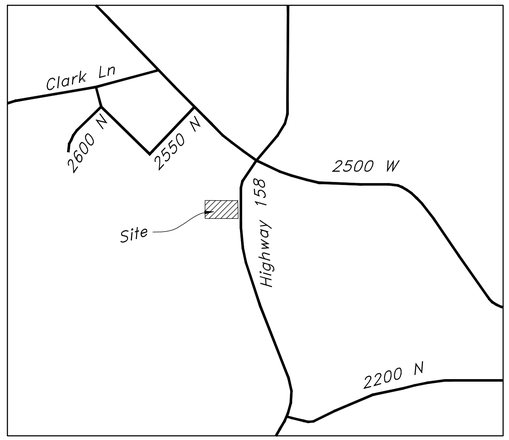
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah, 84310



Vicinity Map
Not to Scale

Civil Sheet Index

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Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Bollard	PVI	Point of Vertical Intersection
BRW	Finish Grade – Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TG	Top of Grade
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade – Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	℄
Proposed Gas Line	G	Existing Contour	78
Proposed Secondary Water Line	SW	Existing Spot	+(78.00TA)
Proposed Roof Drain	RD	Existing Light Pole	
Proposed Fence	X	Existing Street Light	
Ridge line	R	Existing Building	
Grade Break	GB	Existing Telephone Box	TB
Proposed Contour	78	Existing Power Meter	PM
Direction of Drainage		Existing Electrical Box	EB
Proposed Spot	• 78.00TA	Existing Electrical Cabinet	ECAB
ADA Accessible Route		Existing Gas Meter	GM
Property Line		Existing Water Meter	WM
Sawcut Line		Existing Irrig. Control Box	ICB
Proposed Light Pole		Existing Bollard	BOL
Proposed Street Light		Existing Hose Bib	HB
Proposed Building		Working Point	
Existing Power Pole		Existing Deciduous Tree	
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Community Map No. 49057C0237F dated June 02, 2015. Flood Zone X is defined as "0.2% annual chance flood hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."

Basis of Bearings

A line between monuments found for Northwest Corner of Section 34 and the North Quarter Corner of Section 34 was assigned the Weber County Survey bearing of South 89°35'03" East as the Basis of Bearings.

Benchmark

Brass Cap Monument for the North Quarter of Section 34, T7N, R1E, SLB&M
Elevation = 4978.60 Feet
Weber County Surveyor Tie Sheet, Published 1994
Observed January 23, 2019

Legal Description

All of Lot 3, Copyak Subdivision, Weber County, Utah, According to the Official plat thereof.

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU
18-191CV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWengineering.net

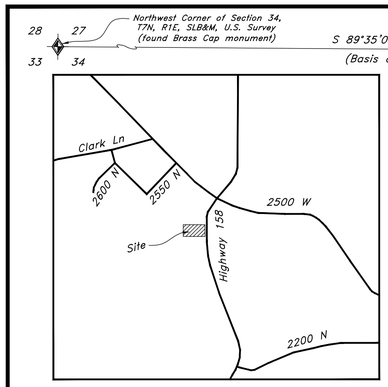
Cover Sheet

Goldenwest Credit Union - Eden
2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7716441-2202
ERIC T. MALMBERG
04.03.2019
STATE OF UTAH

3 Apr, 2019

SHEET NO.
CV



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Golden West Credit Union prerequisite to development of this property.

This Survey retraces and honors the underlying 1987 Copyak Subdivision as rotated onto Weber County Survey (State Plane Basis) and as it is staked on the ground.

A line between monuments found for Northwest Corner of Section 34 and the North Quarter Corner of Section 34 was assigned the Weber County Survey bearing of South 89°35'03" East as the Basis of Bearings.

Some of the bearings on the Original 1987 Subdivision plat are misrepresented in the wrong Quadrant and must be adjusted in order to form a closed geometric figure for this Lot.

Parcel Two of the adjacent 1992 Record of Survey would overlap 0.26 ft by strict Math, but was interpreted to exactly Match since it calls to North Line of the Subdivision.

Deed for Adjoining Property to the West was not available for review.

No Property Corners were placed with this Survey.

Ca you explain more about this private ROW? Depending on what it is, we may not be able to have improvements in a private ROW. Is the private ROW just for lot 3 or for the other lots in the subdivision?

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the Weber County Zoning Website.

Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA requirement No. 9: There are no parking stalls on this site,

Pertaining to ALTA requirement No. 10: No division or party walls are within close proximity of adjoining properties. The client did not designate the need to determine if any walls are plumb.

Pertaining to ALTA requirement No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.

Pertaining to ALTA requirement No. 17: There is no observable evidence of recent street or sidewalk construction and no evidence of street right-of-way changes from the controlling jurisdiction.

Title Information

This survey was completed using Title Report File No. 166318 dated December 27, 2018 from Mountain View Title & Escrow Company issued by Stewart Title Guaranty Company:

The following survey related items circled (Solid) from Schedule B – Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B – Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B – Part II of the title report could not be plotted:

(12) A 50 foot joint use limited private access right of way Easement over the East (Front) boundary as delineated on dedicated plat of said subdivision together with any agreements for the maintenance thereof.

(13) Covent to run with land Recorded August 6, 1987 as Entry No. 1020917 in Book 1523 at Page 1184 covers this Lot along with rest of Subdivision, but contains nothing to plot.

(14) Agreement Recorded August 6, 1987 as Entry 1020918 in Book 1023 at Page 1185 covers this Lot along with rest of Subdivision, but contains nothing to plot.

(15) Agreement, Covenants and Restrictions Recorded August 6, 1987 as Entry No. 1020919 in book 1523 at Page 1187 covers the entire Subdivision along with More land, but contains nothing to plot.

(16) Resolution No. 23–2005 A Resolution of the Board of County Commissioners of Weber County creating and establishing a Special Service District throughout all of Weber County to be known as the "Weber Area Dispatch 911 and Emergency Services District" Recorded January 24, 2006 as Entry No. 2156401 covers Weber County.

(17) Resolution No. 27–2012 A Resolution of the Board of County Commissioners of Weber County, Utah, Confirming the Tax to be levied for municipal services provided to the Unincorporated area of Weber County and describing the services to be provided Recorded December 13, 2012 as Entry No. 2610456 covers unincorporated areas of Weber County, but contains nothing to plot.

(18) Certificate of Creation of the Northern Utah Environmental Resource Agency Recorded January 20, 2015 as Entry No. 2715461 covers Weber County.

(19) Joint Resolution of Ogden Valley Parks Service Area (Resolution 4) and Eden Park Service District (Resolution 3) approving and Adjustment of the service areas' common boundary Recorded November 13, 2017 covers this site along with more land, but contains nothing to plot.

Legend

MH	Manhole
FH	Fire Hydrant
WM	Water Meter
Telephone Line	
Fence Line	
TB	Telephone Box
Sign	
Centerline	
Asphalt	
Concrete	
Section Corner	
WCS	Weber County Survey

Benchmark

Brass Cap Monument for the North Quarter of Section 34, T7N, R1E, SLB&M
Elevation = 4978.6 feet
Weber County Surveyor Tie Sheet, Published 1994
Observed January 23, 2019

Zoning Information

Zone	=	CV–2 Commercial Valley
Building Setback Requirements		
Front yard	=	20' unless the requirements listed in Section 104–21–4(c) are met
Back yard	=	none (10' against forest, agricultural or residential)
Side yard	=	none (10' against forest, agricultural, or residential)
Height Restrictions	=	35'
Bulk Restrictions	=	60% by buildings or accessory buildings

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber, Utah and Incorporated Areas Map Number 49057C0237F dated 02 June. 2015. Flood Zone X is defined as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile"

Record Description

All of Lot 3, Copyak Subdivision, Weber County, Utah, According to the Official plat thereof.

Certification

To Golden West Credit Union, Mountain View Title & Escrow Company and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 6, 8, 9, 10, 16, and 17 of Table A thereof. The field work was completed on 21 January, 2019.

Date: 28 Mar, 2018

PROFESSIONAL LAND SURVEYOR 362256 STATE OF UTAH BRUCE D. PIMPER

Bruce D. Pimper
Utah PLS No. 362256

REV	DATE	DESCRIPTION

Designed by: BP
Drafted by: TC
Client Name: GWCU
18–191as

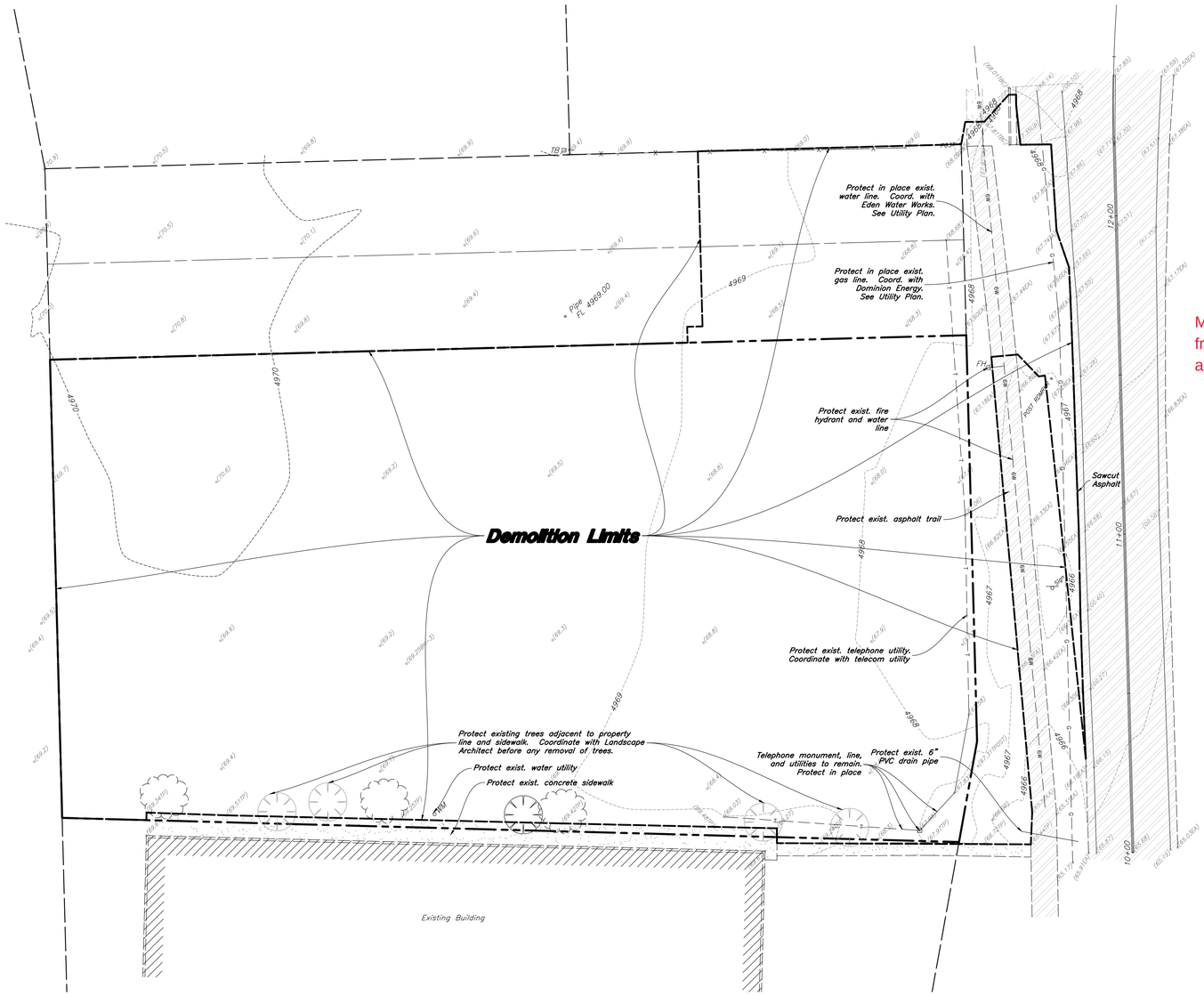
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWengineering.net

ALTA / NSPS Land Title Survey

Golden West Credit Union Eden
2461 North Highway 162
Eden City, Weber County, Utah
A Part of the NW 1/4 of Section 34, T7N, R1E, SLB&M, U.S. Survey

06 Feb 2019

SHEET NO. 1 of 1



Make sure you get a permit from the state to have access and work in their ROW.

Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

RCV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name:
GWCU
18-191DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

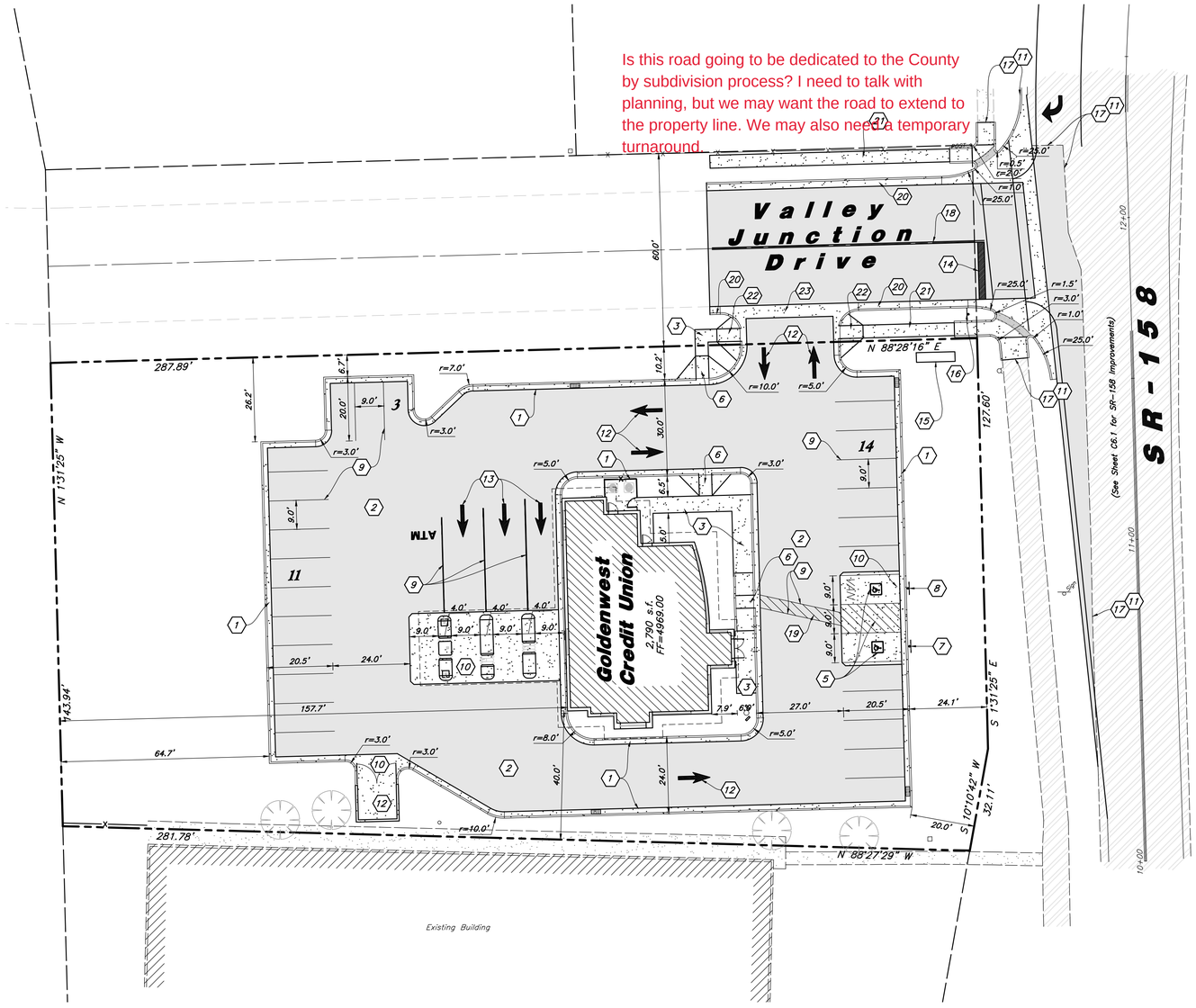
Demolition Plan

3 Apr, 2019

SHEET NO.
C0.1

If the road is to be dedicated to the county, The road will need to be designed by a Geotechnical Engineer based on a study performed by a Geotechnical engineer. It will have to meet the county minimums. Also we may need to see a storm drain system for the roadway. The project references a geotechnical study, please upload the study so it can be reviewed.

Is this road going to be dedicated to the County by subdivision process? I need to talk with planning, but we may want the road to extend to the property line. We may also need a temporary turnaround.



Site Data

Site Area = 43,558 s.f. (1.00 ac.)
Landscape Area Provided = 18,500 s.f. (42.5%)
Impervious Area Provided = 22,268 s.f. (51.1%)
Building Area = 2,790 s.f (6.4%)
Parking Required = 1/x s.f. = x stalls
Parking Provided = 28 stalls (1/1,000)

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Not Used
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (See Sheet C2.1 for Accessible Details and Notes)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1 for Accessible Details and Notes)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. 12' x 3' x 8' Monument Sign (By Others)
16. Const. Stop Sign per MUTCD R1-1 and Weber County Std. Detail #4
17. Conn. & Match Existing Improvements
18. Const. 4" Double Yellow Paint Stripe Contractor shall provide 15 mils min. thickness
19. Const. 4" White Paint Stripe; 45° @ 2.0' O.C.
20. Const. 30" Curb & Gutter per Weber County Std. Detail #4
21. Const. Conc. Sidewalk per Weber County Std. Detail #4
22. Const. Accessible Ramp per Weber County Std. Detail #5
23. Const. 4' Waterway per Weber County Std. Detail #4

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU
18-191SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWEngineering.net

Site Plan

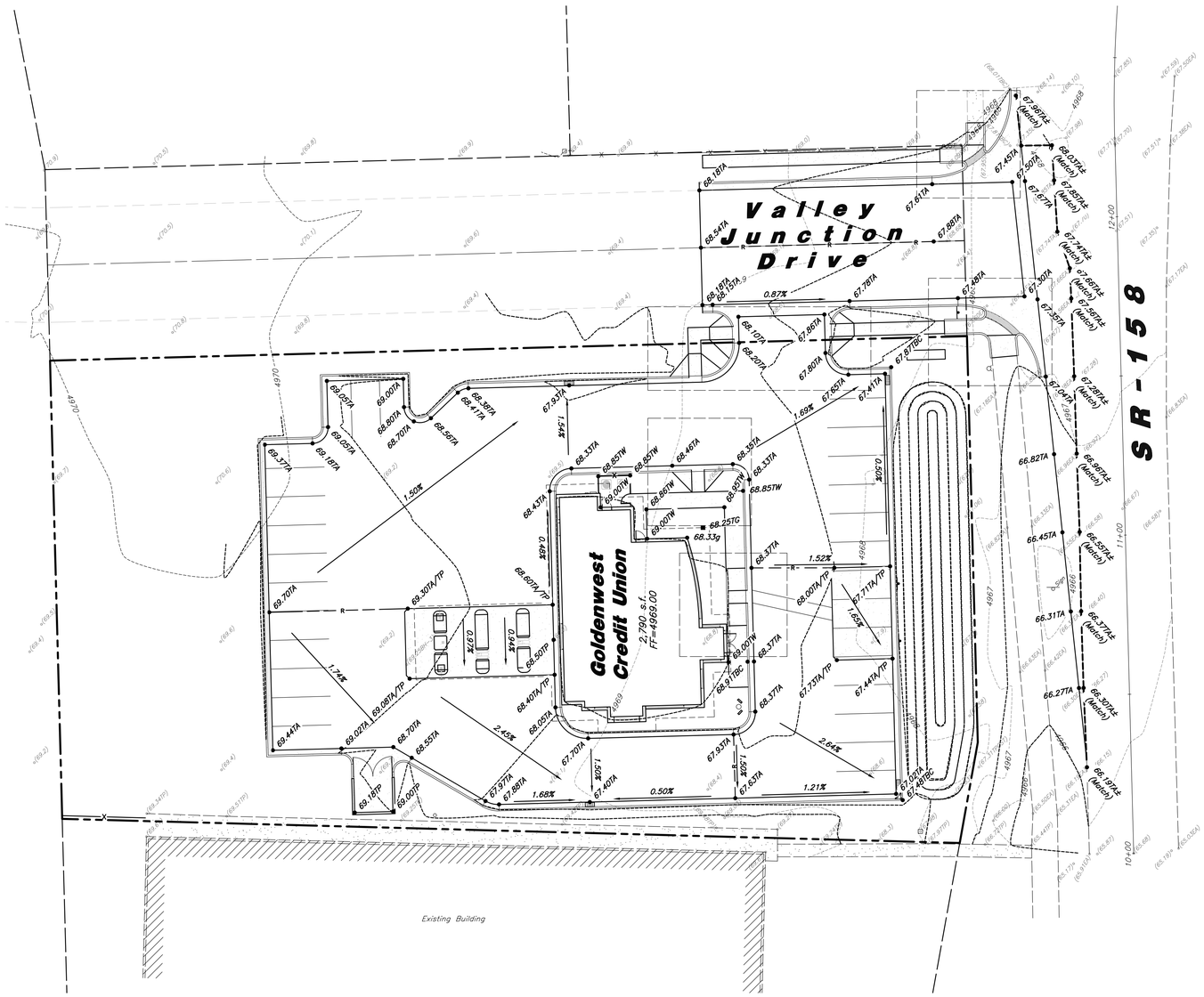
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7796441-2202
ERIC L. MALMBERG
STATE OF UTAH

3 Apr, 2019

SHEET NO.
C1.1



Scale: 1" = 20'

20' 0 20' 40'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Report; Geotechnical Study; Proposed Goldenwest Credit Union; 2461 North Highway 162; Eden, Utah"

    Project No.: 2545-003-19
    Dated: February 1, 2019
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU
18-191GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Grading Plan

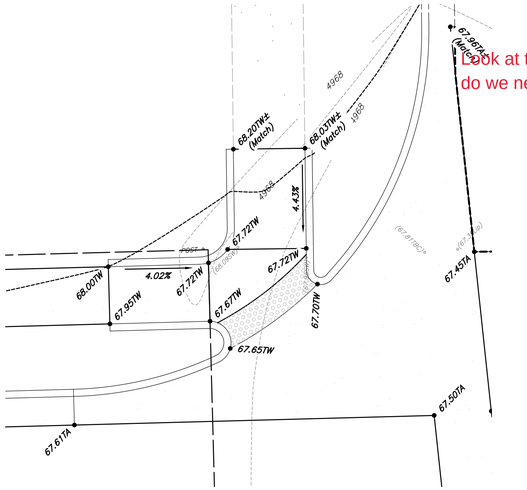
Goldenwest Credit Union - Eden
2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7736441-2202
ERIC T. MALMBERG
STATE OF UTAH

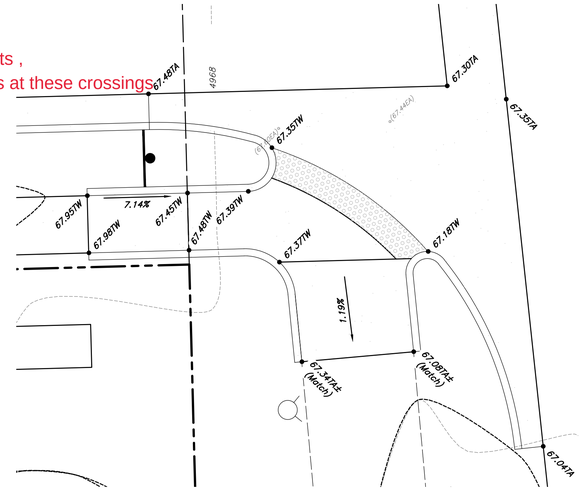
3 Apr, 2019

SHEET NO.
C2.1

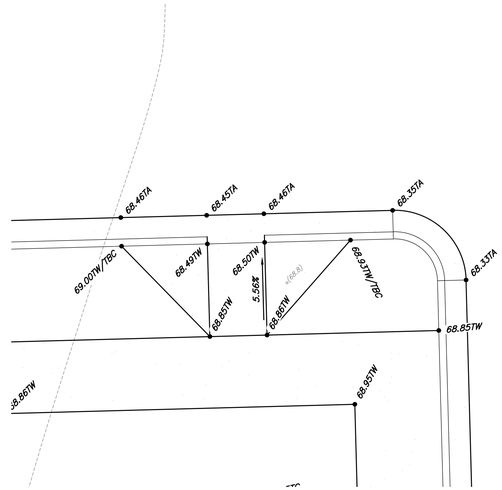
Look at the ADA requirements ,
do we need truncated domes at these crossings



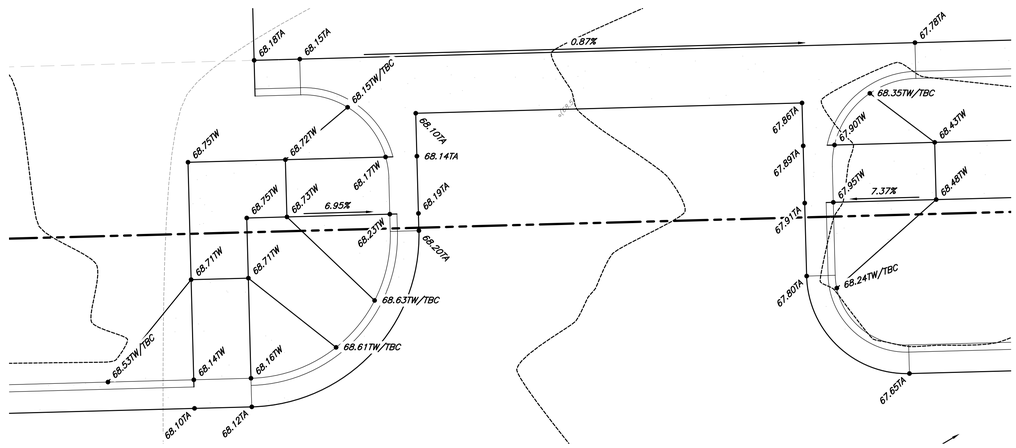
Private
Curb Ramp Detail
5 Scale: 1" = 5'



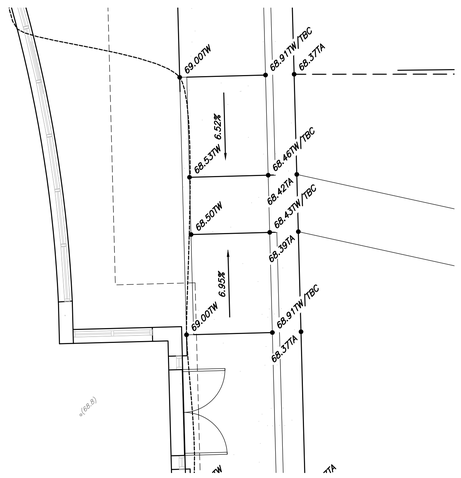
Private
Curb Ramp Detail
4 Scale: 1" = 5'



Private
Curb Ramp Detail
2 Scale: 1" = 5'



Private
Curb Ramp Detail
3 Scale: 1" = 5'



Public
Curb Ramp Detail
1 Scale: 1' = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is Responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*

Private Curb Ramp Construction Notes

1. *Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.*
2. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*
3. *Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.*
4. *Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.*
5. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.*
6. *Contractor to transition curb height from 6" to 0" curb. Curb height to match ramp though out transition.*

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name:
GWCU
18-191GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Grading Details and Notes

Goldenwest Credit Union - Eden
2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7746441-2202
ERIC T. MALMBERG
04/03/2019
STATE OF UTAH

3 Apr, 2019

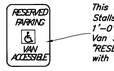
SHEET NO.
C2.2

6 **Not Used**
Not to Scale

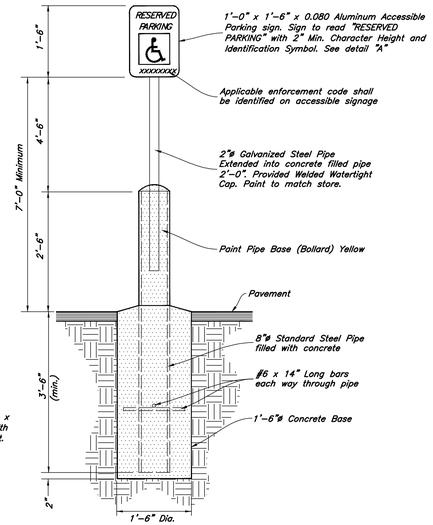
5 **Not Used**
Not to Scale

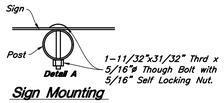
4 **Not Used**
Not to Scale

Accessible Van Stall Alternate Sign



This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A





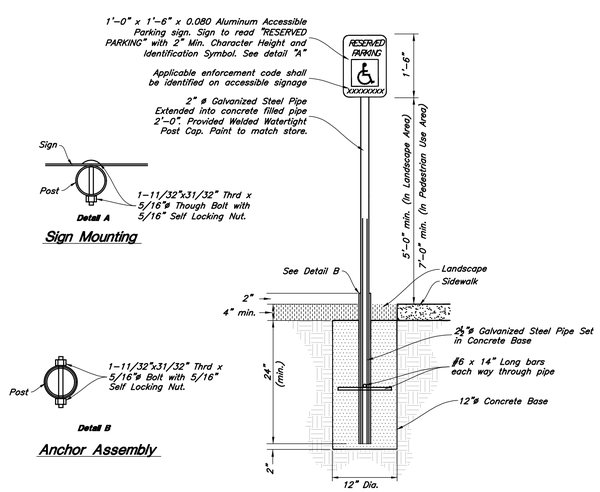
Sign Mounting

In Parking Lot Areas
Accessible Parking Sign w/ Bollard

3 Not to Scale

Accessible Van Stall Alternate Sign

This sign shall be used for all Accessible Stalls Identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A

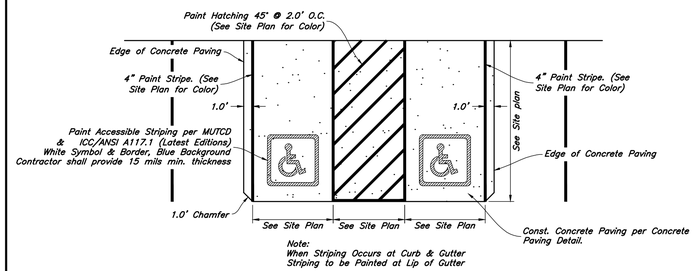


Sign Mounting

Anchor Assembly

Landscape Area
Accessible Parking Sign

2 Not to Scale



Note:
When Striping Occurs at Curb & Gutter
Striping to be Painted at Lip of Gutter

1 **Accessible Striping Detail**
Not to Scale

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name:
GWCU

18-191GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Accessible Details and Notes

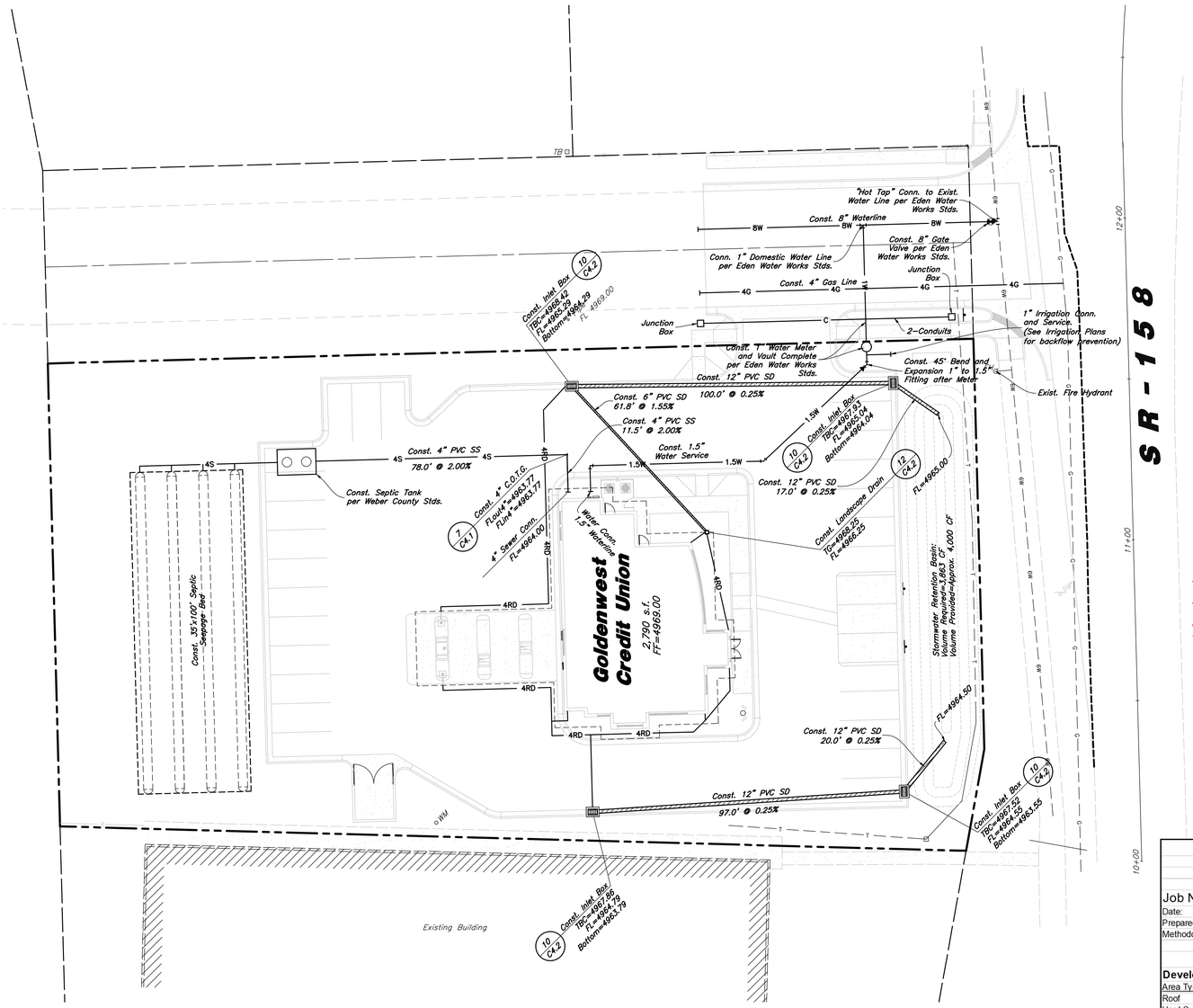
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7219441-2202
ERIC L. MALMBERG
STATE OF UTAH

3 Apr, 2019

SHEET NO.
C2.3



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

Please show the elevations of the pond, what are the elevations of the 100 year storm? Will the 100 year storm be contained in the pond?

Is this retention or detention?
is the 0.1 runoff from pre and post calcs, or is for a detention pond?

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Water Calculations

Job Name 18-191 - GWCU Eden
Date: 2/8/2019
Prepared By: E Malmberg
Methodology Rational

Developed Conditions

Area Type	Area (ft^2)	C
Roof	2790	0.85
Hard Surface	22933	0.9
Landscape	17835	0.1
Subtotal=	43558	
Total=	1.00	
C average=	0.57	

Frequency: 100 Year — **Release Rate (cfs)=** — **Retention 0.10**

Time (min)	Intensity (in/hr)	Acc.Vol (ft^3)	Rel.Vol (ft^3)	Req. Stor. (ft^3)
15	4.79	2454	90	2364
30	3.23	3309	180	3129
60	2.00	4098	360	3738
180	0.80	4943	1080	**3863**
360	0.46	5619	2160	3459
720	0.29	7131	4320	2811
1440	0.17	8361	8640	**-279**

Storm Drain Note:

All Storm Drainage Pipe Lengths and Slopes are from Center of Box to Center of Box.

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU

18-191UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Utility Plan

Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7776441-2202
ERIC H. MALMBERG
6/13/2019
STATE OF UTAH

3 Apr, 2019

SHEET NO.
C3.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

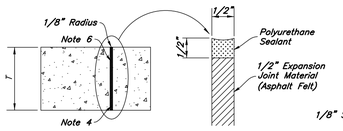
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

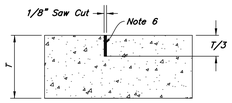
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

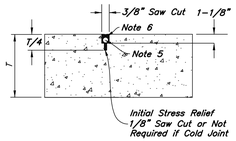
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



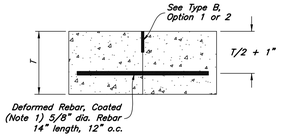
Type A Expansion Joint



Type B Contraction Joint (Option 2)

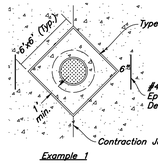


Type B Contraction Joint (Option 1)

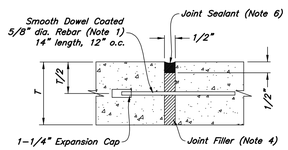


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



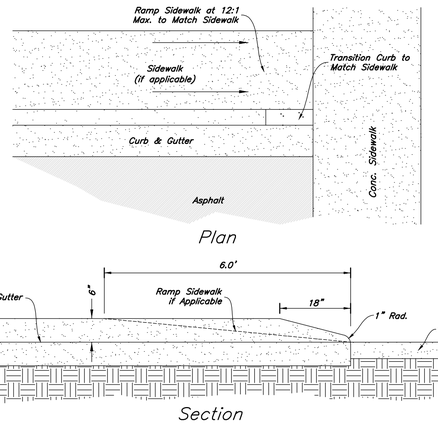
Example 1



Type F Doweled Expansion Joint at Construction/Cold Joint

9 Concrete Joint Detail

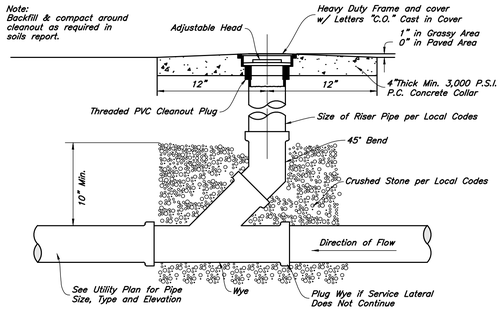
Not to Scale



8 Curb Transition

Not to Scale

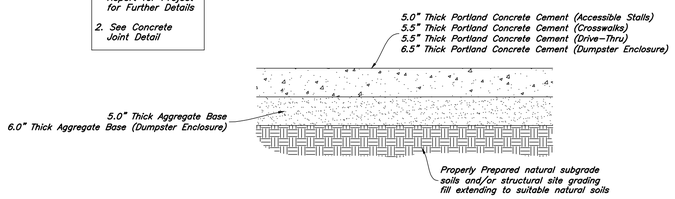
Note: Backfill & compact around cleanout as required in soils report.



7 Typical Cleanout Detail

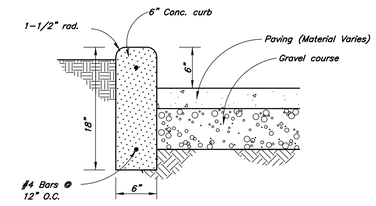
Not to Scale

1. See Geotechnical Report for Project for Further Details
2. See Concrete Joint Detail



6 Concrete Paving Section

Not to Scale



5 Curb Wall Detail

Not to Scale

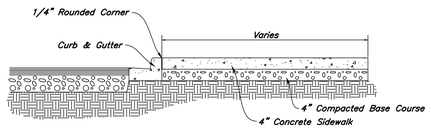
Contraction Joints

A. Spacing = 10' o.c.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start or end of curb radius

1. See Concrete Joint Detail



4 Typical Sidewalk Detail

Not to Scale

Contraction Joints

A. Spacing = 10' o.c.

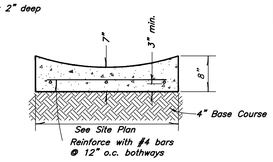
Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.08.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)

1. See Concrete Joint Detail

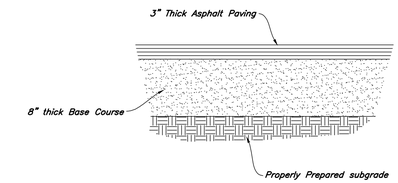
Contraction Joints

A. Spacing = 10' o.c.
B. 1/8" wide by 2" deep



3 Typical Waterway Detail

Not to Scale

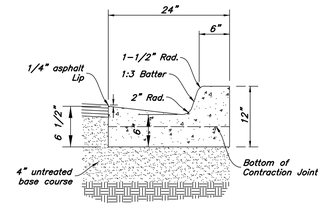


See Geotechnical Report for Project

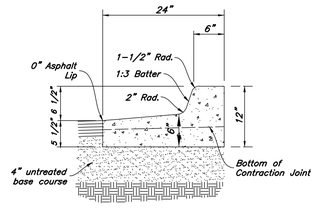
2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All curb & gutter to be standard unless otherwise noted.

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU

18-191DT

ANDERSON WAHLEN & ASSOCIATES
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801 521-8529 - AWengineering.net

Goldenwest Credit Union - Eden

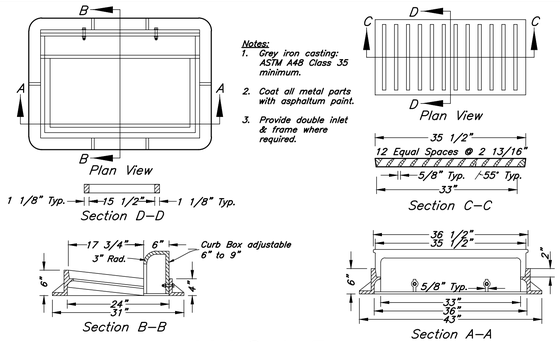
2461 North Highway 158
Eden, Utah

Details

LICENSED PROFESSIONAL ENGINEER
NO. 7716441-2202
ERIC L. MALMBERG
STATE OF UTAH

3 Apr, 2019

SHEET NO.
C4.1

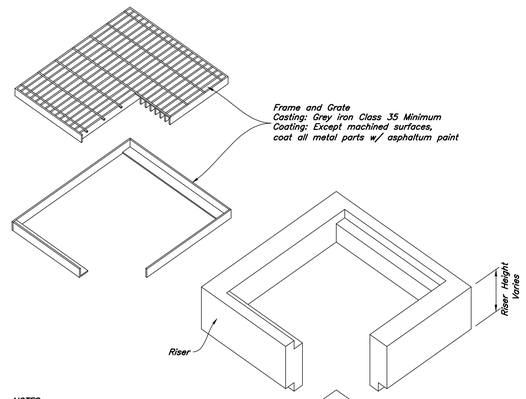


Notes:

1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.

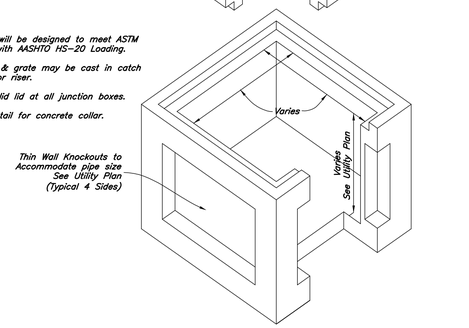
15 Inlet Grate Frame

Not to Scale



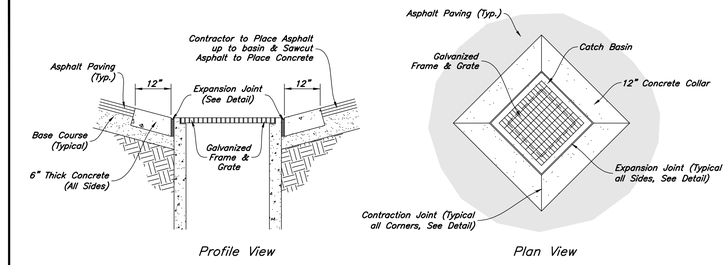
NOTES:

1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.



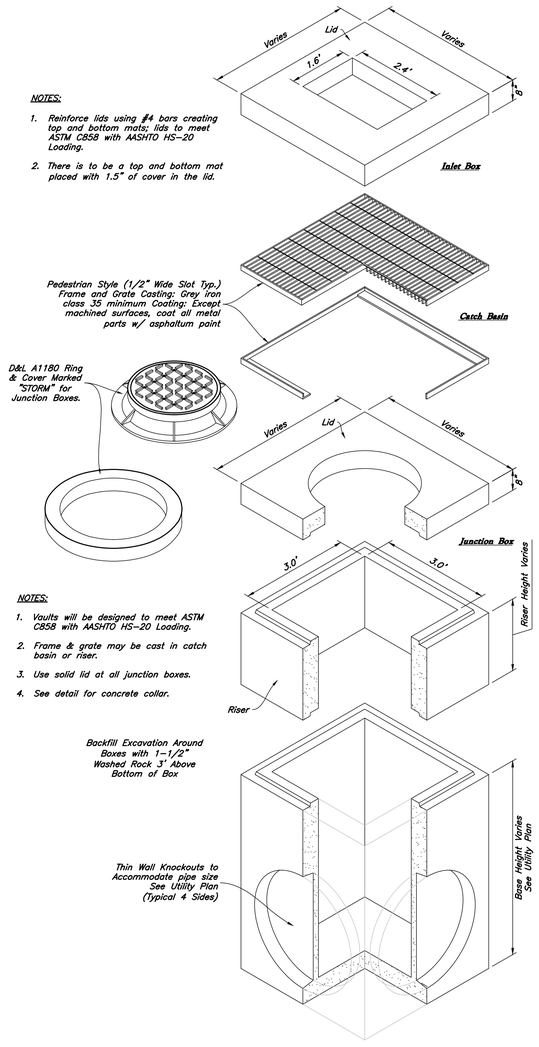
13 Precast Catch Basin

Not to Scale



11 Concrete Collar Detail

Not to Scale

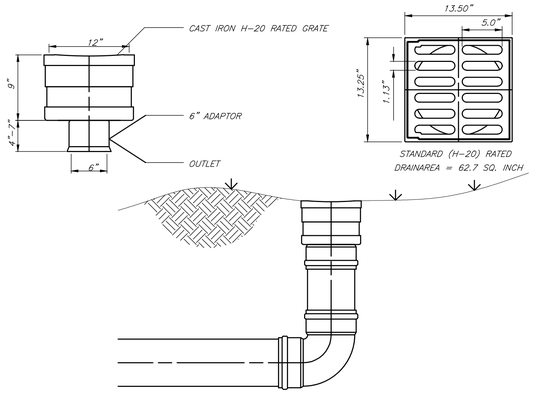


NOTES:

1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS–20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.
3. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
4. Frame & grate may be cast in catch basin or riser.
5. Use solid lid at all junction boxes.
6. See detail for concrete collar.

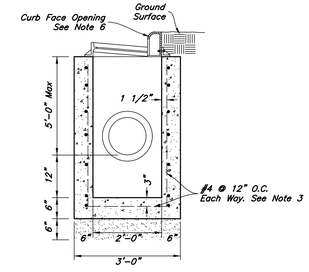
14 Precast 3' x 3' Catch Basin Junction Box/inlet

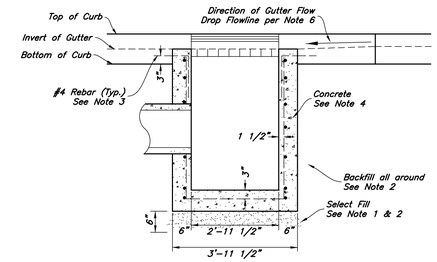
Not to Scale



12 12" Landscape Drain

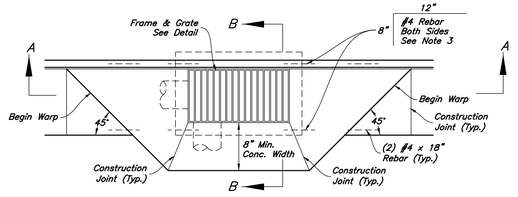
Not to Scale





Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate

Not to Scale

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU

18–191DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 AWAengineering.net

Details

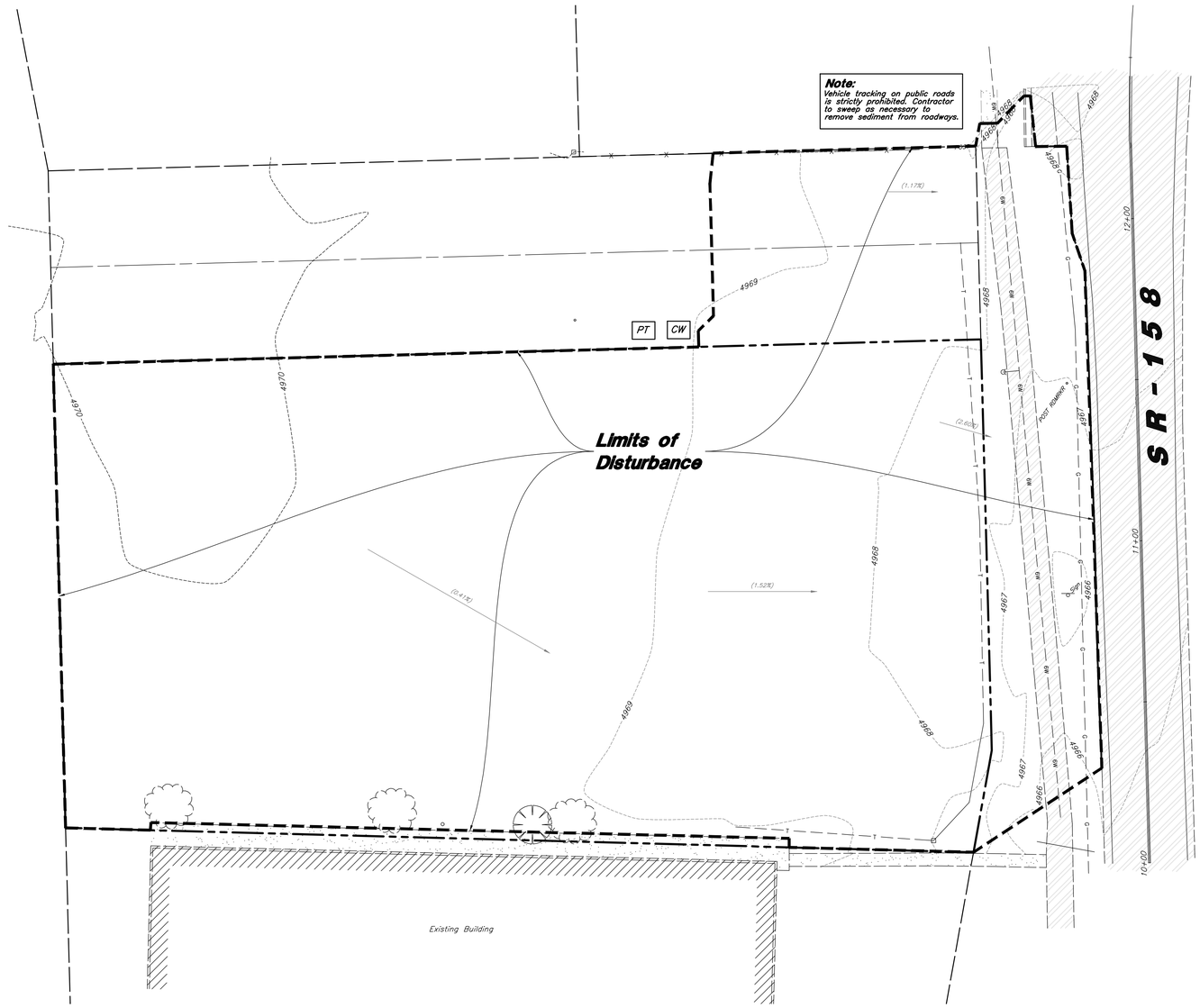
Goldenwest Credit Union – Eden

2461 North Highway 158
Eden, Utah

REGISTERED PROFESSIONAL ENGINEER
NO. 7714441-2202
ERIC L. MALMBERG
STATE OF UTAH

3 Apr, 2019

SHEET NO.
C4.2



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name:
GWCU

18-191EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Erosion Control Plan - Phase 1

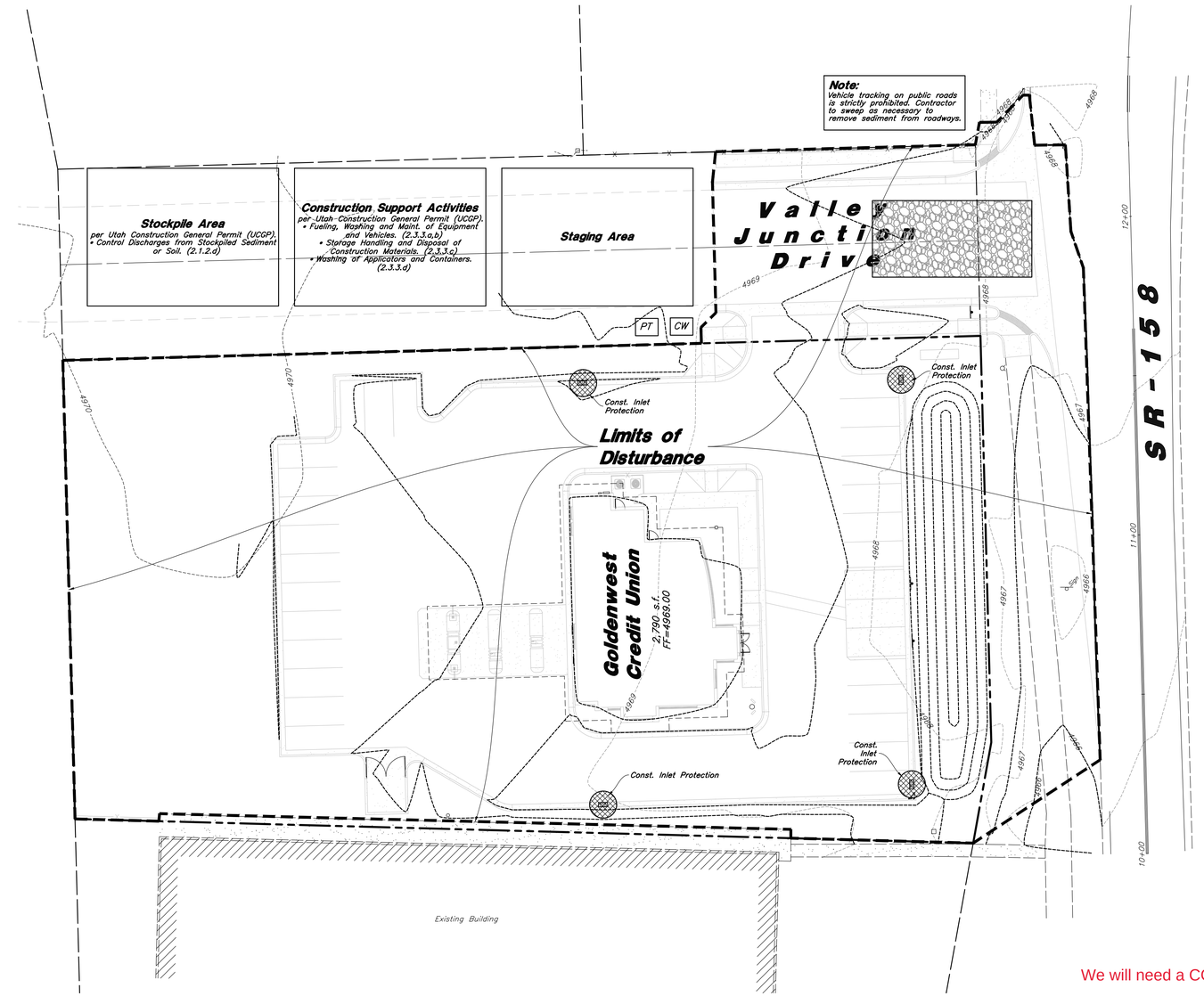
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7776445-2202
ERIC L. MALMBERG
STATE OF UTAH
04/03/2019

3 Apr, 2019

SHEET NO.
C5.1



We will need a CGP SWPPP for this project.

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Scale: 1" = 20'

20' 0 20' 40'

Legend

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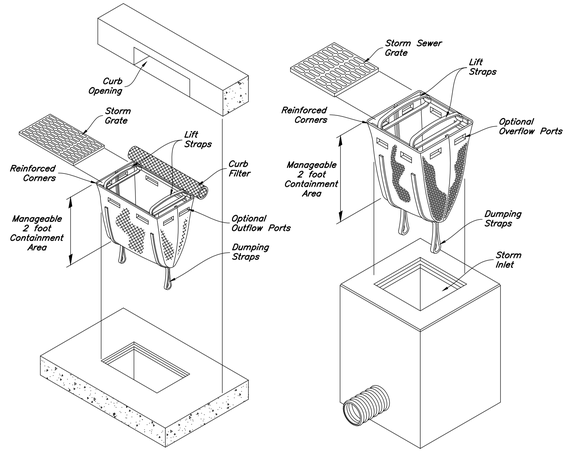
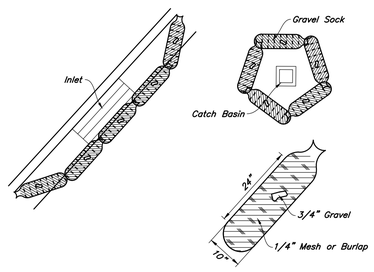
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area (CW)
- Portable Toilet (PT)
- Gravel Sock
- Existing Contour (78)
- Existing Spot (78.00TA)
- Proposed Contour (78)



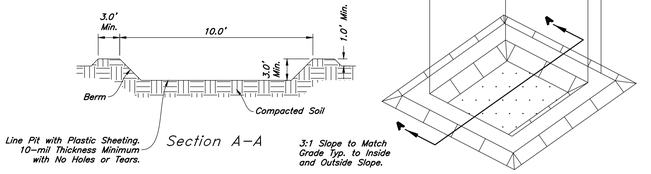
Dandy Sack Inlet Protection

Not to Scale



Gravel Sock Sediment Barrier

Not to Scale



Concrete Washout

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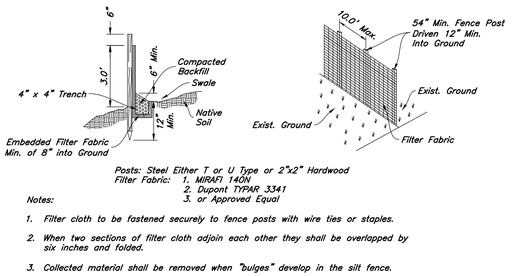
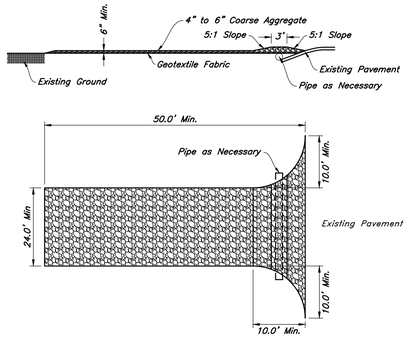


Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section

Not to Scale



Stabilized Construction Entrance

Not to Scale

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU

18-191EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

Erosion Control Plan - Phase 2

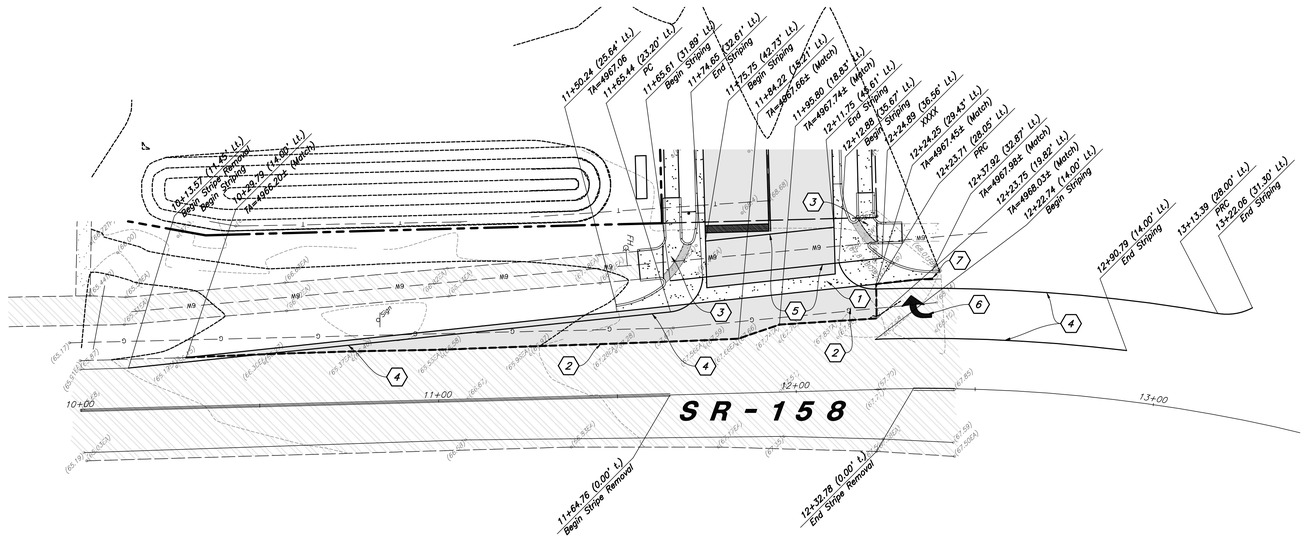
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7786449-2202
ERIC T. MALMBERG
STATE OF UTAH
24/03/2019

3 Apr, 2019

SHEET NO.
C5.2



Scale: 1" = 20'

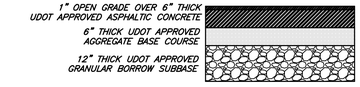
20' 0 20' 40'

Street Improvment Notes

1. Const. 4' Waterway per UDOT Stds
2. Const. Asphalt Paving (See UDOT Standard Drawing DD 1 for Pavement Edge Detail)
3. Const. Accessible Ramp per UDOT Stds. (Const. Accessible Ramp per UDOT Std. Dwg. PA 1 and PA 4 and See Sheet C2.1 for Accessible Details and Notes)
4. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
5. Const. 8" White Crosswalk Paint Stripe
6. Const. Pavement Marking per MUTCD
7. Conn. & Match Existing Improvements
8. Const. 6' Conc. Sidewalk per UDOT General Roadwork (GW) Series Drawings and Std. Dwg. PA 5

UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00- 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02765. Paint must have at least 6 months of life as determined by UDOT's Permits Officer.
5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermos plastic. All letters, arrows, and symbols shall conform with "Stand Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State Highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permit Office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 03575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, backfill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
14. Traffic signal installation of modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 18" behind curb.
18. All construction within the UDOT Right-of-Way shall conform to the most current UDOT standard (including supplemental) drawings and specifications, found at www.udot.utah.gov>Inside UDOT>Project Developemtn>Standards and Specifications.



PAVEMENT SECTION FOR STATE HIGHWAY

NOTE: ALL MATERIALS AND CONSTRUCTION METHODS WITHIN UDOT RIGHT-OF-WAY ARE TO MEET UDOT SPECIFICATIONS

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name:
GWCU

18-191PP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWengineering.net

SR-158 UDOT Improvements

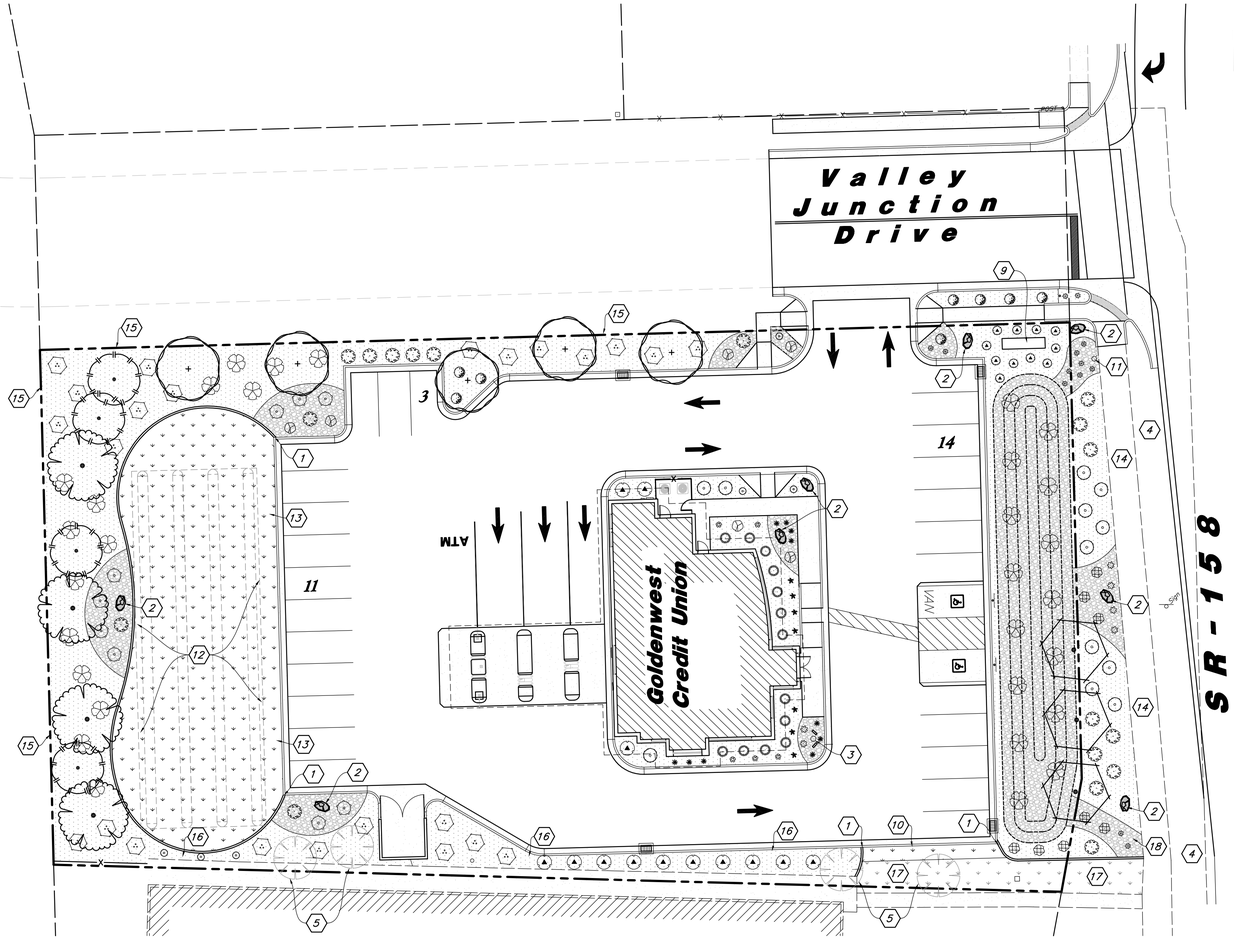
Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7219441-2202
ERIC L. MALMBERG
STATE OF UTAH
5/10/2019

3 Apr, 2019

SHEET NO.
C6.1



Landscape Data

Zone: CV-2

Site Area = 43,558 s.f. (1.00 ac.)

Landscape Area Required = 8,712 s.f. (20%)

Landscape Area Provided = 17,835 s.f. (40.9%)

SR-158 Trees Required = 3 Trees (3 Provided)

Valley Junctrion Drive Trees Required = 6 Trees (6 Provided)

Lawn Area = 5,183 s.f. (29%)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	3	Acer grandidentatum / Bigtooth Maple	2" Cal. / 6–8' Ht.
	4	Picea glauca 'Densata' / Black Hills Spruce	6–8' Ht.
	4	Prunus virginiana 'Canada Red' / Canada Red Chokecherry	2" Cal. / 6–8' Ht.
	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac *	2" Cal. / 6–8' Ht.

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	11	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
	13	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
	30	Cornus sericea 'Isanti' / Isanti Redosier Dogwood	5 gal
	24	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark	5 gal
	18	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
	8	Potentilla fruticosa 'Gold Drop' / Gold Drop Potentilla	5 gal
	6	Potentilla fruticosa 'Tangerine' / Tangerine Potentilla	5 gal
	13	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	8	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	9	Sorbaria sorbifolia / Ash Leaf Spirea	5 gal
	12	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	6	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal
	6	Helictotrichon sempervirens / Blue Oat Grass	5 gal

PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	10	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
	5	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal
	13	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal
	7	Salvia x superba 'May Night' / May Night Salvia	1 gal

GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE
	5,183 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

Material Schedule

Decorative Wood Mulch – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier or Approved Equal Where Shown on Plan; Wood Mulch Shall be Shredded and a Brown Color; Submit Sample for Approval

Decorative Stone – Install a (4) Three Inch Depth over Dewitt Pro5 Weed Barrier or Approved Equal; Stone Shall be Used Where Shown on Plan and Washed Upon Completion of Installation; Stone Shall be 2" Mojave from Staker Parson (801–819–9089); Submit Sample for Approval

4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges between Lawn and Shrub Planters

3–4' Dia. Min. Landscape Boulder – Boulders Shall be Angular, Earth Tone/Tan Color and Shall Match Decorative Stone; All Boulders Shall be Recessed 3 Inches into Ground & Washed Upon Completion

30' Tall Flag Pole – See Detail Specifications; Install per Manufacturer Recommendations

Scale: 1" = 20'

20' 0 20' 40'

General Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shurb Planters & Popup Sprayheads/Rotors for Lawn Areas.
2. Adjust Plant Material as Needed to Provide Easy Access to Existing / New Utilities & Irrigation Boxes.
3. All Disturbed Areas Shall Receive Landscape Treatment. Contact LA if There Are Areas in Question.
4. No Edging Shall be Used to Separate Different Mulch Types.

Landscape Keynotes

1. Landscape Concrete Curbing – See Material Sch.
2. Decorative Landscape Boulder – See Material Sch.
3. New Flag Pole w/ Uplighting – See Material Sch.
4. Existing Native Grass Area w/ Swale Shall Remain & be Protected; Reseed Area Adjacent to New New Curbs & Walkways
5. Existing Tree Shall Remain & be Protected
6. New Light Pole – See Elect. Plans
7. New Elect. Transformer
8. Landscape Drain – See Utility Plan
9. New Pylon Sign by Separate Permit
10. New Lawn Shall be Added Between Back of Curb and Existing Lawn; New Lawn Shall Blend into Existing
11. Existing Fire Hydrant
12. New 35'x100' Septic Seepage Bed – See Utility Plan for More Detail
13. New Lawn
14. Existing Asphalt Trail
15. Provide Nice Clean Edge Between New & Undeveloped Area
16. Existing Lawn Shall be Grubbed Out & Planted as Shown on Plan
17. Existing Lawn Shall Remain & be Protected
18. Detention Pond Overflow – See Utility Plan for More Detail

UT – Utility Box

Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant lschedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier or equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
24. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of stockpiled or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring w/ a layer of wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

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

REV	DATE	DESCRIPTION

Designed by: Name
Drafted by: ALT
Client Name: GWCU
18–191LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 AWengineering.net

Landscape Plan

Goldenwest Credit Union - Eden

2461 North Highway 158
Eden, Utah

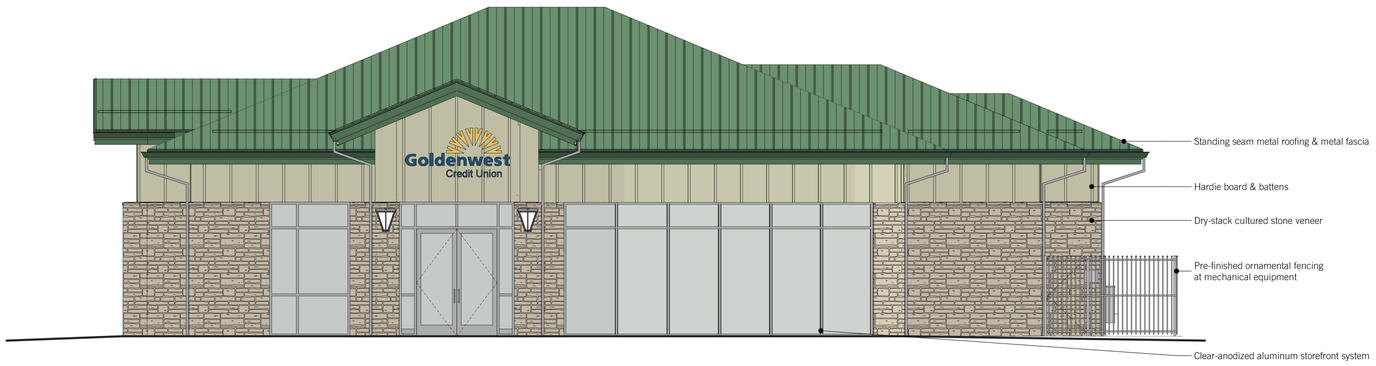
State of Utah
Jared R. Manscill
Licensed Landscape Architect
No. 7740426–5301
04/03/2019

3 Apr, 2019

SHEET NO.
L1.1

BOTT PANTONE ARCHITECTS
620 24TH STREET
OGDEN, UT 84401
BP-ARCHITECTS.NET
P 801.394.3033
F 801.394.9064

NORTH ELEVATION
01 3/16" = 1'-0"



EAST ELEVATION
02 3/16" = 1'-0"

ID	REVISION NAME	DATE
		6/8/2016

ELEVATIONS

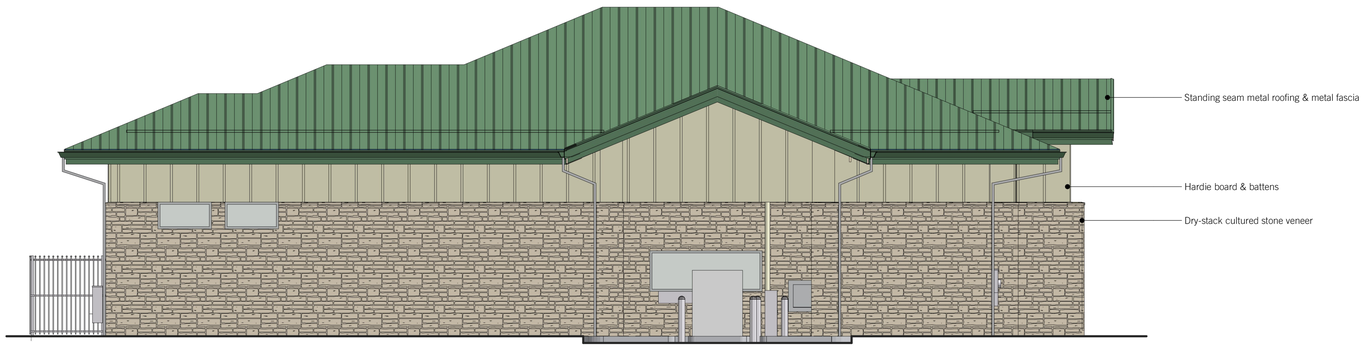
3/16" = 1'-0", 1" = 40'
04.03.19
Project Number: **1920**

GOLDENWEST CREDIT
UNION EDEN BRANCH
A Division of Goldenwest Credit Union

EDEN, UT

BOTT PANTONE ARCHITECTS
620 24TH STREET
OGDEN, UT 84401
BP-ARCHITECTS.NET
P 801.394.3033
F 801.394.9064

SOUTH ELEVATION
01 3/16" = 1'-0"



WEST ELEVATION
02 3/16" = 1'-0"

ID	REVISION NAME	DATE
		6/8/2016

ELEVATIONS

3/16" = 1'-0", 1" = 40'
04.03.19
Project Number: **1920**

GOLDENWEST CREDIT
UNION EDEN BRANCH
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