OF SIGN.
8. COLOR: GREEN AND WHITE (PRIVATE ROADS: BLUE AND WHITE).
9. LOGO: APPROVED HEBER CITY LOGO. ALL LOGOS AND SIGNS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.

REGULATORY SIGNS:
1. ALL STOP (R1-1-30), YIELD (R1-2-36) & SPEED LIMIT (R2-1-24) SIGNS ARE .080 ALUMINUM WITH PRISMATIC REFLECTIVE SHEETING.
2. ALL OTHER SIGNS .080 W/ PRISMATIC GRADE SHEETING.
3. ALL STOP, YIELD, AND SPEED LIMIT SIGNS SHALL BE 7 FEET MINIMUM FROM BOTTOM OF SIGN TO T.B.C. OR ASPHALT SURFACE.
4. THE OUTER EDGE OF ALL SIGNS SHALL BE A MINIMUM OF 2 FEET BEHIND THE FACE OF CURB.

TRAIL SIGNS:
1. COORDINATE WITH ENGINEER ON SIGN PLACEMENT.
2. TRAIL SIGNS SHALL BE INSTALLED WITH BOTTOM OF SIGN 5' FROM GROUND LEVEL.

SIGNS

HORROCKS ENGINEERS, 739 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226	DATE: FEBRUARY 2019 SCALE: N.T.S. 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757	HEBER CITY, HEART OF THE WASATCH BACK	HEBER CITY STANDARD DRAWING STREETS-10



BASE PLATE DETAIL

CONCRETE BASE

NOTES:
1. RESIDENTIAL POLES SHALL BE FLUTED OR SMOOTH ALUMINUM WITH BLACK FINISH.
2. LOADING CAPACITY OF POLE SHALL BE 100 POUND RATED FOR A STEADY WIND OF 90 MPH MINIMUM.
3. CONCRETE BASES SHALL BE BACKFILLED WITH SUITABLE MATERIAL COMPACTED TO 95 PERCENT.
4. CONCRETE BASES SHALL INCLUDE CONDUIT AND GROUNDING WIRE PER HEBER LIGHT & POWER REQUIREMENTS.
5. CONCRETE COMPRESSIVE STRENGTH (f'c) SHALL BE 4000 PSI.
6. THE TOP OF CONCRETE BASES SHALL BE BETWEEN 1 AND 3 INCHES ABOVE GRADE.

STREET LIGHTING

	DATE: JUNE 2021 SCALE: N.T.S. 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757	HEBER CITY, HEART OF THE WASATCH BACK	HEBER CITY STREETS-12

HEBER CITY ENGINEER DATE

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DESIGN ENGINEER DATE

PROJECT ENGINEER: EMB
PROJECT MANAGER: EMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT SAWMILL PHASE 9

SHEET TITLE STREET AND UTILITY DETAILS

PROJECT C18-030

SHEET D-1

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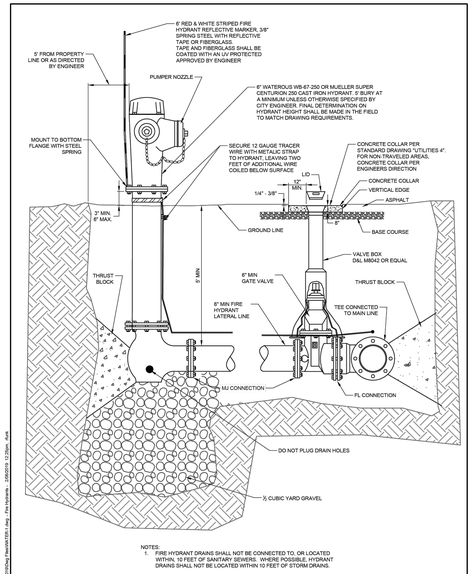


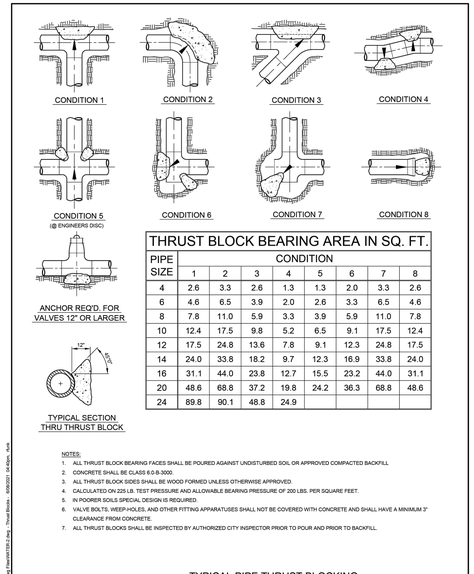
NOTES:
1. FIRE HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226

DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY — HEART OF THE WASATCH BACK

HEBER CITY
STANDARD DRAWING
WATER-1



THRUST BLOCK BEARING AREA IN SQ. FT.

PIPE SIZE	CONDITION							
	1	2	3	4	5	6	7	8
4	2.6	3.3	2.6	1.3	1.3	2.0	3.3	2.6
6	4.6	6.5	3.9	2.0	2.6	3.3	6.5	4.6
8	7.8	11.0	5.9	3.3	3.9	5.9	11.0	7.8
10	12.4	17.5	9.8	5.2	6.5	9.1	17.5	12.4
12	17.5	24.8	13.6	7.8	9.1	12.3	24.8	17.5
14	24.0	33.8	18.2	9.7	12.3	16.9	33.8	24.0
16	31.1	44.0	23.8	12.7	15.5	23.2	44.0	31.1
20	48.6	68.8	37.2	19.8	24.2	36.3	68.8	48.6
24	89.8	90.1	48.8	24.9				

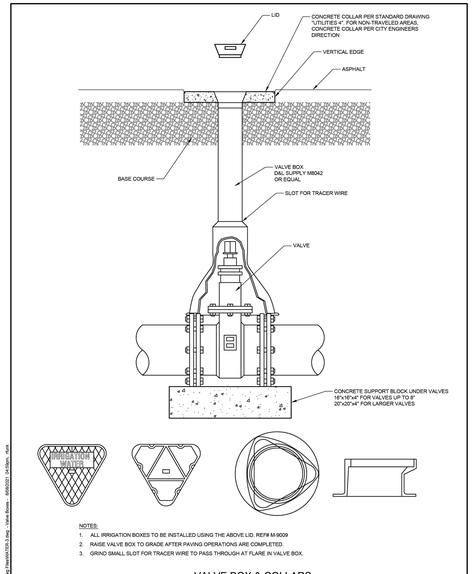
NOTES:
1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL
2. CONCRETE SHALL BE CLASS 6.0-B-3000.
3. ALL THRUST BLOCK SIDES SHALL BE WOOD FORMED UNLESS OTHERWISE APPROVED.
4. CALCULATED ON 225 LB. TEST PRESSURE AND ALLOWABLE BEARING PRESSURE OF 200 LBS. PER SQUARE FEET.
5. IN POORER SOILS SPECIAL DESIGN IS REQUIRED.
6. VALVE BOLTS, WEEP-HOLES, AND OTHER FITTING APPARATUSES SHALL NOT BE COVERED WITH CONCRETE AND SHALL HAVE A MINIMUM 3" CLEARANCE FROM CONCRETE.
7. ALL THRUST BLOCKS SHALL BE INSPECTED BY AUTHORIZED CITY INSPECTOR PRIOR TO POUR AND PRIOR TO BACKFILL.

TYPICAL PIPE THRUST BLOCKING

DATE: JUNE 2021 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY

HEBER CITY
WATER-2



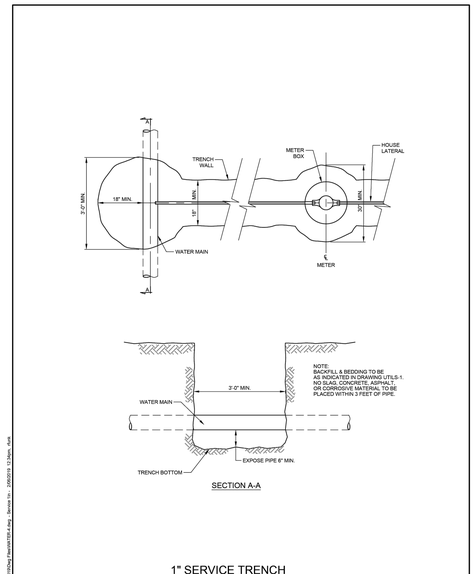
NOTES:
1. ALL IRRIGATION BOXES TO BE INSTALLED USING THE ABOVE LID. REF# M-9009
2. RAISE VALVE BOX TO GRADE AFTER PAVING OPERATIONS ARE COMPLETED.
3. GRIND SMALL SLOT FOR TRACER WIRE TO PASS THROUGH AT FLARE IN VALVE BOX.

VALVE BOX & COLLARS

DATE: JUNE 2021 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY

HEBER CITY
WATER-3



NOTE:
BACKFILL & BEDDING TO BE AS INDICATED IN DRAWING UTILS-1. NO SLAG, CONCRETE, ASPHALT, OR CORROSIVE MATERIAL TO BE PLACED WITHIN 3 FEET OF PIPE.

SECTION A-A

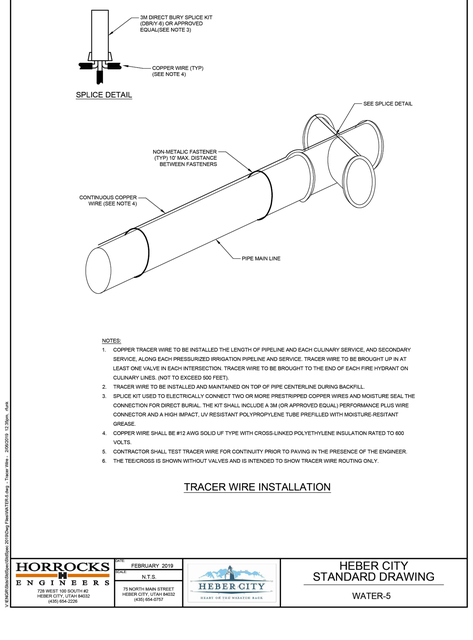
1" SERVICE TRENCH

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226

DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY — HEART OF THE WASATCH BACK

HEBER CITY
STANDARD DRAWING
WATER-4



NOTES:
1. COPPER TRACER WIRE TO BE INSTALLED THE LENGTH OF PIPELINE AND EACH CULINARY SERVICE, AND SECONDARY SERVICE, ALONG EACH PRESSURIZED IRRIGATION PIPELINE AND SERVICE. TRACER WIRE TO BE BROUGHT UP IN AT LEAST ONE VALVE IN EACH INTERSECTION. TRACER WIRE TO BE BROUGHT TO THE END OF EACH FIRE HYDRANT ON CULINARY LINES. (NOT TO EXCEED 500 FEET).
2. TRACER WIRE TO BE INSTALLED AND MAINTAINED ON TOP OF PIPE CENTERLINE DURING BACKFILL.
3. SPLICE KIT USED TO ELECTRICALLY CONNECT TWO OR MORE PRESTRIPPED COPPER WIRES AND MOISTURE SEAL THE CONNECTION FOR DIRECT BURIAL. THE KIT SHALL INCLUDE A 3M (OR APPROVED EQUAL) PERFORMANCE PLUS WIRE CONNECTOR AND A HIGH IMPACT, UV RESISTANT POLYPROPYLENE TUBE PREFILLED WITH MOISTURE-RESITANT GREASE.
4. COPPER WIRE SHALL BE #12 AWG SOLID UF TYPE WITH CROSS-LINKED POLYETHYLENE INSULATION RATED TO 600 VOLTS.
5. CONTRACTOR SHALL TEST TRACER WIRE FOR CONTINUITY PRIOR TO PAVING IN THE PRESENCE OF THE ENGINEER.
6. THE TEE/CROSS IS SHOWN WITHOUT VALVES AND IS INTENDED TO SHOW TRACER WIRE ROUTING ONLY.

TRACER WIRE INSTALLATION

HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226

DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY — HEART OF THE WASATCH BACK

HEBER CITY
STANDARD DRAWING
WATER-5

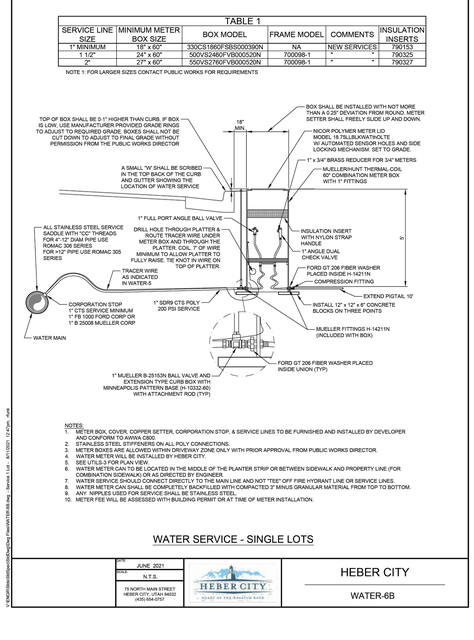


TABLE 1

SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	FRAME MODEL	COMMENTS	INSULATION INSERTS
1" MINIMUM	18" x 60"	330CS1860FSBS0003I0N	NA	NEW SERVICES	790153
1 1/2"	24" x 60"	500VS2460FVB000520N	7000981	"	790325
2"	27" x 60"	550VS2760FVB000520N	7000981	"	790327

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS

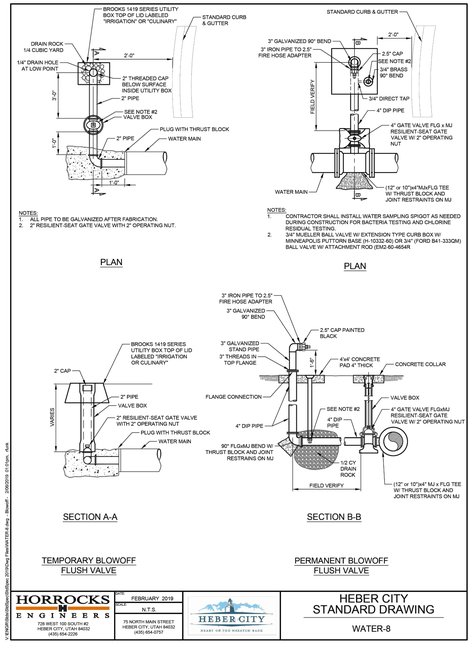
NOTES:
1. METER BOX, COVER, COPPER SETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. STAINLESS STEEL STIFFENERS ON ALL POLY CONNECTIONS.
3. METER BOXES ARE ALLOWED WITHIN DRIVEWAY ZONE ONLY WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
4. WATER METER WILL BE INSTALLED BY HEBER CITY.
5. SEE UTILS-3 FOR PLAN VIEW.
6. WATER METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER.
7. WATER METER SHALL NOT BE CONNECTED DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF FIRE HYDRANT LINE OR SERVICE LINES.
8. WATER METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
9. ANY NIPPLES USED FOR SERVICE SHALL BE STAINLESS STEEL.
10. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

WATER SERVICE - SINGLE LOTS

DATE: JUNE 2021 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY — HEART OF THE WASATCH BACK

HEBER CITY
WATER-6B

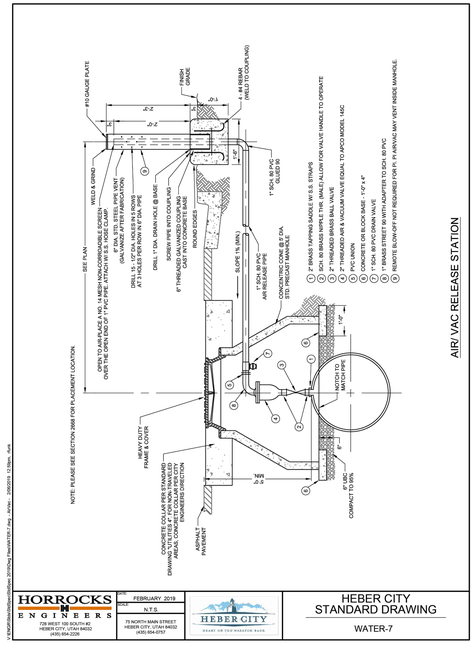


HORROCKS ENGINEERS — 726 WEST 100 SOUTH #2, HEBER CITY, UTAH 84032, (435) 654-2226

DATE: FEBRUARY 2019 | SCALE: N.T.S. | 75 NORTH MAIN STREET, HEBER CITY, UTAH 84032, (435) 654-0757

HEBER CITY — HEART OF THE WASATCH BACK

HEBER CITY
STANDARD DRAWING
WATER-8



HEBER CITY ENGINEER — DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

REVISIONS

DESIGN ENGINEER — DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE: 3/15/2023

PROJECT: SAWMILL PHASE 9

SHEET TITLE: WATER DETAILS

PROJECT: C18-030

SHEET: D-2

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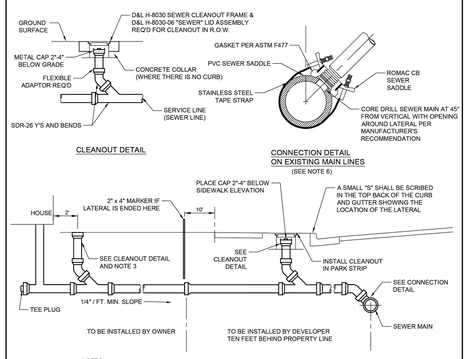


NOTES:

1. PIPE GRAPHICS DO NOT NECESSARILY INDICATE TYPE OF PIPE TO BE USED.
2. ALL PVC SEWER LATERAL PIPE AND FITTINGS WITHIN THE R.O.W. SHALL BE A MINIMUM OF SDR-26.
3. MAXIMUM SPACING BETWEEN CLEANOUTS IS 100' AND AT ALL BENDS.
4. MAXIMUM ALLOWED BEND IN LATERAL IS 22 1/2 DEGREES.
5. SEWER & WATER LATERALS ARE PROHIBITED IN COMMON TRENCH PER STATE CODE R 309-550-7.
6. "INSERTA TEE" MAY BE USED FOR CERTAIN CONDITIONS WITH PRIOR CITY ENGINEER APPROVAL.
7. WHEN APPROVED, "INSERTA TEE" INSTALLATION MUST BE WITNESSED, INSPECTED AND CERTIFIED BY AUTHORIZED CITY AGENTS
8. IN CERTAIN AREAS WHERE CONCERN FOR SEWER BACKUP EXISTS, A SEWER BACKFLOW PREVENTER (RECTORSEAL 97034) SHALL BE REQUIRED.
9. PIPE SLOPE SHALL BE 1/4" / FT MIN UNLESS OTHERWISE APPROVED BY HEBER CITY.

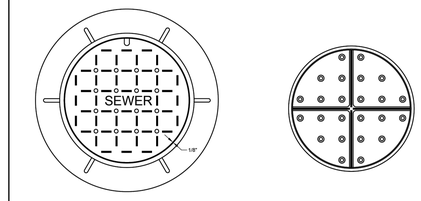
SEWER LATERAL & DETAILS

DATE	JUNE 2021
SCALE	N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

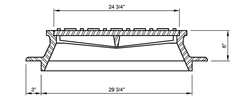
HEBER CITY

SEWER-1



PLAN OF COVER AND RING

BOTTOM VIEW OF COVER



D&L SUPPLY #A-1180 HEAVY DUTY, 400 LB. MINIMUM

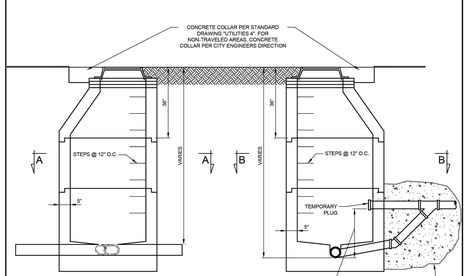
SECTION

MANHOLE RING AND COVER

DATE	FEBRUARY 2019
SCALE	N.T.S.

HEBER CITY
STANDARD DRAWING

SEWER-2



USE 5' DIAMETER MANHOLE OR LARGER FOR ALL PIPE 14" DIAMETER AND LARGER. USE 4' MIN DIAMETER MANHOLE FOR ALL PIPE SMALLER THAN 14" DIAMETER.

SECTION A-A

JUNCTION MANHOLE

SECTION B-B

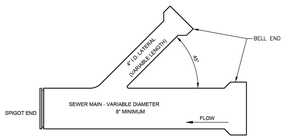
DROP MANHOLE

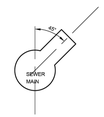
JUNCTION & DROP MANHOLES

DATE	FEBRUARY 2019
SCALE	N.T.S.

HEBER CITY
STANDARD DRAWING

SEWER-3





INSTALLATION END VIEW

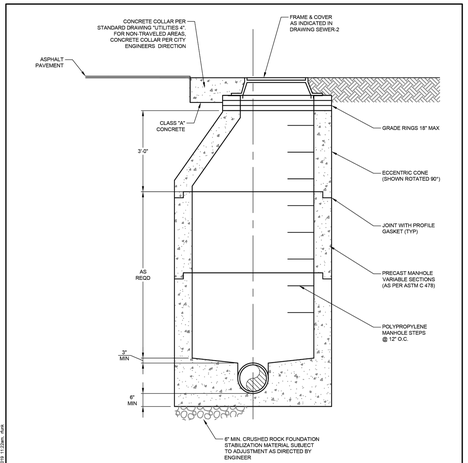
REQUIRED ON ALL NEW SEWER MAIN CONSTRUCTION

FABRICATED SEWER LATERAL

DATE	FEBRUARY 2019
SCALE	N.T.S.

HEBER CITY
STANDARD DRAWING

SEWER-4



NOTES:

1. LOCATE MANHOLE COVER ON SIDE OF MANHOLE AS SHOWN ABOVE. SET MANHOLE FRAME IN GROUT.
2. ALL MANHOLES TO BE WATER TIGHT AND TESTED AS PER STD. SPEC. 02660.
3. MANHOLE BASE AND 1ST SECTION OF MANHOLE TO BE FABRICATED AS AN INTEGRAL UNIT.
4. USE 5' DIAMETER OR LARGER MANHOLE FOR PIPES 14" DIAMETER AND LARGER.
5. USE 4' DIAMETER MANHOLE FOR ALL PIPES SMALLER THAN 14" DIAMETER.

PRECAST CONCRETE SEWER MANHOLE

DATE	FEBRUARY 2019
SCALE	N.T.S.

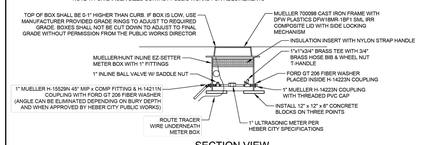
HEBER CITY
STANDARD DRAWING

SEWER-5

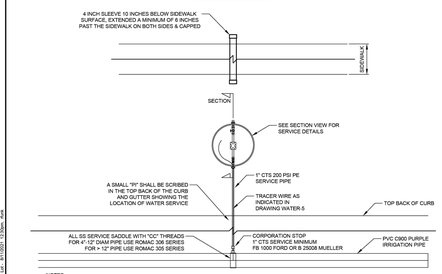
SERVICE LINE SIZE	MINIMUM METER BOX SIZE	BOX MODEL	LID / FRAME MODEL	COMMENTS
1" MINIMUM	21" x 15"	330IS2118FABS000646N	DFW18MR-1BF1 SML IRR / 7000I6-1	NEW SERVICES
1.5"	27" x 24"	500IS2724FAB0000666N	DFW18MR-1BF1 SML IRR / 7000I6-1	NEW SERVICES
2"	36" x 36"	550IS3636FABS000669N	SAME AS ABOVE w/ 790138 EXP RING	NEW SERVICES

TABLE 1

NOTE 1: FOR LARGER SIZES CONTACT PUBLIC WORKS FOR REQUIREMENTS



SECTION VIEW



NOTES:

1. ALL COMPONENTS SHOWN TO BE FURNISHED AND INSTALLED BY DEVELOPER AND CONFORM TO AWWA C800.
2. STAINLESS STEEL, STIFFENERS ON ALL POLY CONNECTIONS.
3. METER BOX LOCATIONS SHALL BE APPROVED WITH PRIOR APPROVAL FROM PUBLIC WORKS DIRECTOR.
4. METER BOXES ARE NOT INSTALLED WITHIN DRIVEWAY ZONES OR WITHIN OTHER PAVED SURFACES. DIFFERENT TRAFFIC RATED LIDS & FRAMES MAY BE REQUIRED PER THE DIRECTION OF THE PUBLIC WORKS DIRECTOR.
5. IRRIGATION METER CAN TO BE LOCATED IN THE MIDDLE OF THE PLANTER STRIP OR BETWEEN SIDEWALK AND PROPERTY LINE (FOR COMBINATION SIDEWALK) OR AS DIRECTED BY ENGINEER. 4" SLEEVE REQUIRED ON ALL INSTALLATIONS INCLUDING EXISTING SIDEWALK.
6. IRRIGATION SERVICE SHOULD CONNECT DIRECTLY TO THE MAIN LINE AND NOT "TEE" OFF OF SERVICE LINES.
7. METER CAN SHALL BE COMPLETELY BACKFILLED WITH COMPACTED 3" MINUS GRANULAR MATERIAL FROM TOP TO BOTTOM.
8. BEDDING OF ALL PIPE SHALL CONFORM TO HEBER CITY BEDDING STANDARDS FOR CULINARY WATER.
9. METER FEE WILL BE ASSESSED WITH BUILDING PERMIT OR AT TIME OF METER INSTALLATION.

IRRIGATION SERVICE - ONE LOT

DATE	JUNE 2021
SCALE	N.T.S.

75 NORTH MAIN STREET
HEBER CITY, UTAH 84032
(435) 654-0757

HEBER CITY

IRRIGATION-1B

HEBER CITY ENGINEER DATE

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

PROJECT: SAWMILL PHASE 9

SHEET TITLE: SEWER AND IRRIGATION DETAILS

PROJECT C18-030

SHEET D-3

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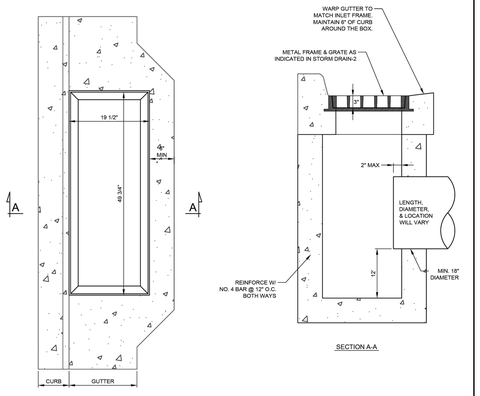
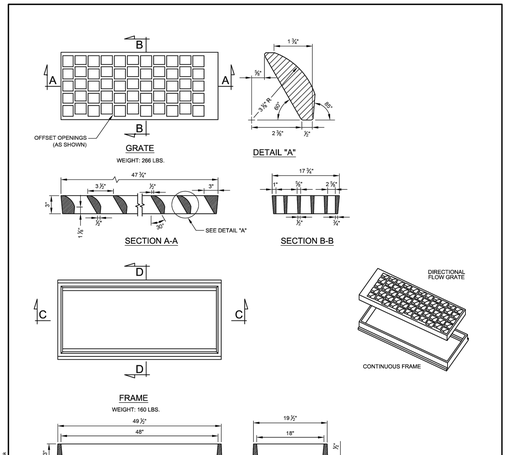


NOTES:

1. ALL FRAMES & GRATES TO BE CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. A SWOUT OR APPROVED EQUAL SHALL BE USED WHERE THE STORM WATER IS LEAVING THE BOX OR STORM WATER SYSTEM AND ENTERING A SUMP, RETENTION / DETENTION POND, OR DISCHARGE POINT.

CURB DROP INLET STANDARD BOX

HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	STORM DRAIN-1



NOTES:

1. ALL DIMENSIONS ARE INCHES (in) UNLESS OTHERWISE NOTED.
2. GRATE AND FRAME MAY BE FURNISHED IN EITHER DUCTILE IRON (ASTM A-536 GRADE 60) OR CAST GRAY IRON: AASHTO M-105, CLASS 30 B (ASTM A-48).
3. INSTALLATION REQUIRES SUPPORT UNDER LONGITUDINAL AXIS OF FRAME. ORIENT GRATE WITH DIRECTION OF FLOW.
4. GRATE & FRAME SHALL BE D&L I-1803 OR APPROVED EQUAL.

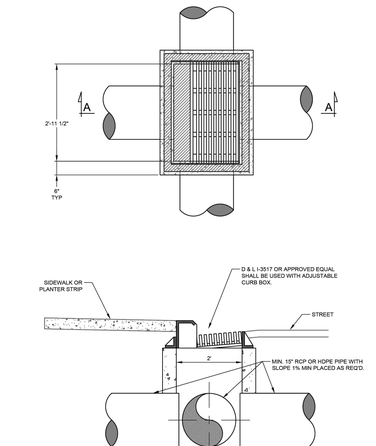
DESIGN DATA:

MS 18 (HS-20) OR INTERSTATE ALTERNATE LOADING IN ACCORDANCE WITH CURRENT AASHTO AND INTERIM SPECIFICATIONS.

DUCTILE IRON AND STRUCTURAL STEEL: fs=138 MPa

GRATE AND FRAME

HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	STORM DRAIN-2

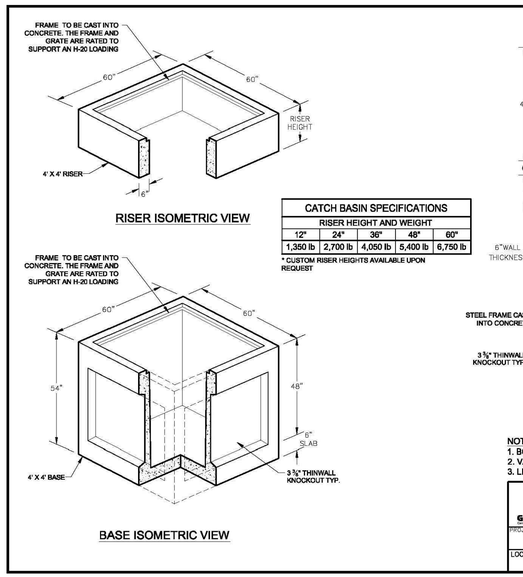


NOTES:

1. #4 REBAR SPACED NO GREATER THAN 12" O.C. HORIZ. AND 8" O.C. VERTICAL. 14" OVERLAP OF REBAR REQUIRED.
2. OPEN FACE CATCH BASIN TO BE USED ONLY AT THE CITY ENGINEER'S DISCRETION.
3. D & L I-3517 GRATE AND FRAME WITHOUT HOOD MAY BE USED AT CITY ENGINEER'S DISCRETION.

CURB INLET BOX-OPEN FACE

HORROCKS ENGINEERS	DATE: FEBRUARY, 2019	HEBER CITY	HEBER CITY STANDARD DRAWING
739 WEST 100 SOUTH #2 HEBER CITY, UTAH 84032 (435) 654-2226	SCALE: N.T.S.	75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757	STORM DRAIN-4

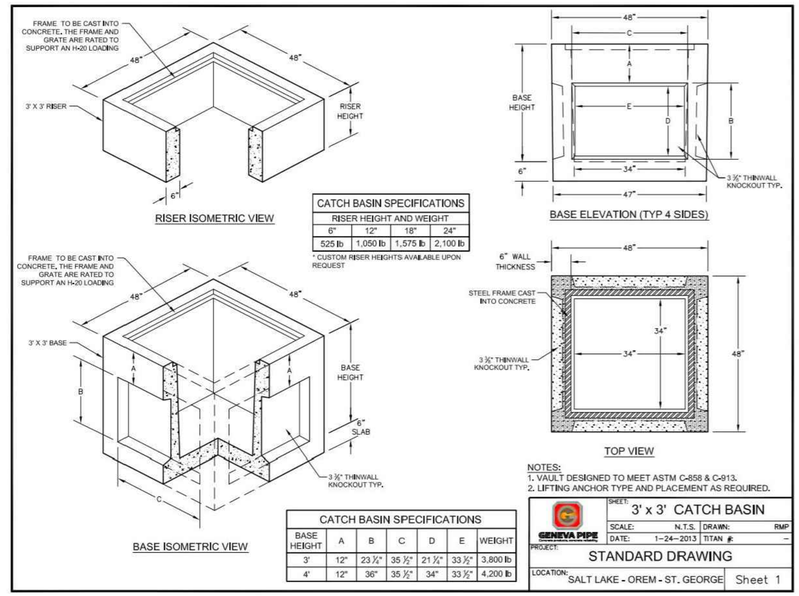


CATCH BASIN SPECIFICATIONS				
RISER HEIGHT AND WEIGHT				
12"	24"	36"	48"	60"
1,350 lb	2,700 lb	4,050 lb	5,400 lb	6,750 lb

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. BOX WEIGHT = 5,525 LBS.
2. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
3. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE	SHEET: 4' x 4' CATCH BASIN	
	SCALE: N.T.S.	DRAWN: RMP
	DATE: 1-24-2013	TITAN #: --
PROJECT: STANDARD DRAWING		
LOCATION: SALT LAKE - OREM - ST. GEORGE		Sheet 1



CATCH BASIN SPECIFICATIONS							
RISER HEIGHT AND WEIGHT							
6"	12"	18"	24"				
525 lb	1,050 lb	1,575 lb	2,100 lb				
BASE HEIGHT	A	B	C	D	E	WEIGHT	
3'	12"	23 1/2"	35 1/2"	21 1/4"	33 1/2"	3,800 lb	
4'	12"	36"	35 1/2"	34"	33 1/2"	4,200 lb	

* CUSTOM RISER HEIGHTS AVAILABLE UPON REQUEST

NOTES:
1. VAULT DESIGNED TO MEET ASTM C-858 & C-913.
2. LIFTING ANCHOR TYPE AND PLACEMENT AS REQUIRED.

GENEVA PIPE	SHEET: 3' x 3' CATCH BASIN	
	SCALE: N.T.S.	DRAWN: RMP
	DATE: 1-24-2013	TITAN #: --
PROJECT: STANDARD DRAWING		
LOCATION: SALT LAKE - OREM - ST. GEORGE		Sheet 1

HEBER CITY ENGINEER DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
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DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

DRAWN BY: ANF
ISSUE DATE 3/15/2023

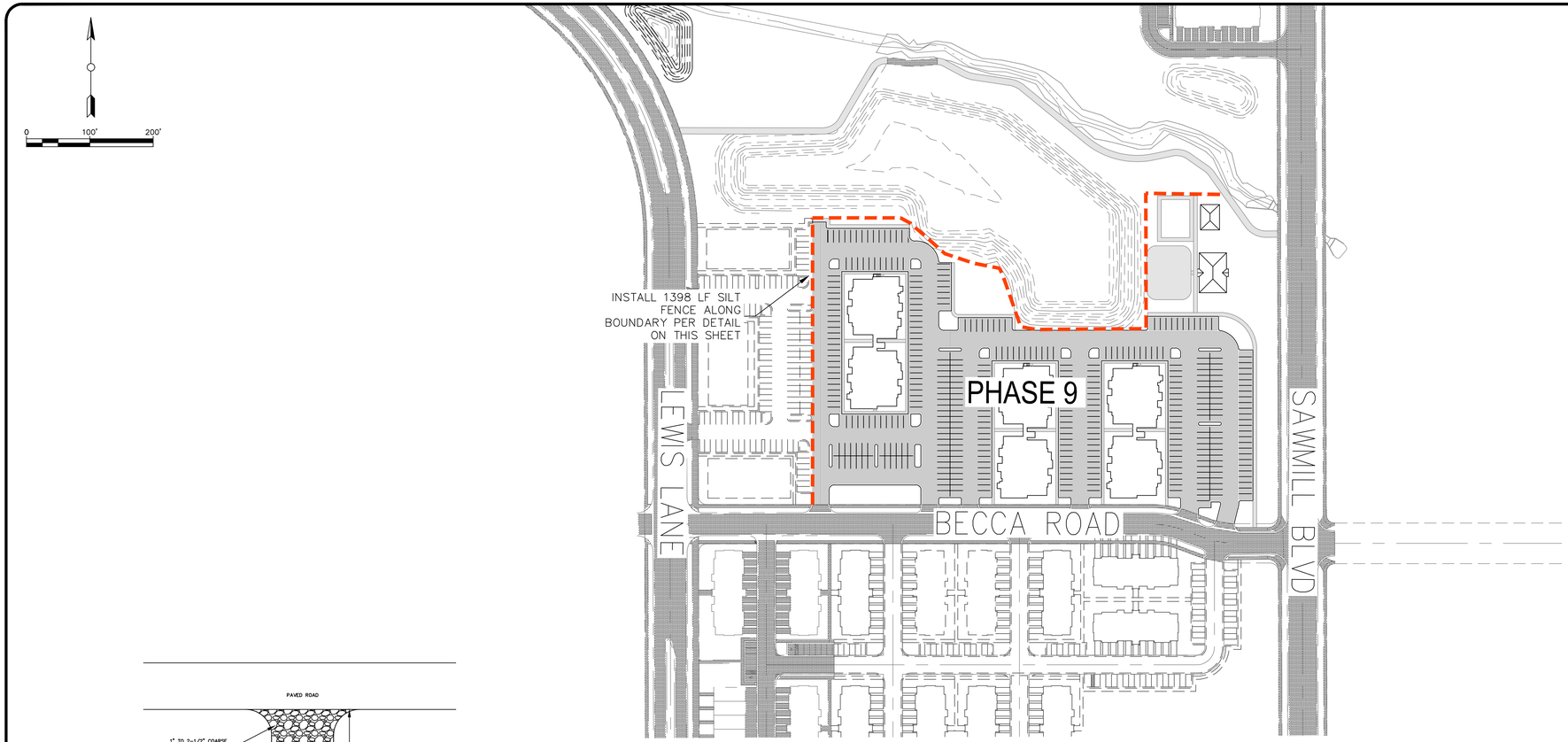
PROJECT: SAWMILL PHASE 9

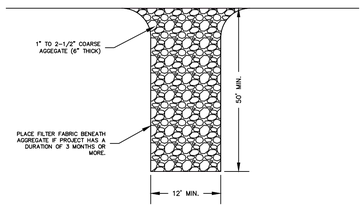
SHEET TITLE: STORM DRAIN DETAILS

PROJECT C18-030

SHEET D-4

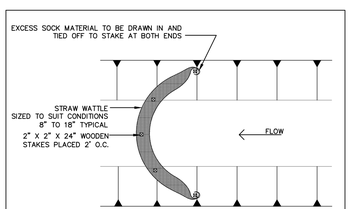
Z:\SEG Projects\CURRENT PROJECTS\C18-030 Sawmill Phase 9\Working Files\Engineering\dwg\C18-030-PH9 DETAILS.dwg





STABILIZED CONSTRUCTION ENTRANCE

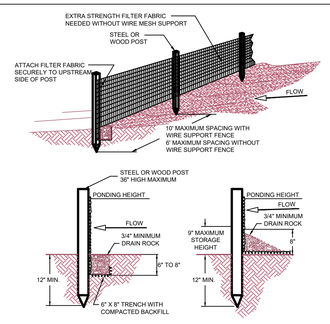
N.T.S.



NOTES:
1. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
2. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
3. CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.

STRAW WATTLE DETAIL

N.T.S.



NOTES:

1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.
2. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE DETAIL

N.T.S.

EROSION CONTROL NOTES

EROSION CONTROL – UPDES PLAN AND PERMIT SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A COPY OF THE PLAN AND PERMIT MUST BE ON SITE AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, 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 PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORK.

PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

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 ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.

CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS 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.

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 LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.

CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR, BEFORE REVEGETATION.

ALL DITCHES AND SWALES BETWEEN 5% AND 8% SHALL BE ARMORED WITH A STRAW TYPE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.

RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 8%

RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT OUTLETS.

SEED MIX AND RATE OF APPLICATION SHALL BE AS FOLLOWS:

SEED TYPES	PERCENT OF MIX
PERENNIAL RYEGRASS (LOLIUM PERENNE)	25%
SLENDER WHEATGRASS (AGROPYRON TRACHYCAULUM)	20%
BLUEBUNCH WHEATGRASS (AGROPYRON SPICATUM)	15%
WESTERN WHEATGRASS (AGROPYRON SMITHII)	15%
SHEEP FESCUE (FESTUCA OVINA)	10%
BLUE FLAX (LINUM LEWISSI)	8%
CALIFORNIA POPPY (ESCHSCHOLTZIA CALIFORNICA)	7%
	100%

SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED MIX.

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REVISIONS

DESIGN ENGINEER DATE

PROJECT ENGINEER: BMB
PROJECT MANAGER: BMB

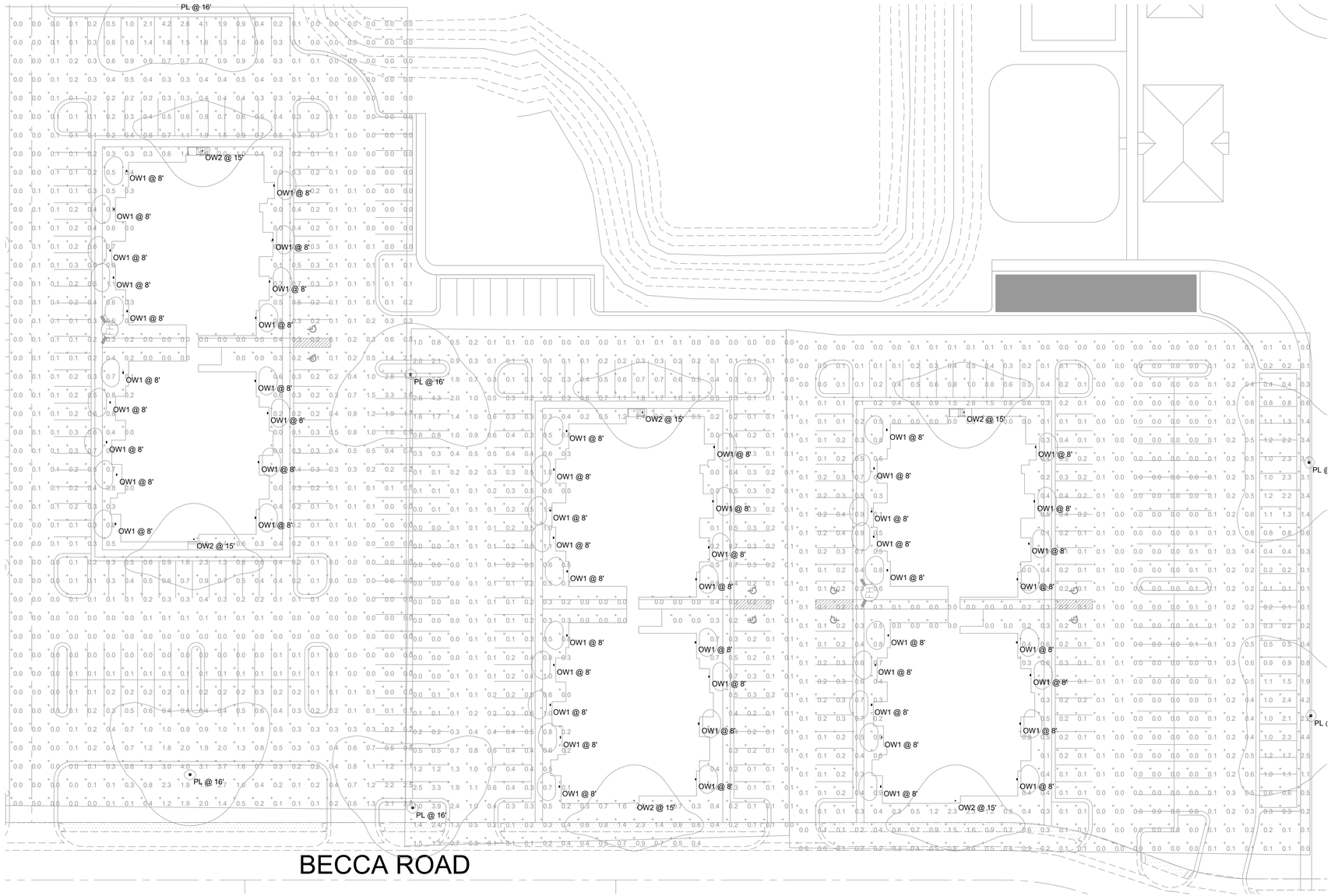
DRAWN BY: ANF
ISSUE DATE: 3/15/2023

PROJECT: SAWMILL PHASE 9

SHEET TITLE: EROSION CONTROL PLAN

PROJECT: C18-030

SHEET: D-5


PL @ 16'
OW2 @ 15'
OW1 @ 8'
PL @ 16'
OW2 @ 15'
OW1 @ 8'
PL @ 16'
OW2 @ 15'
OW1 @ 8'

ESQUIRE W LED

Architectural Outdoor

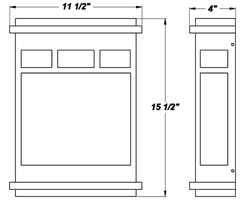
PROJECT:	
TYPE:	
PO#:	QTY:
COMMENTS:	

FEATURES

- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- Aluminum Heat-Sink Plate
- Solid Top and Bottom End Plates
- Luminous White Acrylic Panels
- 100V - 277V
- Mounts Directly to 4" Junction Box (By Others)
- ADA Compliant
- CSA Listed Wet Location
- Emergency Battery Available
- LED Light Fixture
- Mounting Hardware Included

LINE DRAWING

LINE DRAWING NOT TO SCALE



FINISHES

Antique Copper	Antique Silver	Bronze Mist	Matte Silver	Metallic Black	Sand
Swedish Steel	Textured Black	Textured Bronze	Textured White		

For RAL Colors & Custom Match **Contact Teron Lighting Inc.**

TERON LIGHTING
A HUBBELL COMPANY

TERONLIGHTING.COM
33 DONALD DR, FAIRFIELD, OH 45014
P: 513.858.6004 **F:** 513.858.6038
E: SALES@TERONLIGHT.COM

BUY AMERICAN SINCE 1979

SEND CUT-SHEET

We reserve the right to revise the design components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

WSR LED

Architectural Wall Sconce

Inverted available with WLU option only.

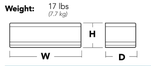
Catalog Number	
Notes	
Type	

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

Specifications

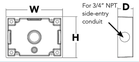
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSR LED is ideal for replacing existing 50 – 250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information

EXAMPLE: WSR LED P2 40K SR3 MVOLT DDBTXD

WSR LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WSR LED	P1 1,000 lumens P2 2,000 lumens P3 3,000 lumens P4 4,000 lumens	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120 208 240 277 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box	**Shipped installed** PE Photoelectric cell, button type[3] SF Single fuse (120, 277, 347V).[3] DF Double fuse (208, 240, 480V).[3] DMG External 0-10V leads E20WC Emergency battery backup, CEC compliant (18W, -20°C).[4] E10WH Emergency battery backup, CEC compliant (10W, 5°C)[4] WLU Wet location door for up orientation[5] PIR Motion/ambient light sensor[6] DS Dual switching[7] SPD Separate Surge Protection[8] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

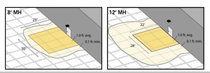
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E20WC and E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSR P1 LED 40K SR4 MVOLT E20WC
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 480V option.
3. Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options, Not available with 347V or 480V. Not available with WLU.
4. WLU not available with PIR or ELCW.
5. See PIR Table for default settings.
6. Only available with P3 & P4 packages. Provides 50/50 luminaire operation via two independent drivers and photocell. Not available with E20WC. Not available with ELCW, WLU, SF, or DF. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
7. See electrical section on page 2 for more details.

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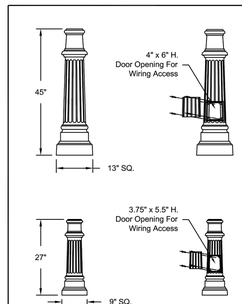

ORDERING INFORMATION:

SM	A	Height	Shaft Style
Post	Material		
SM = Salem	A = Aluminum	06' = 6' 07' = 7' 08' = 8' 10' = 10' 12' = 12' 14' = 14' 16' = 16' 13" Base FTJ 10 = 10'-4" 12 = 12'-4" 14 = 14'-4" 16 = 15'-10"	FTJ = Fluted Tapered, .25 Wall F4C = 4" DIA. Fluted, .125 Wall F4J = 4" DIA. Fluted, .25 Wall F5J = 5" DIA. Fluted, .25 Wall L4E = SiteLink 4.5" Fluted, .156 Wall S4C = 4" DIA. Smooth, .125 Wall S4J = 4" DIA. Smooth, .25 Wall S5J = 5" DIA. Smooth, .25 Wall T4C = 3" to 4" DIA. Tapered, .125 Wall T5C = 3" to 5" DIA. Tapered, .125 Wall

Base	Tenon	Mounting	Finish
9 = 9" Square (TMP-69) 13 = 13" Square (TMP-89) (L4E = TMP40006)	P01 = POLE CAP P02 = 2.38" O.D. X 4" LG. P05 = 3" O.D. X 4" LG. P07 = 3" O.D. X 3" LG. P08 = 3" O.D. X 5" LG. P09 = 3" O.D. X 6" LG. P10 = 3" O.D. X 8" LG. (3" O.D. = ACTUAL SIZE @ 2.89" O.D.) P11 = 4.38 O.D. x 12" LG. P12 = 3" O.D. X 12" LG. P13 = 3" O.D. X 8" LG. P14 = 3" O.D. X 14"LG. P15 = 3.5" O.D. X 8" LG. P16 = 4.5" O.D. X 10" LG. PT1 = VQC Plate	ABG = Anchor Bolts Galvanized Steel LAB = Less Anchor Bolts DBB = Direct Burial Base	BK = Black BD = Dark Blue BZ = Bronze GH = Graphite GN = Green GR = Gray PP = Prime Painted SL = Silver WH = White

Options
EXXXY* = Provision for eye bolt.
LXXXY* = Large provision.
RXXXY* = Receptacle provision.
SXXXY* = Small provision.

SPECIFICATIONS

DESCRIPTION
The lighting post shall be all aluminum or cast aluminum, one-piece construction, with a classic square base design.

MATERIALS
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot dip galvanized.

CONSTRUCTION
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All welding shall be per ANSI/AWS

DIMENSIONS
The post shall be X'- XX" in height with a 9" or 13" diameter base. The shaft diameter shall be XX". At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.

INSTALLATION
The post shall be provided with four, hot dip galvanized L-type anchor bolts. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

* - Replace "XXX" with height from grade (inches), can be up to 3 digits. Must use whole numbers. Leading zeros are not used. Replace Y with orientation from hand hole (A=0, B=90, C=180, D=270). Add multiple provisions as necessary to cover each location. Must validate EPA restrictions for banners.

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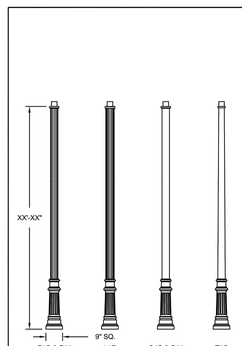
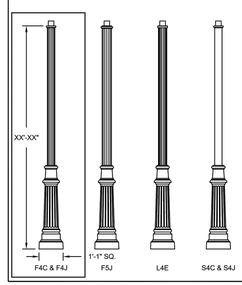
1 of 3





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ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	7/1/13
DWG #:	POL_SMA

3 of 3

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSOCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA. Standard SPD meets 10kV/5kA per ANSI C136.2-2015.
- 20kV Option meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED drivers meet maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and are ROHS compliant. Minimum operating temperature is -40°C. Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP66 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric full cutoff distributions
- 2700K, 3000K, 4000K, and 5000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8 (see chart).
- Factory Programmed Driver (FPDxx) - Customize lumen output prior to manufacturing and still enables control leads so other options can also be used
- Long Life Photocontrols (PCLL) - 20 Year Life
- 3 and 7 pin photocontrol receptacles internally (PR3, PR7) or externally (PR3E, PR7E) mounted

Testing/Compliance
- UL 1598 - Wet Locations Safety Listing
- Suitable for ambient temperatures -40°C to 40°C

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Buy American
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

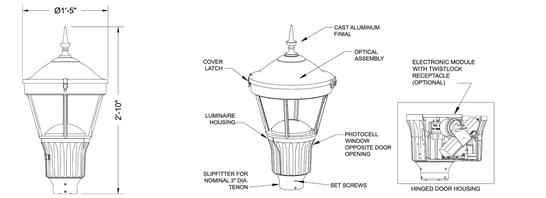
Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

DesignLights Consortium® DLC qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

IDA only applies to 3000 Kelvin CCT or lower

DIMENSIONAL DATA



Maximum Weight - 39 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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HOLOPHANE

PUCL2

Utility Taft Series Luminaire Full Cutoff LED2

ORDERING INFORMATION

Example: PUCL2 P20 30K MVOLT FC2 GN NF PR7E

Series	LED performance package	LED Color temperature	Voltage	Optics	Housing color	Finish
PUCL2 Utility Taft LED FCO	P10 1,500 nominal lumens (amber only) P20 4,500 nominal lumens P30 6,500 nominal lumens P40 8,500 nominal lumens P50 11,500 nominal lumens	AMB True amber 27K 2700K CCT 30K 3000K CCT 40K 4000K CCT 50K 5000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSOCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

Options: *Option Compatibility Matrix on page 3 of 4*

A0	Field Adjustable Output	PR3E	NEMA Twist Lock Photocontrol Receptacle - 3 PIN. Externally mounted, available with NF option
FPDxx	Factory Programmed Driver	PR7E	NEMA Twist Lock Photocontrol Receptacle - 7 PIN. Externally mounted, available with NF option
PR3	NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only.	SH	Shorting cap
PR7	NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only.	HSS	House side shield
PCLL	DTL long life twistlock photocontrol for solid-state MVOLT		
P34	DTL long life twistlock photocontrol for solid-state 347V		
P48	DTL long life twistlock photocontrol for solid-state 480V		

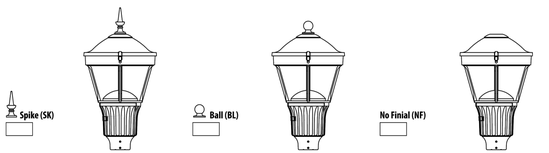
L1H	1.5 ft prewired leads	L10	10 ft prewired leads
L03	3ft prewired leads	L20	20 ft prewired leads
L25	25 ft prewired leads	L30	30 ft prewired leads
NL1X1	NEMA Label 1" X 1"	NL2X2	NEMA Label 2" X 2"
20KV	20kV/10kA surge protection		

Accessories: *Order as separate catalog number.*

XXCL2HSS1	Field Accessory - Louvered house side shield (Qty 1)
XXCL2HSSJ50	Field Accessory - Louvered house side shield (Bulk Qty 50)
XXCL2SPD10KA5	10kV/5kA Extreme surge 120-277V
XXCL2SPD10KAH	10kV/10kA Extreme surge 480V
XXCL2SPD20KA5	20kV/10kA Extreme surge 120-277VV
XXCL2SPD20KAH	20kV/10kA Extreme surge 480V

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



Spike (SK) **Ball (BL)** **No Finial (NF)**

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SAWMILL PHASE 9
MILL ROAD
HEBER CITY, UTAH

STAMP

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2332 W. 12600 W., RIVERTON, UT 84065
(801) 566-0503 www.rmceut.com

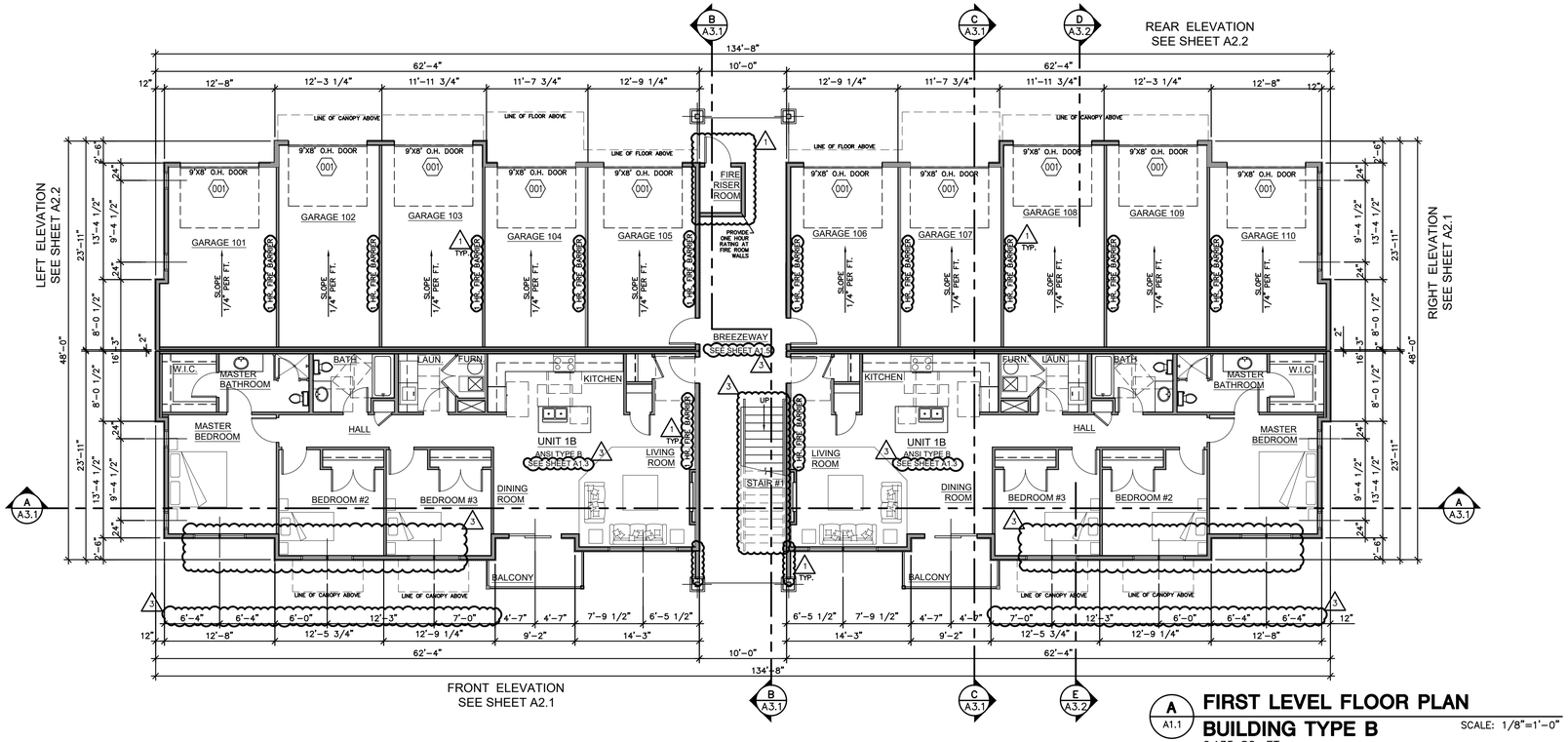
PROJECT #:	23115
DRAWN BY:	HBA
CHECKED BY:	BK
DATE:	

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2017

SHEET TITLE:

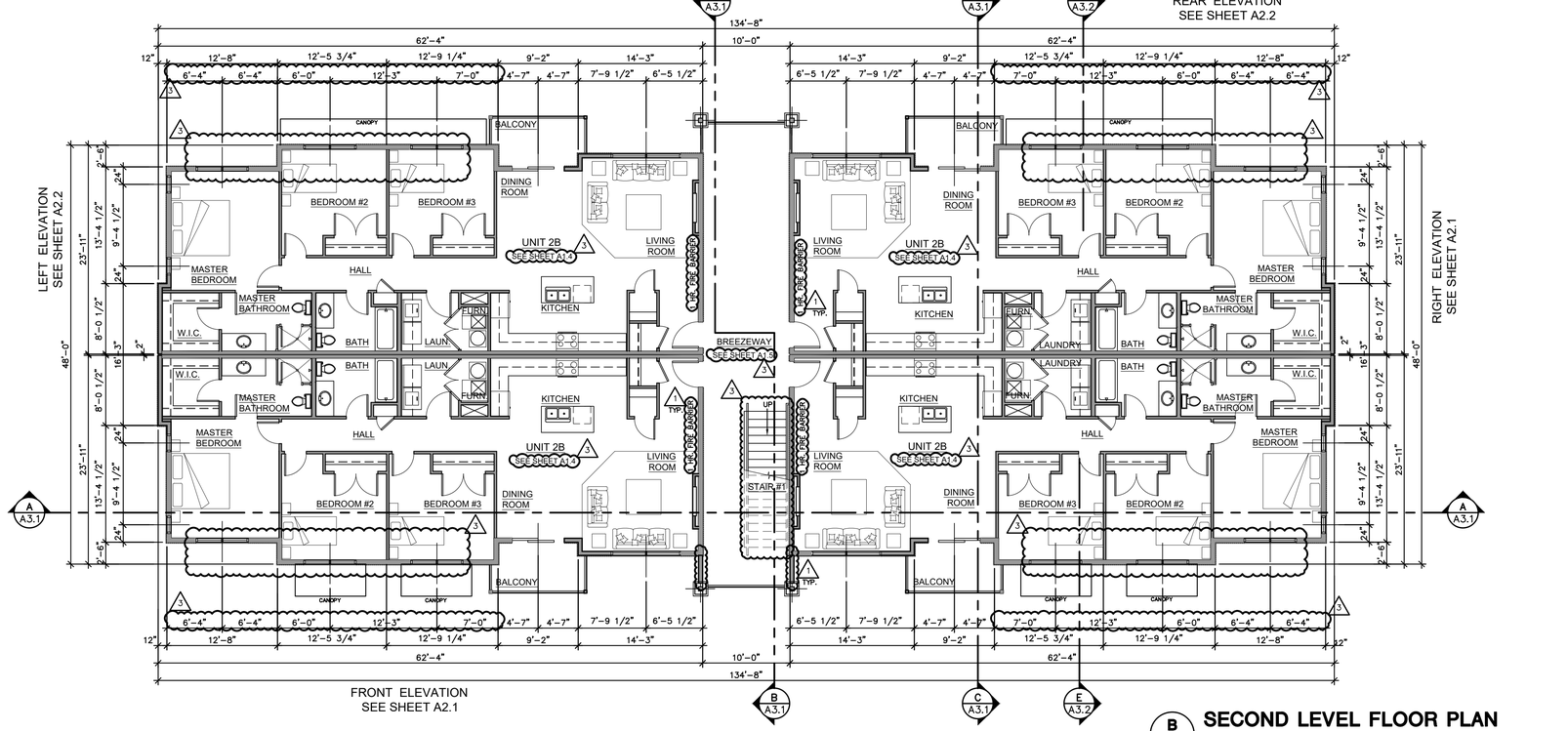
PHOTOMETRIC DETAILS

ESP02



FIRST LEVEL FLOOR PLAN
BUILDING TYPE B
6,135 SQ. FT.

A A1.1 — SCALE: 1/8"=1'-0"



SECOND LEVEL FLOOR PLAN
BUILDING TYPE B
6,182 SQ. FT.

B A1.1 — SCALE: 1/8"=1'-0"

NOTES:

1. EXTERIOR DIMENSIONS ARE FOR ROUGH FRAMING AND PRECLUDE EXTERIOR SHEATHING, BRICK AND STUCCO VENEER.
2. ALL DIMENSIONS ARE TO FACE OF STUD WALL.
3. UNLESS NOTED OTHERWISE, INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C.
4. UNLESS NOTED OTHERWISE, EXTERIOR WALLS AND PLUMBING WALLS TO BE 2X6 STUDS @ 16" O.C.
5. ALL EXTERIOR BEARING WALLS, DOOR & WINDOW FRAMING, ARE TO BE WITH OR FOR 2x6 CONSTRUCTION UNLESS NOTED.
6. WINDOWS TO BE DOUBLE GLAZED VINYL WITH <0.30 U-VALUE OR BETTER PER ENTERPRISE GREEN STANDARD. COLOR AND STYLE PER OWNER/ARCHITECT.
7. ALL ENTRY DOORS MUST HAVE THE REQUIRED OPENING FORCE AND CLOSING SPEED PER THE ANSI 117.1.
8. EXITS AND EXIT ACCESS DOORS IN COMMON AREAS SHALL BE MARKED BY AN APPROVED EXIT SIGN. SIGNS SHALL BE PLACED WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. NO POINT TO BE MORE THAN 100 FEET FROM AN EXIT SIGN. IBC SEC 1011.1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES INCLUDING DURING LOSS OF PRIMARY POWER. IBC SEC. 1011.4 & 1011.5.3.
9. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE.
10. LOCKS AND DOOR HARDWARE MUST BE LOCATED MIN. 15" AND MAX. 48" ABOVE THE FLOOR.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34"–38" A.F.F.
12. PROVIDE ALL EXTERIOR DOORS, WINDOWS AND OTHER OPENINGS WITH FLASHING AND COUNTER FLASHING, CAULKING WITH PROPER TYPE OF SEALANT, SEALING OF WINDOWS, AND INSTALLATION OF WINDOWS PER THE MANUFACTURER'S INSTRUCTIONS.
13. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOM WINDOWS MEET MIN. CODE EGRESS REQUIREMENTS.
14. PROVIDE HORN AND STROBE FIRE NOTIFICATION IN ALL TYPE A UNITS. TYPE B UNITS MUST BE WIRED FOR HORN AND STROBE. SMOKE ALARMS ARE WIRED FOR EACH INDIVIDUAL UNIT. HEAT SENSORS MUST BE WIRED TO ALERT EVERY UNIT IN CASE OF FIRE. A SEPARATE WIRE MUST BE PROVIDED TO TIE ALL UNITS TOGETHER FOR HEAT SENSOR ALARM.
15. HVAC DUCTS TO BE IN FURRED DOWN CEILING W/ NO PENETRATION OF THE FIRE WALLS. FLOOR JOIST CHASES FOR REGISTERS SHALL BE PRE-ROCKED WITH 5/8" TYPE "X" GYP. BD. FIRE DAMPERS NOT REQUIRED.
16. FULLY FLASH AND CAULK ALL WINDOWS & DOORS AS PER MANUFACTURERS RECOMMENDATIONS.
17. FULLY COMPLY WITH ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
18. CHASES TO BE 1 HOUR RATED TYP. PER IBC SECTION 713.4
19. FIRE DAMPERS REQUIRED AT ALL THRU-CEILING PENETRATIONS (1)
20. TYP. ALL DWELLING UNITS, IF DUCT RUNS ARE PLACED IN FLOOR JOIST CAVATIES, PROVIDE 5/8" TYPE-X LINING IN CAVITY TO PRESERVE FLOOR TO FLOOR RATING. PROVIDE FIRE DAMPERS AT ALL PENETRATIONS
21. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR DECKS AND GROUND FLOOR PATIOS WITH SIDEWALL SPRINKLERS THAT ARE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH TO 6 INCHES BELOW THE STRUCTURAL MEMBERS AND A MAXIMUM DISTANCE OF 14 INCHES BELOW THE DECK.
22. PROVIDE ONE HOUR RATING AT ALL HALLWAY WALLS AND FIRE RISER ROOM.
23. PROVIDE ONE HOUR RATING AT GARAGE WALLS. (1)
24. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

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SAWMILL CONDOMINIUM BLDG 1 - TYPE B
HEBER UTAH

BUILDING TYPE B MAIN LEVEL FLOOR PLAN
BUILDING TYPE B SECOND LEVEL FLOOR PLAN

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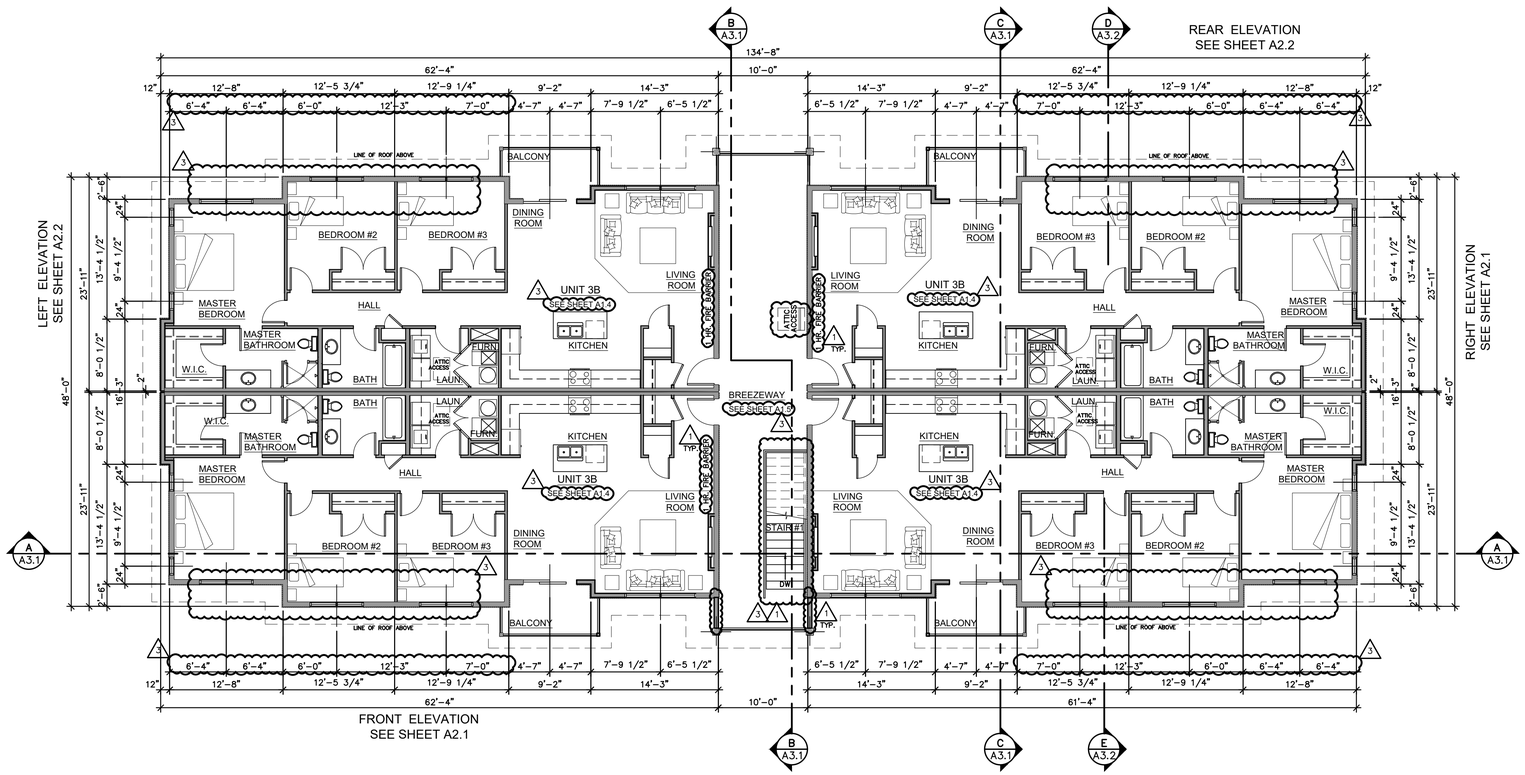
PLOT SCALE: 1/8"=1'-0"
DATE: 01.30.19
JOB: #18-011
A1.1_SC_FP
PW

ISSUES/REV:	DATE:
1 CITY COMMENTS	4.2.20
2 CITY COMMENTS	4.27.20
3 PLANS REVISION	4.1.22

A1.1

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



NOTES:

1. EXTERIOR DIMENSIONS ARE FOR ROUGH FRAMING AND PRECLUDE EXTERIOR SHEATHING, BRICK AND STUCCO VENEER.
2. ALL DIMENSIONS ARE TO FACE OF STUD WALL.
3. UNLESS NOTED OTHERWISE, INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C.
4. UNLESS NOTED OTHERWISE, EXTERIOR WALLS AND PLUMBING WALLS TO BE 2X6 STUDS @ 16" O.C.
5. ALL EXTERIOR BEARING WALLS, DOOR & WINDOW FRAMING, ARE TO BE WITH OR FOR 2x6 CONSTRUCTION UNLESS NOTED.
6. WINDOWS TO BE DOUBLE GLAZED VINYL WITH <0.30 U-VALUE OR BETTER PER ENTERPRISE GREEN STANDARD. COLOR AND STYLE PER OWNER/ARCHITECT.
7. ALL ENTRY DOORS MUST HAVE THE REQUIRED OPENING FORCE AND CLOSING SPEED PER THE ANSI 117.1.
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9. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY, TOOL, OR SPECIAL KNOWLEDGE.
10. LOCKS AND DOOR HARDWARE MUST BE LOCATED MIN. 15" AND MAX. 48" ABOVE THE FLOOR.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34"-38" A.F.F.
12. PROVIDE ALL EXTERIOR DOORS, WINDOWS AND OTHER OPENINGS WITH FLASHING AND COUNTER FLASHING, CAULKING WITH PROPER TYPE OF SEALANT, SEALING OF WINDOWS, AND INSTALLATION OF WINDOWS PER THE MANUFACTURER'S INSTRUCTIONS.
13. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOM WINDOWS MEET MIN. CODE EGRESS REQUIREMENTS.
14. PROVIDE HORN AND STROBE FIRE NOTIFICATION IN ALL TYPE A UNITS. TYPE B UNITS MUST BE WIRED FOR HORN AND STROBE. SMOKE ALARMS ARE WIRED FOR EACH INDIVIDUAL UNIT. HEAT SENSORS MUST BE WIRED TO ALERT EVERY UNIT IN CASE OF FIRE. A SEPARATE WIRE MUST BE PROVIDED TO TIE ALL UNITS TOGETHER FOR HEAT SENSOR ALARM.
15. HVAC DUCTS TO BE IN FURRED DOWN CEILING W/ NO PENETRATION OF THE FIRE WALLS. FLOOR JOIST CHASES FOR REGISTERS SHALL BE PRE-ROCKED WITH 5/8" TYPE "X" GYP. BD. FIRE DAMPERS NOT REQUIRED.
16. FULLY FLASH AND CAULK ALL WINDOWS & DOORS AS PER MANUFACTURERS RECOMMENDATIONS.
17. FULLY COMPLY WITH ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
18. CHASES TO BE 1 HOUR RATED TYP. PER IBC SECTION 713.4 (1)
19. FIRE DAMPERS REQUIRED AT ALL THRU-CEILING PENETRATIONS
20. TYP. ALL DWELLING UNITS, IF DUCT RUNS ARE PLACED IN FLOOR JOIST CAVATIES, PROVIDE 5/8" TYPE-X LINING IN CAVITY TO PRESERVE FLOOR TO FLOOR RATING. PROVIDE FIRE DAMPERS AT ALL PENETRATIONS
21. SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR DECKS AND GROUND FLOOR PATIOS WITH SIDEWALL SPRINKLERS THAT ARE LOCATED SUCH THAT THEIR DEFLECTORS ARE WITHIN 1 INCH TO 6 INCHES BELOW THE STRUCTURAL MEMBERS AND A MAXIMUM DISTANCE OF 14 INCHES BELOW THE DECK.
22. PROVIDE ONE HOUR RATING AT ALL HALLWAY WALLS AND FIRE RISER ROOM.
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24. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

C A1.2 THIRD LEVEL FLOOR PLAN

BUILDING TYPE B

SCALE: 1/8"=1'-0"

6,182 SQ. FT.

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SAWMILL CONDOMINIUM BLDG 1 - TYPE B
HEBER UTAH

BUILDING TYPE B THIRD LEVEL FLOOR PLAN

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PLOT SCALE: 1/8"=1'-0"
DATE: 01.30.19
JOB: #18-011
A1.2_SC_FP
PW

ISSUES/REV:	DATE:
1 CITY COMMENTS	4.2.20
2 CITY COMMENTS	4.27.20
3 PLANS REVISION	4.1.22

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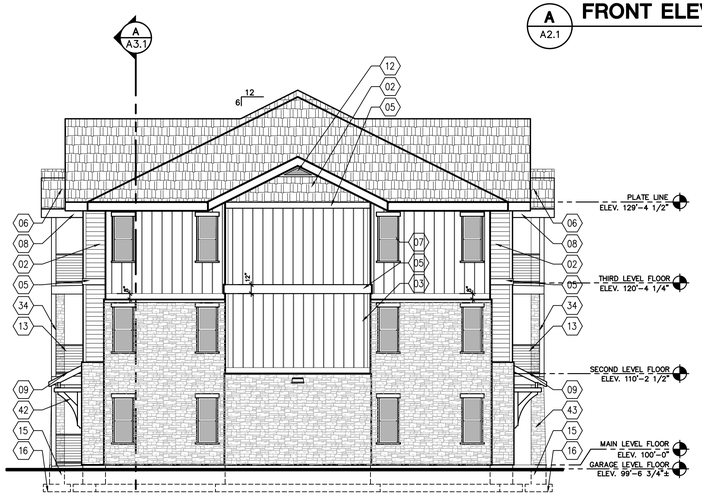
A1.2

A A2.1 **FRONT ELEVATION**

SCALE: 1/8"=1'-0"

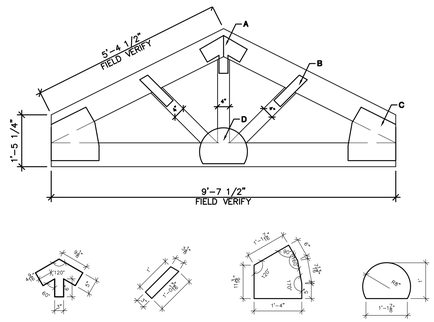


B A2.1 **RIGHT SIDE ELEVATION**

SCALE: 1/8"=1'-0"

NOTES:

1. FINAL DESIGN OF TIMBER TRUSSES TO BE BY TRUSS MANUFACTURER.
2. LOCATIONS OF GUSSET PLATE BOLTS TO BE DETERMINED BY TRUSS MANUFACTURER.
3. SHOP DRAWINGS ARE TO BE SUBMITTED TO ARCHITECT PRIOR TO CONSTRUCTION FOR APPROVAL.



1 A2.1 **ROUGH SAWN TIMBER TRUSS & GUSSET PLATE DETAILS**

SCALE: 1/2"=1'-0"

KEYED NOTES

01. "DRYVIT" ACRYLIC BASED SYNTHETIC STUCCO SYSTEM OVER 1" MIN. RIGID FOAM INSULATION. PROVIDE CONTINUOUS J-MOLD AT ALL STUCCO TERMINATIONS, AND FULL HT. CORNER BEAD AT ALL CORNERS. STUCCO SHALL BE IN STRICT COMPLIANCE WITH I.B.C. SECT. 2507. INSTALL IN STRICT ACCORDANCE WITH MANUF. SPEC'S. AND PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE INSTALLATION. PROVIDE 2 COATS OF "DRYVIT" ELASTOMERIC COATING TO ALL EXPOSED NON-VERTICAL "DRYVIT" SURFACES. COLOR AS PER ARCHITECT AND OWNER. STUCCO SYSTEM TO ALWAYS BE PLACED OVER 7/16" OSB SHEATHING. PROVIDE EXPANSION OR CONTROL JOINTS THROUGHOUT AS PER MANUFACTURER RECOMMENDATIONS IF NOT ALREADY DESIGNED BY ARCHITECT. STYLE AND COLOR AS PER OWNER/ARCHITECT.
02. HARDIE PLANK OR EQ. LAP SIDING OVER 'TYVEK' OR EQUAL VAPOR BARRIER. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
03. HARDIE PLANK OR EQUAL SIDING. WOOD BOARD SIDING APPLIED VERTICALLY SHALL BE NAILED TO HORIZONTAL NAILING STRIPS OR BLOCKING SET 24" ON CENTER. NAILS SHALL PENETRATE 1 1/2" INTO STUDS, STUDS AND WOOD SHEATHING COMBINED OR BLOCKING. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS OVER TYVEK OR EQ. VAPOR BARRIER.
04. CULTURED STONE OR BRICK VENEER OVER TYVEK OR EQUAL VAPOR BARRIER. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
05. HARDIE PLANK OR EQ. TRIM AND/OR SILL.
06. ARCH. 80 SHINGLES W/ ICE AND WATER SHIELD @ ALL ROOF EDGES, VALLEYS AND EAVES. SHIELD MUST EXTEND 24" PAST THE WARM AIR SIDE OF THE WALLS. ROOFING TO BE PLACED OVER 30# ROOFING FELT ON 7/16" OSB. FLASH & COUNTER FLASH ALL ROOF TO WALL INTERSECTIONS WITH MIN. 26 GA. FLASHING TO PROVIDE WATER TIGHT FINISH. ALL EXPOSED FLASHING SHALL BE PAINTED TO MATCH EXTERIOR. PROVIDE TURTLE VENTS AS PER CODE.
07. VINYL WINDOW FRAMING SYSTEM WITH INSULATED GLASS. WINDOW SYSTEM TO BE MANUFACTURED BY AMSCO OR AS APPROVED BY ARCHITECT.
08. 2x FASCIA, ALUMINUM FINISH, ALUMINUM SOFFIT - COLOR AS PER OWNER. PROVIDE SOFFIT VENTS.
09. STANDING SEAM METAL ROOF.
10. PROVIDE COLOR-CLAD DRIP, GUTTER AND DOWNSPOUT. COLOR BY OWNER/ARCHT. PROVIDE CONC. SPLASHBLOCKS.
11. INSULATED STEEL GARAGE DOOR AS SELECTED BY OWNER.
12. VINYL GABLE VENT.
13. CABLE GUARDRAIL SYSTEM WITH 42" GUARDRAIL AND 1/2" BALUSTERS.
14. STEEL STAIRS AND LANDING FRAMING, PAINTED AND SEALED. SEE SECTION J/AS.4
15. 8" CONCRETE FOUNDATION WALL W/ 2-COATS ASPHALT EMULSION ON EXTERIOR SURFACE OF CONCRETE FOUNDATION BELOW FINISHED GRADE (FULLY PARGE ALL CONCRETE SURFACES.) SEE FOOTING AND FOUNDATION PLAN S1.0
16. CONCRETE FOOTING - SEE FOOTING AND FOUNDATION PLAN S1.0
17. 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
18. 2x6 STUDS @ 16" O.C.
19. 2x4 STUDS @ 16" O.C.
20. DOUBLE 2x4 OR 2x6 REDWOOD OR PRESSURE TREATED SOLE PLATE. PROVIDE ANCHOR BOLTS AS PER FRAMING PLANS.
21. DOUBLE 2x4 OR 2x6 TOP PLATE.
22. 7/16" O.S.B. PLYWOOD SHEATHING W/ 8D NAILS @ 4" O.C. ON EDGES.
23. 11 7/8" BCI 6500 JOISTS. SEE FRAMING PLANS S1.2, S1.3 & S1.4.
24. 3/4" T&G PLYWOOD FLOOR SHEATHING.
25. 5/8" TYPE "X" GYP. BD.
26. R-19 BATT INSULATION IN PARTY WALL.
27. R-19 BATT INSULATION IN 2x6 PERIMETER STUD WALL WITH 5/8" TYPE "X" GYP. BD., OVER 6MM POLYETHYLENE VAPOR BARRIER.
28. R-38 BATT INSULATION @ BOTTOM CHORD OF ROOF TRUSSES, FULLY STAPLED WITH NONCOMBUSTIBLE VAPOR BARRIER.
29. WOOD BEAM, SEE FRAMING PLAN & BEAM SCHEDULE.
30. PRE-MANUFACTURED ROOF TRUSS, SEE ROOF FRAMING PLAN S2.0.
31. FLOOR FRAMING AS PER FRAMING PLANS. SEE SHEETS S1.1A, S1.1B, S1.2A & S1.2B.
32. SLOPED DECKING STRUCTURE W/POLYDECK-160 SURFACE OR DURADECK DECK MEMBRANE, VERIFY WITH OWNER.
33. 6-MIL. POLYETHYLENE VAPOR BARRIER, TYP. ALL EXTERIOR WALLS.
34. PAINTED WOOD POST.
35. PROVIDE 2 LAYERS OF 5/8" GYP. BD. WITH RESILIENT FURRING CHANNELS AT 24" O.C. TYPICAL AT ALL FLOORS BETWEEN UNITS. REFER TO SHEET A7.1 FOR TYPICAL FLOOR/CEILING ASSEMBLIES.
36. TYPICAL PARTY WALL TO BE AS PER SECTION 1/A3.3 DOUBLE 2x4 STUDS @ 16" O.C. ON EACH SIDE OF WALL.
37. PROVIDE 1 HOUR RATING AT ALL HALLWAY WALLS.
38. CONCRETE OR ASPHALT DRIVE.
39. ALUMINUM SOFFIT, COLOR AS PER OWNER/ARCHITECT.
40. EXTERIOR WALL LIGHTING AS SELECTED BY OWNER/ARCHITECT.
41. FACTORY PAINTED ALUM. STOREFRONT DOOR FRAMING SYSTEM TO BE TRI FAB II 451 AS MANUFACTURED BY "KAWNEER," OR APPROVED EQUAL. STOREFRONT DOORS TO BE NARROW STYLE W/ UNINSULATED GLASS. PROVIDE SMOOTH HARD SURFACE MIN. 10" ON LOWER STILE @ DOORS.
42. WOOD CORBEL.
43. STEEL COLUMN. SEE DETAIL 1/A3.3
44. PER IBC 718.4 DRAFTSTOPPING SHALL BE PROVIDED ABOVE, AND IN LINE WITH DWELLING UNIT SEPARATIONS WALLS IN THE ATTIC. THESE SUBDIVIDED SPACES SHALL BE NO MORE THAN 3,000 SF.
45. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY AS PER IBC 502.1

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SAWMILL CONDOMINIUM BLDG 1 - TYPE B
HEBER UTAH

FRONT ELEVATION
RIGHT SIDE ELEVATION

PLOT SCALE: 1/8"-1'-0"
DATE: 01.30.19
JOB: #18-011
A2.1_SC_ELEV
PW

ISSUES/REV:	DATE:
1 CITY COMMENTS	4.2.20
2 CITY COMMENTS	4.27.20
3 PLANS REVISION	4.1.22

A2.1

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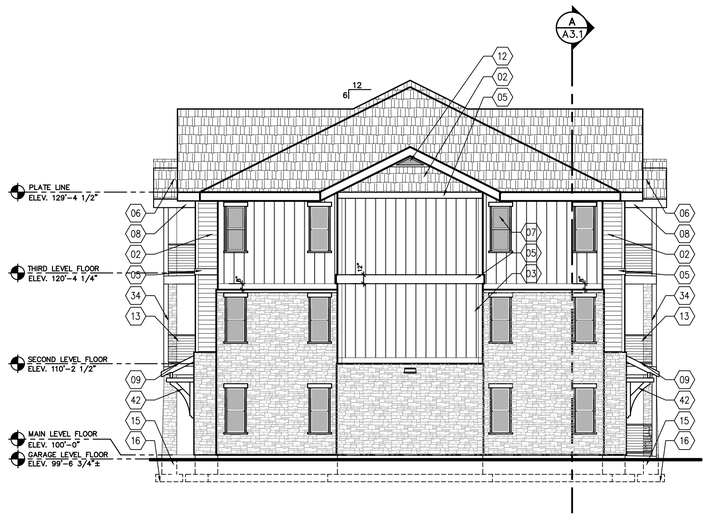
A A2.2 **REAR ELEVATION**

SCALE: 1/8"=1'-0"



B A2.2 **LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0"

KEYED NOTES

01. "DRYVIT" ACRYLIC BASED SYNTHETIC STUCCO SYSTEM OVER 1" MIN. RIGID FOAM INSULATION. PROVIDE CONTINUOUS J-MOLD AT ALL STUCCO TERMINATIONS, AND FULL HT. CORNER BEAD AT ALL CORNERS. STUCCO SHALL BE IN STRICT COMPLIANCE WITH I.B.C. SECT. 2507. INSTALL IN STRICT ACCORDANCE WITH MANUF. SPEC'S. AND PROVIDE ALL LABOR AND MATERIALS FOR A COMPLETE INSTALLATION. PROVIDE 2 COATS OF "DRYVIT" ELASTOMERIC COATING TO ALL EXPOSED NON-VERTICAL "DRYVIT" SURFACES. COLOR AS PER ARCHITECT AND OWNER. STUCCO SYSTEM TO ALWAYS BE PLACED OVER 7/16" OSB SHEATHING. PROVIDE EXPANSION OR CONTROL JOINTS THROUGHOUT AS PER MANUFACTURER RECOMMENDATIONS IF NOT ALREADY DESIGNED BY ARCHITECT. STYLE AND COLOR AS PER OWNER/ARCHITECT.
02. HARDIE PLANK OR EQ. LAP SIDING OVER 'TYVEK' OR EQUAL VAPOR BARRIER. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
03. HARDIE PLANK OR EQUAL SIDING. WOOD BOARD SIDING APPLIED VERTICALLY SHALL BE NAILED TO HORIZONTAL NAILING STRIPS OR BLOCKING SET 24" ON CENTER. NAILS SHALL PENETRATE 1 1/2" INTO STUDS, STUDS AND WOOD SHEATHING COMBINED OR BLOCKING. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS OVER TYVEK OR EQ. VAPOR BARRIER.
04. CULTURED STONE OR BRICK VENEER OVER TYVEK OR EQUAL VAPOR BARRIER. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
05. HARDIE PLANK OR EQ. TRIM AND/OR SILL.
06. ARCH. 80 SHINGLES W/ ICE AND WATER SHIELD @ ALL ROOF EDGES, VALLEYS AND EAVES. SHIELD MUST EXTEND 24" PAST THE WARM AIR SIDE OF THE WALLS. ROOFING TO BE PLACED OVER 30# ROOFING FELT ON 7/16" OSB. FLASH & COUNTER FLASH ALL ROOF TO WALL INTERSECTIONS WITH MIN. 26 GA. FLASHING TO PROVIDE WATER TIGHT FINISH. ALL EXPOSED FLASHING SHALL BE PAINTED TO MATCH EXTERIOR. PROVIDE TURTLE VENTS AS PER CODE.
07. VINYL WINDOW FRAMING SYSTEM WITH INSULATED GLASS. WINDOW SYSTEM TO BE MANUFACTURED BY AMSCO OR AS APPROVED BY ARCHITECT.
08. 2x FASCIA, ALUMINUM FINISH, ALUMINUM SOFFIT – COLOR AS PER OWNER. PROVIDE SOFFIT VENTS.
09. STANDING SEAM METAL ROOF.
10. PROVIDE COLOR-CLAD DRIP, GUTTER AND DOWNSPOUT. COLOR BY OWNER/ARCHT. PROVIDE CONC. SPLASHBLOCKS.
11. INSULATED STEEL GARAGE DOOR AS SELECTED BY OWNER.
12. VINYL GABLE VENT.
13. CABLE GUARDRAIL SYSTEM WITH 42" GUARDRAIL AND 1/2" BALUSTERS.
14. STEEL STAIRS AND LANDING FRAMING, PAINTED AND SEALED. SEE SECTION J/AS.4
15. 8" CONCRETE FOUNDATION WALL W/ 2-COATS ASPHALT EMULSION ON EXTERIOR SURFACE OF CONCRETE FOUNDATION BELOW FINISHED GRADE (FULLY PARGE ALL CONCRETE SURFACES.) SEE FOOTING AND FOUNDATION PLAN S1.0
16. CONCRETE FOOTING – SEE FOOTING AND FOUNDATION PLAN S1.0
17. 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
18. 2x6 STUDS @ 16" O.C.
19. 2x4 STUDS @ 16" O.C.
20. DOUBLE 2x4 OR 2x6 REDWOOD OR PRESSURE TREATED SOLE PLATE. PROVIDE ANCHOR BOLTS AS PER FRAMING PLANS.
21. DOUBLE 2x4 OR 2x6 TOP PLATE.
22. 7/16" O.S.B. PLYWOOD SHEATHING W/ 8D NAILS @ 4" O.C. ON EDGES.
23. 11 7/8" BCI 6500 JOISTS. SEE FRAMING PLANS S1.2, S1.3 & S1.4.
24. 3/4" T&G PLYWOOD FLOOR SHEATHING.
25. 5/8" TYPE "X" GYP. BD.
26. R-19 BATT INSULATION IN PARTY WALL.
27. R-19 BATT INSULATION IN 2x6 PERIMETER STUD WALL WITH 5/8" TYPE "X" GYP. BD., OVER 6MM POLYETHYLENE VAPOR BARRIER.
28. R-38 BATT INSULATION @ BOTTOM CHORD OF ROOF TRUSSES, FULLY STAPLED WITH NONCOMBUSTIBLE VAPOR BARRIER.
29. WOOD BEAM, SEE FRAMING PLAN & BEAM SCHEDULE.
30. PRE-MANUFACTURED ROOF TRUSS, SEE ROOF FRAMING PLAN S2.0.
31. FLOOR FRAMING AS PER FRAMING PLANS. SEE SHEETS S1.1A, S1.1B, S1.2A & S1.2B.
32. SLOPED DECKING STRUCTURE W/POLYDECK-160 SURFACE OR DURADECK DECK MEMBRANE, VERIFY WITH OWNER.
33. 6-MIL. POLYETHYLENE VAPOR BARRIER, TYP. ALL EXTERIOR WALLS.
34. PAINTED WOOD POST.
35. PROVIDE 2 LAYERS OF 5/8" GYP. BD. WITH RESILIENT FURRING CHANNELS AT 24" O.C. TYPICAL AT ALL FLOORS BETWEEN UNITS. REFER TO SHEET A7.1 FOR TYPICAL FLOOR/CEILING ASSEMBLIES.
36. TYPICAL PARTY WALL TO BE AS PER SECTION I/A3.3 DOUBLE 2x4 STUDS @ 16" O.C. ON EACH SIDE OF WALL.
37. PROVIDE 1 HOUR RATING AT ALL HALLWAY WALLS.
38. CONCRETE OR ASPHALT DRIVE.
39. ALUMINUM SOFFIT, COLOR AS PER OWNER/ARCHITECT.
40. EXTERIOR WALL LIGHTING AS SELECTED BY OWNER/ARCHITECT.
41. FACTORY PAINTED ALUM. STOREFRONT DOOR FRAMING SYSTEM TO BE TRI FAB II 451 AS MANUFACTURED BY "KAWNEER," OR APPROVED EQUAL. STOREFRONT DOORS TO BE NARROW STYLE W/ UNINSULATED GLASS. PROVIDE SMOOTH HARD SURFACE MIN. 10" ON LOWER STILE @ DOORS.
42. WOOD CORBEL.
43. STEEL COLUMN. SEE DETAIL 1/A3.3
44. PER IBC 718.4 DRAFTSTOPPING SHALL BE PROVIDED ABOVE, AND IN LINE WITH DWELLING UNIT SEPARATIONS WALLS IN THE ATTIC. THESE SUBDIVIDED SPACES SHALL BE NO MORE THAN 3,000 SF. (1)
45. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY AS PER IBC 502.1 (3)

SCHOLZ ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2150 E-MAIL: kevinscholz-arch.com

SAWMILL CONDOMINIUM BLDG 1 - TYPE B
HEBER UTAH

REAR ELEVATION
LEFT SIDE ELEVATION

PLOT SCALE: 1/8"-1'-0"
DATE: 01.30.19
JOB: #18-011
A2.2_SC_ELEV
PW

ISSUES/REV:	DATE:
1 CITY COMMENTS	4.2.20
2 CITY COMMENTS	4.27.20
3 PLANS REVISION	4.1.22

A2.2

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PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

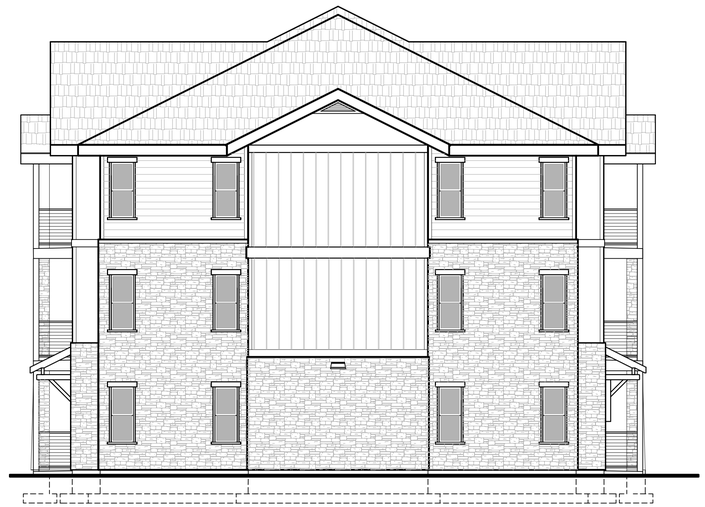
10 - PLEX ARCHITECTURAL STYLE

Ent 449000 Bk 1216 Pg 1677

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

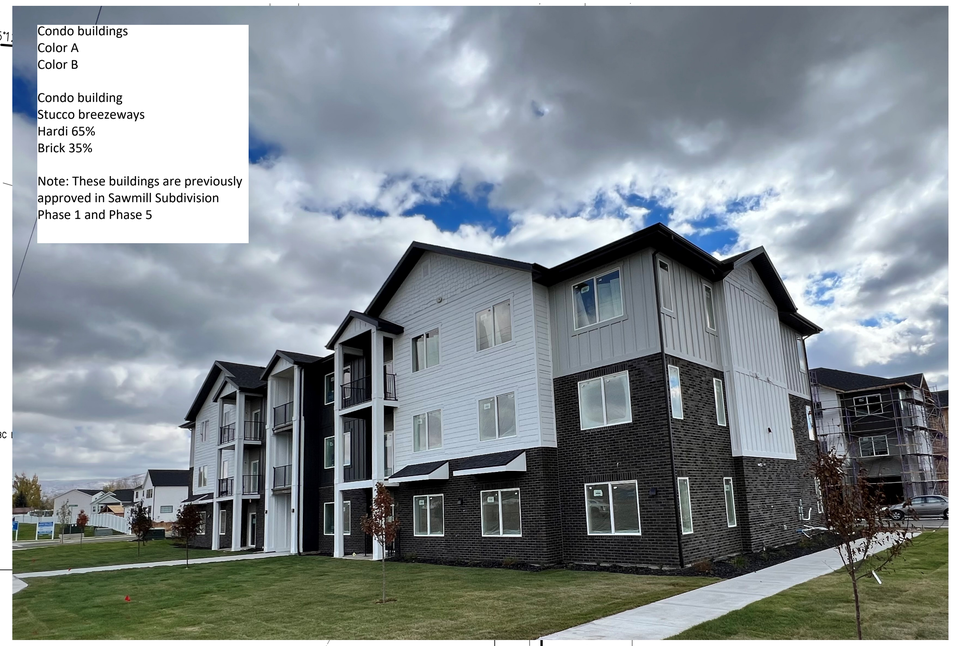


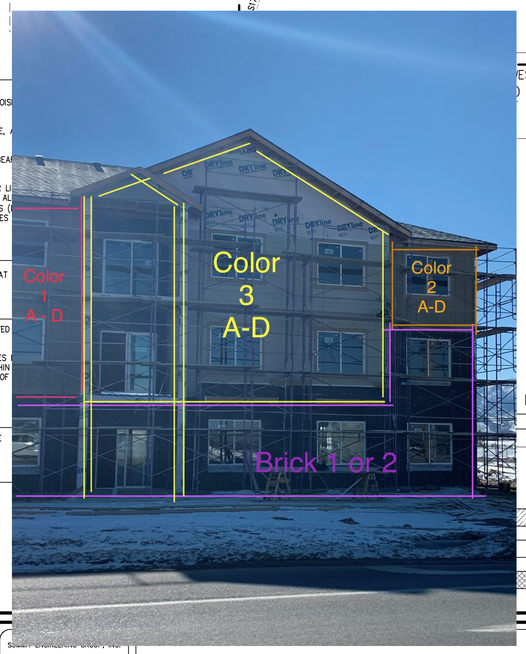
LEFT ELEVATION

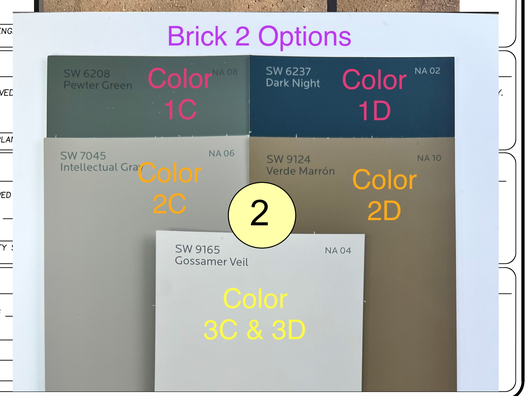
Condo buildings
Color A
Color B

Condo building
Stucco breezeways
Hardi 65%
Brick 35%

Note: These buildings are previously approved in Sawmill Subdivision Phase 1 and Phase 5







1 INCH = 60 FT
(SCALE IN FEET)

EAST 213.47'

N30°53'48"E 172.13'

S85°1

UNITED STATES OF AMERICA
BUREAU OF RECLAMATION
PARCEL # 20-9287

L2
L3

N28°27'06"W
109.58'

TBC

NORTH 451.88'

S17°36'14"W 156.57'

BEARING NORTH
BEARING EAST
LOT 6
LOT 5
1

COMMON SPACE 1
3.67 ACRES

S70°30'32"W 178.57'

N87°42'44"W 100.20'

BEARING NORTH
BEARING EAST
LOT 4
LOT 3
2

BEARING NORTH
BEARING EAST
LOT 2
LOT 1
1

SOUTH 10.27'
173.00'
SOUTH 10.27'
64.51'

WEST 522.47'

C3
L1
C2
WEST 53.12'
C1

860 E

WHALE WHITE LLC
PARCEL # 31-0265

FUTURE PHASE 8

10.00' PUE

354.26'

SAWMILL BLVD

76.00' EXISTING ROW

EXISTING BROOKSIDE SUBDIVISION

PLAT NOTES

1. ACTIVE FARMS AND KENNELS EXIST ON NEARBY PROPERTIES THAT MAY CREATE NOIS ODORS ASSOCIATED WITH THOSE USES.
2. ALL PARCELS LABELED AS COMMON SPACE AS SHOWN ON THIS PLAT ARE PRIVATE, A ARE TO BE OWNED AND MAINTAINED BY THE SAWMILL SUBDIVISION HOA.
3. ALL BUILDINGS SHALL BE CONSTRUCTED PERPENDICULAR AND PARALLEL TO THE BEA SHOWN IN THE BODY OF THE PLAT.
4. ALL AREAS ON THIS PLAT THAT ARE NOT DESIGNATED AS PRIVATE OWNERSHIP OR LI COMMON SPACE ARE DESIGNATED AS COMMON SPACE INCLUDING PRIVATE DRIVES. AL COMMON SPACE INCLUDING PRIVATE DRIVES ARE TO BE PUBLIC UTILITY EASEMENTS (FOR THE INSTALLATION, ACCESS, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING WATER, SEWER, GAS AND POWER.

PROPERTY CORNER NOTES

5/8" REBAR AND PLASTIC CAP STAMPED "SUMMIT ENG 435-654-9229" TO BE SET AT SUBDIVISION CORNERS.

PUBLIC UTILITY EASEMENTS:

ALL COMMON SPACE AREAS ARE SUBJECT TO A BLANKET UTILITY EASEMENT DEDICATED TO HEBER CITY. HEBER CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR UTILITIES ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THIS PLAT. OWNER AGREES WILL INDEMNIFY AND HOLD CITY HARMLESS OF ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF ITS FACILITIES.

ZONING INFORMATION

APPROVED MINIMUM SETBACKS ARE SUBJECT TO REQUIREMENTS AS SPECIFIED IN THE PLANNED COMMUNITY MIXED-USE CODE.

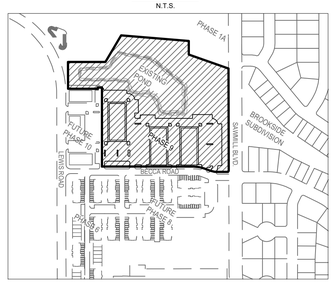
WATER NOTE

THE AREA WITHIN THIS PLAT IS LOCATED WITHIN THE TIMPANOGOS IRRIGATION SERVICE AREA. ALL MUNICIPAL AND OUTDOOR WATER USE IS SUBJECT TO ADDITIONAL MUNICIPAL USE FEE.

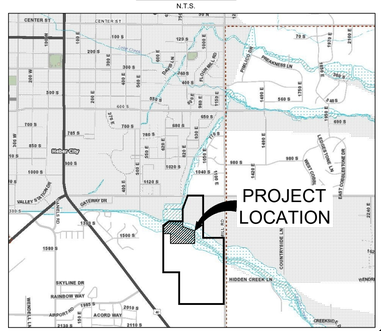
LEGEND

- SECTION LINES
- ADJACENT PROPERTY LINES
- PROPOSED STREET MONUMENT
- BOUNDARY ANGLE POINT, SET 5/8" REBAR AND CAP MARKED "SUMMIT ENGINEERING 435-654-9229"
- PRIVATE OWNERSHIP
- COMMON SPACE
- LIMITED COMMON SPACE

KEY MAP
N.T.S.



VICINITY MAP
N.T.S.



PROJECT
C18-030

SHEET
1 OF 2

ISSUE DATE
03/17/2023

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

DRAWING ALTERATION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THIS DOCUMENT IN ANY WAY, ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

SAWMILL SUBDIVISION PHASE 9

LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M,
HEBER CITY, WASATCH COUNTY, UTAH

Z:\SEG Projects\CURRENT PROJECTS\C18-030 Sawmill Phase 9\Working Files\Survey\dwg\C18-030-PH9 PLAT.dwg

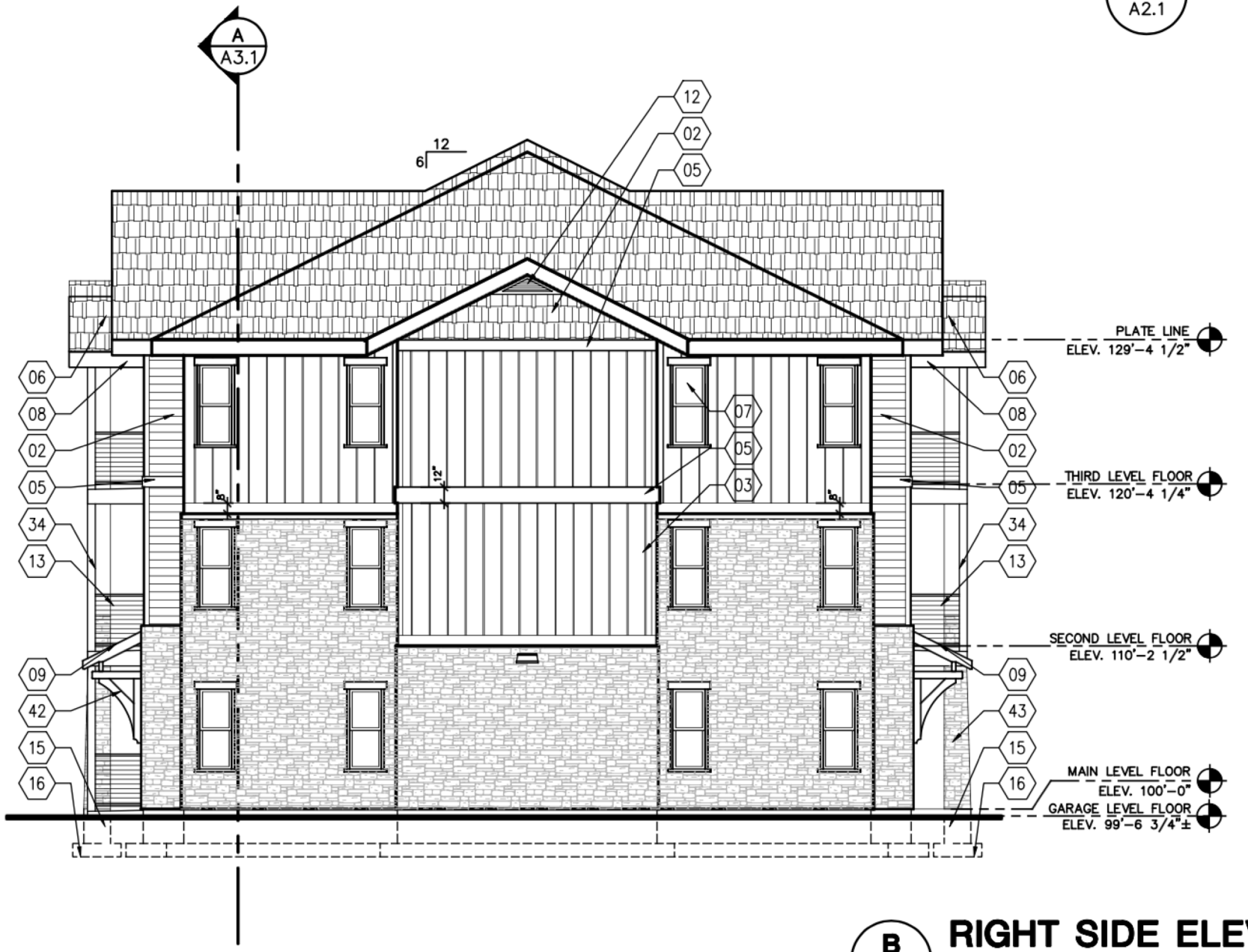
A
A2.1

FRONT ELEVATION

SCALE: 1/8"=1'-0"

A
A2.1

FRONT ELEVATION



NOTES:

1. FINAL DE
TIMBER T
BE BY TF
MANUFAC
2. LOCATION
PLATE BC
DETERMIN
MANUFAC
3. SHOP DR
TO BE SU
ARCHITEC
CONSTRU
APPROVA

B
A2.1

RIGHT SIDE ELEVATION

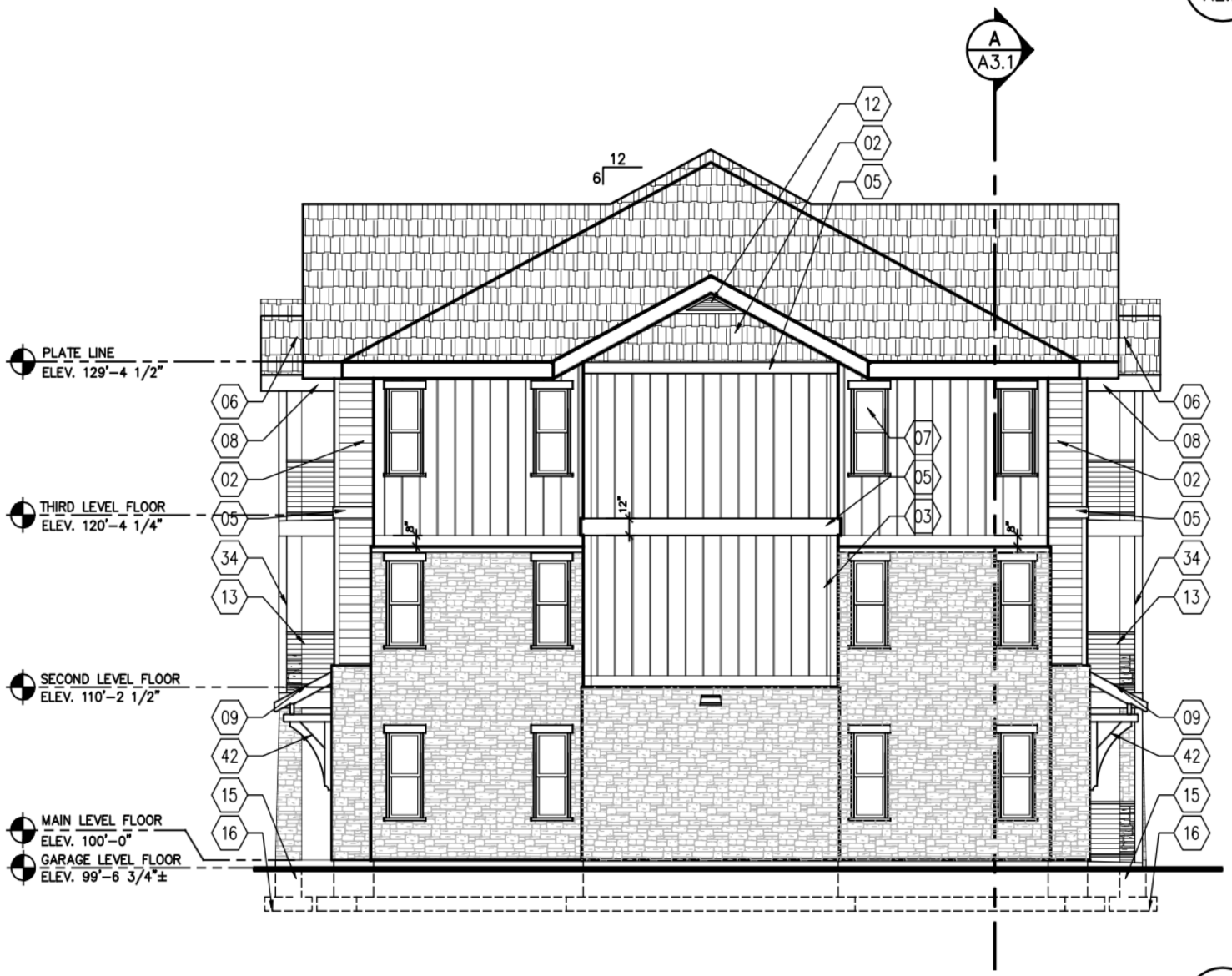
SCALE: 1/8"=1'-0"

REAR ELEVATION

SCALE: 1/8"=1'-0"

A
A2.2

SCALE: 1/8"=1'-0"



B
A2.2

LEFT SIDE ELEVATION

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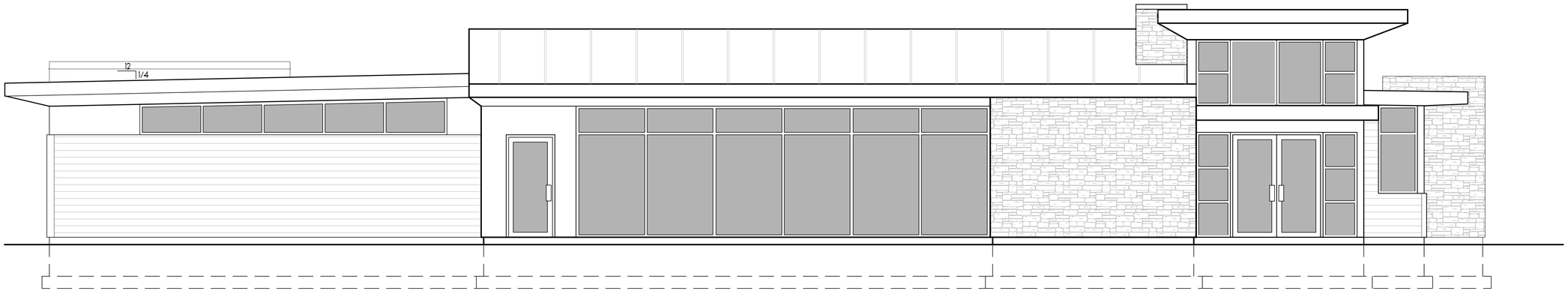
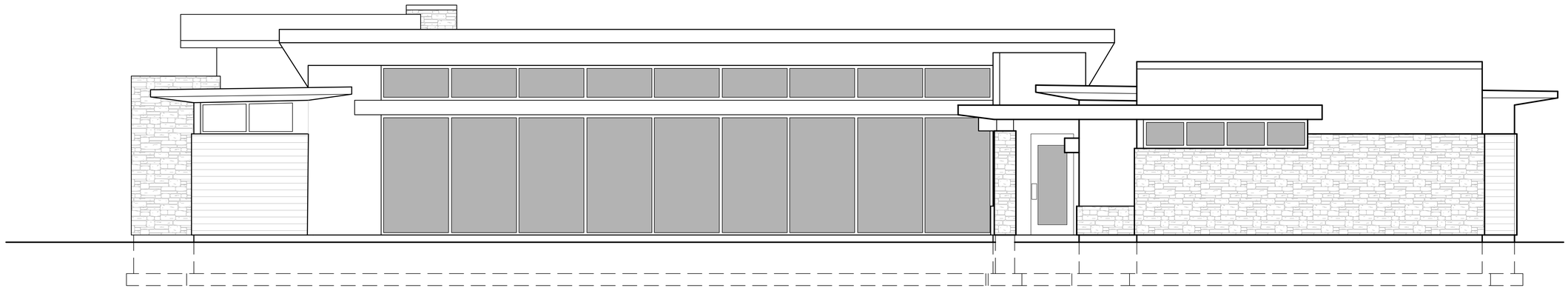
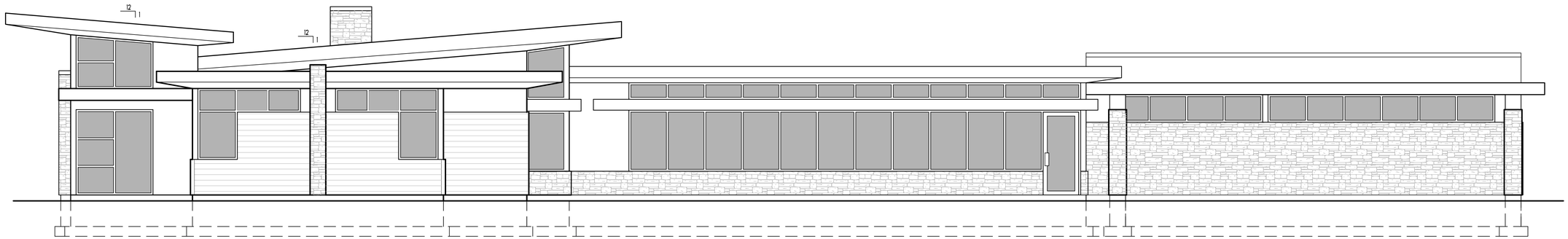


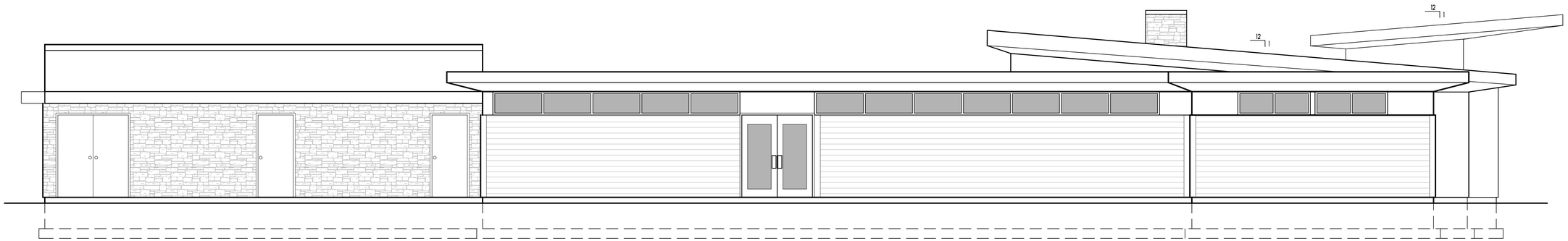
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

LAYTONDAVIS
ARCHITECTS

Planning Commission Staff Report

MEETING DATE:	7/11/2023
SUBJECT:	Discuss a General Plan and Zoning Text Amendment for Celebration Workforce Housing Community, located at 350 East 1200 South. (Planner Jamie Baron/Gordon Miner)
RESPONSIBLE:	Jamie Baron
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community and Economic Development

SUMMARY

Russ Watts is requesting an amendment to the zoning code to permit a housing and long stay hotel development at 350 E 1200 S.

Policy Questions

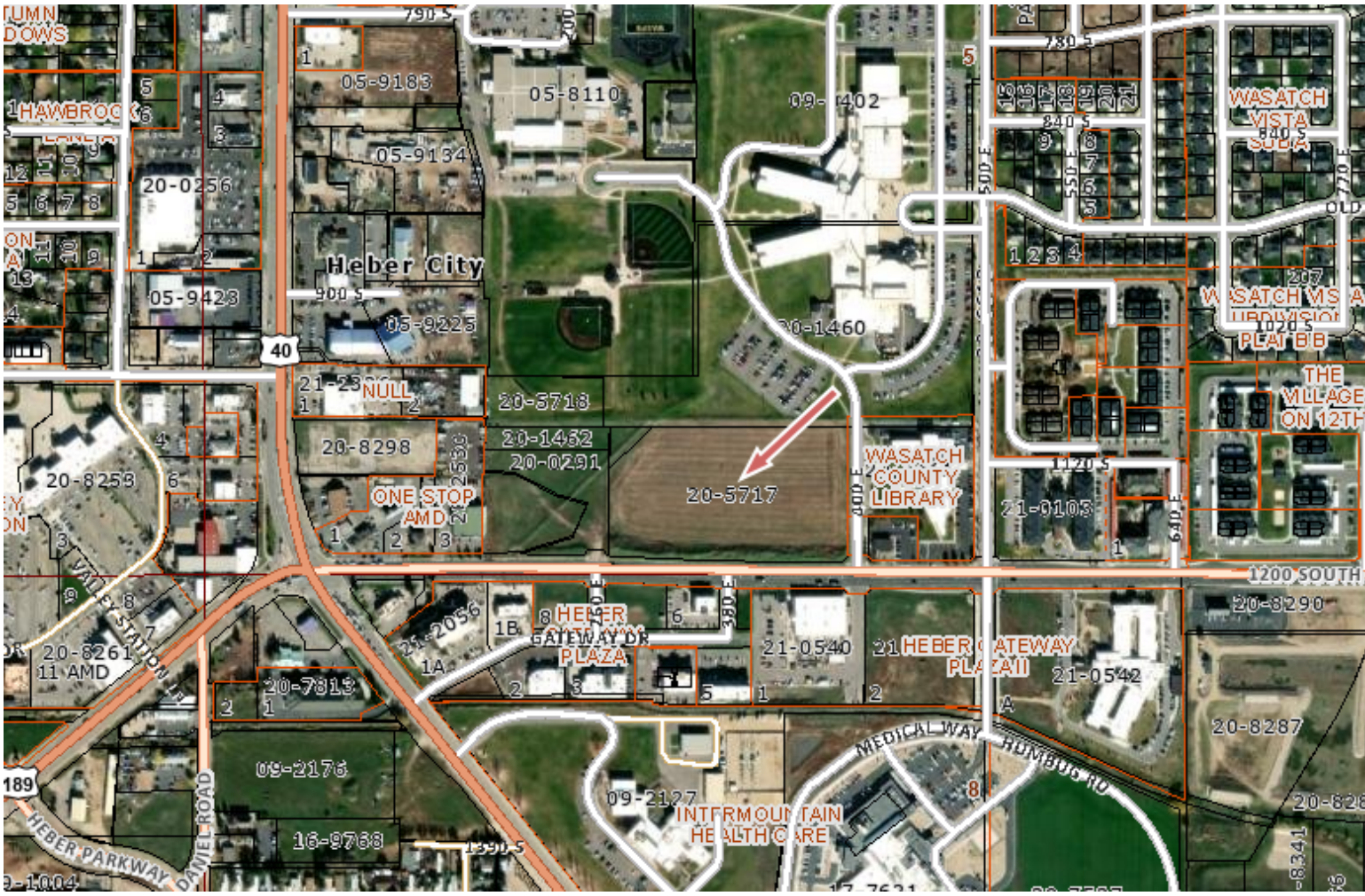
- Should the City amendment the General Plan and Zoning Ordinance to permit the proposed development?
- Should the City allow residential development within the Approach Surface of the Airport Overlay Zone?

RECOMMENDATION

Staff and the Applicant are seeking input from the Planning Commission in preparation for a public hearing.

BACKGROUND

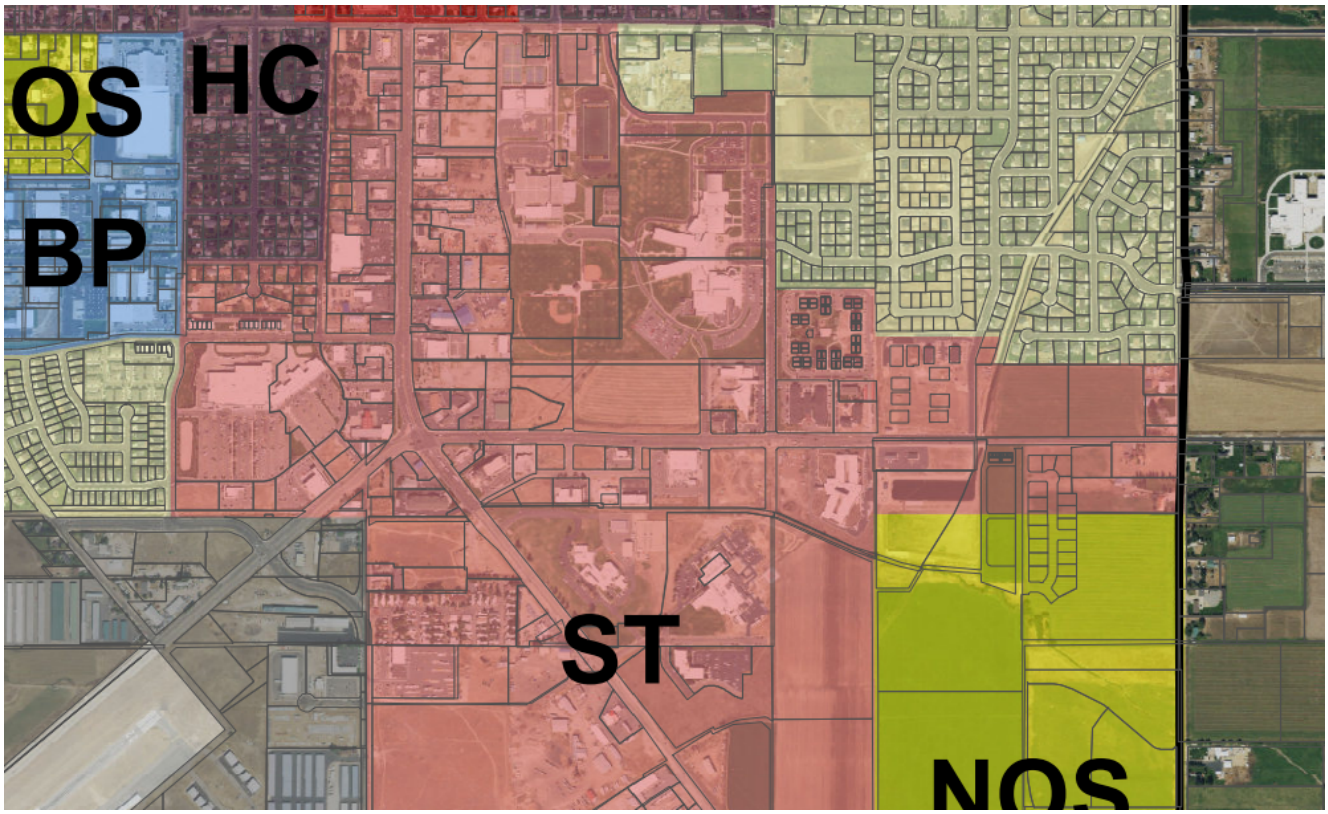
Russ Watts is seeking a general plan and text amendment to permit a housing and long stay hotel development at 350 E 1200 S. The property is zoned C-2 Commercial and is located in the Eastern Outer Approach Surface of the Airport Overlay Zone. The current zoning doesn't allow for the development.



DISCUSSION

GENERAL PLAN
The Envision Heber 2050 General Plan identifies this property as part of the South Town Center, which is described as follows:

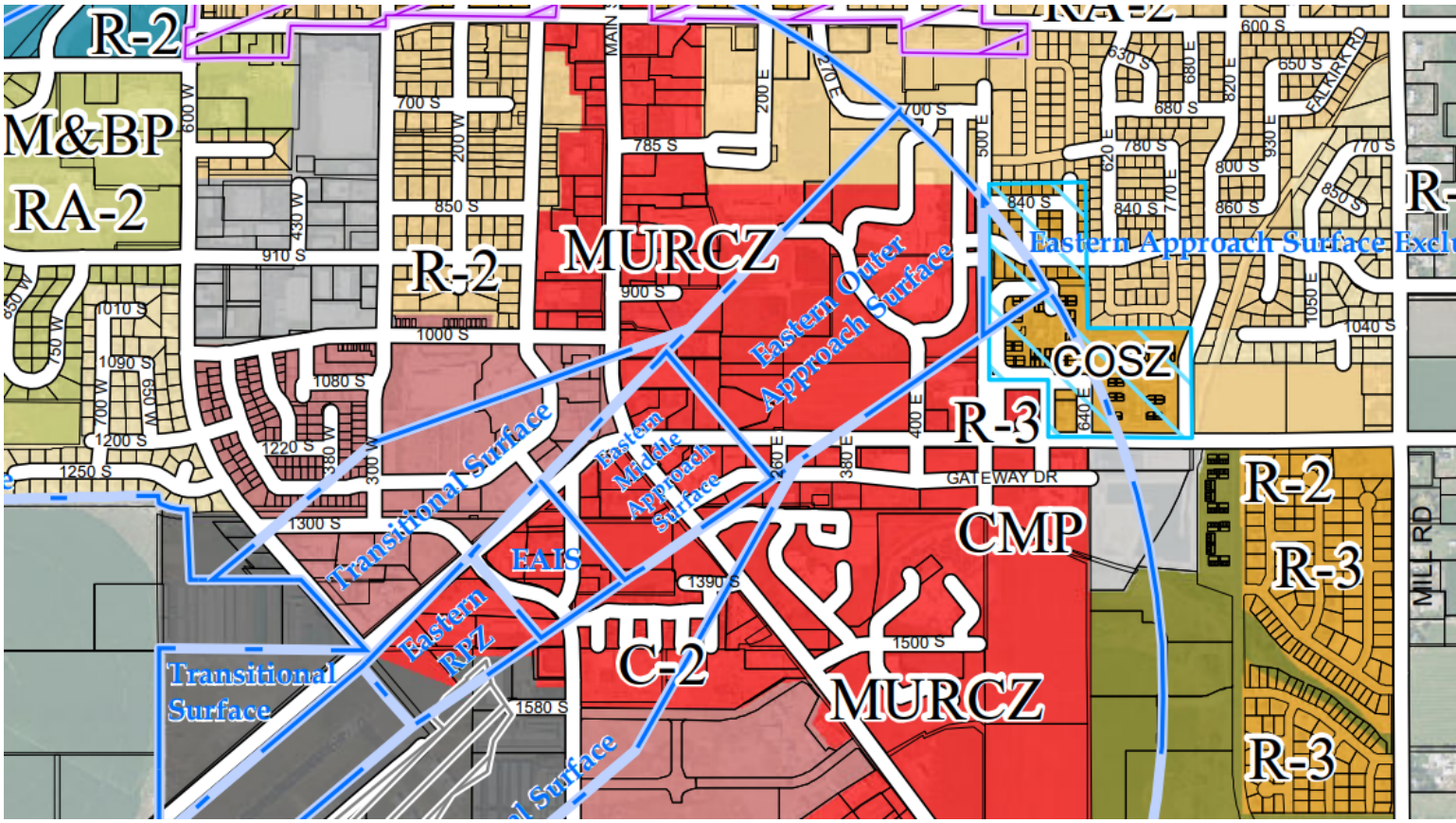
South Town Center (ST) Primary: regional commercial/office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential 14 to 20 units per acre Up to 3 story heights A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities



ZONING

C-2 Zone. The C-2 Zone permits Mixed Use developments as a Conditional Use, requiring 50% of these the street-facing ground floor to be commercial. The current plan contains primarily residential on the main floor with some commercial mixed in.

AOZ. The Airport Overlay Zone currently prohibits residential within the Approach Surfaces. The project is located in the Outer Eastern Approach Surface. The Hotel and Retail uses are a Conditional Use as defined as a public assembly.



DENSITY
The current plan includes 230 residential units on 8.75 acres, equalling a density of 26.29 units/acre, not including the 89 hotel units. The General Plan identifies a rance of 14-20 units/acre.

AFFORDABLE HOUSING
The aim of the project is to provide affordable workforce housing.

COMPATABILITY WITH THE AIRPORT
The property is in the landing and take off path of the airport. The AOZ was created in 2017, with lots of discussion on this area. The planes fly a low altitudes in this area and create a significant amount of noise in this area. Is this development compatable with the airport?

FISCAL IMPACT

N/A

CONCLUSION

Russ Watts is seeking feedback on a proposed development at 350 E 1200 S, including residential, longstay hotel, and commercial. The development would require a general plan and text amendment or MDA in order to move forward.

ALTERNATIVES

Not an Action Item.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Senior Planner

EXHIBITS

1. Concept 2023-06-30
2. Celebration Elevations updated
3. General Plan Map
4. Zoning Map 04-06-22_202204181824447945

40 0 20 40

1 INCH = 40 FT
(SCALE IN FEET)

PROJECT TABULATIONS

ACREAGE	8.75 AC
TOWNHOME UNITS	230
HOTEL ROOMS	89
COMMERCIAL UNITS	4
TOTAL PARKING	366
TOWNHOME PARKING	228
HOTEL PARKING	89
CLUBHOUSE PARKING	8
COMMERCIAL PARKING	27
ADA PARKING	14
LANDSCAPING AREA	3.04 AC
SIDEWALK/TRAILS LENGTH	7,324 LF

6/29/2023 J:\SEG Projects\CURRENT PROJECTS\C23-010 Watts Workforce Housing\Working Files\Planning\dwg\C23-010 CONCEPT 2.dwg

PROJECT: C23-010	PREPARED FOR: WATTS ENTERPRISES	DRAWN BY: ANF	
SHEET: 1 OF 1	PROJECT: HEBER VALLEYS "CELEBRATION"	REVIEWED BY: BMB	
		SCALE: 1" = 40'	ISSUE DATE: 6/29/23

CONCEPT 2 EXHIBIT

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
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HEBER CITY, UTAH 84032
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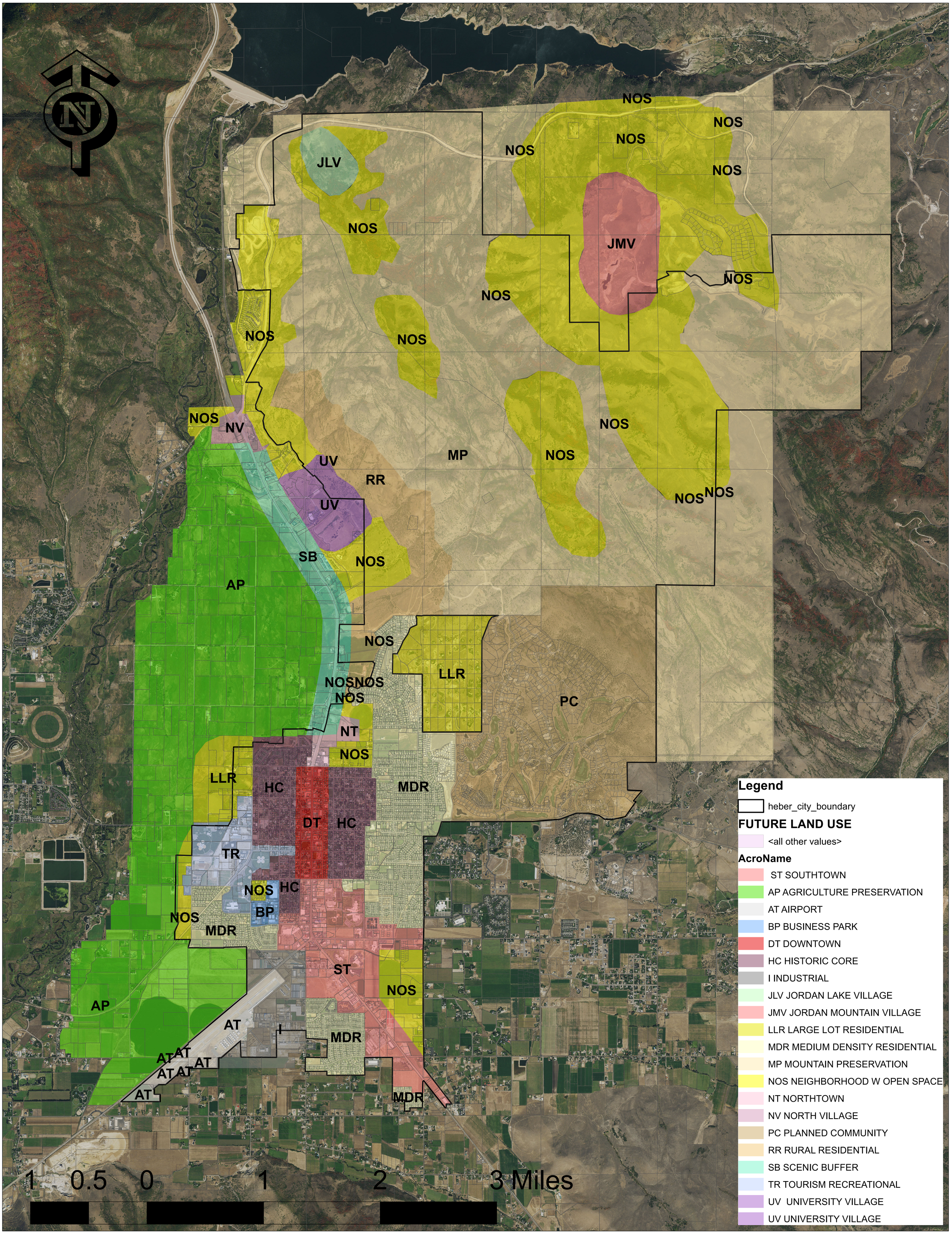
BUILDING 'A'
35'-0" TO TOP OF RIDGE
STANDING SEAM METAL ROOF
DECORATIVE KORBEL
PAINTED VERTICAL FIBER CEMENT SIDING
VINYL FRAMED WINDOW
HARDCOAT STUCCO SYSTEM, WHITE

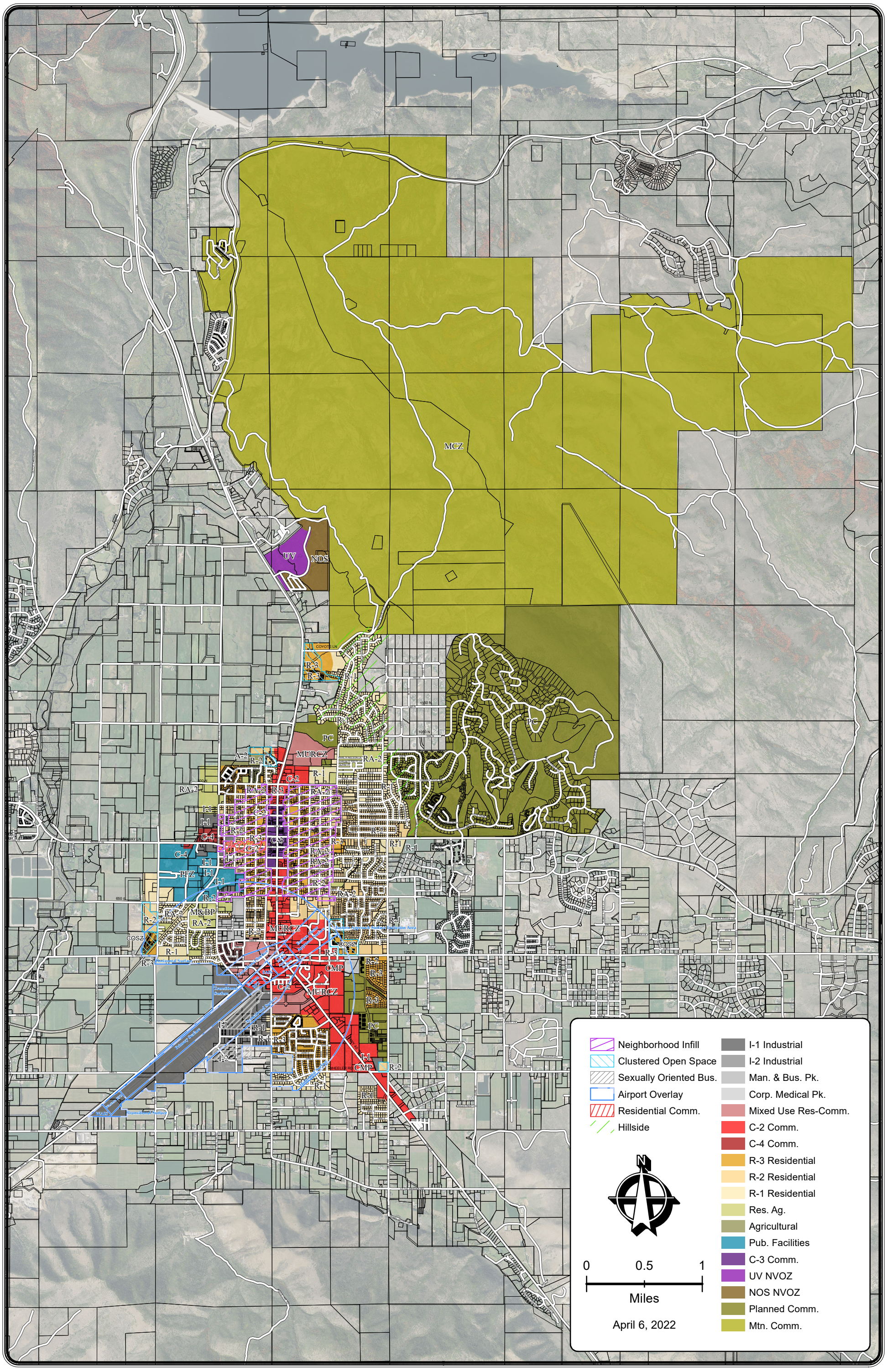
BUILDING 'A'

BUILDING 'A'

BUILDING 'A'

Heber City General Plan Map





Heber City Zoning Map