

GENERAL NOTES:

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DUST MUST BE KEPT TO A MINIMUM. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTACT POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

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THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY.

ENSURE ALL GRADING SLOPES AWAY FROM STRUCTURE AT 5% FOR A MINIMUM OF 10' PER IRC R401.3.

GEO-FOAM MAY BE USED IN PLACE OF SUB-GRADE AT THE CONTRACTOR'S DISCRETION AS LONG AS THE GEO-FOAM HAS BEARING CAPACITIES EQUIVALENT OR GREATER THAN THE NATIVE SOILS ON SITE AS SPECIFIED IN THE GEOTECH REPORT. GEO-FOAM SHALL BE COMPATIBLE WITH THE SNOW MELT SYSTEM.

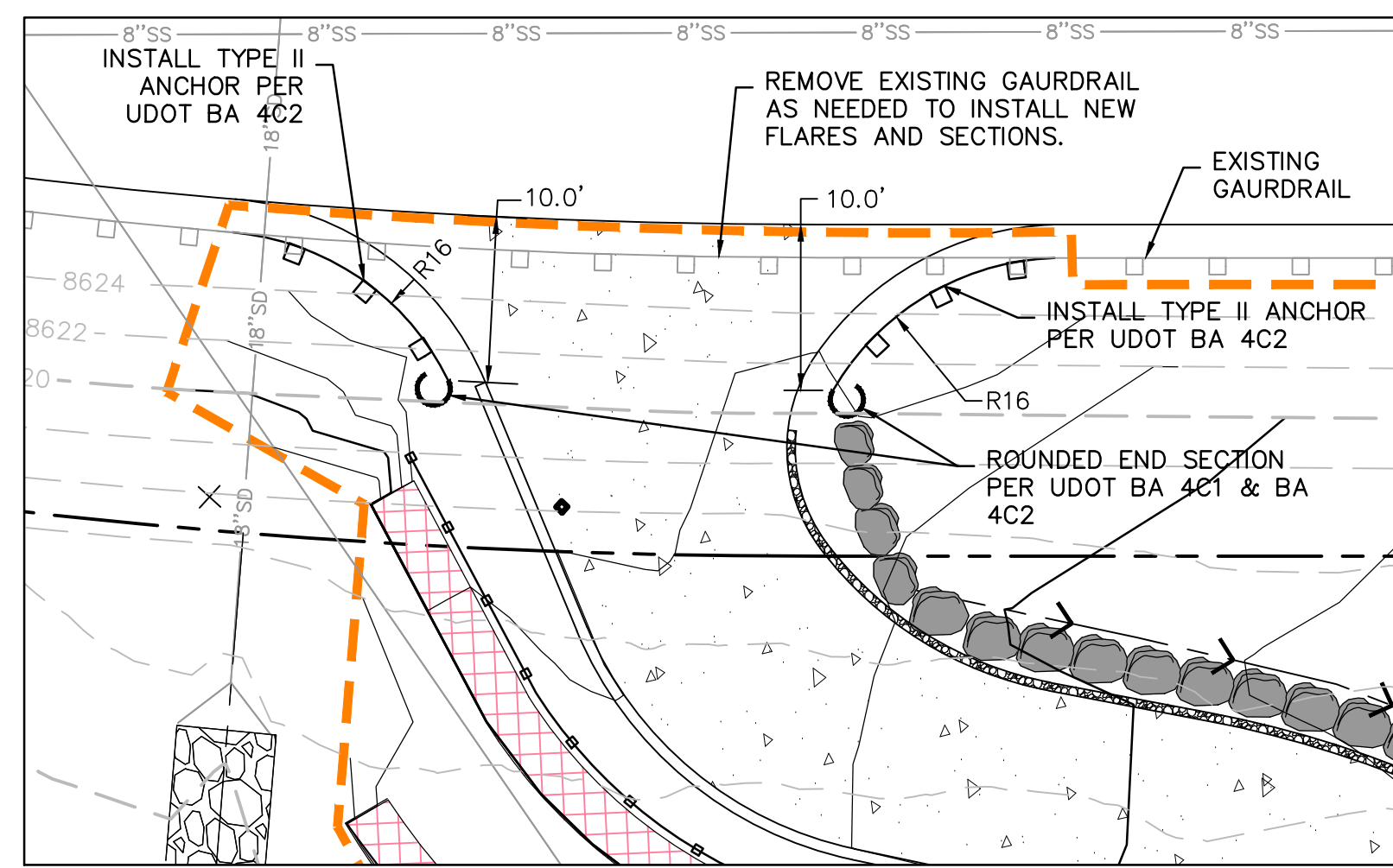
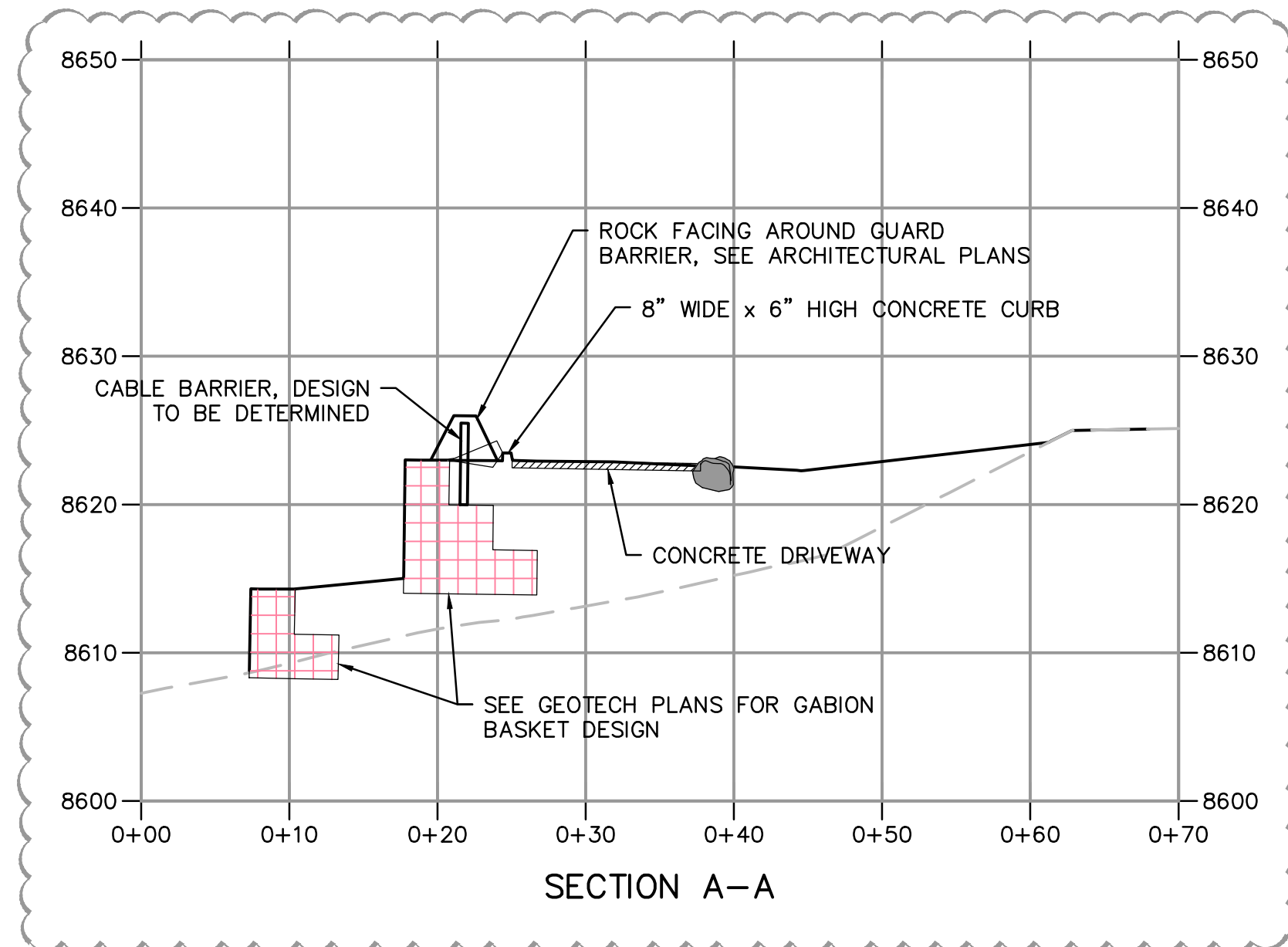
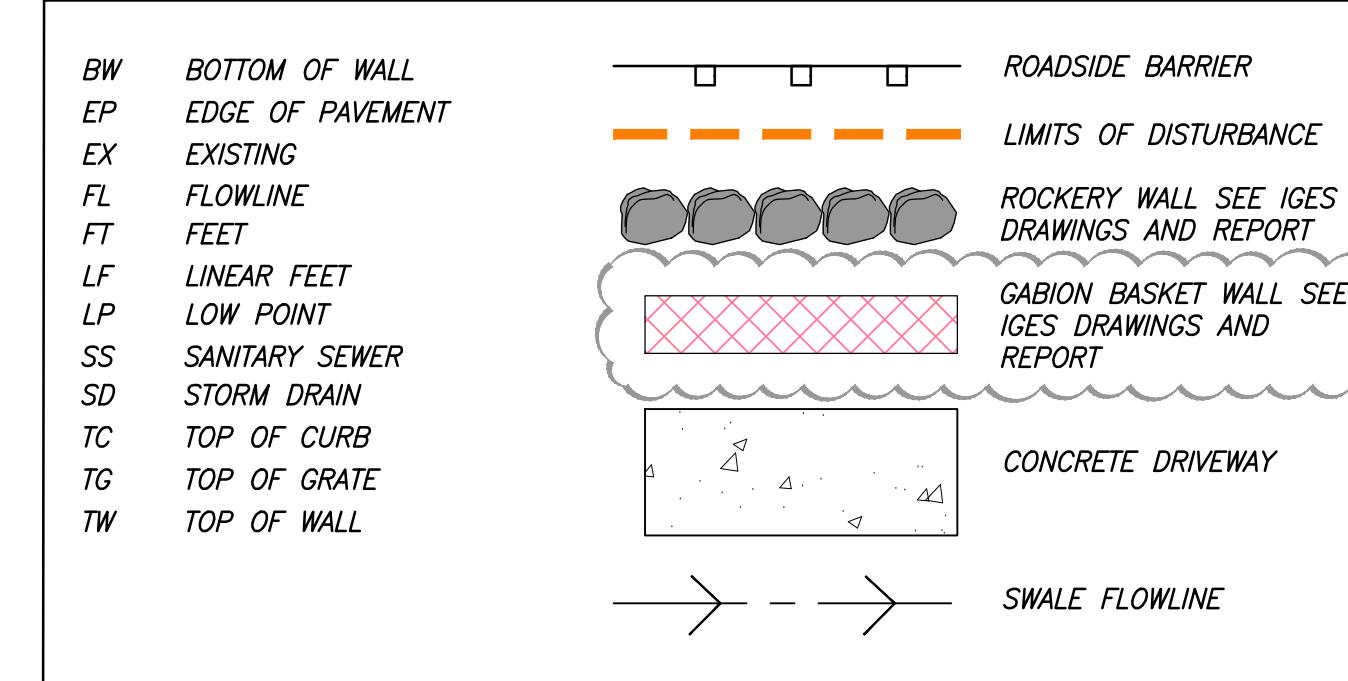
UTILITIES:

ENSURE MINIMUM BURIED DEPTH PER BUILDING CODE FOR ALL BURIED UTILITIES.

IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH THE DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH THE DRAINAGE EASEMENT.

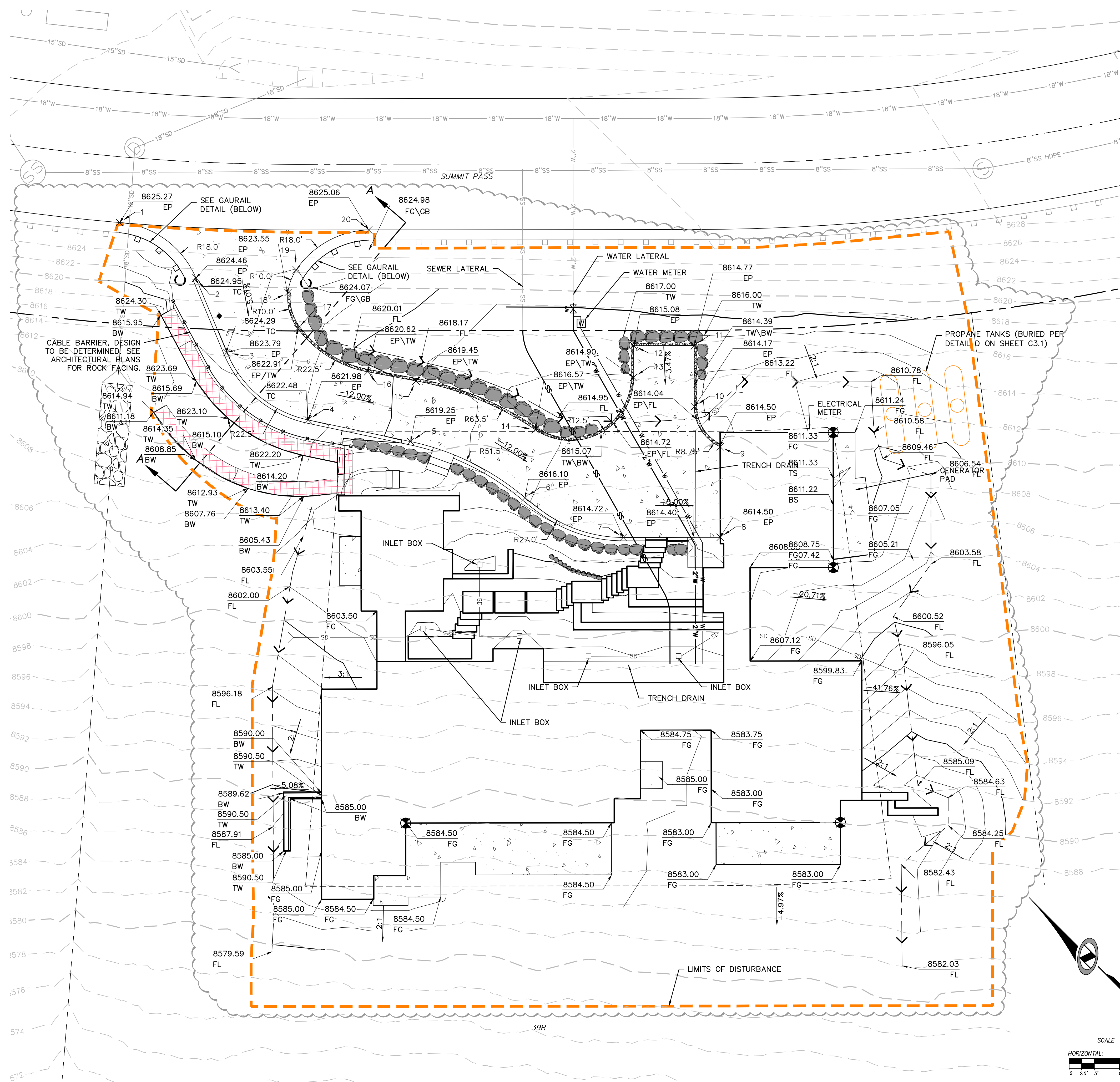
ALL STORM DRAIN PIPES TO BE INSTALLED WITH HEAT TAPE.

LEGEND

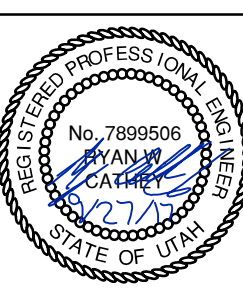
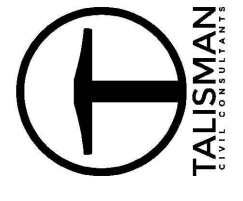
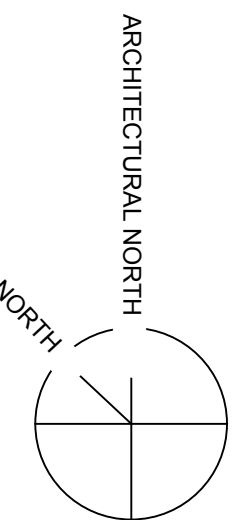
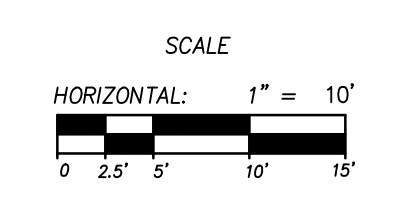


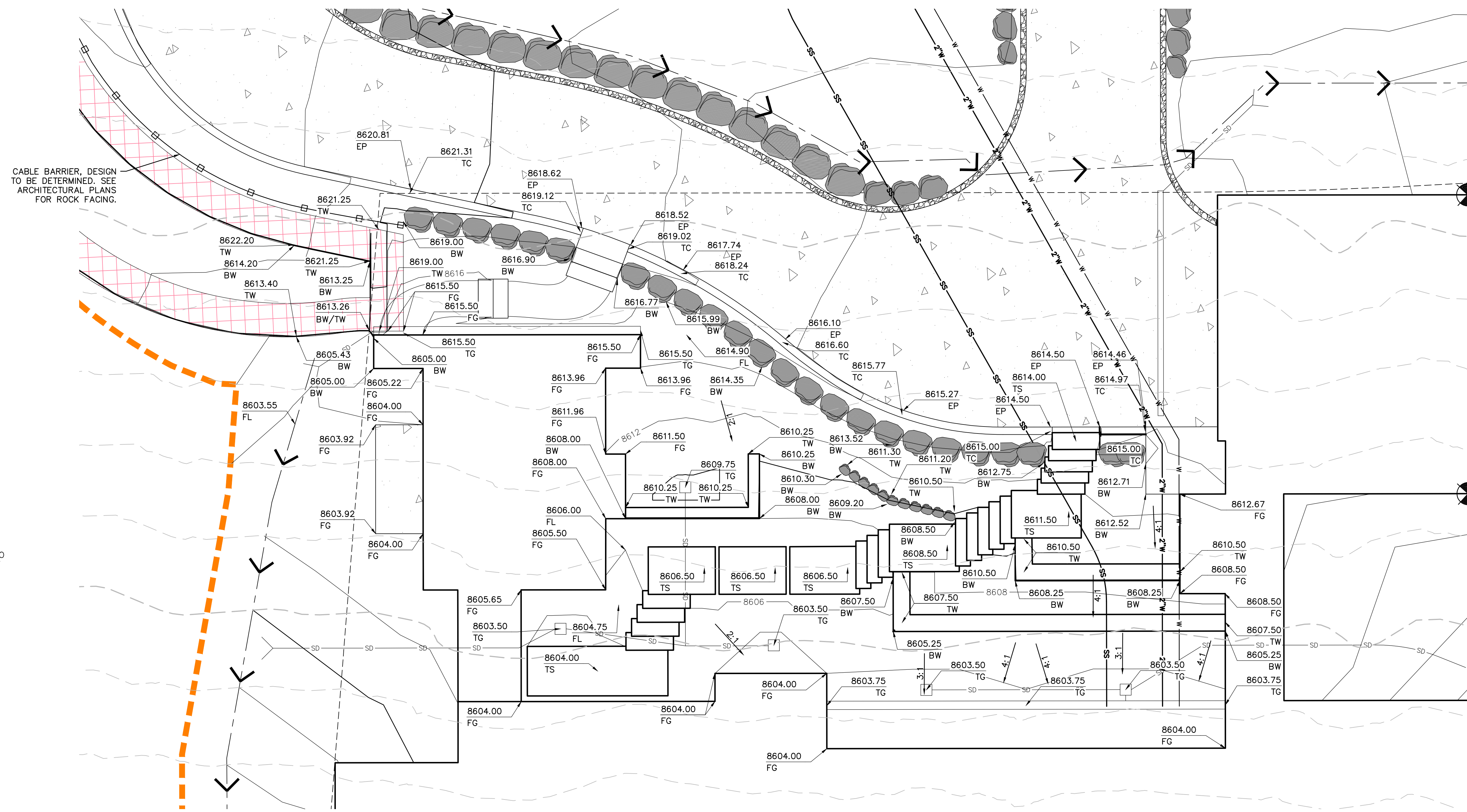
NOTES:

1. MODIFICATION OF GUARDRAIL TO BE PERFORMED BY APPROVED CONTRACTOR ONLY.
2. MATCH EXISTING WOOD POST, POST LENGTH 84", WEATHERED STEEL GUARDRAIL PER UDOT BA 4D1



POINT TABLE		
POINT #	NORTHING	EASTING
1	3656776.08	1571870.89
2	3656757.50	1571872.90
3	3656743.05	1571866.14
4	3656722.14	1571867.11
5	3656704.27	1571877.56
6	3656680.06	1571884.58
7	3656660.36	1571891.86
8	3656646.17	1571904.81
9	3656658.27	1571918.07
10	3656667.39	1571920.51
11	3656675.54	1571929.45
12	3656684.41	1571921.36
13	3656680.18	1571916.72
14	3656687.58	1571895.93
15	3656711.57	1571887.18
16	3656719.88	1571882.06
17	3656735.85	1571879.10
18	3656742.09	1571883.06
19	3656743.89	1571887.50
20	3656738.63	1571902.98





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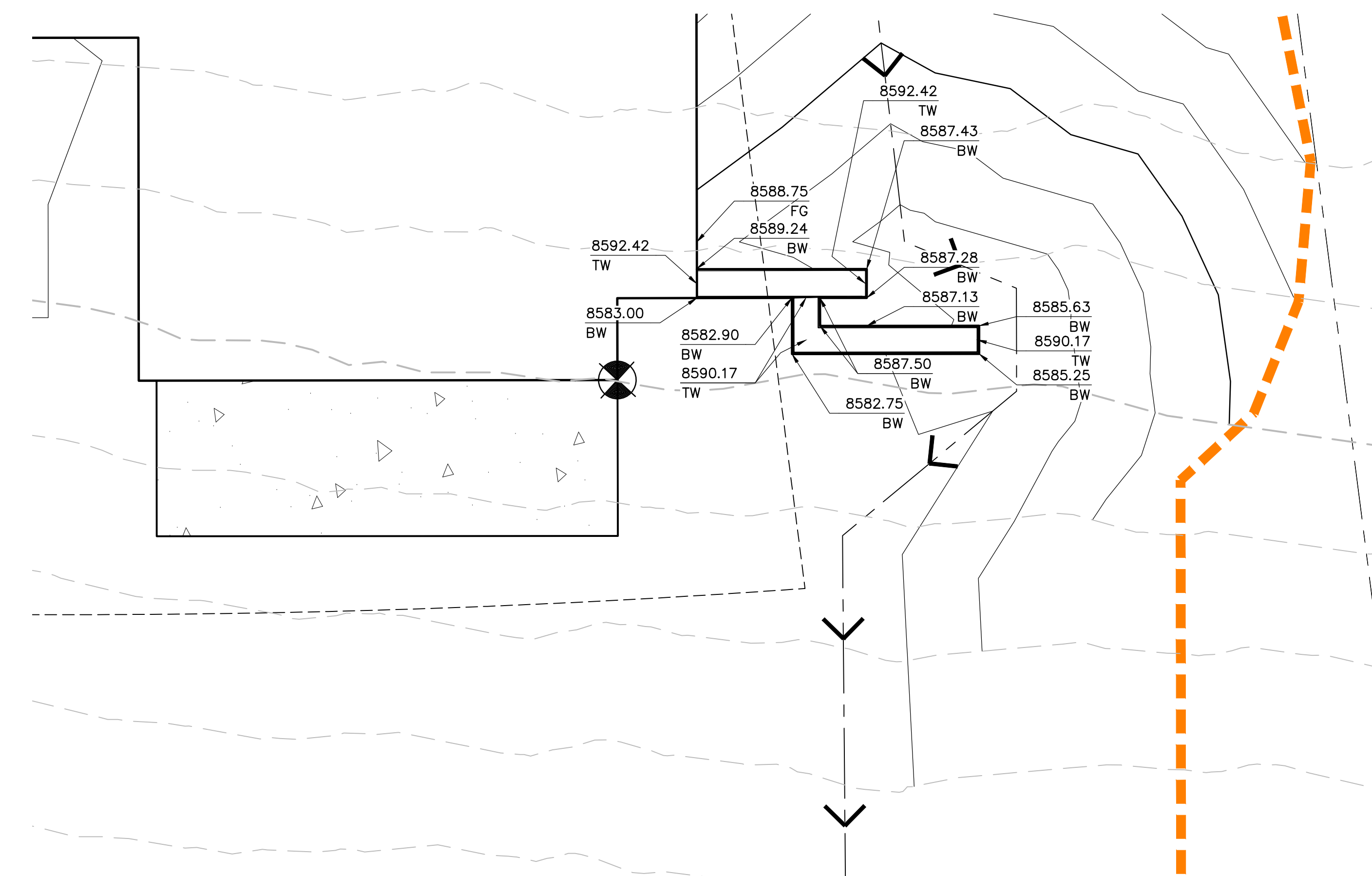
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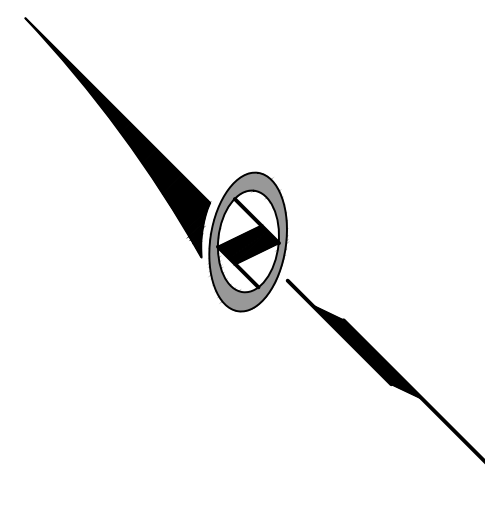
LEGEND

BW	BOTTOM OF WALL	[Symbol]	ROADSIDE BARRIER
EP	EDGE OF PAVEMENT	[Symbol]	LIMITS OF DISTURBANCE
EX	EXISTING	[Symbol]	ROCKERY WALL SEE IGES DRAWINGS AND REPORT
FL	FLOWLINE	[Symbol]	GABION BASKET WALL SEE IGES DRAWINGS AND REPORT
FT	FEET	[Symbol]	CONCRETE DRIVEWAY
LF	LINEAR FEET	[Symbol]	[Symbol]
LP	LOW POINT	[Symbol]	[Symbol]
SS	SANITARY SEWER	[Symbol]	[Symbol]
SD	STORM DRAIN	[Symbol]	[Symbol]
TC	TOP OF CURB	[Symbol]	[Symbol]
TG	TOP OF GRATE	[Symbol]	[Symbol]
TW	TOP OF WALL	[Symbol]	[Symbol]
		[Symbol]	SWALE FLOWLINE

DETAIL GRADING & DRAINAGE PLAN - COURTYARD & GUESTHOUSE WALLS 1" = 5'



SCALE HORIZONTAL 1" = 5' 0 1.0" 2.0" 5' 7.5'



June 26, 2015	[Symbol]
November 2, 2015	[Symbol]
June 27, 2017	[Symbol]
September 27, 2017	[Symbol]



DETAIL GRADING & DRAINAGE PLAN - MASTER WALKOUT 1" = 5'

EROSION CONTROL GENERAL NOTES:

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CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

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MAINTENANCE:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.


EXPOSED SLOPES:

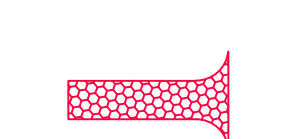
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

 HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1.

 STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

 INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.

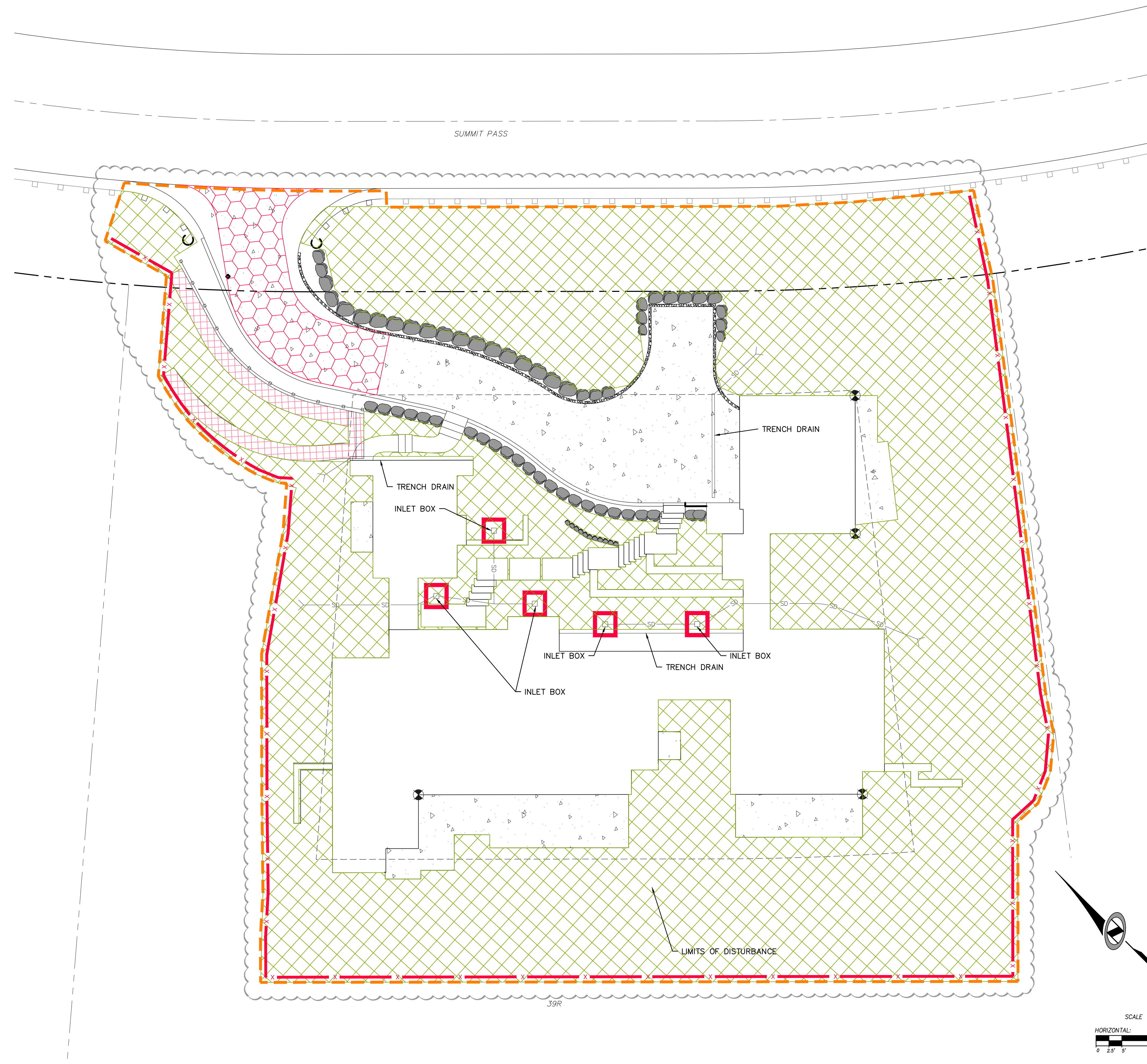
 INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

 INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

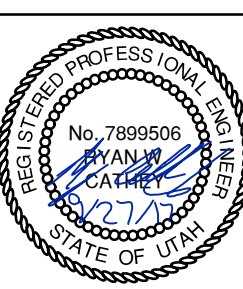
* SEED MIXTURE FOR REVEGETATION

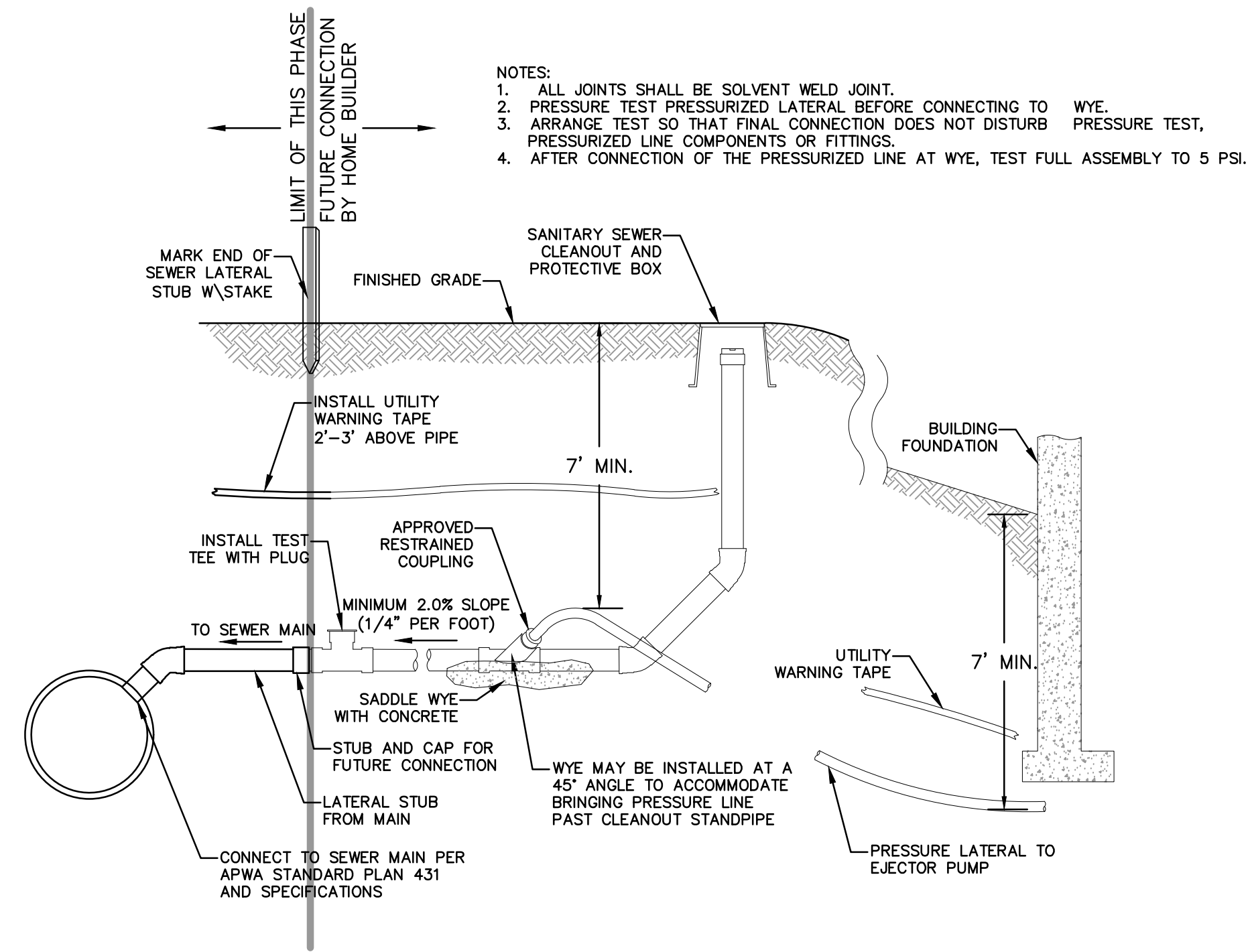
- 40% MOUNTAIN BROME (BROMUS MARGINATUS)
- 25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)
- 5% SHEEP FESCUE (FESTUCA OVINA SPP. DURIUSCULA)
- 5% ALPINE BLUEGRASS (POA ALPINE)
- 25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SSP. LANCEOLATUS)

SEEDING RATE IS 40 POUNDS PER ACRE.

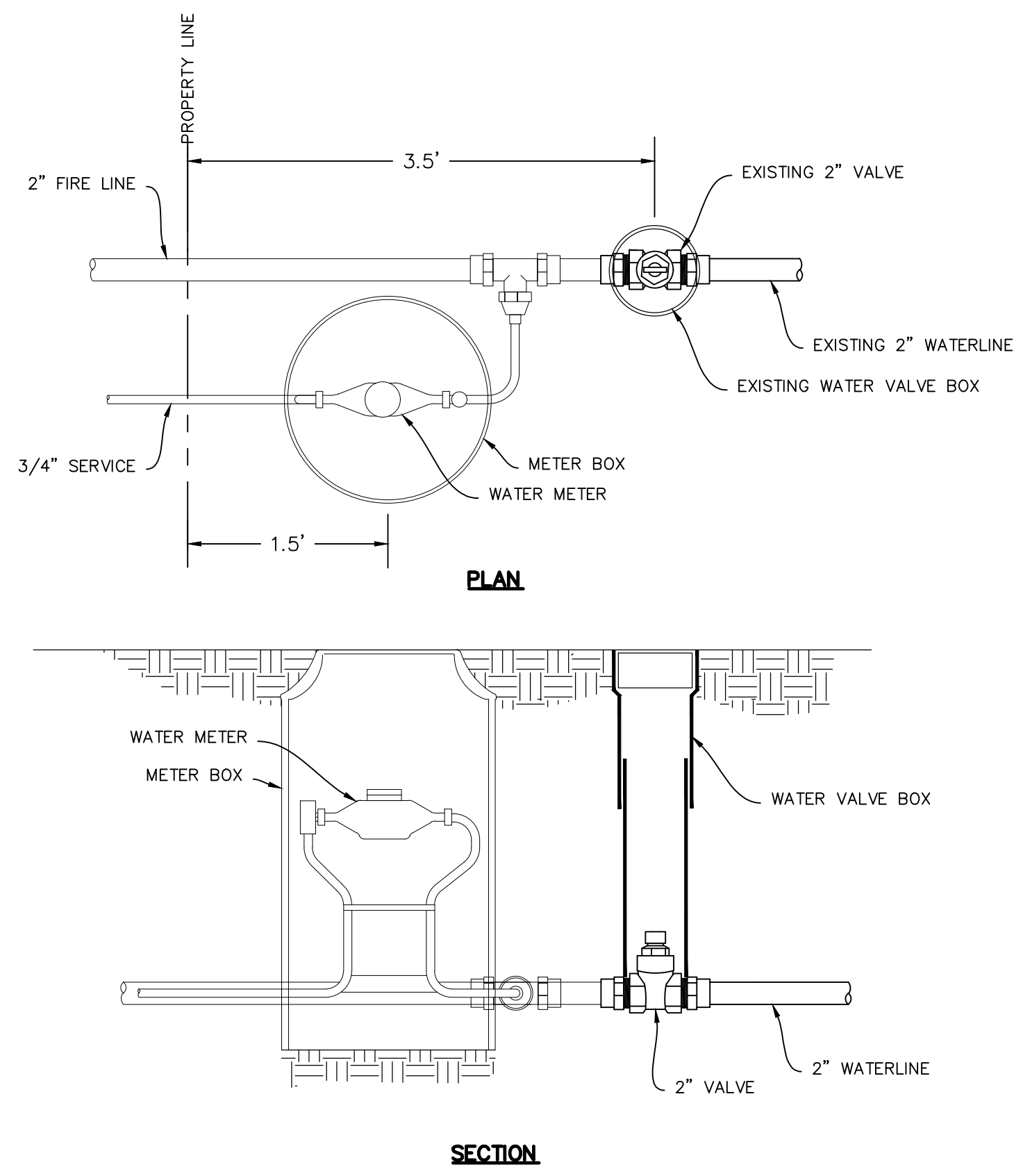


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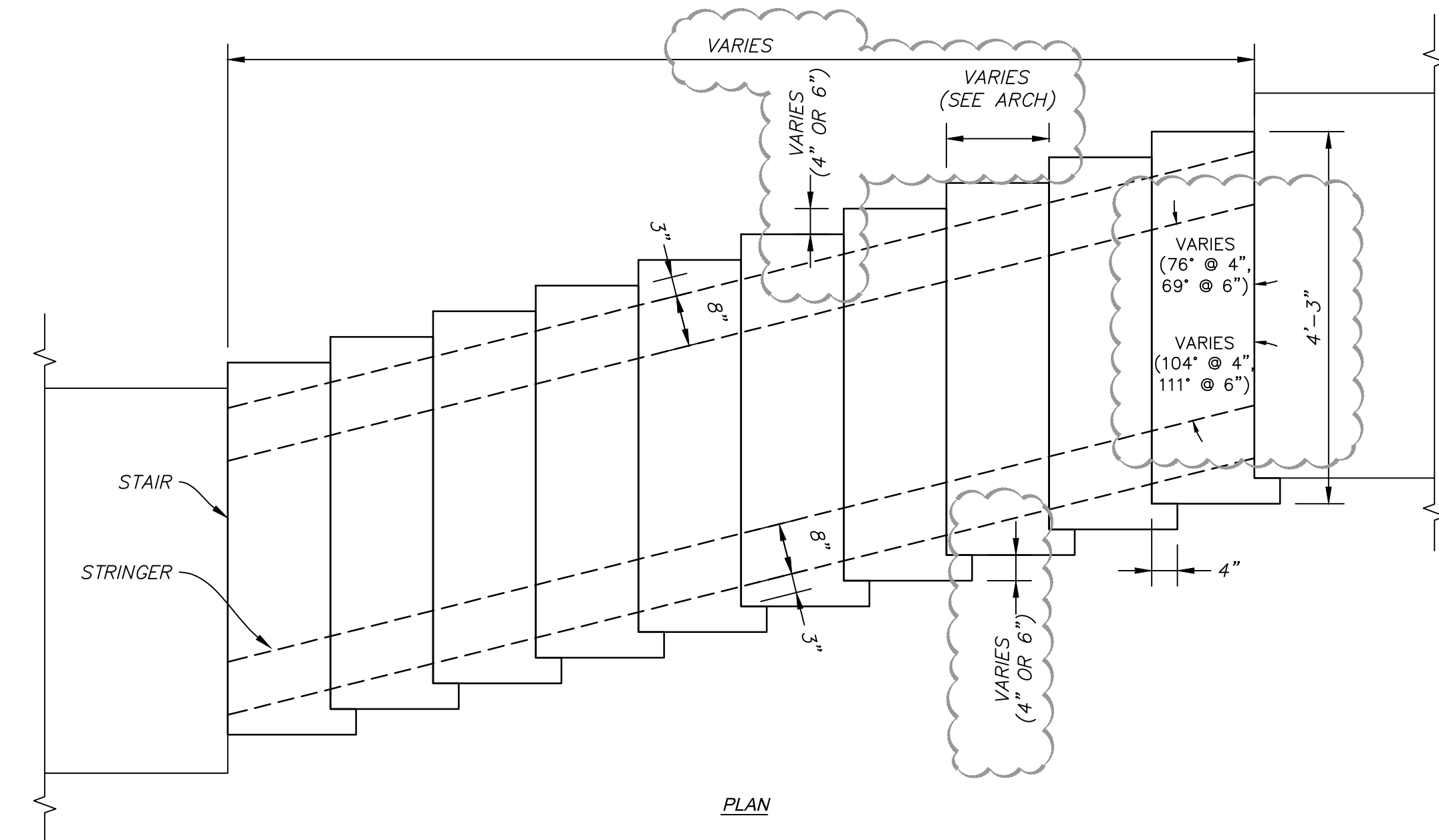




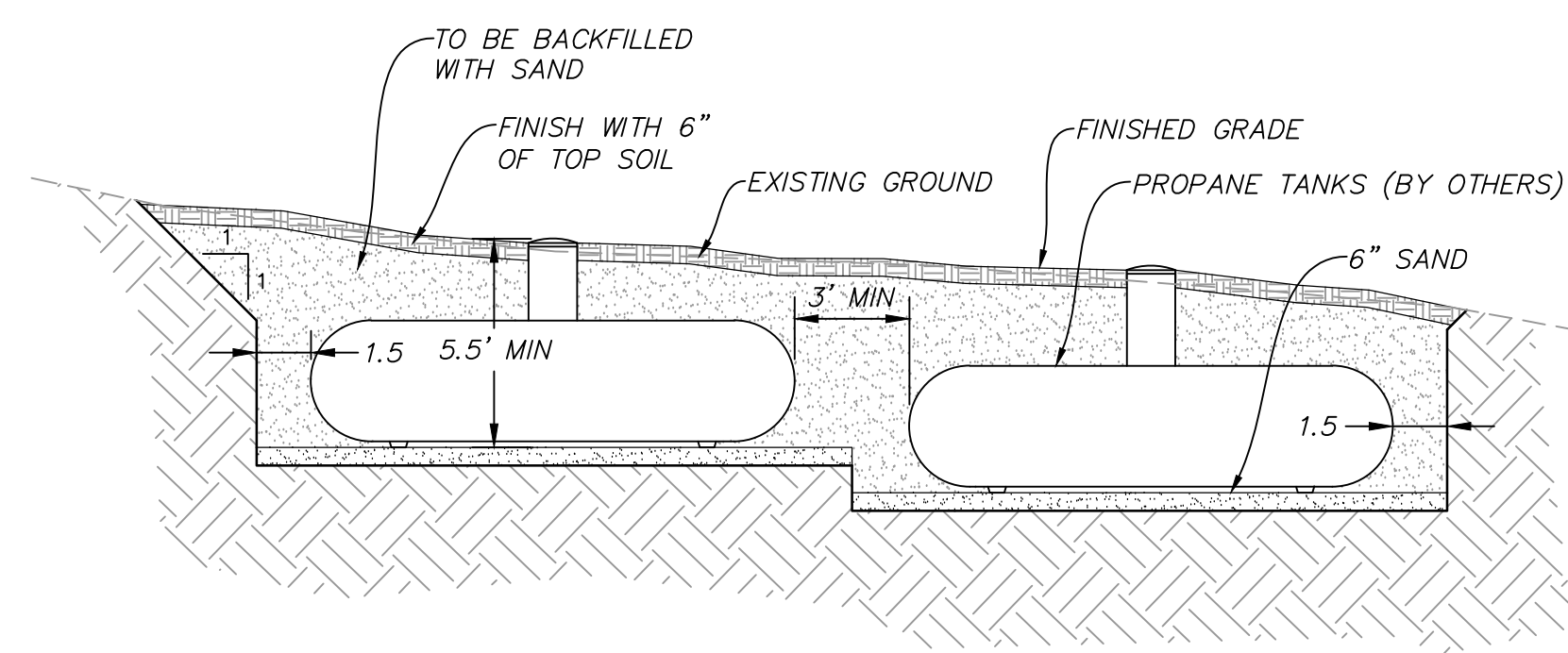
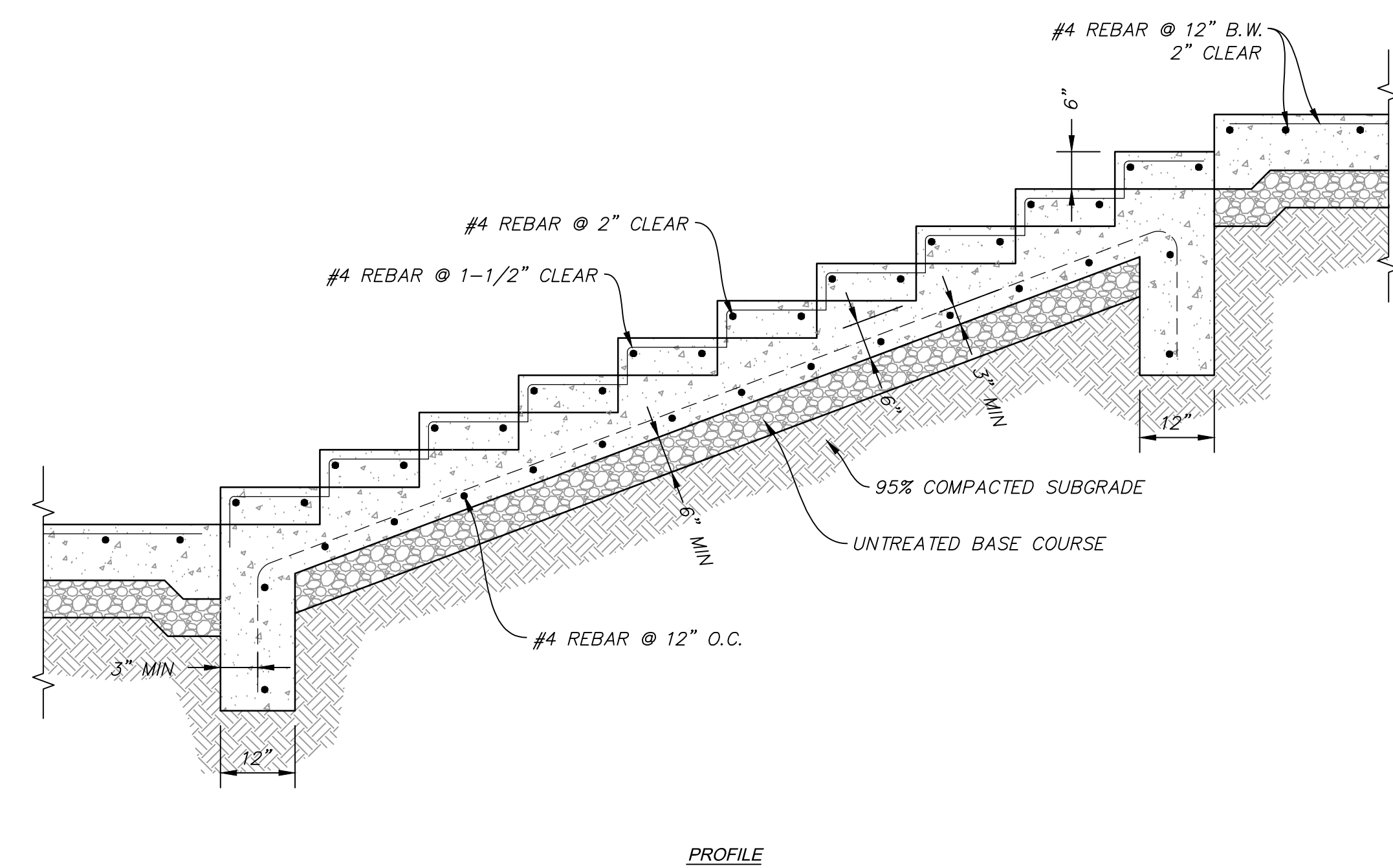
A SEWER LATERAL CONNECTION
SCALE: 1" = N.T.S.



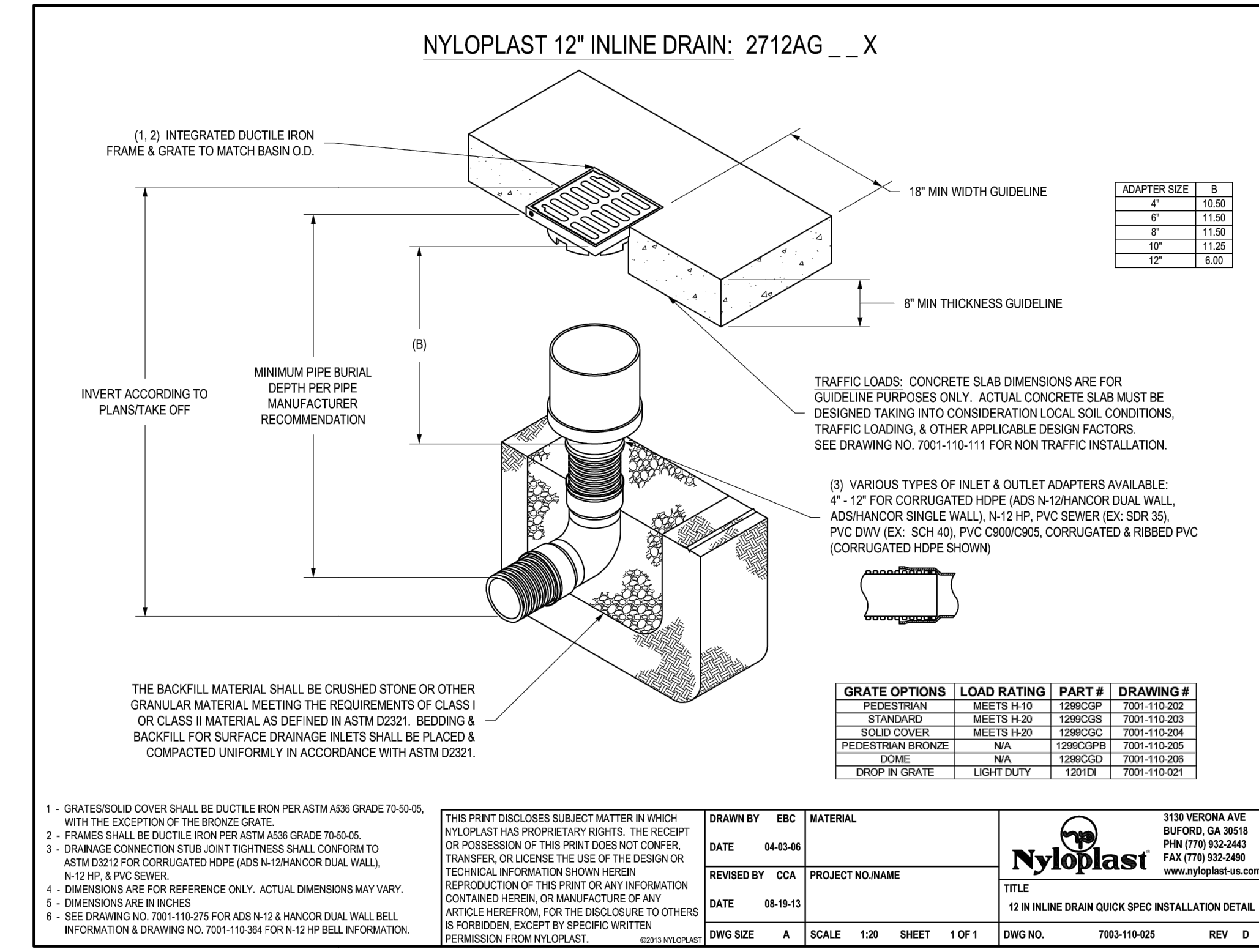
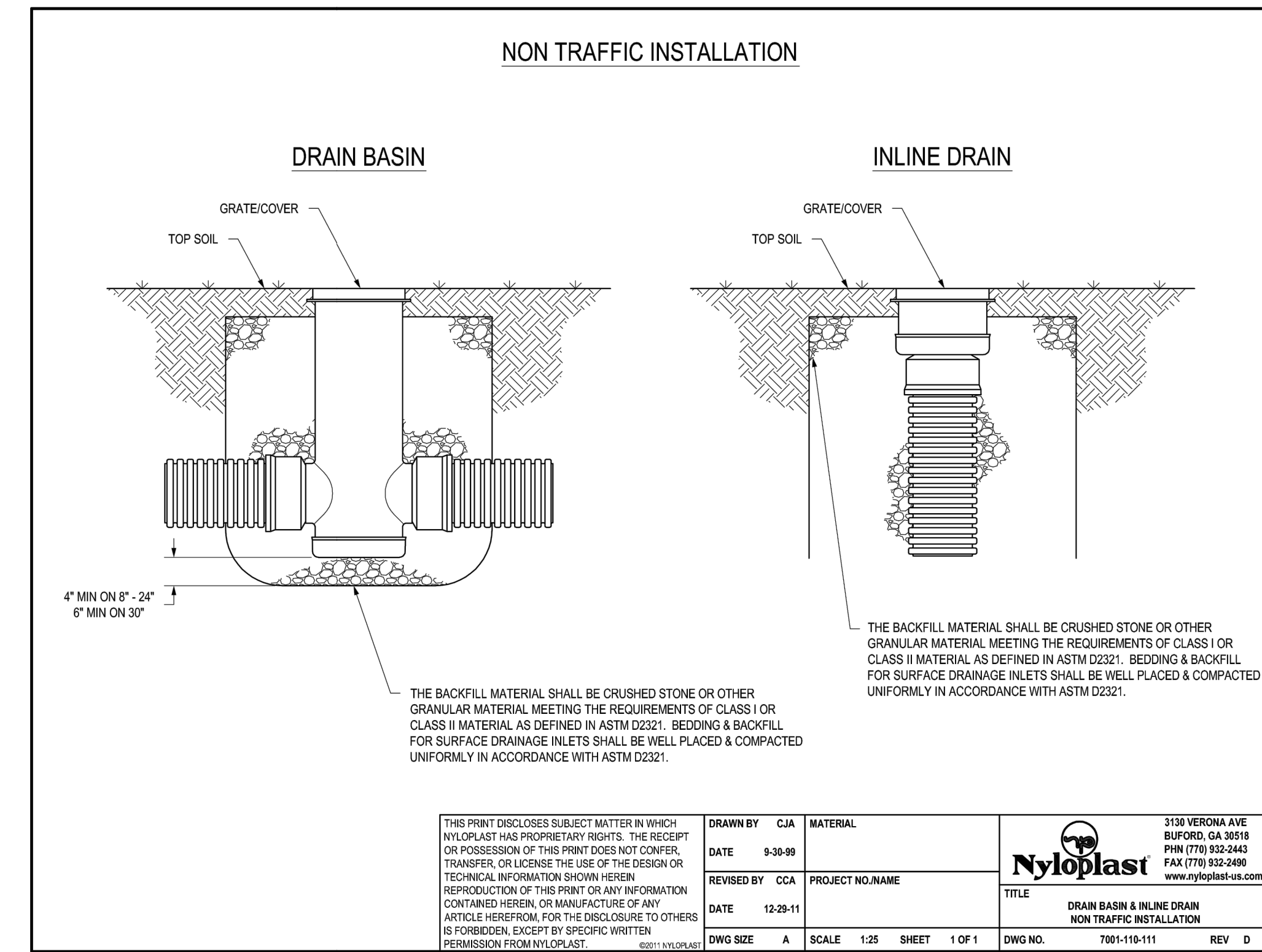
B WATER LATERAL CONNECTION
SCALE: 1" = N.T.S.



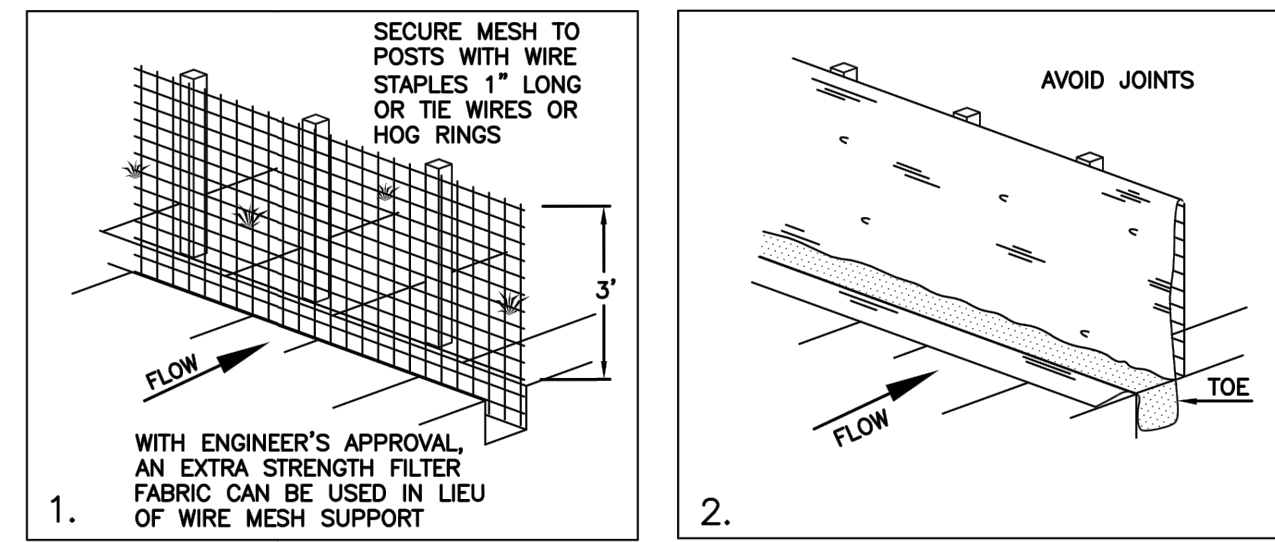
C TYPICAL STAIR AND REINFORCEMENT DETAIL
SCALE: 1" = N.T.S.



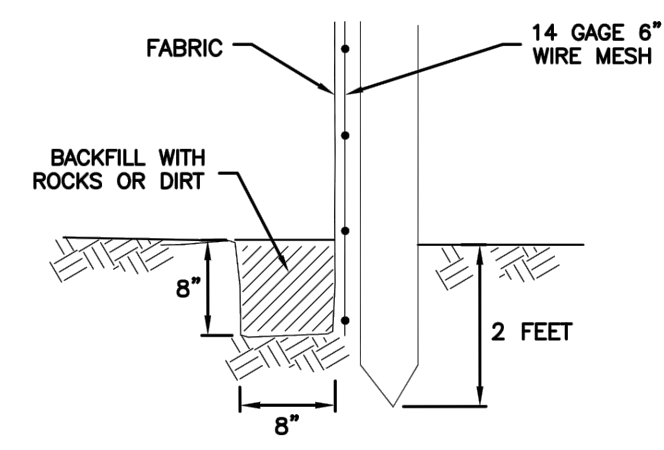
D PROPANE TANK BURIAL DETAIL
SCALE: 1" = N.T.S.



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



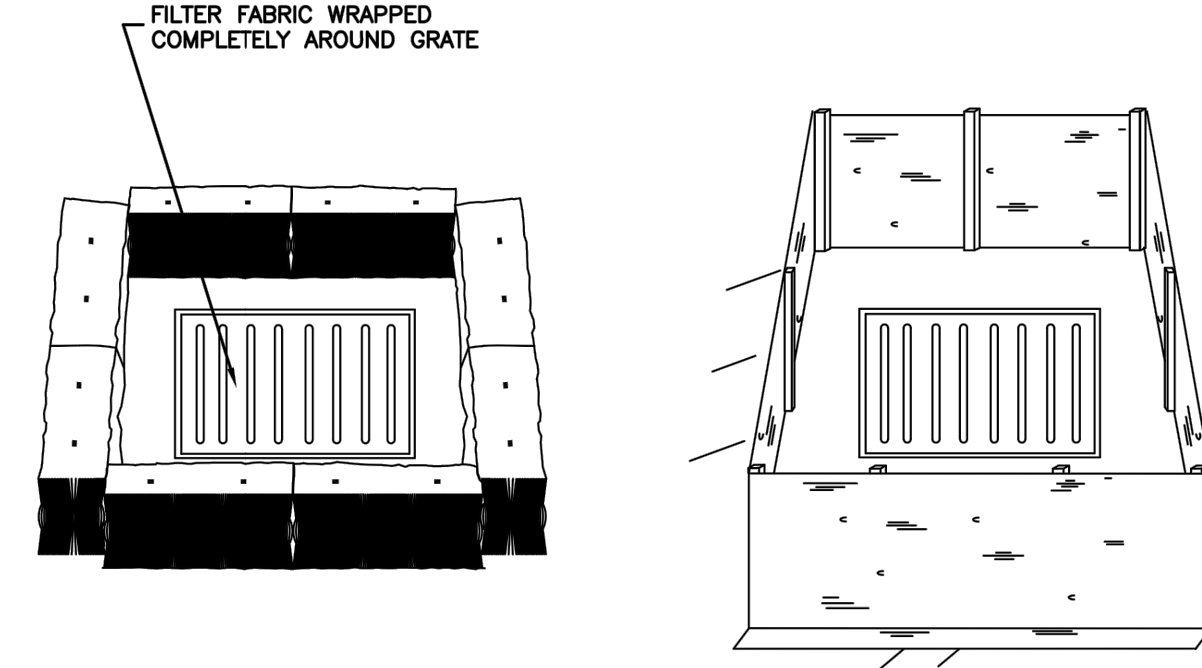
TOE DETAIL

Silt fence
7

Plan
122

February 2006

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STRAW BALE BARRIER
(PLAN No. 121)

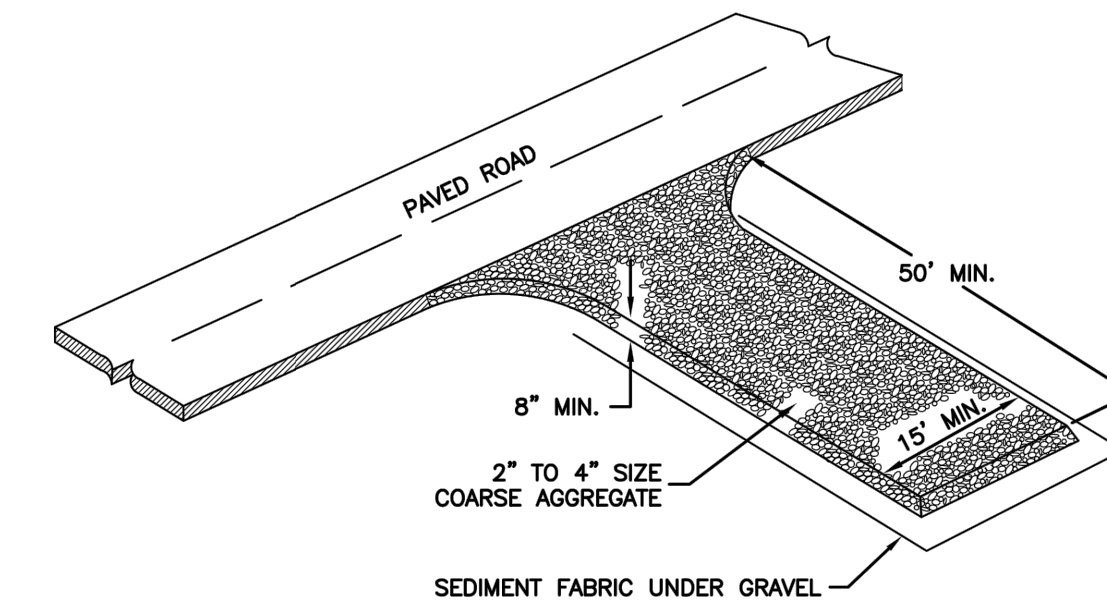
SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale
15

Plan
124
Sheet 3 of 3

February 2006

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Stabilized roadway entrance
19

Plan
126

February 2006

