



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property.
Type of Decision:	Administrative
Agenda Date:	Tuesday, July 25, 2017
Applicant:	Corporation of Presiding Bishop of the Church of Jesus Christ of LDS
Authorized Agent:	Jason Broome, Project Engineer (Forsgren Associates Inc)
File Number:	CUP# 2017-12

Property Information

Approximate Address:	3175 East 3350 North, Eden, UT
Project Area:	25.25 acres
Zoning:	Forest Valley Zone (FV-3)
Existing Land Use:	Church recreation camp
Proposed Land Use:	Church recreation camp
Parcel ID:	22-023-0024
Township, Range, Section:	Township 7 North, Range 1 East, Section 29

Adjacent Land Use

North:	Forest	South:	Residential
East:	Forest	West:	Recreation camp

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 14 Forest Valley Zone (FV-3)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of a conditional use permit to install a 10,000 gallon underground water storage tank and a booster pump station at the Valley View Recreational Camp and Mountain Property located at approximately 3175 E 3350 N, Eden. The project will consist of modifications to the existing water distribution system (waterlines, valving, hydrants), including two spring rehabilitations. The proposed improvements will help optimize the beneficial use of the applicant's water rights. The property lies in the Forest Valley Zone (FV-3) which allows "Water pumping plants and reservoirs" when authorized by a conditional use permit.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The Ogden Valley General Plan identifies the need for additional culinary water and new water infrastructure based on projected growth. (see the 2016 Ogden Valley General Plan Chapter 7: Utilities and Public Services). The proposed

use conforms to the Ogden Valley General Plan by providing additional water sources to meet the demands of the Valley's existing water systems throughout developing areas.

Zoning: The subject property is located within the FV-3 Zone which is categorized as the "Forest Valley Zone". The intent of the Forest Valley Zone can be further described per LUC §104-14-1 as follows:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The FV-3 Zone has specific standards identified in the LUC §104-14-5 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 30' (main building) 10' (accessory building)
- Minimum lot area: 3 acres
- Minimum lot width: 150'
- Main Building height:
 - Maximum: 35'
 - Accessory building height:
 - Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The pump station building and water storage tank meet the applicable setbacks and building height limitations outlined above. The subject property maintains the lot size requirement at approximately 25.25 acres. Although the property does not maintain adequate lot width, the parcel is considered a 'lot of record' according to LUC §101-1-7, as found on the 1966 ownership maps (see Exhibit C).

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The FV-3 zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). The proposal is not considered large scale construction; therefore considerable traffic congestion or delay is not anticipated. Per the County Engineering Division, the contractor will be responsible to guarantee site materials are not tracked onto the County roadways. A condition of approval has been added to the Planning Division's recommendation to ensure the contractor cleans all equipment prior to exiting the site and sweeps the County roadway as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along County roads.
- *Considerations relating to landscaping.* The applicant has outlined considerations to landscaping in the site plan as part of the construction drawings. The site plan indicates that the contractor shall reseed all areas disturbed by construction with a native grass seed mix. Deciduous and evergreen trees currently make up 20-% of the project area, as required by LUC §108-1-4(3) and LUC §108-2-5(a).
- *Considerations relating to buildings and site layout.* The proposed booster pump station will be located approximately 185' north of the existing lodge. The pump station improvements will include a 7' X 10' shed. The applicant has included an example of the architectural details of the shed as part of the application (see Exhibit D). Based on the architectural details of the proposed building, the Planning Division staff feels that the structure meets the Ogden Valley Architectural Design Standards as outlined in LUC§ 108-2-5. The 10,000 gallon water storage tank will be located approximately 160' north of the south property line and 60' west of the east property line. The tank will be approximately 31' 6 1/2" X 8' and will be buried in 24" of top soil. The tank will be reseeded after construction with a native grass seed mix.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The site plan shows temporary access roads through the Nordic Valley Ski Resort Property, however, the applicant has revised the application by stating that no access agreement was granted, as such, access will only be within the RCMP property. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the water system improvements. A condition has been made part of the Planning Division's recommendations to ensure that all conditions of the review agencies will be met.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under "Decision Requirements", which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a water pumping plant has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-12, a conditional use permit application for a 10,000 gallon water storage tank and pump station for the Valley View Recreational Camp and Mountain Property, located at approximately 3175 E 3350 N, Eden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to commencing work, the applicant will need to receive the approval from the applicable agencies for the water pumping plant-, including all permits outlined in the Engineering Division's review.
2. All equipment leaving the site will be cleaned prior to entering the County right-of-way and the contractor will be responsible for sweeping the County roadway, as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along the County right-of-way.
3. All State, Federal and County standards will be met prior to commencement of construction including receiving any applicable permits from the State.
4. The applicant will be required to provide the Planning Division with the colors and textures of the proposed shed prior to receiving the conditional use permit and land use approval.

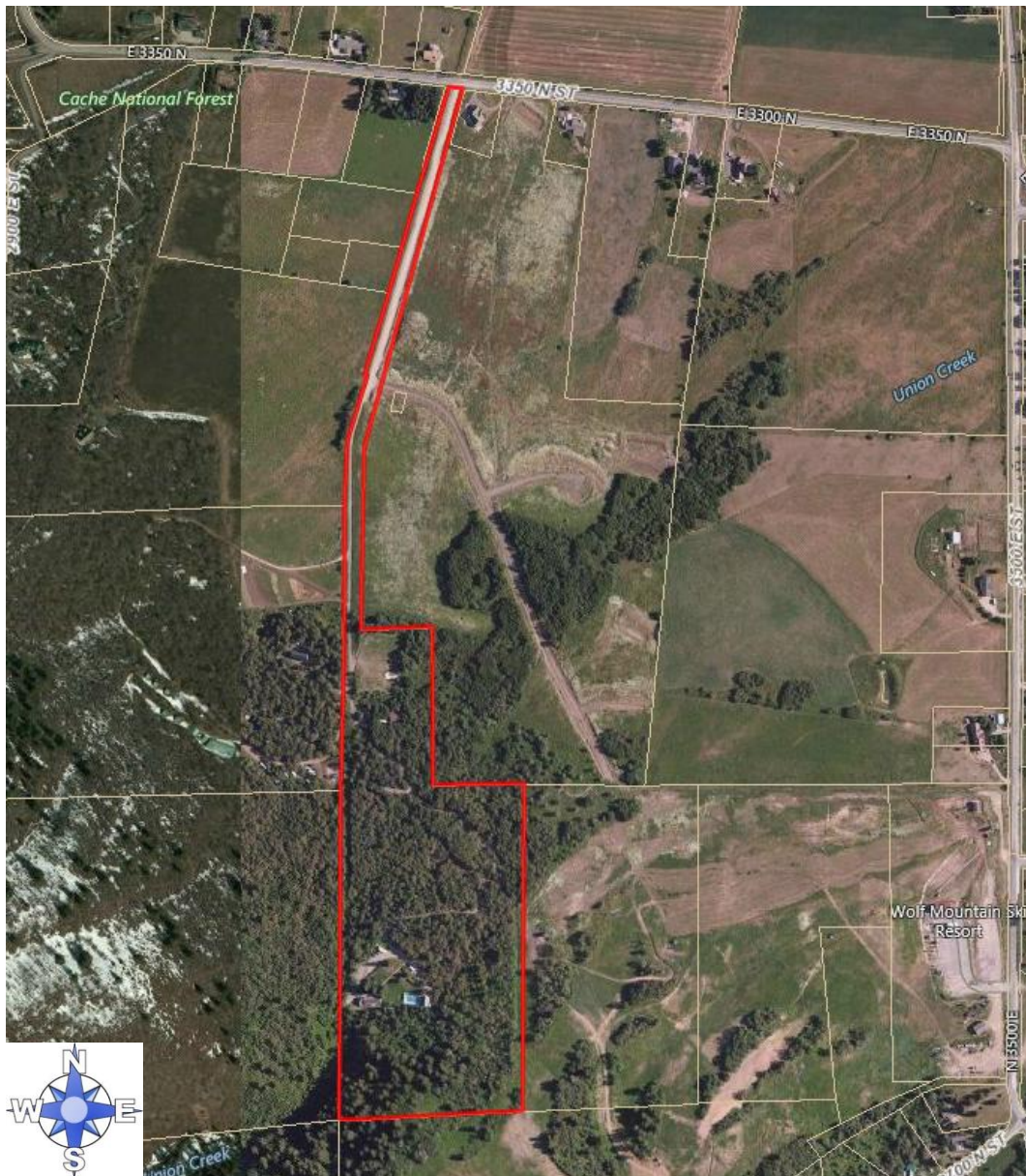
This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will provide the needed water sources to meet the demands the Ogden Valley.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site and Building Plan
- C. 1966 Ownership Map
- D. Example image of shed

Map 1



Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Corporation of Presiding Bishop of the Church of Jesus Christ of LDS		Mailing Address of Property Owner(s) 50 East North Temple Salt Lake City, UT 84150	
Phone 801.815.0260	Fax		
Email Address (required) BigelowBC@ldschurch.org		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) John D Simmons		Mailing Address of Authorized Person 370 East 500 South, Suite 200 Salt Lake City, UT 84111	
Phone 801.364.4785	Fax 801.364.4802		
Email Address JSimmons@Forsgren.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Valley View RCMP - Water System Improvements	Total Acreage 25.25 Acres	Current Zoning FV-3
Approximate Address 3175 East 3350 North Eden, Utah 84310	Land Serial Number(s) 22-023-0024	

Proposed Use
Church Recreation Camp

Project Narrative

The proposed project will make improvements to the Valley View RCMP (Recreational Camp & Mountain Property) potable water system, owned and operated by the Church of Jesus Christ of Latter Day Saints. These improvements will consist of: two spring rehabilitations, installation of one new 10,000 gallon under ground storage water tank, installation of a booster pump station and new disinfection system, and modifications to the existing water distribution system (waterlines, valving, hydrants) and infrastructure. All structures in support of the new water system consist of precast concrete and one shed type wooden frame and plywood construction building. The pump station building is 10'x7'x8' tall, and will be built next to the existing 6,000 gallon concrete wet well. Other precast includes two 7'x7'x7' spring collection boxes, and approximately 95' linear feet of cutoff walls installed at the spring collection sites for collection, metering and overflow. Improvements will also include construction of a new tank access road. The project is not expected to impact any adjacent properties, the proposed improvements will not result in an expanded use of the facility.

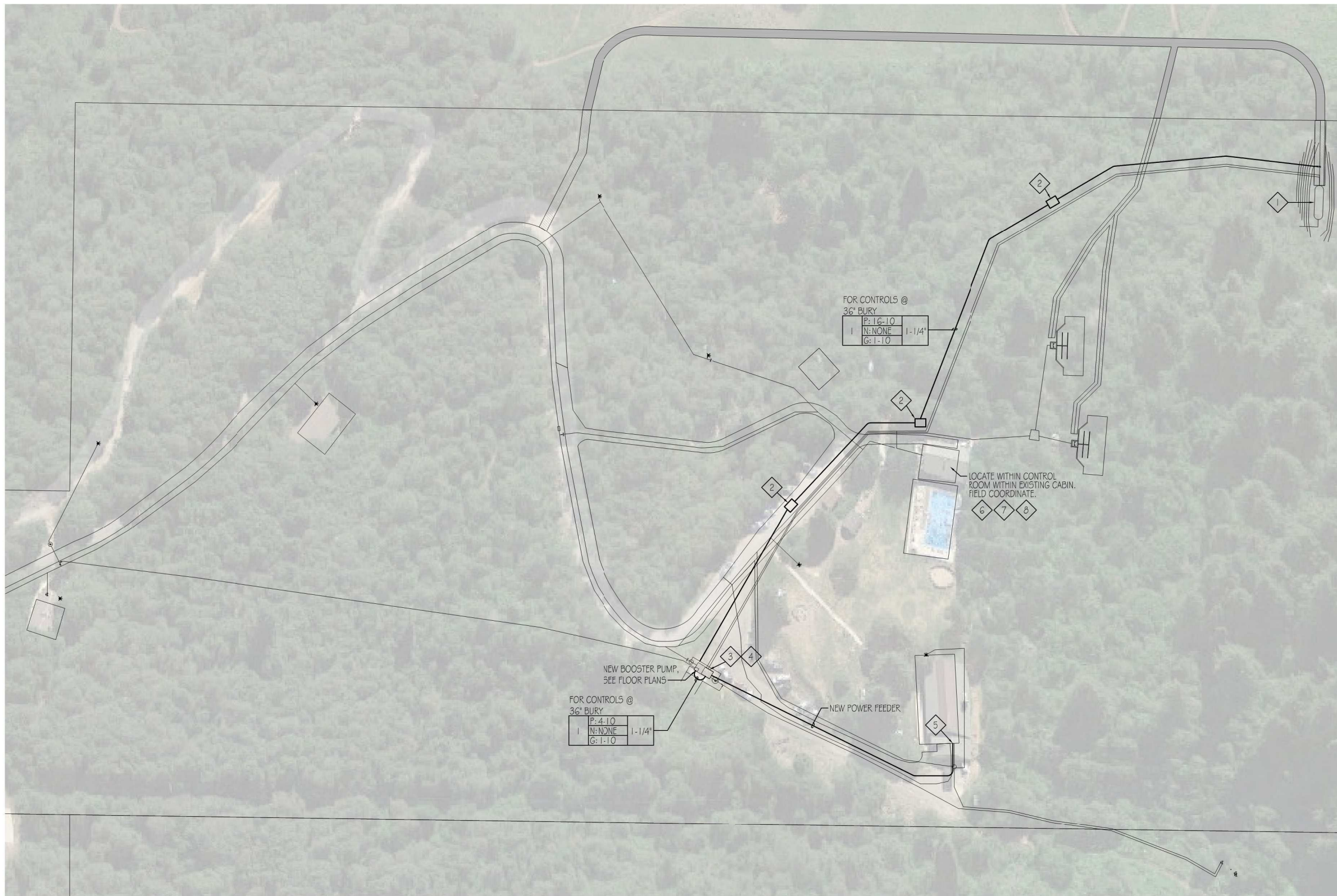
Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

1. The spring(s) rehabilitation is necessary to help optimize beneficial use of the applicants water rights. The spring rehabilitation, water tanks, disinfection system and modifications to the existing water system infrastructure are designed and specified in compliance with Utah State Division of Drinking Water Standards, and do not pose a threat to health, safety or general welfare of persons, nor will it be harmful to property or improvements in the community.
2. The spring rehabilitation, water tanks, disinfection system and modifications to the existing water system infrastructure complies with the regulations and conditions specified in the Zoning Ordinance for its use.
3. The location of the improvements in the proposed locations conform to the goals, policies and governing principles and the use of the Master Plan for Weber County.
4. The construction of the proposed improvements will not be detrimental to any appreciable degree in any known way.
5. The improvements to the property are compatible with and complementary to its existing use as a campground.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

1. This is an amendment to current CUP and is current with subject and surrounding properties.



DRAWING NOTES

- 1 PROVIDE AND INSTALL NEW FOUR FLOATS WITHIN TANK. PUMP START, PUMP STOP, HIGH LEVEL ALARM, LOW LEVEL ALARM. CONNECT EACH TO CABLES FROM PUMP STATION.
- 2 PROVIDE AND INSTALL NEW IN GROUND 24"x18" PULL BOX. DO NOT SPLICE CONDUCTORS.
- 3 PROVIDE AND INSTALL NEW FLOAT WITHIN TANK FOR LOW SUCTION TO STOP PUMP BEFORE TANK GOES DRY. SEE DETAIL.
- 4 REMOVE EXISTING WELL PUMP CONTROL FLOATS. PROVIDE AND INSTALL NEW FLOATS. CONNECT TO EXISTING WIRING. FIELD COORDINATE.
- 5 CONTINUE WITHIN BUILDING TO POWER PANEL. SEE ONE-LINE DIAGRAM.
- 6 TORK 24-HOUR, 7-DAY ELECTRONIC TIME CLOCK TO CONTROL CL2 RESIDUAL AND SOLENOID VALVE. SEE ONE-LINE DIAGRAM. INTERMATIC #ET1700 SERIES OF EQUAL. CORD AND PLUG CONNECT TO 120V RECEPTACLE.
- 7 CL2 ANALYZER. CONTROLLED BY TIME CLOCK. CONNECT TO TIME CLOCK WITH 3/4" CONDUIT, 2#12, 1#12 G.
- 8 CL2 SAMPLE SOLENOID VALVE OPEN WHEN TIME CLOCK CALLS FOR SAMPLE. CONNECT TO TIME CLOCK WITH 3/4" 2#12, 1#12 G.

ELECTRICAL SITE PLAN

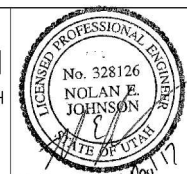
SCALE: 1"=50'-0"



NO.	REVISIONS	BY	DATE

DRAWN N.D. JOHNSON
 DESIGNED N.E. JOHNSON
 APPROVED N.E. JOHNSON
 QA R. CLARK

ATTENTION
 LINE IS 2 INCHES
 AT FULL SIZE
 (IF NOT 2"-SCALE ACCORDINGLY)



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

FORSGREN Associates Inc.
 370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
 PH: 801.364.4785 FAX: 801.364.4802

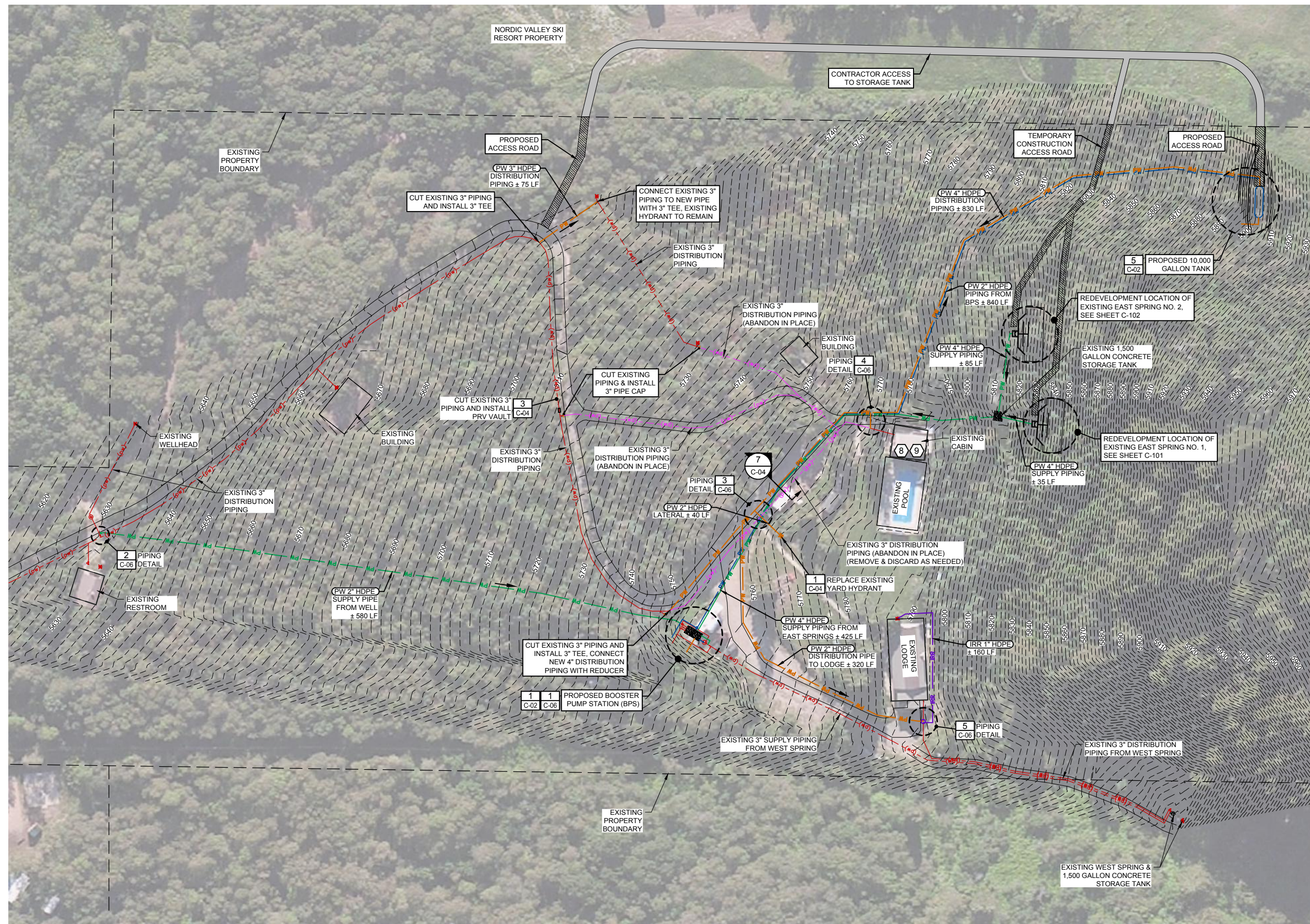


VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
ELECTRICAL SITE PLAN

BID SET

PROJECT NO: 05-16-0138	
SHEET NO: E-100	
DATE: MAR. 2017	PAGE NO: 20 OF 24

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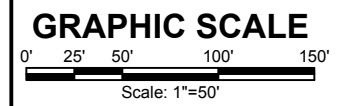


CONSTRUCTION NOTES:

1. CONTRACTOR SHALL RE-VEGETATE ALL AREAS DISTURBED BY CONSTRUCTION. SEED MIX SHALL CONTAIN AREA NATIVE GRASSES. SUBMIT PLAN AND DETAILS FOR APPROVAL BY ENGINEER.
2. MAINTAIN 24" MINIMUM BURY DEPTH TO TOP OF PIPE.
3. FURNISH & INSTALL HDPE PIPE FITTINGS AS NEEDED.
4. CONTRACTOR SHALL REPAIR DIRT ACCESS ROADS TO PRE-CONSTRUCTION CONDITIONS.
5. CONTRACTOR SHALL LOCATE HIGH POINTS ON TRANSMISSION PIPELINE FOR AIR RELEASE VALVE INSTALLATION, LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD LOCATED.
6. CONTRACTOR SHALL LOCATE LOW POINTS IN TRANSMISSION PIPELINE FOR DRAIN ASSEMBLY INSTALLATION, LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD LOCATED.
7. CONTRACTOR SHALL PROVIDE ASPHALT PATCH WHERE CUT FOR PIPE TRENCH. 3" ASPHALT OVER 8" ROAD BASE, ±1,400 SF.
8. LOCATE HACH CL17 CHLORINE ANALYZER IN CABIN, INCLUDE ALL NECESSARY COMPONENTS FOR A COMPLETE & FUNCTIONAL SYSTEM PER MANUFACTURER'S RECOMMENDATIONS, FIELD COORDINATE LOCATION W/ FACILITY MANAGER.
9. PROVIDE NEW WATER CONNECTION FOR POOL FILLING WITH BALL VALVE & CHECK VALVE. COORDINATE LOCATION & SIZE WITH FACILITY MANAGER AND POOL PROFESSIONAL.

LEGEND

- PW — SUPPLY PIPING TO WETWELL
- PW — DISTRIBUTION PIPING TO SYSTEM
- PW — PUMPED PIPING TO STORAGE TANK
- - (pw) - - EX. WATER PIPELINES
- - (pw) - - EX. WATER PIPELINES (ABANDONED)
- IRR — IRRIGATION PIPING



BID SET

NO.	REVISIONS	BY	DATE

DRAWN N. PATTERSON
 DESIGNED N. PATTERSON
 APPROVED J. BROOME
 QA J. BROOME

ATTENTION
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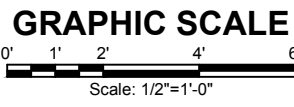
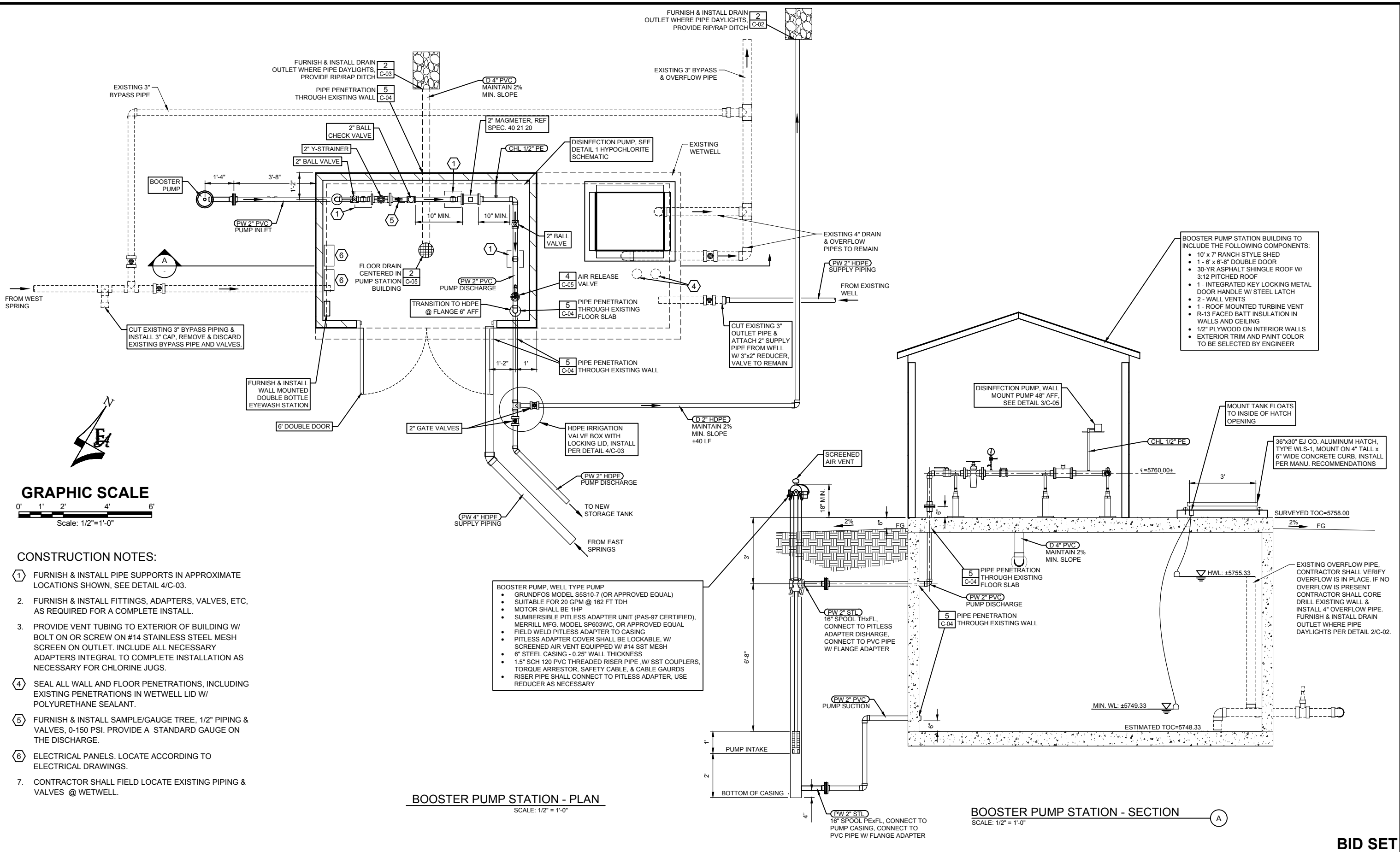
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811
 Know what's below.
 Call before you dig.

VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
OVERALL SITE PLAN

PROJECT NO: 05-16-0138	PAGE NO: 10 OF 24
SHEET NO: C-100	DATE: APR. 2017



- CONSTRUCTION NOTES:**
- FURNISH & INSTALL PIPE SUPPORTS IN APPROXIMATE LOCATIONS SHOWN, SEE DETAIL 4/C-03.
 - FURNISH & INSTALL FITTINGS, ADAPTERS, VALVES, ETC, AS REQUIRED FOR A COMPLETE INSTALL.
 - PROVIDE VENT TUBING TO EXTERIOR OF BUILDING W/ BOLT ON OR SCREW ON #14 STAINLESS STEEL MESH SCREEN ON OUTLET. INCLUDE ALL NECESSARY ADAPTERS INTEGRAL TO COMPLETE INSTALLATION AS NECESSARY FOR CHLORINE JUGS.
 - SEAL ALL WALL AND FLOOR PENETRATIONS, INCLUDING EXISTING PENETRATIONS IN WETWELL LID W/ POLYURETHANE SEALANT.
 - FURNISH & INSTALL SAMPLE/GAUGE TREE, 1/2" PIPING & VALVES, 0-150 PSI. PROVIDE A STANDARD GAUGE ON THE DISCHARGE.
 - ELECTRICAL PANELS. LOCATE ACCORDING TO ELECTRICAL DRAWINGS.
 - CONTRACTOR SHALL FIELD LOCATE EXISTING PIPING & VALVES @ WETWELL.

BOOSTER PUMP, WELL TYPE PUMP

- GRUNDFOS MODEL S5S10-7 (OR APPROVED EQUAL)
- SUITABLE FOR 20 GPM @ 162 FT TDH
- MOTOR SHALL BE 1HP
- SUMBERSIBLE PITLESS ADAPTER UNIT (PAS-97 CERTIFIED), MERRILL MFG. MODEL SP603WC, OR APPROVED EQUAL
- FIELD WELD PITLESS ADAPTER TO CASING
- PITLESS ADAPTER COVER SHALL BE LOCKABLE, W/ SCREENED AIR VENT EQUIPPED W/ #14 SST MESH
- 6" STEEL CASING - 0.25" WALL THICKNESS
- 1.5" SCH 120 PVC THREADED RISER PIPE, W/ SST COUPLERS, TORQUE ARRESTOR, SAFETY CABLE, & CABLE GAURDS
- RISER PIPE SHALL CONNECT TO PITLESS ADAPTER, USE REDUCER AS NECESSARY

BOOSTER PUMP STATION BUILDING TO INCLUDE THE FOLLOWING COMPONENTS:

- 10' x 7' RANCH STYLE SHED
- 1- 6' x 6'-8" DOUBLE DOOR
- 30-YR ASPHALT SHINGLE ROOF W/ 3:12 PITCHED ROOF
- 1- INTEGRATED KEY LOCKING METAL DOOR HANDLE W/ STEEL LATCH
- 2- WALL VENTS
- 1- ROOF MOUNTED TURBINE VENT
- R-13 FACED BATT INSULATION IN WALLS AND CEILING
- 1/2" PLYWOOD ON INTERIOR WALLS
- EXTERIOR TRIM AND PAINT COLOR TO BE SELECTED BY ENGINEER

BOOSTER PUMP STATION - PLAN
SCALE: 1/2" = 1'-0"

BOOSTER PUMP STATION - SECTION
SCALE: 1/2" = 1'-0"

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 QA J. BROOME

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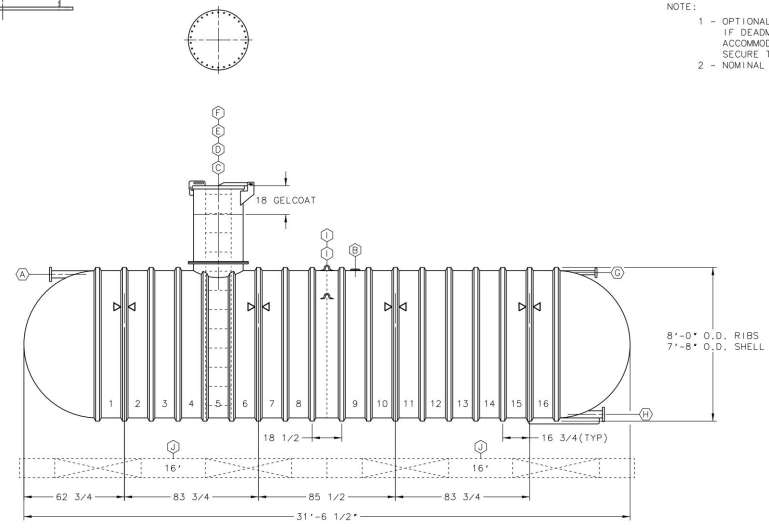
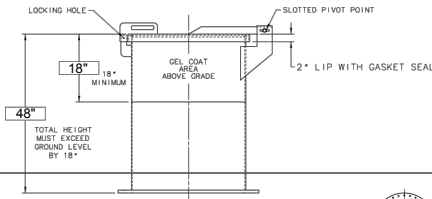
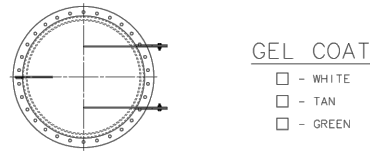


VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
BOOSTER PUMP STATION PLAN

PROJECT NO: **05-16-0138**
SHEET NO: **C-02**
DATE: APR. 2017 PAGE NO: 05 OF 24

GENERAL NOTES

1. ANY MODIFICATION TO THE ORIGINAL CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE ENGINEER OF RECORD.
2. CONTRACTOR SHALL NOTIFY BLUE STAKES OF UTAH (800-662-4111) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION.
3. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
4. CONTRACTOR SHALL LOCATE, RETAIN, AND PROTECT ALL EXISTING UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS IMPACTED BY CONSTRUCTION.
7. ALL PARTS, FITTINGS, SEALS, SOLVENTS, ETC. SHALL BE NSF APPROVED FOR USE IN DRINKING WATER APPLICATIONS.
8. CONTRACTOR SHALL PROVIDE ALL FITTINGS, BOLTS, FLANGES, ETC. THAT ARE INTEGRAL TO A COMPLETE OPERATIONAL PROJECT.
9. CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUITS, JUNCTIONS, EQUIPMENT, ETC. THAT ARE INTEGRAL TO A COMPLETE OPERATIONAL PROJECT.

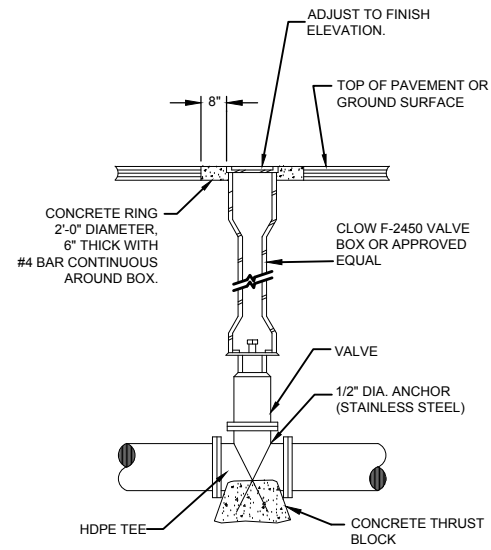


NOTE:
1 - OPTIONAL PREFABRICATED DEADMEN SHOWN. IF DEADMEN ARE ADDED TO THE ORDER, ACCOMMODATIONS MAY BE REQUIRED TO SECURE THE STRAPS TO THE DEADMEN.
2 - NOMINAL TANK WEIGHT: 4,200 LBS.

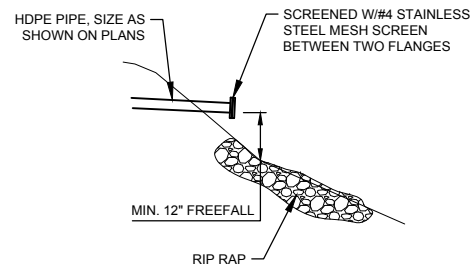
ITEM	QTY	DESCRIPTION
(A)	1	4" DIA (NSF) FRP FLANGED & GUSSETED TANGENTIAL NOZZLE
(B)	1	4" NPT SERVICE FITTING
(C)	1	30" DIA MANWAY WITH BLANK COVER (COVER FOR FIELD TESTING ONLY)
(D)	1	30" DIA x 48" HIGH MANWAY EXTENSION WITH HINGED & LOCKABLE TOP (TAN GELCOAT)
(E)	1	8' HIGH (NSF) FIBERGLASS LADDER (16" WIDE, TANK MOUNTED)
(F)	1	48" HIGH FIBERGLASS LADDER (16" WIDE, EXTENSION MOUNTED)
(G)	1	2" DIA (NSF) FRP FLANGED & GUSSETED TANGENTIAL NOZZLE
(H)	1	4" DIA (NSF) FRP FLANGED & GUSSETED TANGENTIAL NOZZLE WITH BOTTOM SUPPORT
(I)	2	LIFTING LUG (1 EXTRA)
(J)	4	16" PREFABRICATED CONCRETE DEADMEN (OPTIONAL)
(K)	4	HOLD DOWN STRAP LOCATION

NOTES:
1. ITEM J (CONCRETE DEADMEN) IS NOT REQUIRED FOR THIS PROJECT.

2. CONTRACTOR SHALL FURNISH & INSTALL 4" GOOSENECK VENT ASSEMBLY WITH BOLT ON OR SCREW ON #14 STAINLESS STEEL MESH SCREEN. VENT SHALL HAVE 24" CLEARANCE FROM FINAL GRADE.

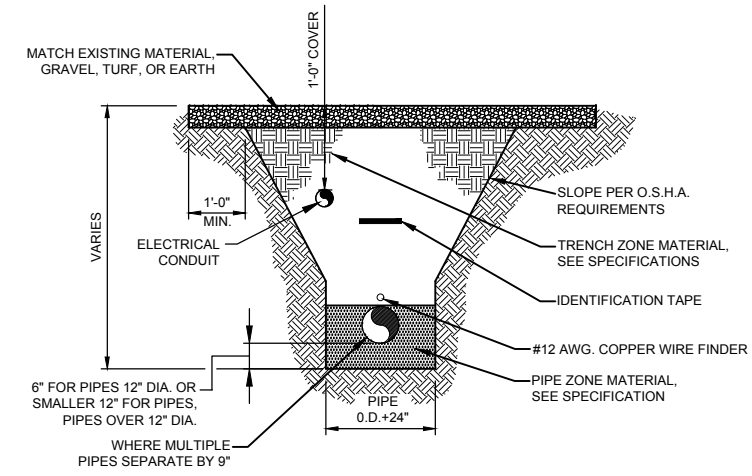


BURIED VALVE TYPE 2
SCALE: N.T.S. 1

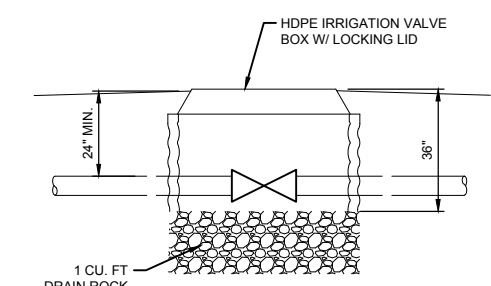
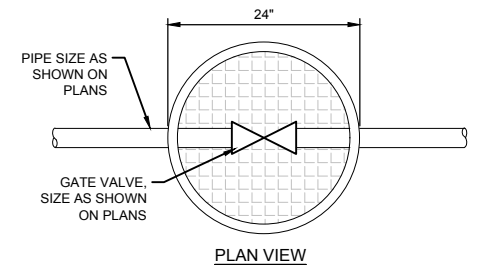


NOTES:
1. CONTRACTOR SHALL GRADE DRAINAGE AWAY FROM OUTLET TO ALLOW FREE DISCHARGE

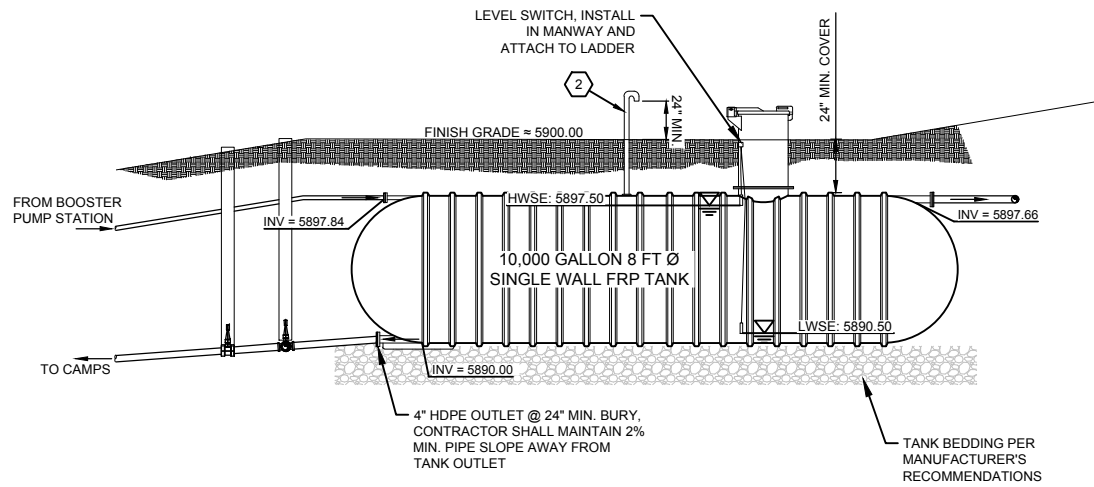
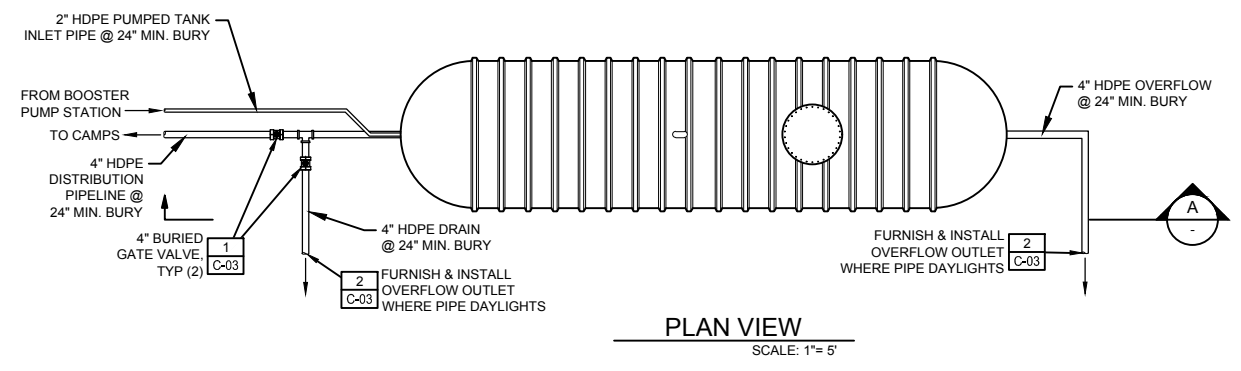
OVERFLOW/DRAIN OUTLET
SCALE: N.T.S. 2



TYPICAL PIPE TRENCH
SCALE: N.T.S. SPEC # 31 22 22 3



BURIED VALVE TYPE 1
SCALE: N.T.S. 4



POTABLE WATER STORAGE TANK
SCALE: 1"=5' 5

P:\2016\05-16-0138 Valley View Camp\CAD\Sheets\Civil\05-16-0138_06 C-03.dwg - 4/24/2017 4:21 PM

NO.	REVISIONS	BY	DATE

DRAWN N. PATTERSON
 DESIGNED N. PATTERSON
 APPROVED J. BROOME
 QA J. BROOME

ATTENTION
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

FORSYGREN Associates Inc.
370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4785 FAX: 801.364.4802



VALLEY VIEW RCMP
WATER SYSTEM IMPROVEMENTS
CIVIL NOTES AND DETAILS

PROJECT NO: **05-16-0138**
SHEET NO: **C-03**
DATE: APR. 2017
PAGE NO: 06 OF 24

BID SET

SECTION 29 T. 7 N. R. 1 E. S. 1 B & M.
Liberty District
Scale 1"=400 feet

