

POWDER MOUNTAIN LOT 143R CONSTRUCTION DRAWINGS

Located in Sec 01 T7N R1E

Weber County, Utah



SHEET INDEX

COVER SHEET	C000
GENERAL NOTES AND LEGEND	C001
SITE AND HORIZONTAL CONTROL PLAN	C200
GRADING PLAN	C300
CUT FILL ANALYSIS	C301
UTILITY PLAN	C400
EROSION CONTROL PLAN	C600
DETAILS	C700
DETAILS	C701
DETAILS	C702
DETAILS	C703

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES LISTED BELOW

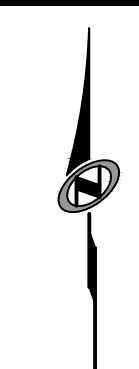
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<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY: MEM DATE: 07/11/18
WEST COAST CODE CONSULTANTS, INC.

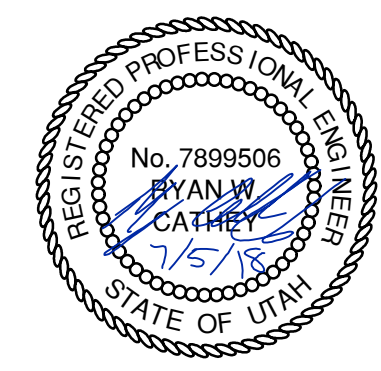
POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
8645 EASET COPPER CREST
EDEN, UT 84310



COVER SHEET

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: NA
			DRAWN: JLB
			SHEET:
			C000



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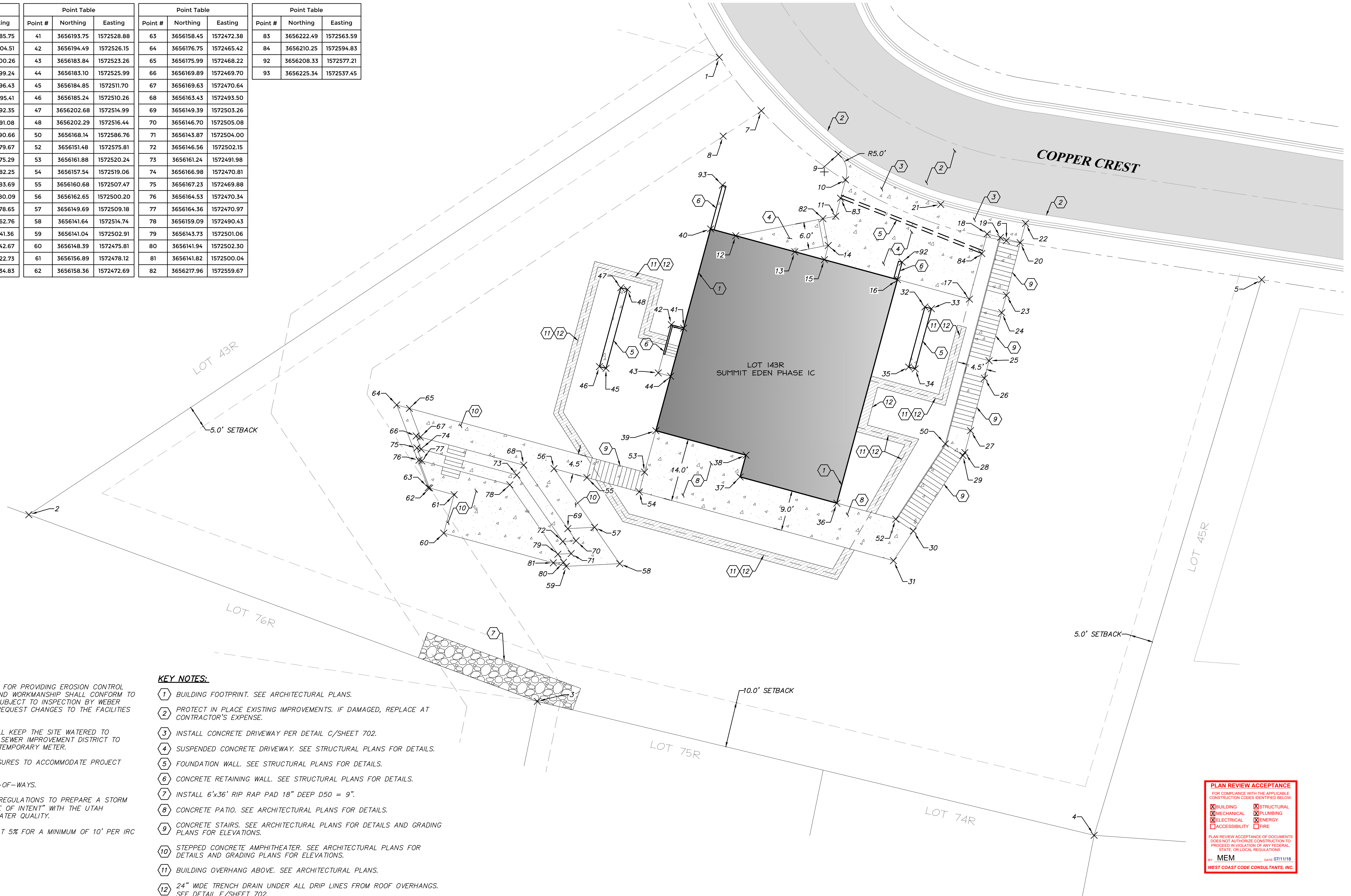
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TCC PROJECT NUMBER: 18-009

Point Table			Point Table			Point Table			Point Table			Point Table		
Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting	Point #	Northing	Easting
1	3656253.66	1572536.76	21	3656221.12	1572585.75	41	3656193.75	1572528.88	63	3656158.45	1572472.38	83	3656222.49	1572563.59
2	3656152.48	1572384.03	22	3656216.89	1572604.51	42	3656194.49	1572526.15	64	3656176.75	1572465.42	84	3656210.25	1572594.83
3	3656111.18	1572496.50	23	3656201.02	1572600.26	43	3656183.84	1572523.26	65	3656175.99	1572468.22	92	3656208.33	1572577.21
4	3656081.55	1572619.68	24	3656197.18	1572599.24	44	3656183.10	1572525.99	66	3656169.89	1572469.70	93	3656225.34	1572537.45
5	3656204.47	1572656.72	25	3656186.54	1572596.43	45	3656184.85	1572511.70	67	3656169.63	1572470.64			
6	3656213.08	1572600.26	26	3656182.67	1572595.41	46	3656185.24	1572510.26	68	3656163.43	1572493.50			
7	3656241.82	1572546.06	27	3656171.07	1572592.35	47	3656202.68	1572514.99	69	3656149.39	1572503.26			
8	3656236.23	1572537.62	28	3656166.21	1572591.08	48	3656202.29	1572516.44	70	3656146.70	1572505.08			
9	3656232.23	1572563.08	29	3656165.58	1572590.66	50	3656168.14	1572586.76	71	3656143.87	1572504.00			
10	3656226.55	1572564.69	30	3656148.87	1572579.67	52	3656151.48	1572575.81	72	3656146.56	1572502.15			
11	3656218.51	1572562.51	31	3656142.31	1572575.29	53	3656161.88	1572520.24	73	3656161.24	1572491.98			
12	3656214.18	1572540.42	32	3656198.43	1572582.25	54	3656157.54	1572519.06	74	3656166.98	1572470.81			
13	3656210.64	1572553.48	33	3656198.03	1572583.69	55	3656160.68	1572507.47	75	3656167.23	1572469.88			
14	3656212.03	1572560.88	34	3656184.75	1572580.09	56	3656162.65	1572500.20	76	3656164.53	1572470.34			
15	3656208.89	1572560.03	35	3656185.14	1572578.65	57	3656149.69	1572509.18	77	3656164.36	1572470.97			
16	3656204.49	1572576.17	36	3656155.03	1572562.76	58	3656141.64	1572514.74	78	3656159.09	1572490.43			
17	3656200.17	1572592.09	37	3656160.83	1572541.36	59	3656141.04	1572502.91	79	3656143.73	1572501.06			
18	3656214.58	1572596.00	38	3656165.65	1572542.67	60	3656148.39	1572475.81	80	3656141.94	1572502.30			
19	3656213.79	1572598.98	39	3656171.06	1572522.73	61	3656156.89	1572478.12	81	3656141.82	1572500.04			
20	3656212.63	1572603.33	40	3656215.69	1572534.83	62	3656158.36	1572472.69	82	3656217.96	1572559.67			



GENERAL NOTES:
 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY WEBER COUNTY. ALSO, INSPECTORS WILL HAVE THE RIGHT TO REQUEST CHANGES TO THE FACILITIES AS NEEDED.

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.

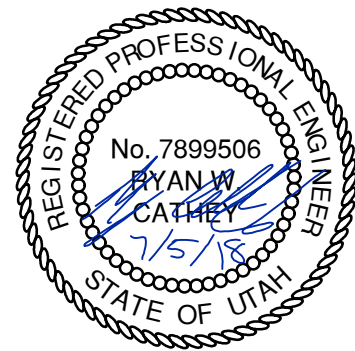
ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

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

- KEY NOTES:**
- 1 BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
 - 2 PROTECT IN PLACE EXISTING IMPROVEMENTS. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE.
 - 3 INSTALL CONCRETE DRIVEWAY PER DETAIL C/SHEET 702.
 - 4 SUSPENDED CONCRETE DRIVEWAY. SEE STRUCTURAL PLANS FOR DETAILS.
 - 5 FOUNDATION WALL. SEE STRUCTURAL PLANS FOR DETAILS.
 - 6 CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
 - 7 INSTALL 6"x36" RIP RAP PAD 18" DEEP D50 = 9".
 - 8 CONCRETE PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 9 CONCRETE STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS AND GRADING PLANS FOR ELEVATIONS.
 - 10 STEPPED CONCRETE AMPHITHEATER. SEE ARCHITECTURAL PLANS FOR DETAILS AND GRADING PLANS FOR ELEVATIONS.
 - 11 BUILDING OVERHANG ABOVE. SEE ARCHITECTURAL PLANS.
 - 12 24" WIDE TRENCH DRAIN UNDER ALL DRIP LINES FROM ROOF OVERHANGS. SEE DETAIL E/SHEET 702.

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 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE
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 BY: MEM DATE: 07/11/18
 WEST COAST CODE CONSULTANTS, INC.



POWDER MOUNTAIN HOUSE

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 8845 EASET COPPER CREST
 EDEN, UT 84310



ARCHITECT:
TOM WISCOMBE
 ARCHITECTURE

STRUCTURAL ENGINEER:
NOUS

CIVIL ENGINEER:
TALISMAN
 CIVIL CONSULTANTS

MECHANICAL / PLUMBING:
SHAMIM
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ELECTRICAL:
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NGBS CONSULTING:
ARGENTO/GRAHAM

GEOTECHNICAL:
IGES

LANDSCAPE ARCHITECT:
LDG

LIGHTING DESIGNER:
KGM

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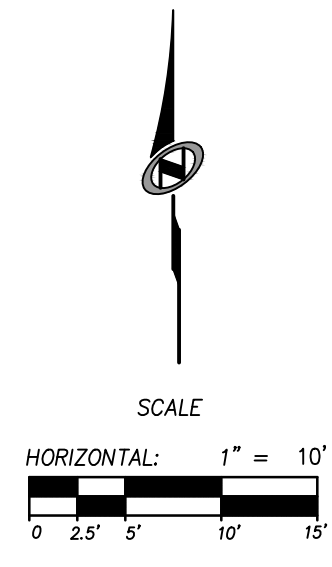
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HORIZ CONTROL

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: 1"=10'
			DRAWN: JLB
			SHEET: C200

TCC PROJECT NUMBER: 18-009

DATE: 7/5/2018 1:25 PM

PATH: N:\SLB0793\Cadd\18-009-Powder Mountain Lot 44R\IP\C200 SITE AND HORIZONTAL CONTROL PLAN.dwg



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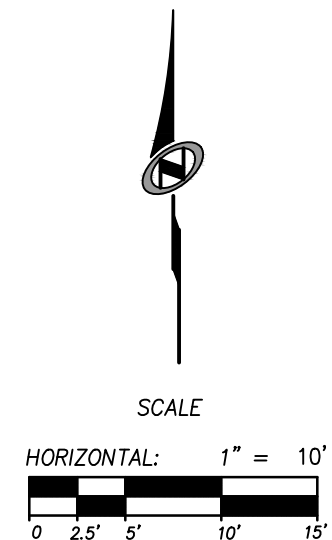
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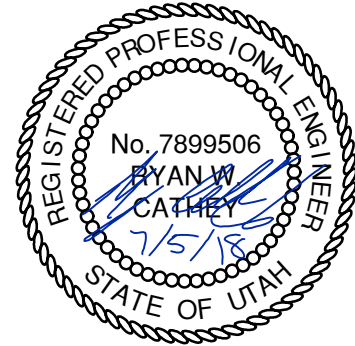


GRADING PLAN

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: 1"=10'
			DRAWN: JLB
			SHEET:
			C300

TCC PROJECT NUMBER: 18-009

DATE: 7/5/2018 1:26 PM



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GEOTECHNICAL:
IGES

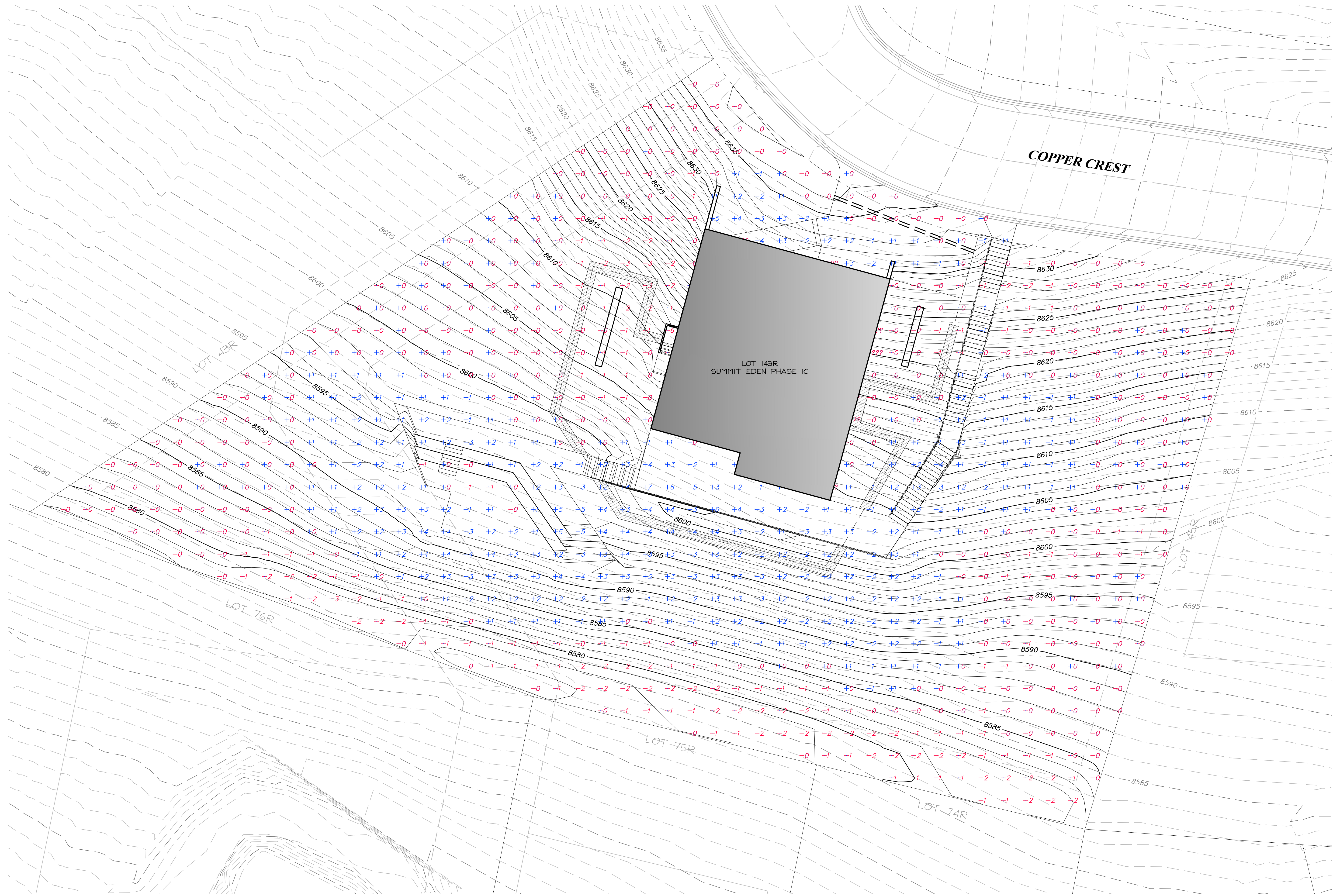
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BUILDING STRUCTURAL
 MECHANICAL PLUMBING
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 ACCESSIBILITY FIRE

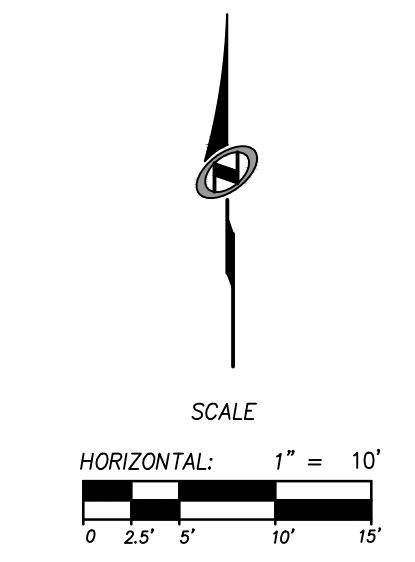
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CUT/FILL ANALYSIS
 CUT 1101 CU. YD.
 FILL 595 CU. YD.
 NET CUT 506 CU. YD.

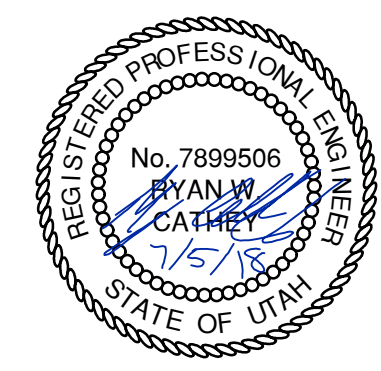
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CUT/FILL ANALYSIS

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			SHEET:
			C301



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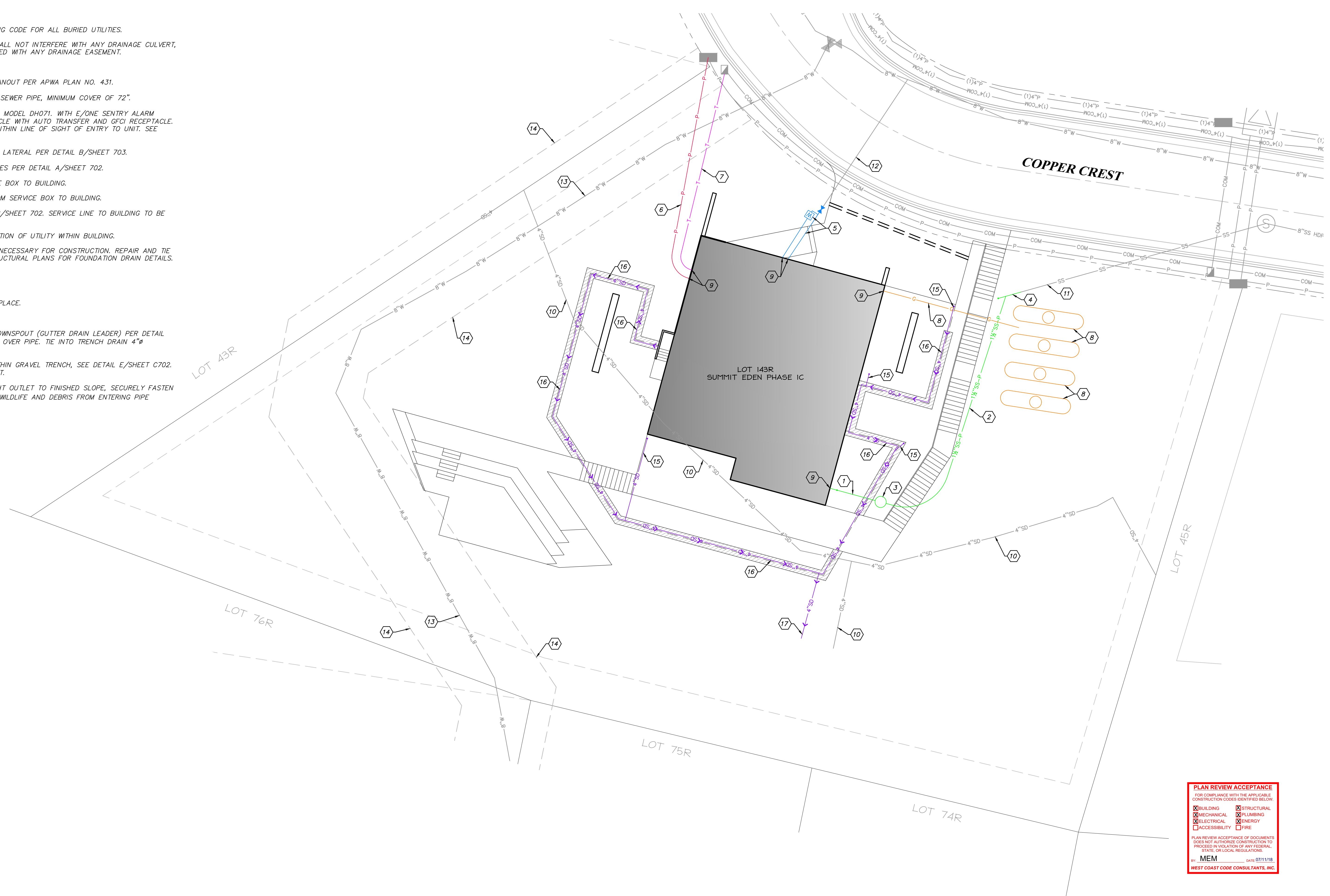
TCC PROJECT NUMBER: 18-009

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

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

KEY NOTES:

- 1 INSTALL 4"Ø SEWER LATERAL WITH CLEANOUT PER APWA PLAN NO. 431.
- 2 INSTALL 1 1/2"Ø DR-11 IPS PRESSURE SEWER PIPE, MINIMUM COVER OF 72".
- 3 INSTALL E/ONE GRINDER PUMP STATION MODEL DH071. WITH E/ONE SENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET A/703.
- 4 CONNECT TO EXISTING SANITARY SEWER LATERAL PER DETAIL B/SHEET 703.
- 5 INSTALL CULINARY WATER AND FIRE LINES PER DETAIL A/SHEET 702.
- 6 INSTALL ELECTRICAL LINE FROM SERVICE BOX TO BUILDING.
- 7 INSTALL TELECOMMUNICATIONS LINE FROM SERVICE BOX TO BUILDING.
- 8 INSTALL PROPANE TANKS PER DETAIL B/SHEET 702. SERVICE LINE TO BUILDING TO BE INSTALLED BY OTHERS.
- 9 SEE MECHANICAL PLANS FOR CONTINUATION OF UTILITY WITHIN BUILDING.
- 10 EXISTING SLOPE DRAIN PIPE, DEMO AS NECESSARY FOR CONSTRUCTION. REPAIR AND TIE INTO NEW FOUNDATION DRAIN. SEE STRUCTURAL PLANS FOR FOUNDATION DRAIN DETAILS.
- 11 EXISTING SEWER LATERAL.
- 12 EXISTING WATER LATERAL.
- 13 PROTECT EXISTING 8"Ø WATER PIPE IN PLACE.
- 14 EXISTING WATER EASEMENT.
- 15 INSTALL 4"Ø ADS PIPE, CONNECT TO DOWNSPOUT (GUTTER DRAIN LEADER) PER DETAIL D/SHEET 702. MAINTAIN 24" OF COVER OVER PIPE. TIE INTO TRENCH DRAIN 4"Ø PERFORATED PIPE.
- 16 INSTALL 4"Ø ADS PERFORATED PIPE WITHIN GRAVEL TRENCH, SEE DETAIL E/SHEET C702. MAINTAIN POSITIVE DRAINAGE TO OUTLET.
- 17 INSTALL 4"Ø ADS OUTLET PIPE. DAYLIGHT OUTLET TO FINISHED SLOPE, SECURELY FASTEN 1/2" WIRE MESH TO OUTLET TO PROTECT WILDLIFE AND DEBRIS FROM ENTERING PIPE OPENING.



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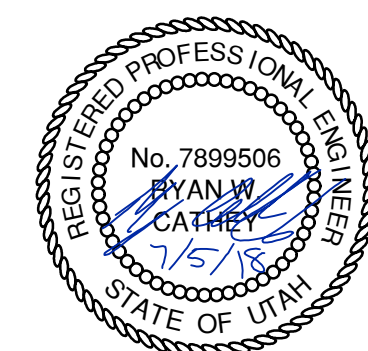
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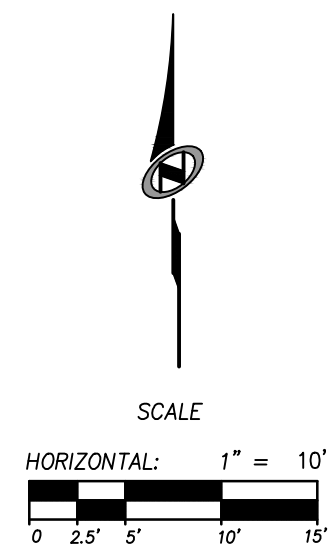
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UTILITY PLAN

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: 1"=10'
			DRAWN: JLB
			SHEET: C400

TCC PROJECT NUMBER: 18-009



EROSION CONTROL GENERAL NOTES:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTY. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

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.

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

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 DIVISION OF WATER QUALITY.

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.


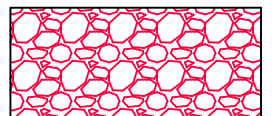


EXPOSED SLOPES:

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 ON SLOPES OF 3:1 OR STEEPER 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.
-  STABILIZED CONSTRUCTION ENTRANCE PER APWA PLAN NO. 126.
-  INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN PER APWA PLAN NO. 122. SEE SHEET 700.
-  INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

SEE LANDSCAPING PLANS FOR SEED MIXTURE

PLAN REVIEW ACCEPTANCE
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES LISTED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
 BY: MEM DATE: 07/11/18
 WEST COAST CODE CONSULTANTS, INC.

POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
 8645 EASET COPPER CREST
 EDEN, UT 84310



ARCHITECT: TOM WISCOMBE ARCHITECTURE 2464 WILSHIRE BLVD., SUITE 4B LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	STRUCTURAL ENGINEER: NOUS 537 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6887 WWW.NOUSENGINEERING.COM	CIVIL ENGINEER: TALISMAN 5217 SOUTH STATE STREET MURRAY, UT 84107 (801) 743-1300 WWW.TALISMANCIVIL.COM	MECHANICAL / PLUMBING: SHAMIM 5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 788-6778 WWW.SHAMIMENGINEERING.COM	ELECTRICAL: ABRARI ENGINEERING 111 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ABRARI.COM	NGBS CONSULTING: ARGENTO/GRAHAM 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (213) 536-2578 WWW.ARGENTOGRAHAM.COM	GEOTECHNICAL: IGES 2702 SOUTH 1030 WEST SUITE 10 SOUTH SALT LAKE, UT 84020 (801) 270-9400 WWW.IGESINC.COM	LANDSCAPE ARCHITECT: LDG 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1285	LIGHTING DESIGNER: KGM 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1285 WWW.KGMLIGHTING.COM
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SCALE
 HORIZONTAL: 1" = 20'

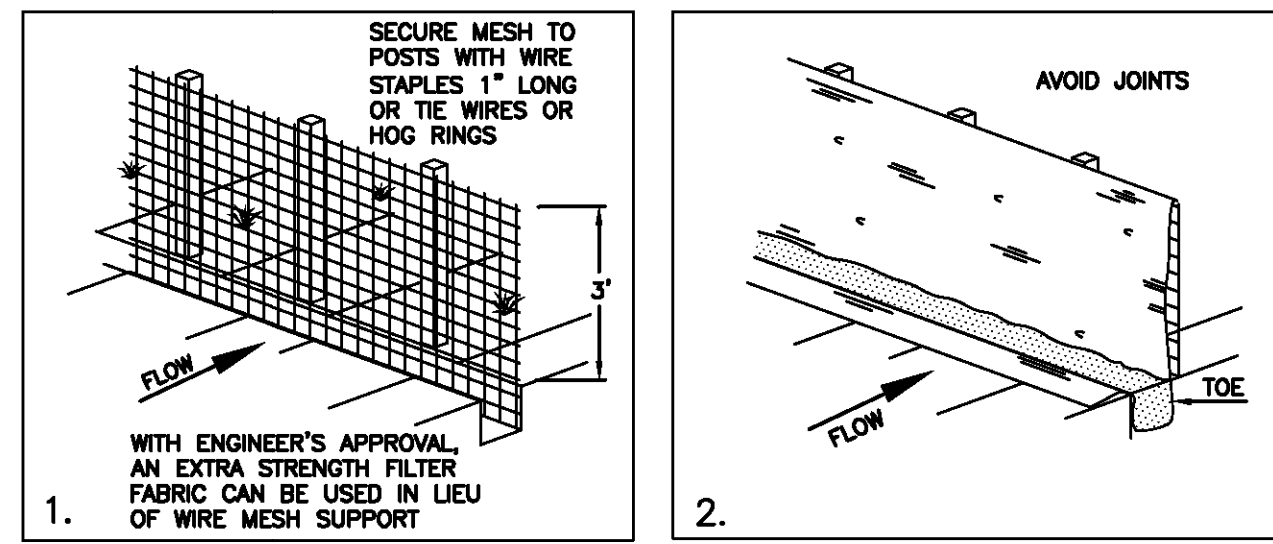
EROSION CONTROL

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: 1"=20'
			DRAWN: JLB
			SHEET: C600

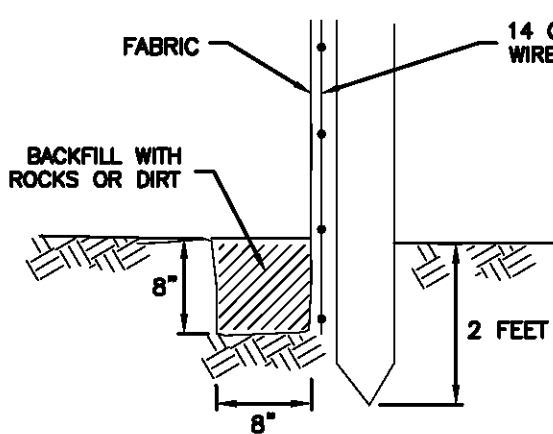
Silt fence

- 1. GENERAL
 - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
 - B. Application. To intercept sediment from disturbed areas of limited extent.
 - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
 - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - E. Protection of Existing Waterways: Place barrier at top of stream bank.
 - F. Inlet Protection.
- 2. PRODUCTS
 - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
 - B. Burlap. 10 ounces per square yard of fabric.
 - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
- 3. EXECUTION
 - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
 - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
 - D. Maintenance.
 - 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
 - 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
 - 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - 4) Re-anchor fence as necessary to prevent shortcutting.
 - 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

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

February 2006

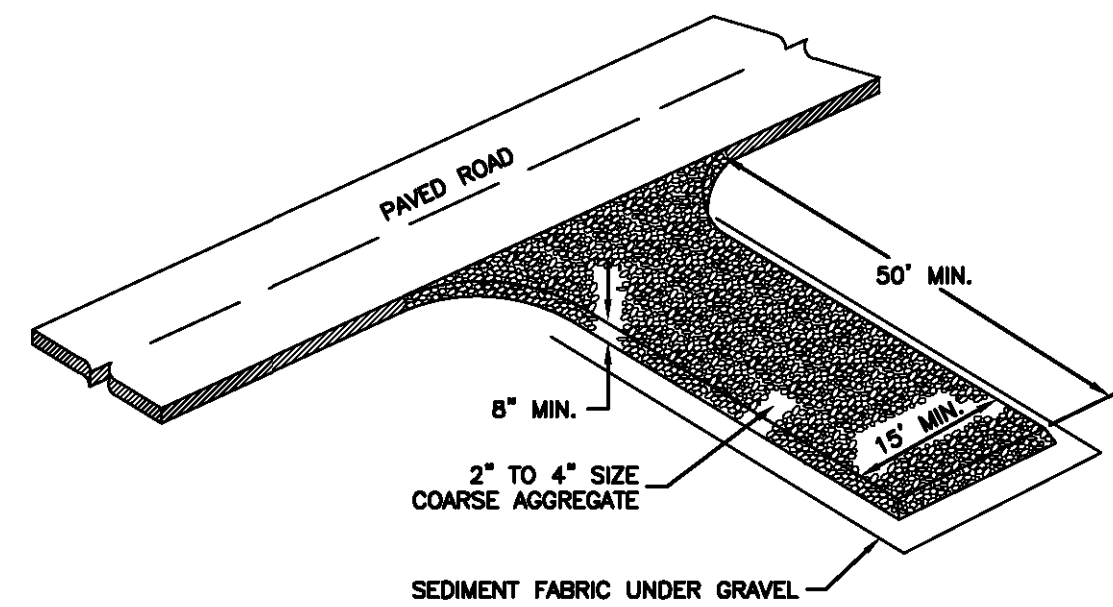
7

Plan 122

Stabilized roadway entrance

- 1. GENERAL
 - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - B. Application. At any site where vehicles and equipment enter the public right of way.
- 2. PRODUCT (Not used)
- 3. EXECUTION
 - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - B. Compact subgrade.
 - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - D. Maintenance.
 - 1) Prevent tracking or flow of mud into the public right-of-way.
 - 2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - 3) Inspect daily for loss of gravel or sediment buildup.
 - 4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - 5) Expand stabilized area as required to accommodate activities.

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.



Stabilized roadway entrance

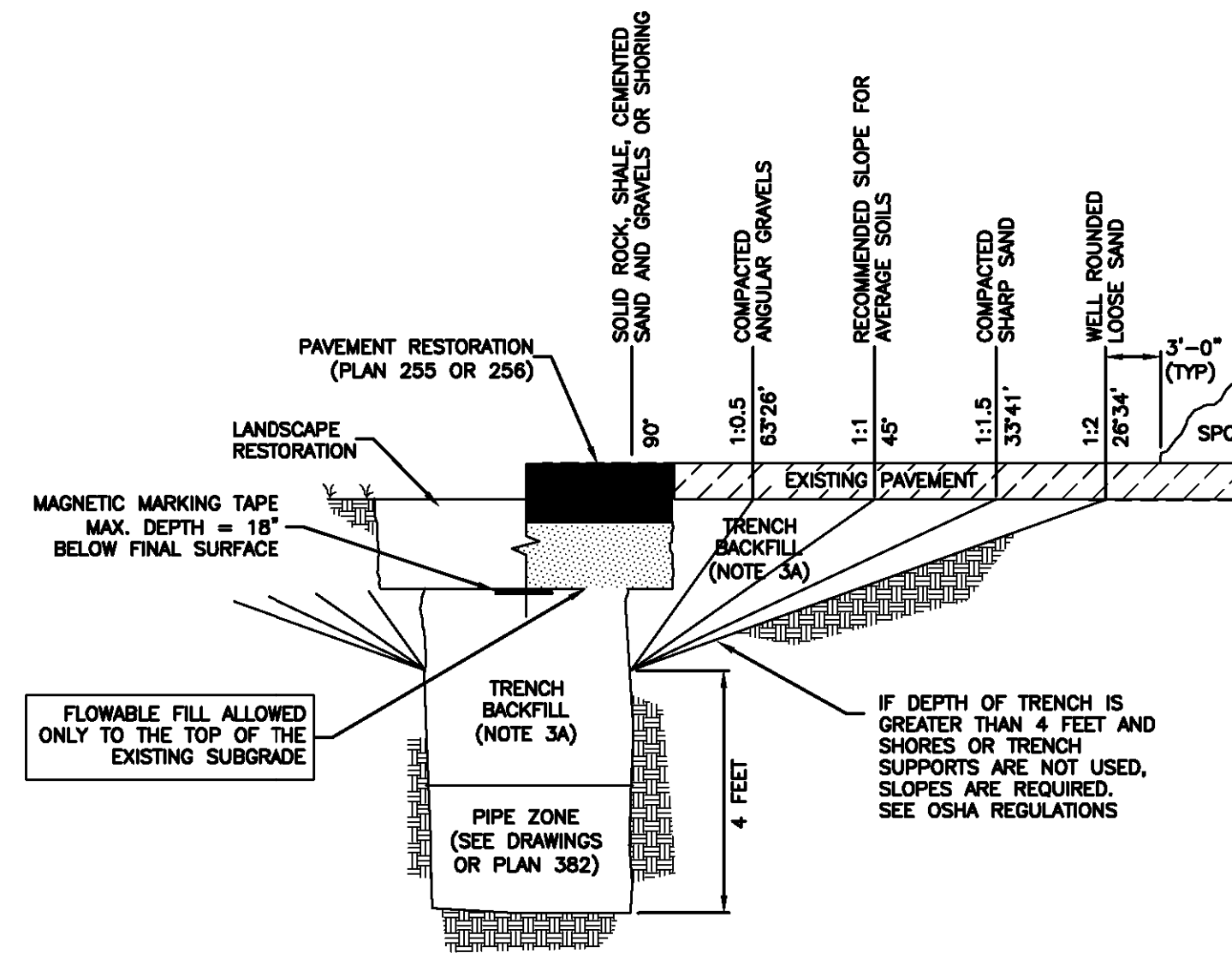
February 2006

19

Plan 126

Trench backfill

- 1. GENERAL
 - A. The drawing applies to backfilling the trench above the pipe zone.
- 2. PRODUCTS
 - A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 - B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
- 3. EXECUTION
 - A. Trench Backfill:
 - 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - 2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
 - 3) Water jetting is NOT allowed.
 - 4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 - B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
 - C. Surface Restoration:
 - 1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
 - 2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).



Trench backfill

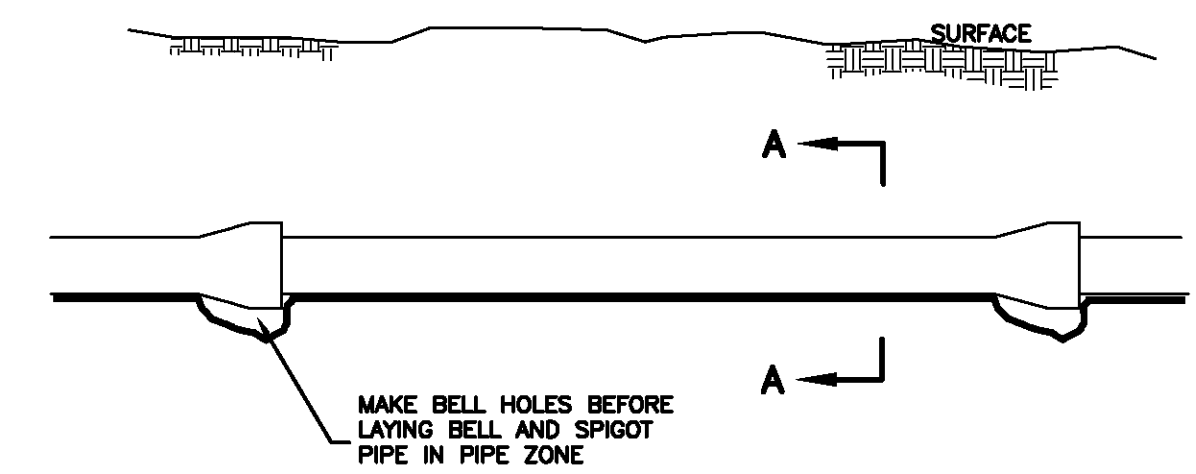
January 2011

203

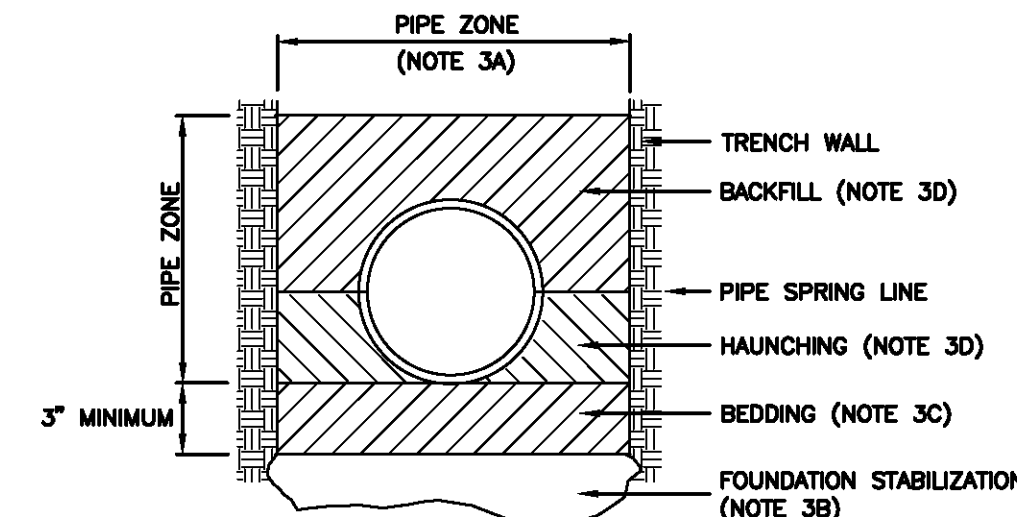
Plan 381

Pipe zone backfill

- 1. GENERAL
 - A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
- 2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: APWA Section 03 30 04.
 - D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- 3. EXECUTION
 - A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
 - B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
 - C. Base Course:
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - 3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW



SECTION A-A

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING STRUCTURAL

MECHANICAL PLUMBING

ELECTRICAL ENERGY

ACCESSIBILITY FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY: MEM DATE 07/11/18

WEST COAST CODE CONSULTANTS, INC.

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479

*STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND DRAINAGE PIPE USING STANDARD INSTALLATIONS.

PVC AND HDPE PIPE: FOLLOW ASTM D 2321

*STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS

CORRUGATED METAL PIPE: FOLLOW ASTM A 798

*STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.

*STANDARD PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

Pipe zone backfill

January 2011

205

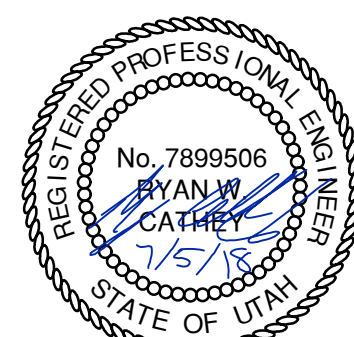
Plan 382

POWDER MOUNTAIN HOUSE

OWNER: TOM BUTTGENBACH

8645 EASET COPPER CREST

EDEN, UT 84310



ARCHITECT: TOM WISCOMBE ARCHITECTURE

STRUCTURAL ENGINEER: NOUS

CIVIL ENGINEER: TALISMAN

MECHANICAL / PLUMBING: SHAMIM

ELECTRICAL: ABRARI ENGINEERING

NGBS CONSULTING: ARGENTO/GRAHAM

GEOTECHNICAL: IGES

LANDSCAPE ARCHITECT: LDG

LIGHTING DESIGNER: KGM

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(801) 583-1295

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SALT LAKE CITY, UT 84101
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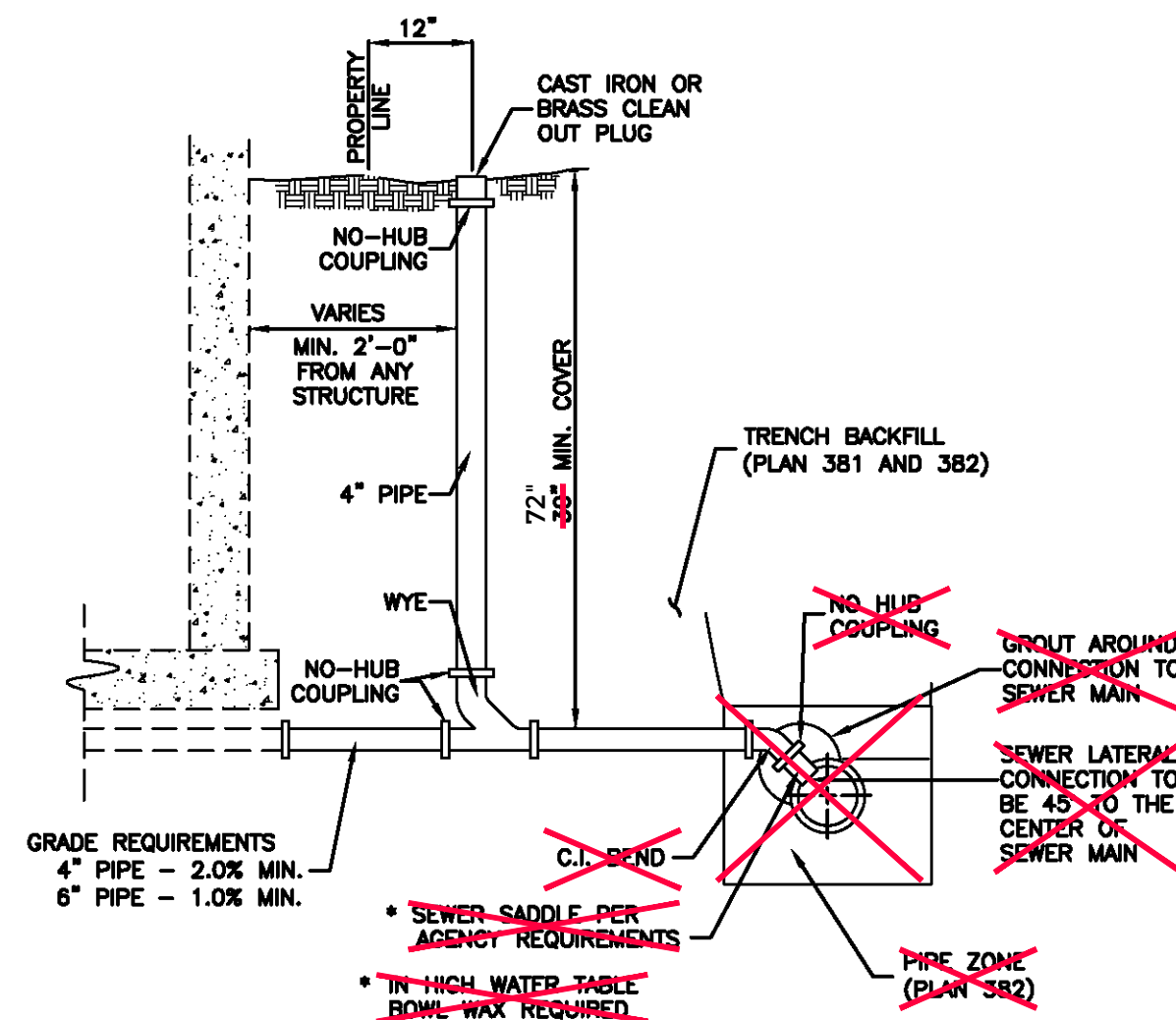
TCC PROJECT NUMBER: 18-009

DETAILS

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: NTS
			DRAWN: JLB
			SHEET: C700

Sewer lateral connection

1. **GENERAL**
 - A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
 - C. Verify if CONTRACTOR or agency is to install the wye.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Provide agency approved wye or tee with appropriate donut.
 - D. Stainless steel straps required.
3. **EXECUTION**
 - A. Tape wrap pipe as required by soil conditions.
 - B. Remove core plug from sewer main. Do not break into sewer main to make connection.
 - C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



Sewer lateral connection

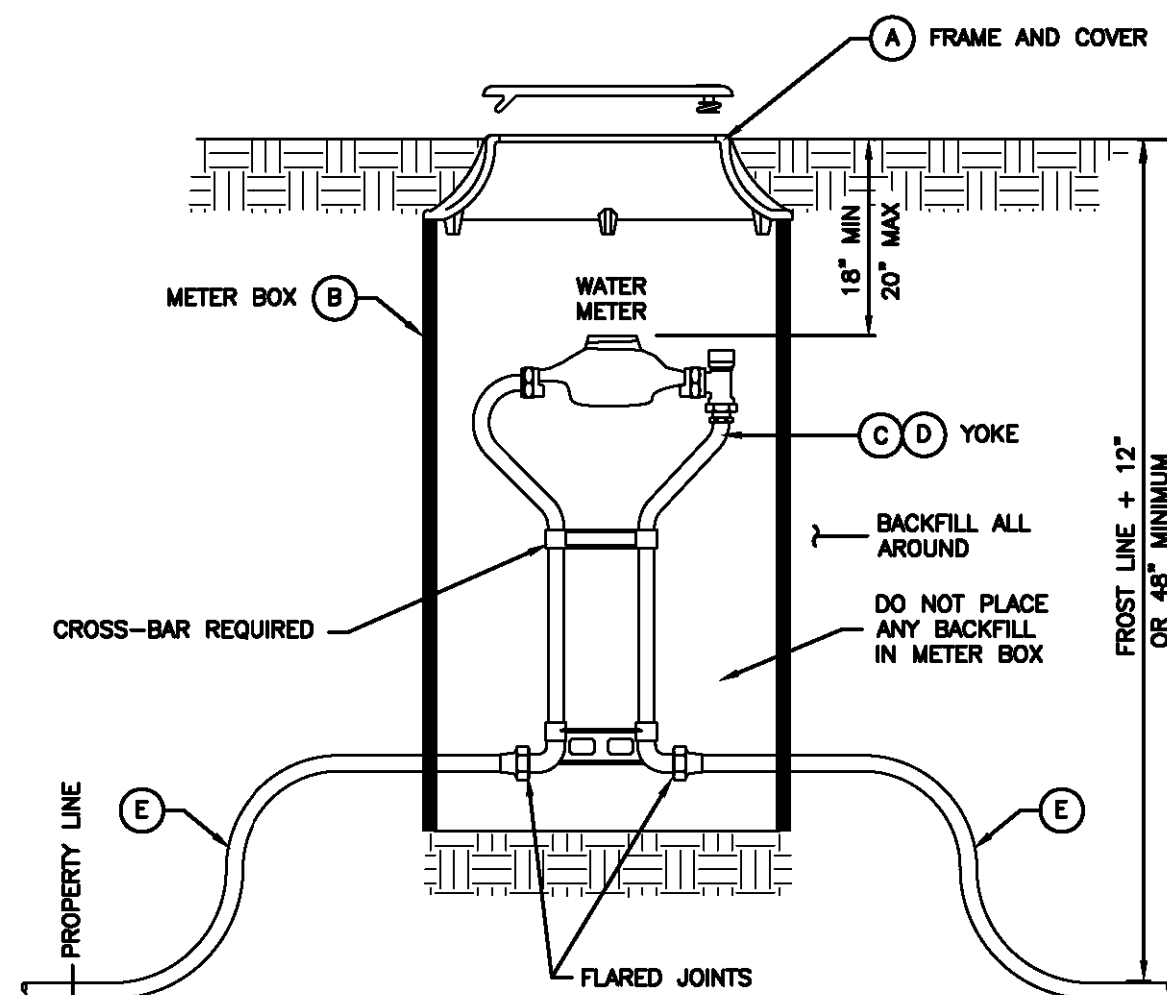
January 2011

219

Plan 431

3/4" and 1" meter

1. **GENERAL**
 - A. In street surfaces or other vehicular traffic areas (like driveway approaches), install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
 - B. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
3. **EXECUTION**
 - A. Meter Placement:
 - 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
 - B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
 - C. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
 - D. Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
 - E. Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.



SECTION

LEGEND		
No.	* ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (gross) DUCTILE IRON COVER (driveway)
(B)	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

3/4" and 1" meter

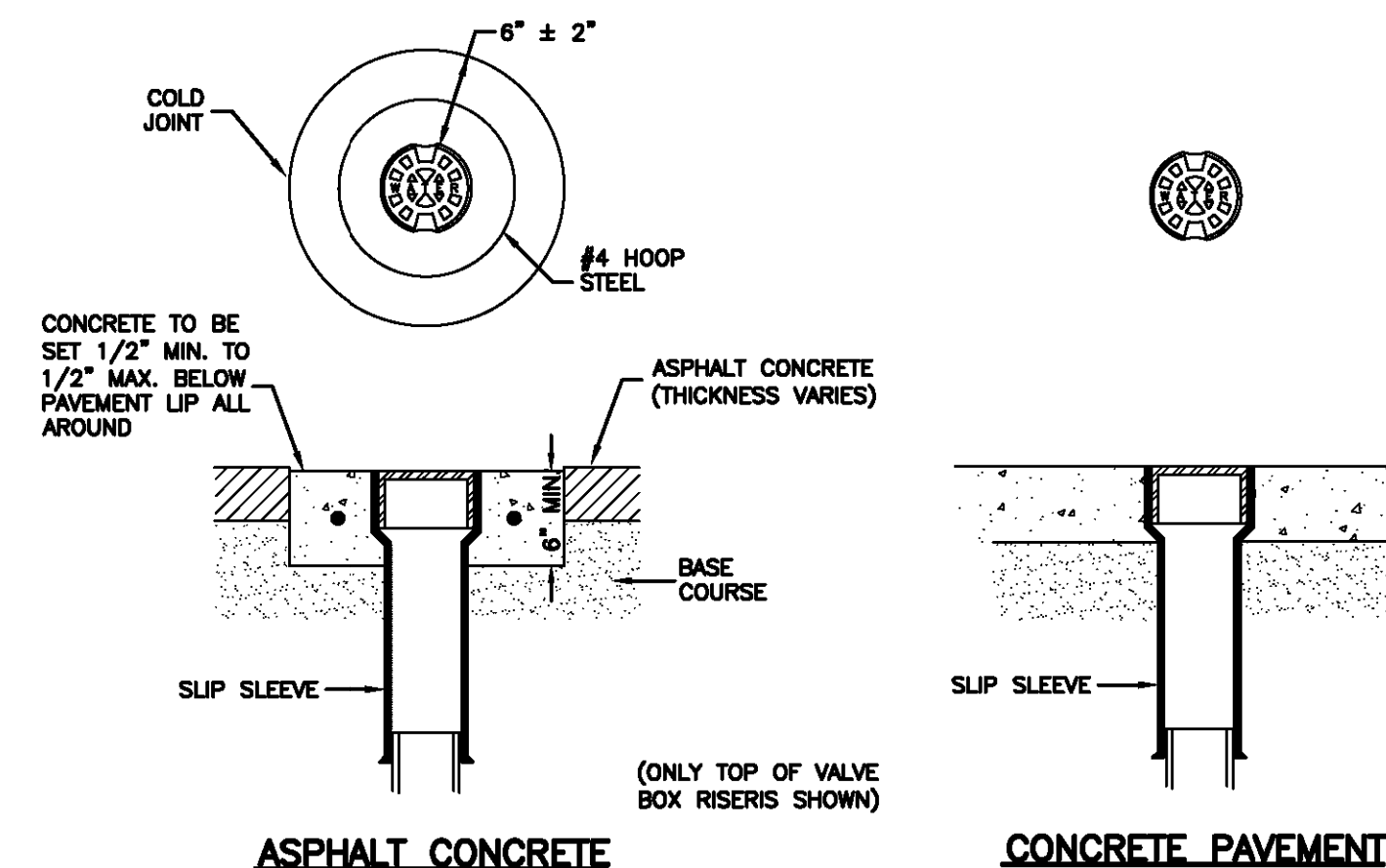
August 2001

239

Plan 521

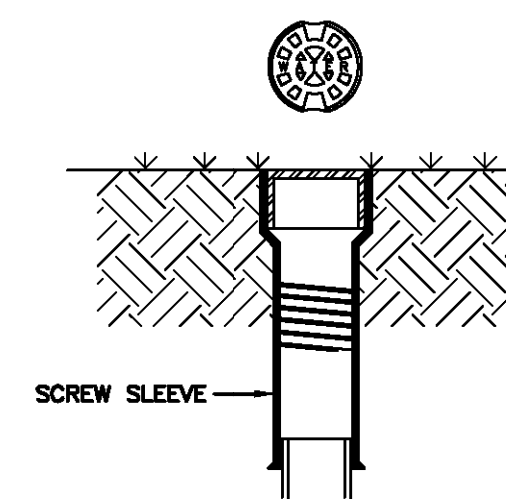
Cover collar for water valve box

1. **GENERAL**
 - A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Concrete: Class 4000, APWA Section 03 30 04.
 - C. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
3. **EXECUTION**
 - A. Base Course: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Pavement Preparation: Provide a neat vertical and concentric joint between concrete collar and existing asphalt concrete surface. Clean edges of all dirt, oil, and loose debris.



ASPHALT CONCRETE

CONCRETE PAVEMENT



LANDSCAPED AREA

Cover collar for water valve box

August 2010

277

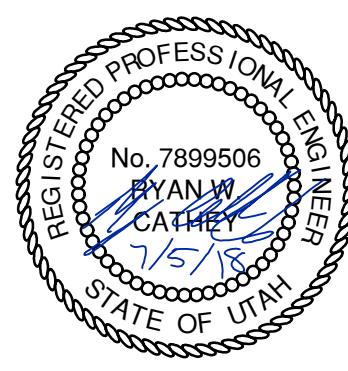
Plan 574

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 07/11/18
WEST COAST CODE CONSULTANTS, INC.



POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
8645 EASET COPPER CREST
EDEN, UT 84310



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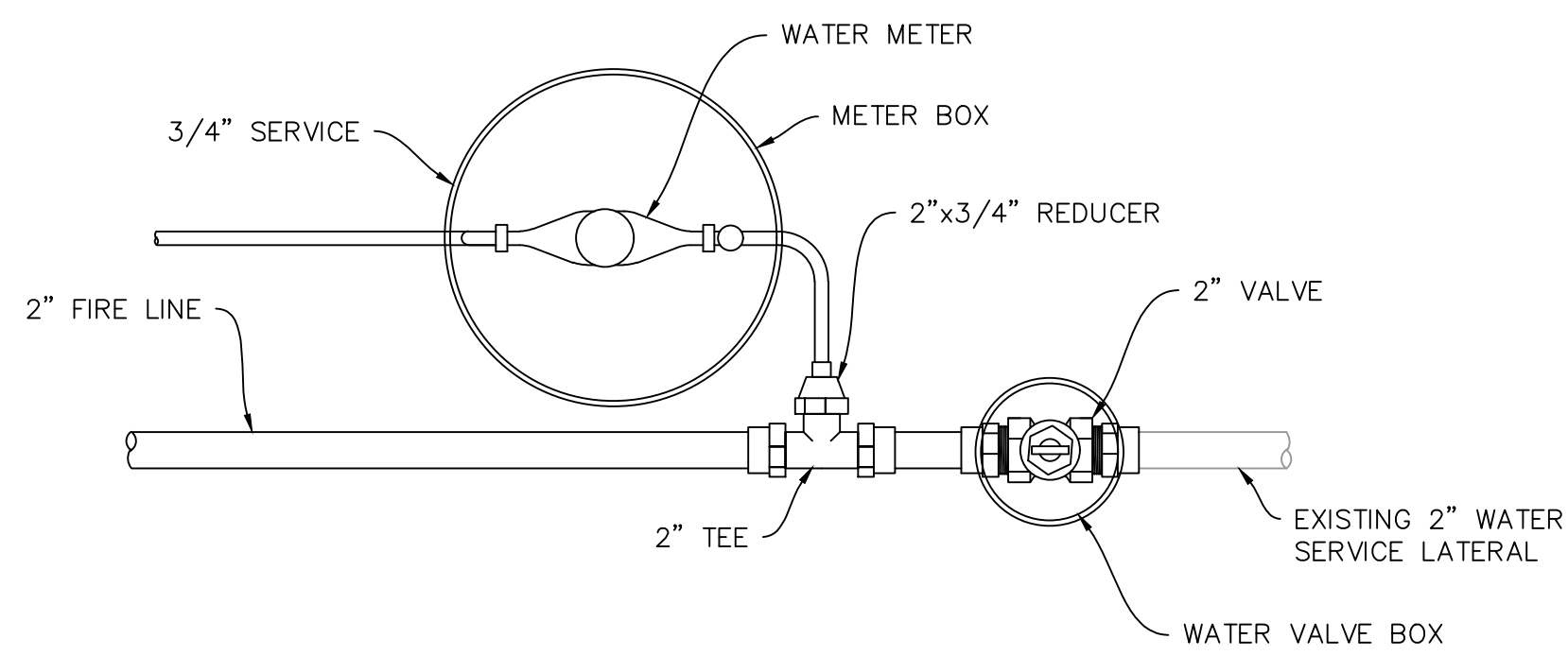
LANDSCAPE ARCHITECT:
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328 W 200 S SUITE 102
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(801) 583-1295

LIGHTING DESIGNER:
KGM
328 W 200 S SUITE 102
SALT LAKE CITY, UT 84101
(801) 583-1295
WWW.KGMLIGHTING.COM

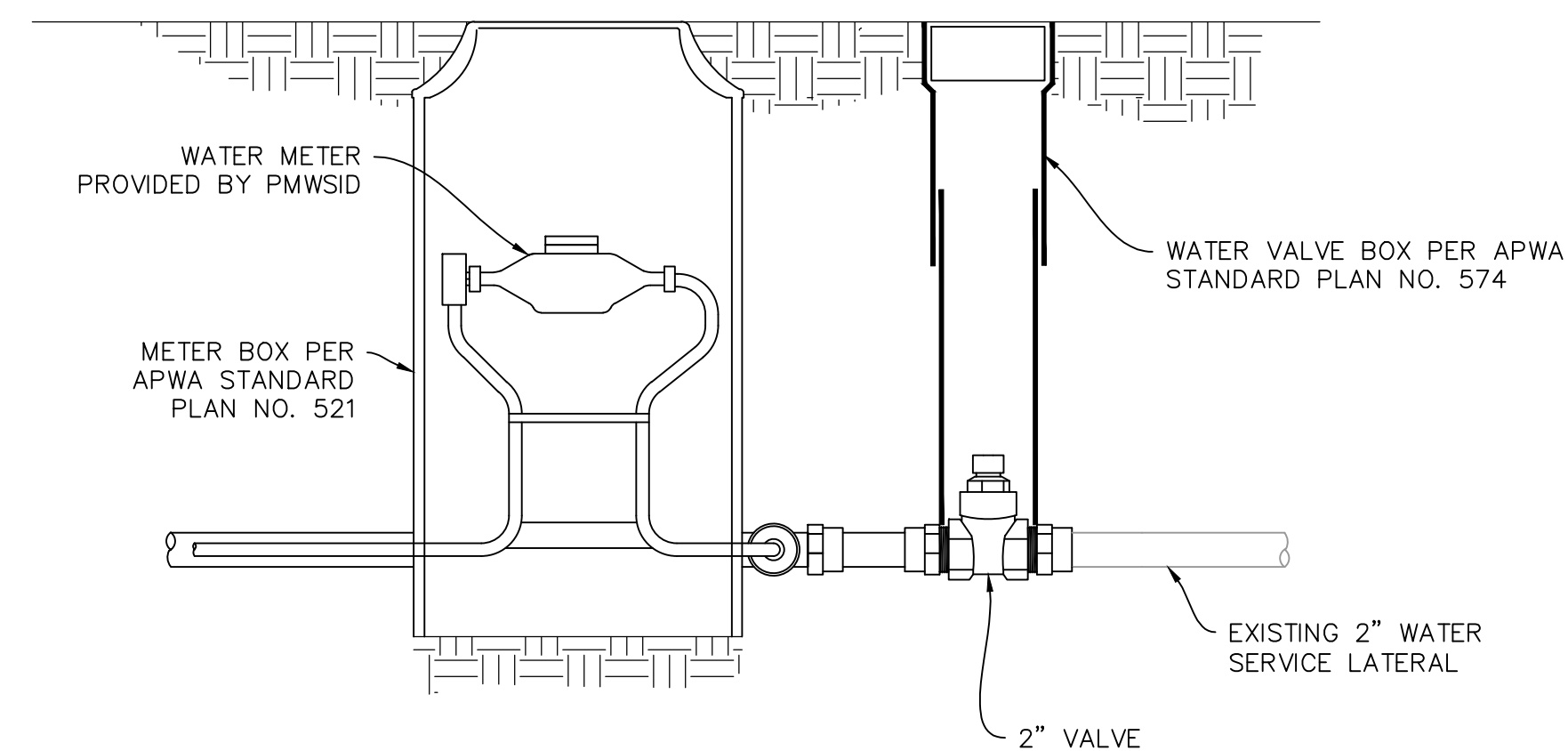
TCC PROJECT NUMBER: 18-009

DETAILS

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: NTS
			DRAWN: JLB
			SHEET: C701

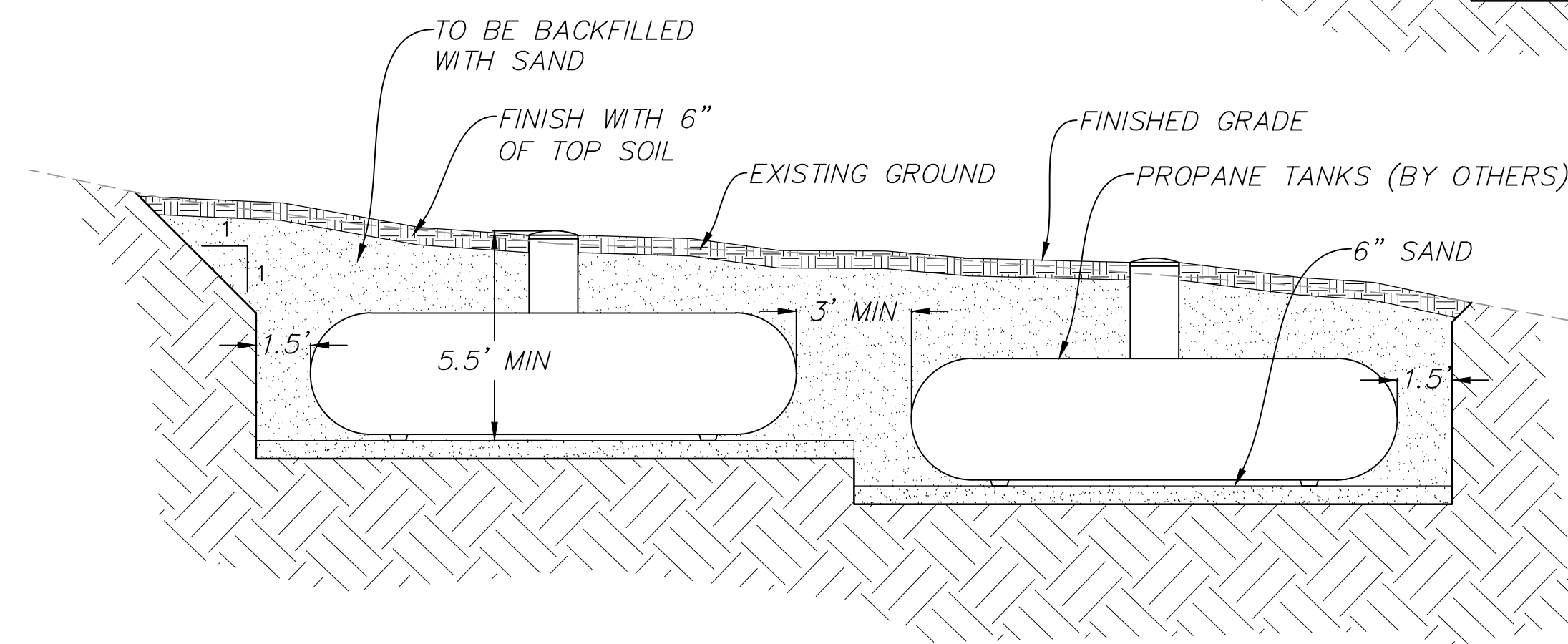
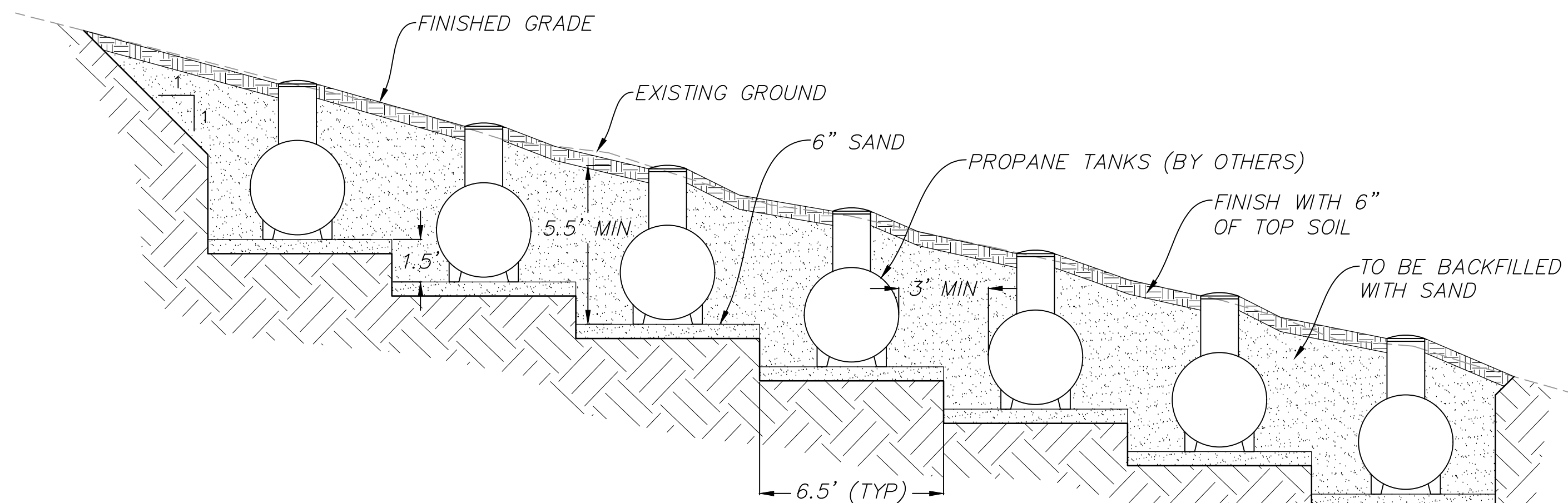


PLAN

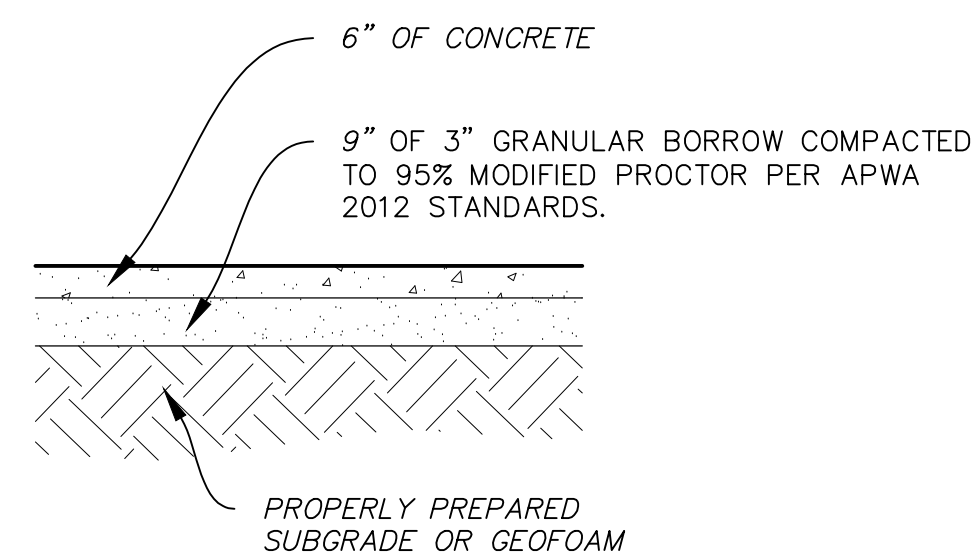


SECTION

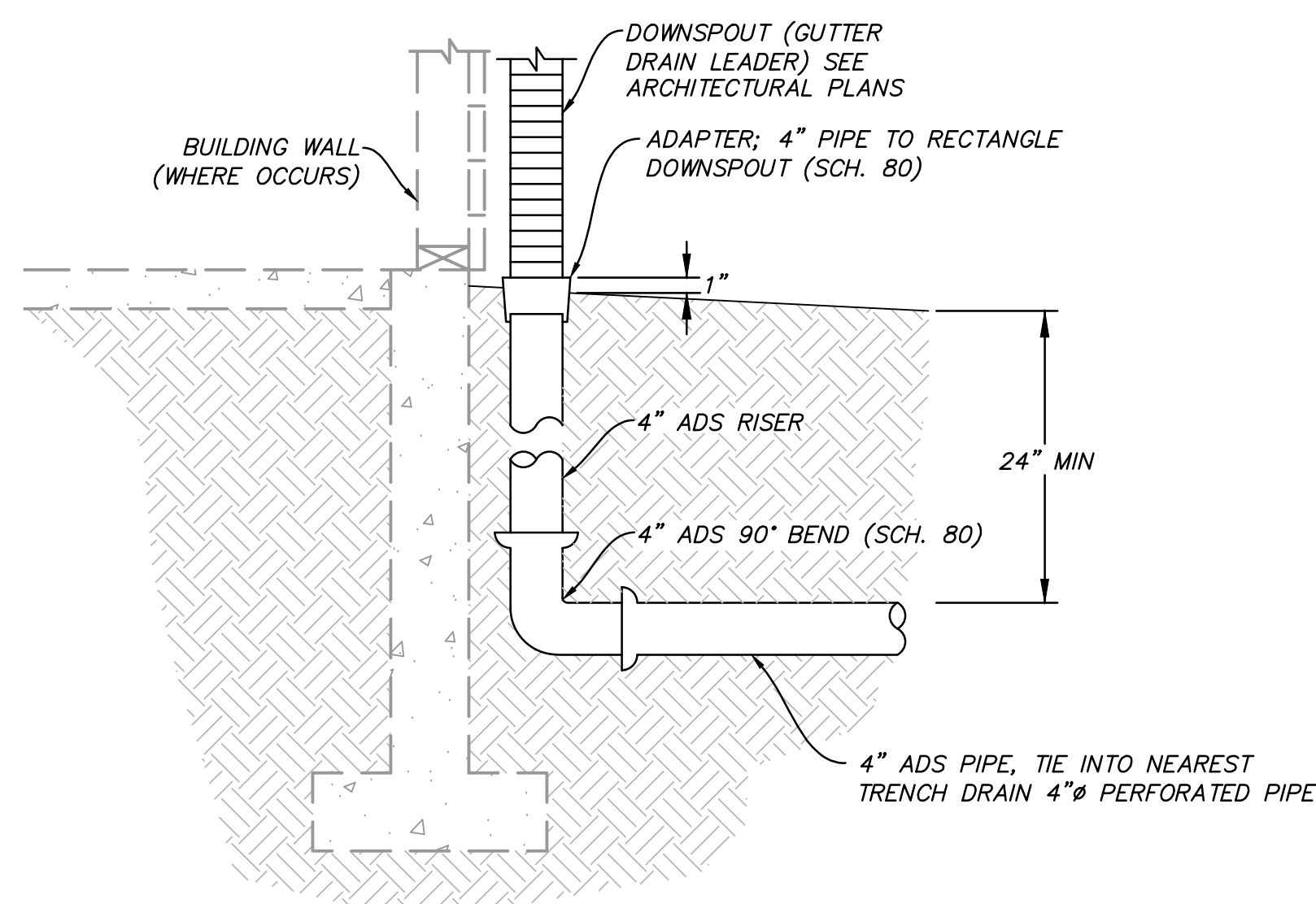
A FIRE LINE AND WATER METER DETAIL
SCALE: N.T.S.



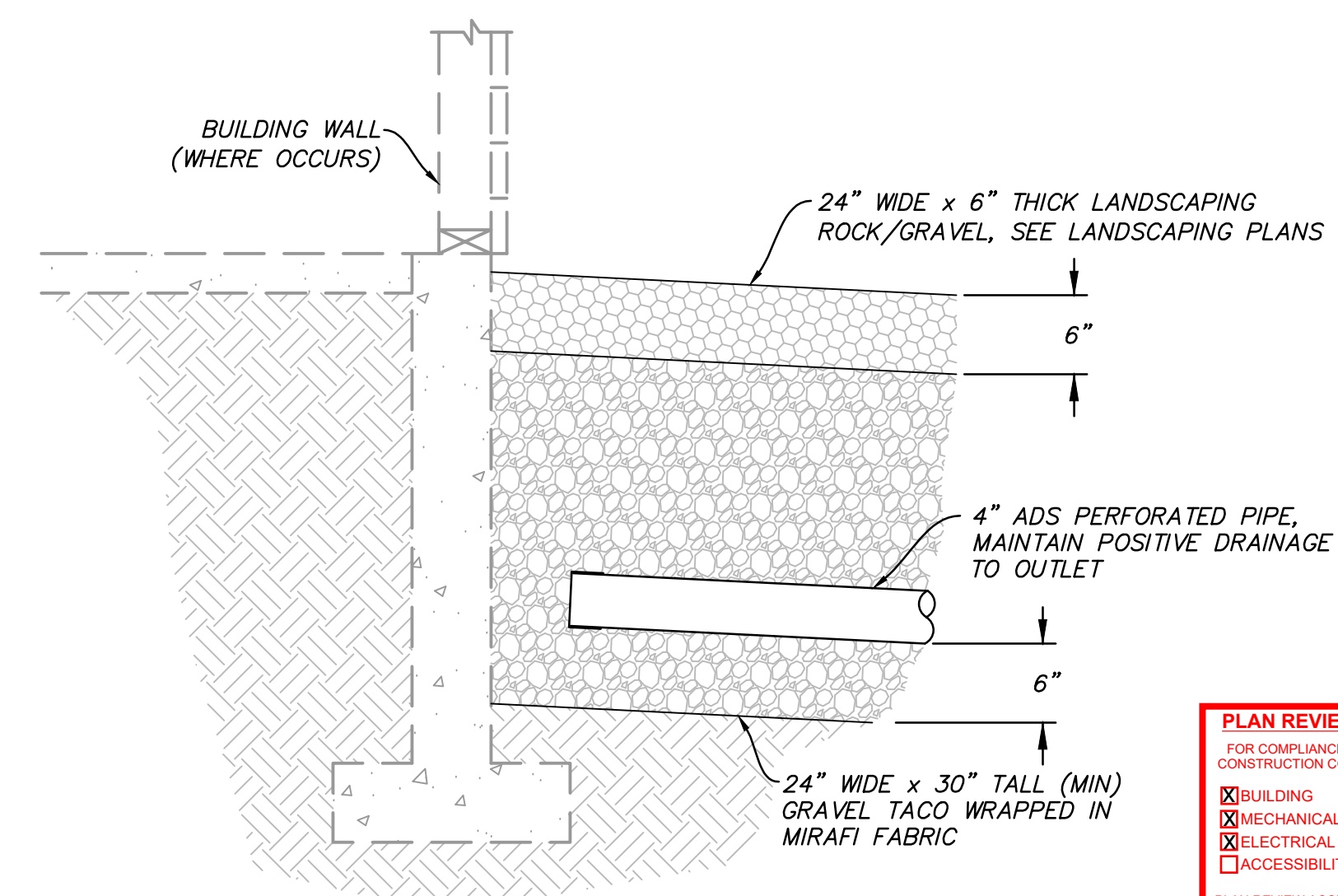
B PROPANE TANK PIT TYPICAL DETAIL
SCALE: N.T.S.



C CONCRETE DRIVEWAY PAVEMENT SECTION
SCALE: N.T.S.



D DOWNSPOUT OUTFLOW CONNECTION
SCALE: N.T.S.

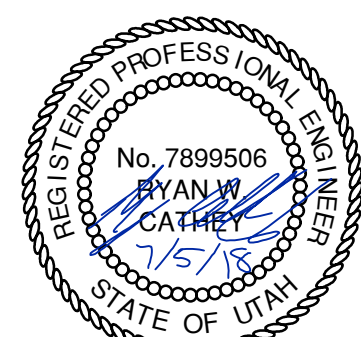


E TRENCH DRAIN
SCALE: N.T.S.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
MEM DATE: 07/11/18
WEST COAST CODE CONSULTANTS, INC.



POWDER MOUNTAIN HOUSE

OWNER:
TOM BUTTGENBACH
8845 EASET COPPER CREST
EDEN, UT 84310



ARCHITECT:
TOM WISCOMBE ARCHITECTURE
2404 WILSHIRE BLVD., SUITE 408
LOS ANGELES, CA 90057
(213) 674-7238
WWW.TOMWISCOMBE.COM

STRUCTURAL ENGINEER:
NOUS
537 W 7TH STREET
LAUREL, UT 84014
(213) 627-6887
WWW.NOUSENGINEERING.COM

CIVIL ENGINEER:
TALISMAN
5217 SOUTH STATE STREET
MURKIN, UT 84107
(801) 743-1300
WWW.TALISMANCIVIL.COM

MECHANICAL / PLUMBING:
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5530 CORBIN AVE., SUITE 300
TARZANA, CA 91356
(818) 788-6778
WWW.SHAMIMENGINEERING.COM

ELECTRICAL:
ABRARI
GLENDALE, CA
(123) 456-7894
WWW.ABRARI.COM

NGBS CONSULTING:
ARGENTO/GRAHAM
811 WEST 7TH STREET, 10TH FLOOR
LOS ANGELES, CA 90017
(323) 536-2578
WWW.ARGENTOGRAHAM.COM

GEOTECHNICAL:
IGES
2702 SOUTH 1030 WEST SUITE 10
SOUTH SALT LAKE, UT 84020
(801) 270-9400
WWW.IGESINC.COM

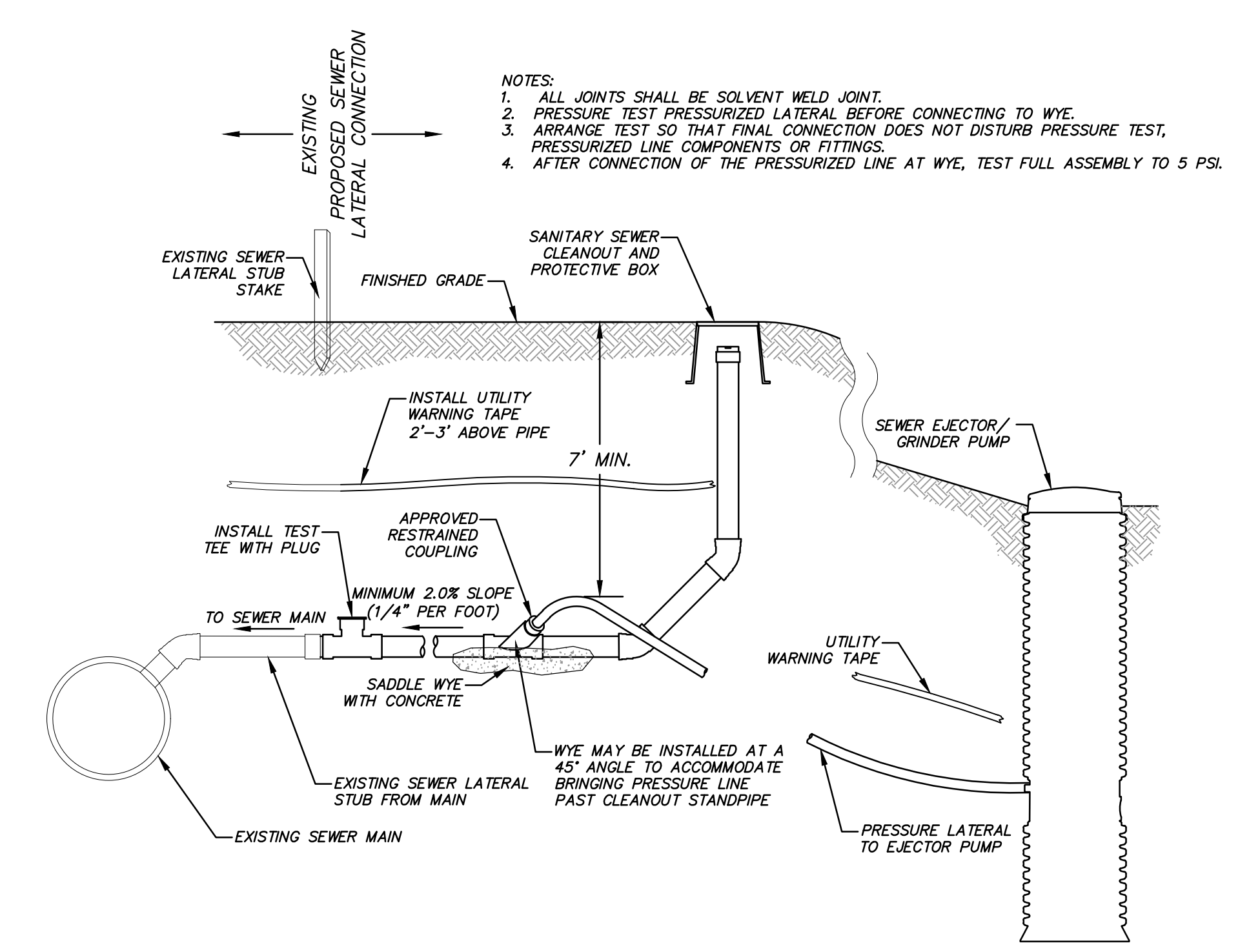
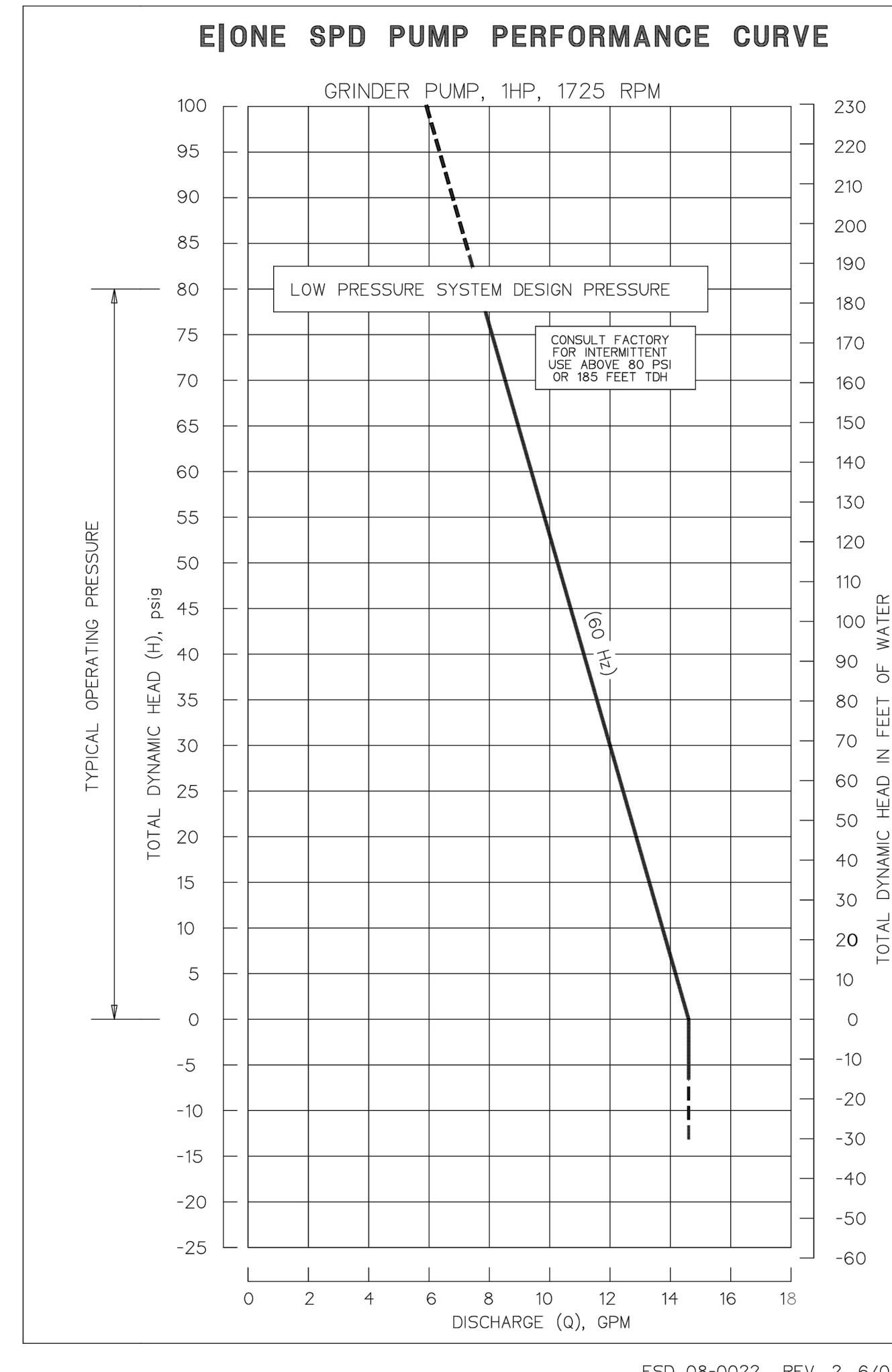
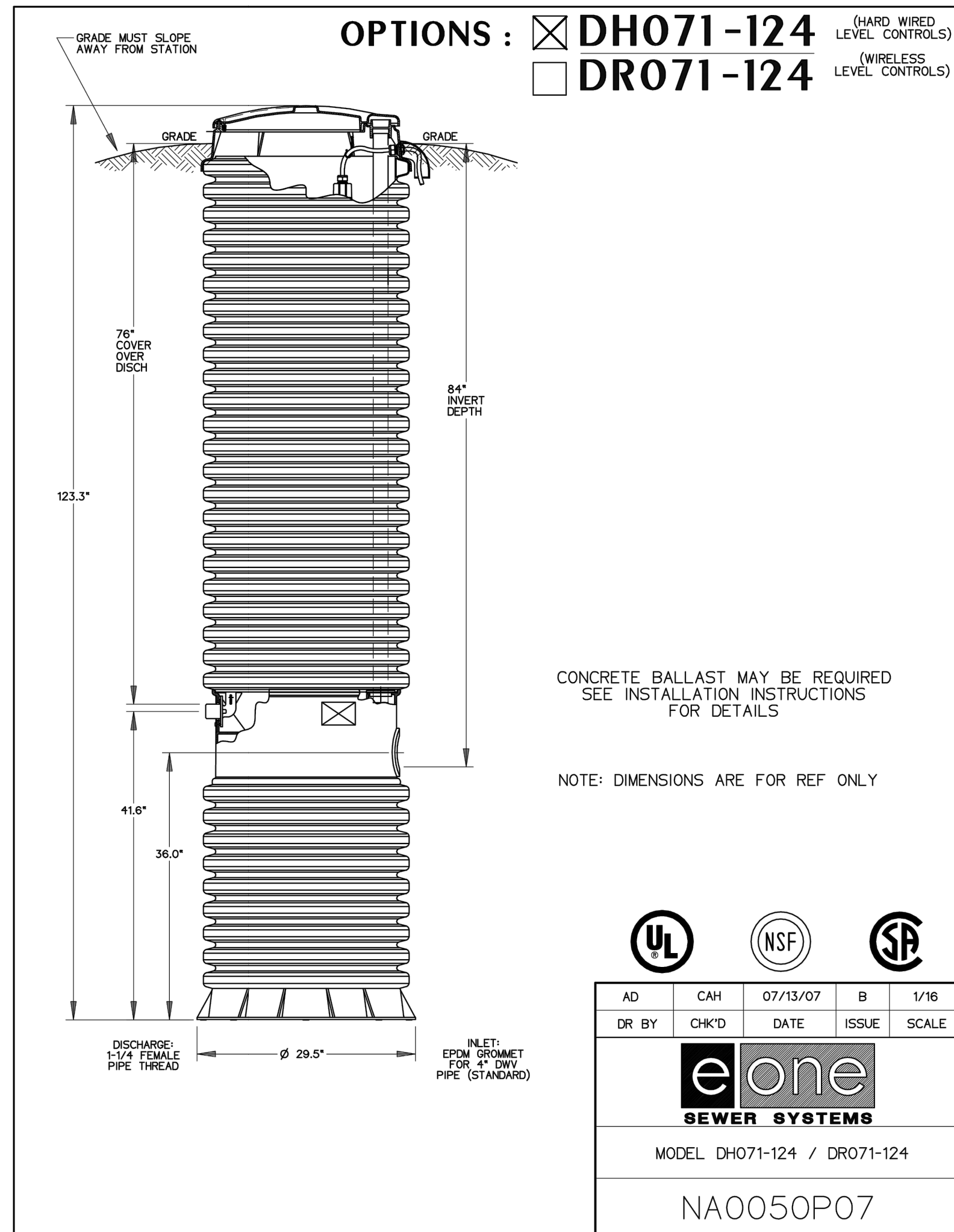
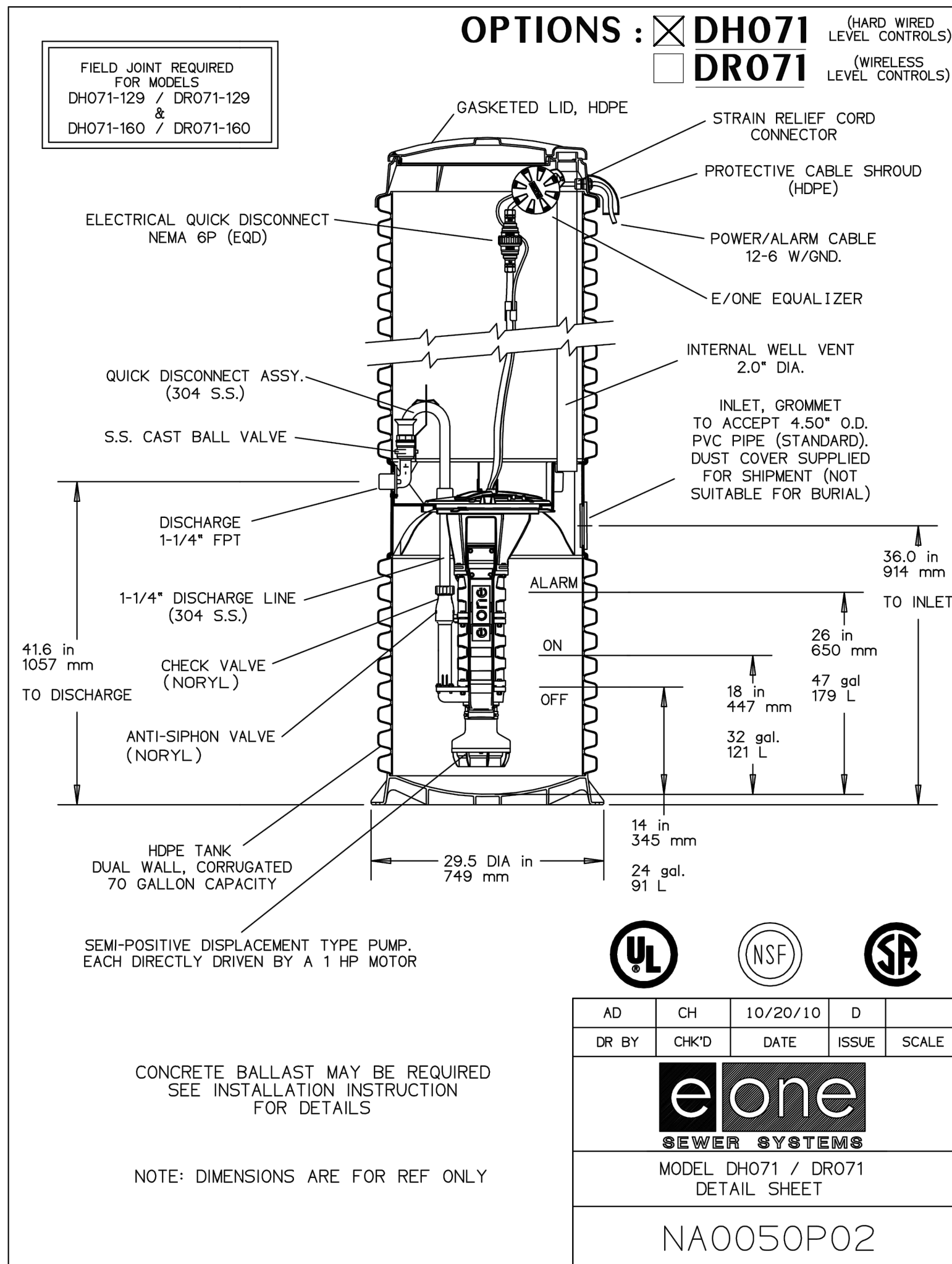
LANDSCAPE ARCHITECT:
LDG
328 W 200 S SUITE 102
SALT LAKE CITY, UT 84101
(801) 583-1285

LIGHTING DESIGNER:
KGM
328 W 200 S SUITE 102
SALT LAKE CITY, UT 84101
(801) 583-1285
WWW.KGMLIGHTING.COM

TCC PROJECT NUMBER: 18-009

DETAILS

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: NTS
			DRAWN: JLB
			SHEET: C702



A GRINDER PUMP STATION DETAIL
SCALE: N.T.S.

B SEWER LATERAL CONNECTION
SCALE: N.T.S.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES LISTED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 07/11/18
WEST COAST CODE CONSULTANTS, INC.

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TOM BUTTGENBACH
8645 EASET COPPER CREST
EDEN, UT 84310



ARCHITECT: TOM WISCOMBE ARCHITECTURE 2404 WILSHIRE BLVD., SUITE 40 LOS ANGELES, CA 90057 (213) 674-7238 WWW.TOMWISCOMBE.COM	STRUCTURAL ENGINEER: NOUS 537 W 7TH STREET LOS ANGELES, CA 90014 (213) 627-6887 WWW.NOUSENGINEERING.COM	CIVIL ENGINEER: TALISMAN 5217 SOUTH STATE STREET MURKIN, UT 84007 (801) 743-1300 WWW.TALISMANCIVIL.COM	MECHANICAL / PLUMBING: SHAMIM 5530 CORBIN AVE., SUITE 300 TARZANA, CA 91356 (818) 788-6778 WWW.SHAMIMENGINEERING.COM	ELECTRICAL: ABRARI ENGINEERING GLENDALE, CA (123) 456-7894 WWW.ABRARI.COM	NGBS CONSULTING: ARGENTO/GRAHAM 811 WEST 7TH STREET, 10TH FLOOR LOS ANGELES, CA 90017 (323) 536-2578 WWW.ARGENTOGRAHAM.COM	GEOTECHNICAL: IGES 2702 SOUTH 1030 WEST SUITE 10 SALT LAKE CITY, UT 84020 (801) 270-9400 WWW.IGESINC.COM	LANDSCAPE ARCHITECT: LDG 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1285	LIGHTING DESIGNER: KGM 328 W 200 S SUITE 102 SALT LAKE CITY, UT 84101 (801) 583-1285 WWW.KGMLIGHTING.COM
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DETAILS

REVISIONS:	BY:	DATE:	DATE:
			07/05/2018
			SCALE: NTS
			DRAWN: JLB
			SHEET:
			C703