

Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for design review approval to expand the Maples

and Canyon Rim parking areas at Snowbasin Resort.

Type of Decision: Administrative Agenda Date: July 27, 2021

Applicant: Snowbasin Resort Company

Authorized Agent: Davy Ratchford File Number: DR 2021-08

Property Information

Approximate Address: 3925 East Snowbasin Road, Huntsville, Utah **Zoning:** Destination & Recreation Resort-1 (DRR-1) Zone

Existing Land Use: Destination Resort
Proposed Land Use: Destination Resort
Parcel ID: 20-043-0005

Township, Range, Section: Township 6 North, Range 1 East, Section 32 NE

Adjacent Land Use

North:RecreationSouth:RecreationEast:RecreationWest:Recreation

Staff Information

Report Presenter: Scott Perkes

sperkes@co.weber.ut.us

801-399-8772

Report Reviewer: SB

Applicable Ordinances

- Weber County LUC Title 104, Chapter 29 Destination & Recreation Resort-1 (DRR-1) Zone
- Weber County LUC Title 108, Chapter 1 Design Review
- Weber County LUC Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The applicant is requesting an administrative design review approval to expand the Maples and Canyon Rim parking areas at Snowbasin Resort (see **Exhibit A**). The proposed expansion will add a total of 346 parking stalls (91 stalls in Canyon Rim and 255 stalls in Maples). The project will expand each of the parking areas with asphalt pavement and landscaped areas (see **Exhibit B**).

These two parking lots will be primarily seasonal in their use and temporary in nature as they will be replaced as part of the overall Snowbasin Resort master plan development.

LUC Sec. 108-1 (Design Review) requires that all commercial projects that impact more than one acre in area be reviewed by the Planning Commission. The overall acreage of the proposed expansions totals 2.4 acres in area.

Snowbasin made application in 2010, and received an approval to become the Ogden Valley Destination and Recreation Resort Zone on January 11, 2011. The resort, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2011-05 (E#2511941), dated January 19, 2011.

Analysis

<u>Design Review:</u> The DRR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding areas.

As part of a design review, the Planning Commission shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- Traffic safety and traffic congestion:
 - No new streets are proposed. All parking lot loading during the winter season is directed by onsite customer assistance staff to alleviate traffic congestion.
 - No lighting is proposed as part of this project as parking past dark in these seasonal and temporary lots is not common.
 - Snow storage will be accommodated on the northwest edge of the Canyon Rim lot and on the south edge of the Maples lot. Snow removal will be handled by the Snowbasin grooming crews and is often used for supplementing snow availability on the snow sports recreation area.
- Outdoor advertising:
 - o The project will not include any outdoor advertising.
- Landscaping:
 - LUC §108-2-3(b) allows the land use authority to modify the applicability of the Design Review chapter for DRR-1 projects by approving the landscaping, buffering, and screening plan created by the developer if the land use authority determines that the plan is consistent with the resort's approved master plan. Staff has found that the proposed parking lot expansions and associated landscaping plans are consistent with existing and adjacent temporary parking lots. Additionally, the proposed parking areas are consistent with the land use maps in the resort's master plan (see Exhibit C) and can thereby be approved by the land use authority as proposed.
 - The applicant has indicated that they "will be making use of the surrounding natural vegetation for landscaping. All disturbed areas of cut and fill slopes will be re-seeded with drought resistant grasses and plantings. No irrigation system is planned."
 - As a condition of approval, an estimate for the proposed landscaping plan/revegetation is required to be submitted for review. A cash escrow will be required for the approved estimated cost. This cash escrow is required to be deposited prior the issuance of a land use permit.
- Building and site layout:
 - There are no buildings being proposed as part of the project.
- Utility easements, drainage, and other engineering questions:
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review. To-date, the applicant has complied with all engineering review comments.
- Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:
 - The proposed project complies with the previously approved Snowbasin Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing development and improvements to Snowbasin Resort (pg. 44 Ogden Valley General Plan Parks and Recreation Implementation 1.2.2).

Staff Recommendation

The Planning Division recommends approval of DR 2021-08, subject to all review agency requirements and based on the following condition of approval:

1. An estimate for the proposed landscaping plan is required to be submitted for review. A cash escrow will be required for the approved estimated cost. This cash escrow is required to be deposited prior the issuance of a land use permit.

This recommendation for design review approval is based on the following findings:

- 1. The proposed project complies with applicable County codes.
- 2. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
- 3. The proposed project conforms to the Ogden Valley General Plan.
- 4. The proposed project will not negatively affect public health, safety, or welfare.
- 5. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Design review application and narrative.
- B. Improvement Plans
- C. Snowbasin Master Plan Land Use Map

Vicinity Map



Exhibit A: Design Review Application and Narrative

Weber County Design Review Application								
Application submittals wil	Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401							
Date Submitted / Completed 6/07/21	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)					
Property Owner Contact Info	rmation							
Name of Property Owner(s)		Mailing Address of Property Owner(s)						
Snowbasin Resort Com		3925 Snowbasin Road						
Phone 801-620-1000	N/A	Huntsville, Utah 84317						
Email Address	I N/A	Preferred Method of Written Correspon	dence					
dratchford@snowbasin.	.com	Email Fax Mail						
Authorized Representative C	ontact Information							
Name of Person Authorized to Represe	nt the Property Owner(s)	Mailing Address of Authorized Person						
George Benford	1-	Talisman Civil Consulta	ints					
Phone 801-866-3191	801-743-0300	1588 South Main St., S						
Email Address	001-743-0300	Salt Lake City, Utah 84 Preferred Method of Written Correspon	115 dence					
georgeb@talismancivil.	com	Email Fax Mail						
Property Information								
Project Name		Current Zoning	Total Acreage					
Canyon Rim & Maples Parking Lot Extension		F-40/DRR-1	2.4					
Approximate Address		Land Serial Number(s)						
3925 Snowbasin Road		Book 20, Page 43 200430005						
Huntsville, Utah 84317								
Proposed Use								
Project Narrative This project will provide 346 additional parking stalls by extending the existing paved area of the Canyon Rim (91 stalls) and Maples (255 stalls) parking lots. These two parking lots will be primarily seasonal use and temporary in nature because they will be replaced as part of the overall Snowbasin Resort development project. This project includes erosion control for all disturbed surfaces and storm water management for the new paved surfaces.								

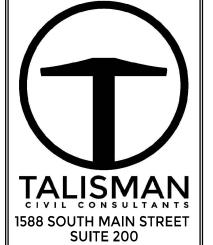
Property Owner Affidavit		
I (We), and that the statements herein contained, the information pro my (our) knowledge.	_, depose and say to ovided in the attach	hat I (we) am (are) the owner(s) of the property identified in this application ed plans and other exhibits are in all respects true and correct to the best of
(Property Owner)	29	(Property Owner)
Subscribed and sworn to me thisday of	, 20	
		(Notary)
Authorized Representative Affidavit		
my (our) behalf before any administrative or legislative body pertaining to the attached application. Day 12-La La La Company (Property Owner)	in the County con	the real property described in the attached application, do authorized as my to represent me (us) regarding the attached application and to appear on sidering this application and to act in all respects as our agent in matters (Property Owner) The described in the attached application, do authorized as my to represent me (us) regarding the attached application, and to appear on sidering this application and to act in all respects as our agent in matters The described in the attached application, do authorized as my to represent me (us) regarding the attached application, do authorized as my to represent me (us) regarding the attached application, and to appear on sidering this application and to appear on sidering this application and to act in all respects as our agent in matters The described in the attached application, do authorized as my to represent me (us) regarding the attached application and to appear on sidering this application and to act in all respects as our agent in matters.
Dated this 7 day of Jame 20 2 (signer(s) of the Representative Authorization Affidavit who duly	, personally appear ly acknowledged to	me that they executed the same.
ANN J. MORBY MOTARY PUBLIC • STATE OF UTAL COMMISSION NO. 705242 COMM. EXP. 03-18-2023		and Maly (Notary)

CANYON RIM & MAPLES PARKING LOTS - PHASE 1A SNOWBASIN RESORT COMPANY

3925 SNOW BASIN RD, HUNTSVILLE, UT 84317



<u>CIVIL DRAWINGS</u>	
COVER SHEET GENERAL NOTES	C0 C0
SITE PLAN CANYON RIM PARKING LOT P9A SITE PLAN MAPLES PARKING LOT P6A	C2 C2
GRADING PLAN CANYON RIM PARKING LOT P9A GRADING PLAN MAPLES PARKING LOT P6A	C3 C3
UTILITY PLAN CANYON RIM PARKING LOT P9A UTILITY PLAN MAPLES PARKING LOT P6A	C4 C4
EROSION CONTROL CANYON RIM PARKING LOT P9 EROSION CONTROL MAPLES PARKING LOT P6A	C6 C6
DETAILS	<i>C7</i>



BY DATE REVISIONS:

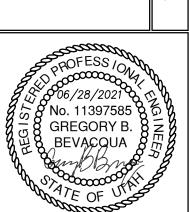
12.8 SOUTH WAIN STREE SOUTH WEBER COLITY OF 25.2021

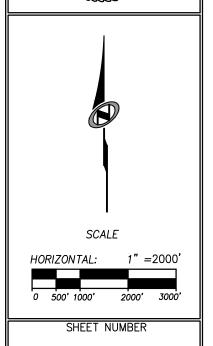
SALT FOR COLITY COMMENTS RECEIVED 06.25.2021

REPER COLITY COMMENTS RECEIVED 06.25.2021

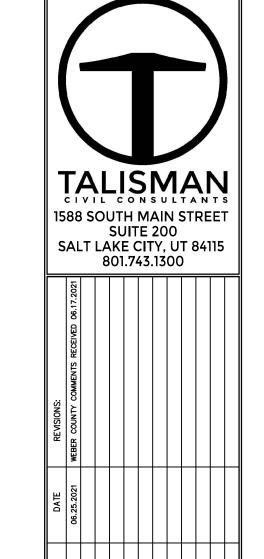
LOTS

ON RIM & MAPLES PARKIN COVER SHEET



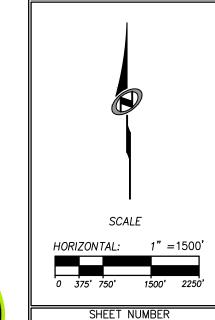






SNOWBASIN RESORT CANYON RIM & MAPLES

PROFESS / ON 1 1397585 GO NO. 11397585 GO NO. 1139758 GO NO. 1139





- FOR DIRECTION. 2. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL ON UNIFORM TRAFFIC
- 3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- 4. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 5. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- 6. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 8. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- 9. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- 10. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- 11. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. 12. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND
- SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 13. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS,
- BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. 15. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 16. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THE EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND IS RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER— OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING
- 17. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 18. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

AND SUBMITTING THEIR BID.

- 19. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- 20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND 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. 21. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 22. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 23. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

GENERAL NOTES CONT.

- 24. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL—SIZE AS—BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS—BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND OR FINAL ACCEPTANCE.
- 25. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 26. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 27. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 28. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKERS FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- 29. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON
- PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE. 30. UNCLASSIFIED EXCAVATION SHALL BE PROPERLY DISPOSED OF PER GOVERNMENT REGULATIONS.
- 31. THE IMPROVEMENTS SHOULD BE CONSTRUCTED BASED ON SURVEY OF EXISTING CONDITION USED AS BASIS OF DESIGN. CONTRACTOR TO ENSUE STANDARD RFI PROCESS IF THEY DISCOVER A DISCREPANCY IN THE ACTUAL CONDITION OR NOT AS SURVEYED.

UTILITY NOTES

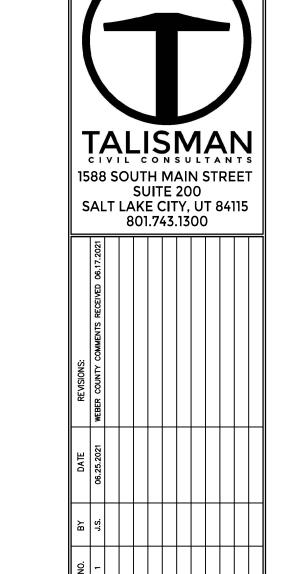
- 1. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE. IN THE FIELD. THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES. UTILITIES AND SERVICE TO THE PROJECT.
- 2. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- 3. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT THEIR EXPENSE.
- 4. ALL VALVES AND MANHOLE COVERS IN THE IMPROVEMENT AREA SHALL BE
- RAISED OR LOWERED TO MEET FINISHED GRADE. 5. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX
- OR MANHOLE. 6. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON— SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A
- SMOOTH FINISH. 7. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS
- AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. 8. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL
- AFTER THE FINAL BOND RELEASE INSPECTION. 9. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL
- MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS. 10. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKERS MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND
- NO COST CHANGE WILL BE PROVIDED. 11. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 12. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- 13. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 14. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED. 15. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER
- OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 16. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 7' OF COVER TO TOP OF
- PIPE BELOW FINISHED GRADE. 17. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM HORIZONTAL
- SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. 18. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- 19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- 20. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL *NONMETALLIC PIPE.* 21. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO
- THE TRENCH 22. ALL IRRIGATION SYSTEMS ARE TO REMAIN FUNCTIONAL DURING CONSTRUCTION. CAP BROKEN LINES UNTIL REPAIR, SO THAT SYSTEM IS FUNCTIONAL.

LEGEND

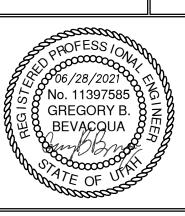
SYMBOL/LINETYPE	DESCRIPTION	HATCH LEGEND	
x	LIMITS OF DISTURBANCE EXISTING FENCE	EXISTING BUILDING	
wv 	EXISTING WATER VALVE EXISTING WATER METER	EXISTING CONCRETE	
	EXISTING FIRE HYDRANT	EXISTING LANDSCAPING	\(\psi\) \(\
Ē \$	EXISTING ELECTRICAL BOX EXISTING LIGHT POLE	CLEAR AND GRUB	+ + + + + + + + + + + + + + +
T) MH	EXISTING TELECOMMUNICATIONS VAULT MISCELLANEOUS MANHOLE	EXISTING ASPHALT	
(S)	EXISTING SANITARY SEWER MANHOLE EXISTING GAS METER	PROPOSED ASPHALT	
	EXISTING STORM DRAIN DROP INLET EXISTING SEWER PIPE	PROPOSED LANDSCAPING	\(\psi\) \(\psi\) \(\psi\) \(\psi\)
SD	EXISTING STORM DRAIN PIPE PROPERTY LINE	PROPOSED CONCRETE	
→	EXISTING POWER POLE EXISTING GUY WIRE		
——————————————————————————————————————	EXISTING SIGN		
A Trong	EXISTING MAIL BOX EXISTING TREE EXISTING TREE TO BE REMOVED		
	PROPOSED OBJECT MARKERS SIGN PROPOSED CATCH BASIN PROPOSED STORM DRAIN LINE		
x	PROPOSED FENCE ROAD CENTERLINE		
~~~~\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	UTILITY DEMO		

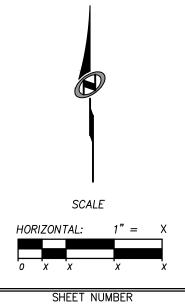
FIRE HYDRANT

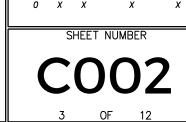




# 10 Z









#### SITE GENERAL NOTES:

- 1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
- 2. ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.
- 3. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE PUBLIC WORKS STANDARDS WEBER COUNTY.

#### SITE SCOPE OF WORK:

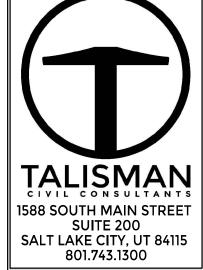
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

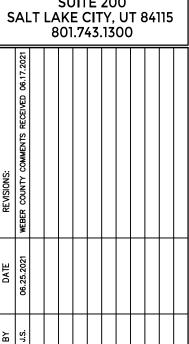
- 1) LIMIT OF DISTURBANCE.
- (2) INSTALL ASPHALT PAVEMENT, PER DETAIL A1 SEE SHEET C700.
- (3) 4" WIDE WHITE PARKING STALL STRIPE PER LATEST VERSION OF M.U.T.C.D.
- (4) REMOVE EXISTING TREE(S), COORDINATE WITH OWNER.
- 5 REMOVE EXISTING PARKING STALL STRIPE.
- (6) SAWCUT TO PROVIDE SMOOTH CLEAN EDGE FOR PROPOSED IMPROVEMENTS.
- (7) INSTALL  $D_{50}$ -8" RIPRAP.

#### HORIZONTAL CONTROL

	Point Table		Point Table				
Point #	Northing	Easting	Point #	Northing	Easting		
1	3605291.95	1542365.62	13	3604915.58	1542324.87		
2	3605316.27	1542366.91	14	3605207.74	1542340.03		
3	3605314.37	1542402.86	15	3605293.05	1542344.89		
4	3605288.02	1542402.04	16	3605298.33	1542332.12		
5	3605287.44	1542413.08	17	3605150.34	1542324.67		
6	3605276.62	1542425.37	18	3604902.59	1542278.67		
7	3605260.73	1542424.28	19	3604869.57	1542287.82		
8	3605252.54	1542412.34	20	3604866.83	1542314.54		
9	3605253.30	1542401.37	21	3604878.04	1542349.71		
10	3604894.51	1542382.34	22	3604866.44	1542365.36		
11	3604896.65	1542341.89	23	3604874.97	1542385.07		
12	3604914.62	1542342.85	24	3604871.07	1542399.16		

CANYON RIM PARKING LOT						
EXISTING PARKING SPOTS	410					
PARKING SPOTS ADDED	91					
PARKING SPOTS REMOVED	5					
NEW TOTAL FOR ALL PARKING SPOTS	496					



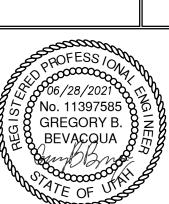


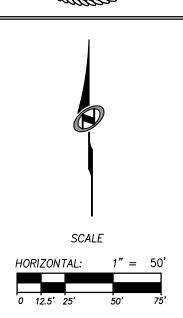
E: 06.28.

Σ Z Z

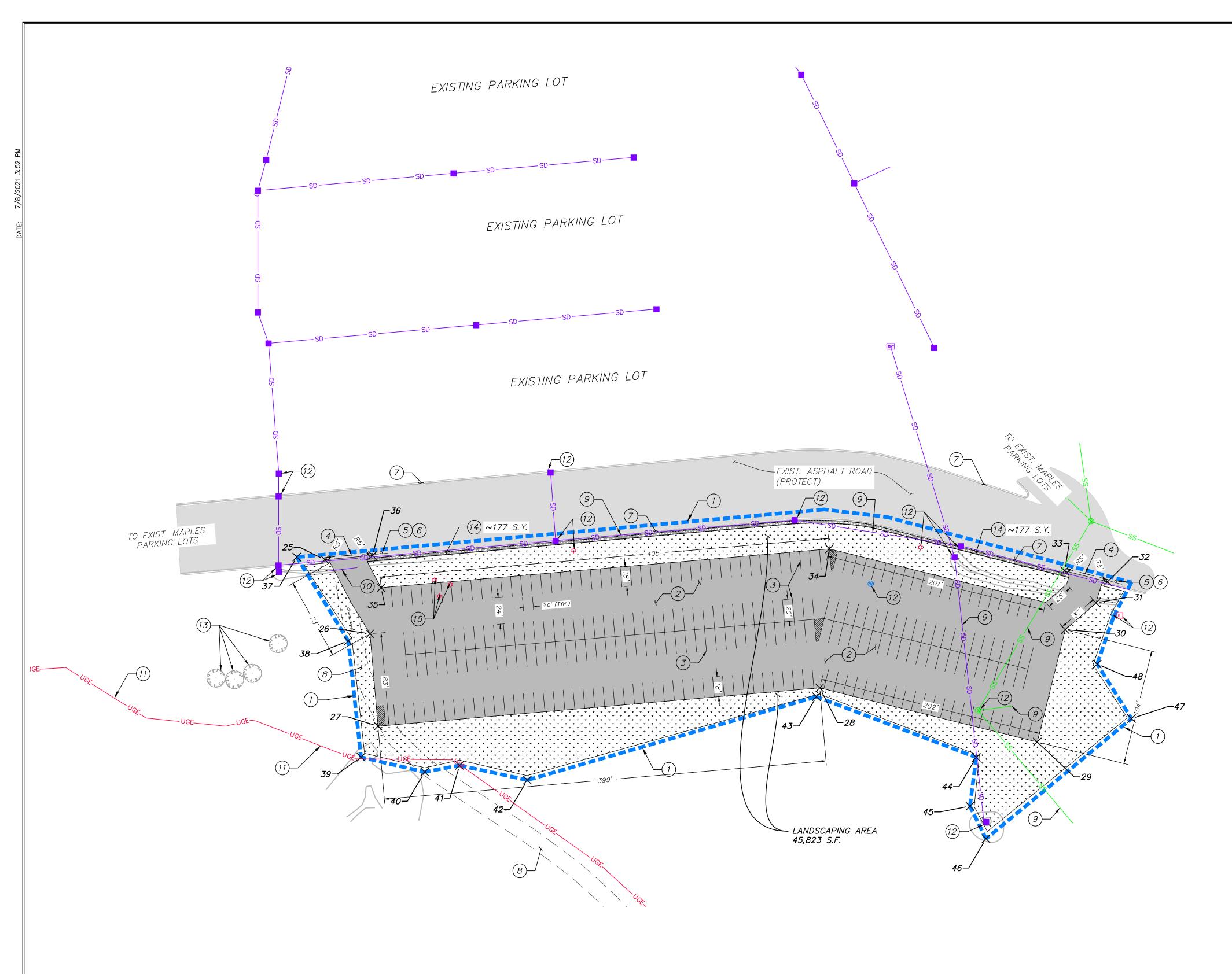
SITE

DE NIIMBED. 10-200









#### SITE GENERAL NOTES:

- 1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
- 2. ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.
- 3. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE PUBLIC WORKS STANDARDS OF WEBER COUNTY

#### SITE 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:
- 1) LIMIT OF DISTURBANCE.
- (2) INSTALL ASPHALT PAVEMENT, PER DETAIL A2 SEE SHEET C700.
- (3) 4" WIDE WHITE PARKING STALL STRIPE PER LATEST VERSION OF M.U.T.C.D.
- (4) SAWCUT TO PROVIDE SMOOTH CLEAN EDGE FOR PROPOSED IMPROVEMENTS.
- (5) INSTALL M.U.T.C.D. R1-1 STOP SIGN, PER DETAIL B SHEET C700.
- (6) INSTALL M.U.T.C.D. R3-5R RIGHT TURN ONLY SIGN, PER DETAIL C SHEET C700.
- (7) PROTECT EXISTING 2.5' WATERWAY...
- (8) PROTECT EXISTING DIRT ROAD. CONTRACTOR TO COORDINATE WITH OWNER.
- (9) PROTECT EXISTING UTILITY.
- (10) REMOVE AND PROPERLY DISPOSE OF EXISTING UTILITY.
- 11) PROTECT EXISTING UNDERGROUND ELECTRICAL UTILITY. CONTRACTOR TO COORDINATE WITH OWNER TO LOCATE.
- (12) PROTECT EXISTING STRUCTURE.
- (13) PROTECT EXISTING TREE. CONTRACTOR TO COORDINATE WITH OWNER TO LOCATE.
- (14) INSTALL  $D_{50}-8$ " RIPRAP.
- EXISTING STRUCTURE TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION.

  (15) CONTRACTOR TO COORDINATE LIGHT POLE RELOCATION WITH OWNER & ROCKY MOUNTAIN POWER.

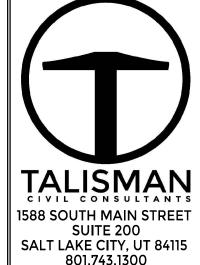
#### HORIZONTAL CONTROL

Point Table							
Point #	Northing	Easting					
25	3602984.47	1540681.77					
26	3602917.73	1540722.42					
27	3602834.54	1540729.64					
28	3602869.02	1541127.14					
29	3602820.30	1541322.93					
30	3602921.41	1541348.09					
31	3602945.58	1541375.75					
32	3602964.63	1541386.27					
33	3602974.46	1541347.60					
34	3602994.24	1541135.86					
35	3602959.24	1540732.37					
36	3602988.27	1540724.83					

Point Table						
Point #	Easting					
37	3602986.86	1540656.55				
38	3602911.33	1540702.90				
39	3602806.62	1540714.32				
40	3602793.33	1540771.72				
41	3602799.26	1540803.04				
42	3602786.04	1540864.08				
43	3602861.10	1541124.22				
44	3602806.49	1541268.09				
45	3602762.54	1541262.35				
46	3602733.15	1541276.83				
47	3602841.44	1541407.74				
48	3602890.47	1541376.82				

MAPLES PARKING LOT						
EXISTING PARKING SPOTS	660					
PARKING SPOTS ADDED	255					
PARKING SPOTS REMOVED	0					
NEW TOTAL FOR ALL PARKING SPOTS	915					





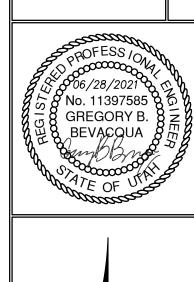
SALT LAKE CITY, UT 84115 801.743.1300									15		
REVISIONS:	WEBER COUNTY COMMENTS RECEIVED 06.17.2021										
DATE	06.25.2021										
Βλ	J.S.										

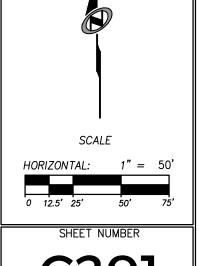
06.28.20

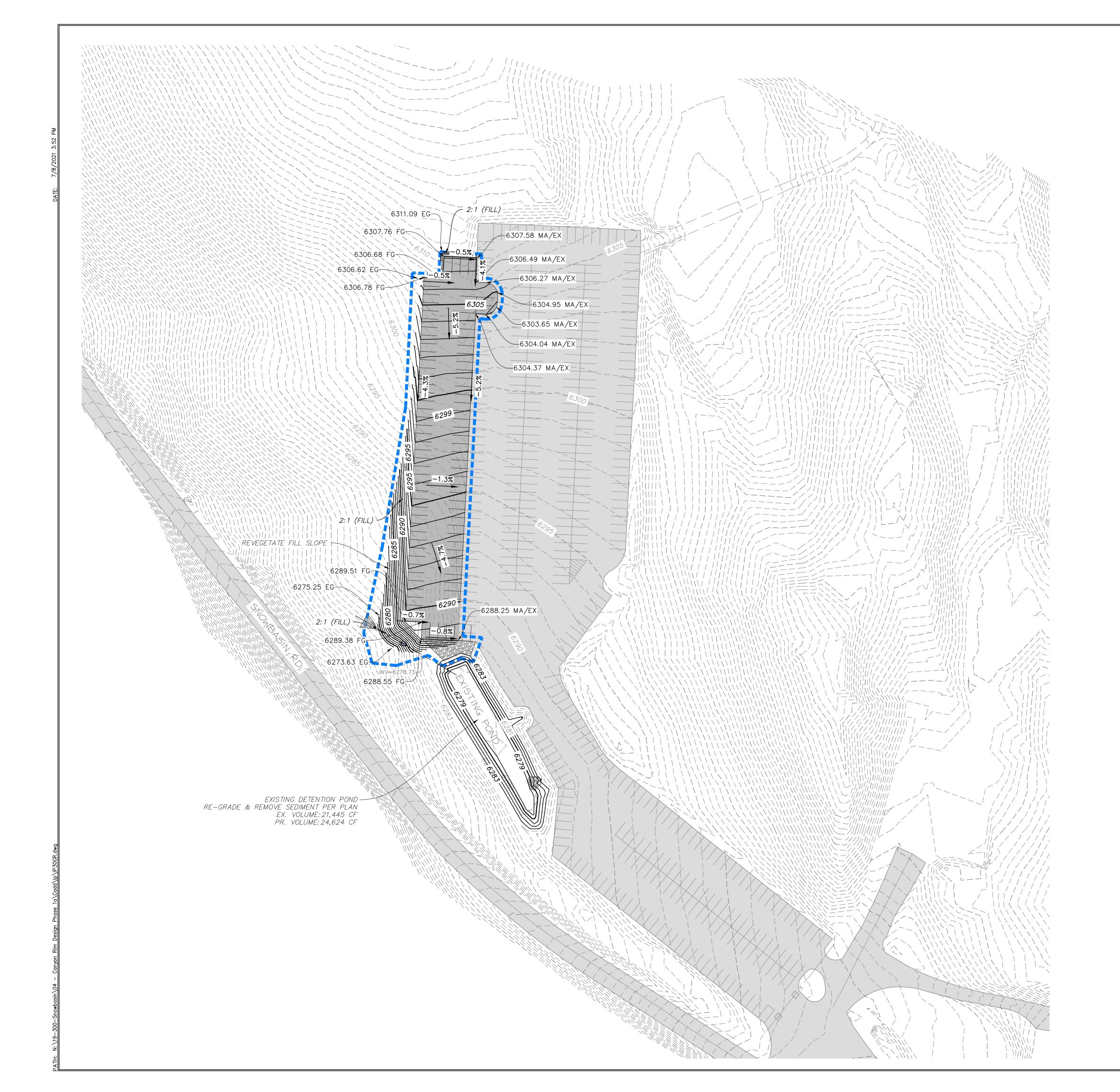
DATE: 0

VEASIN KESC PLES PARKING LOT

TCC JOB NUMBER: 19-30

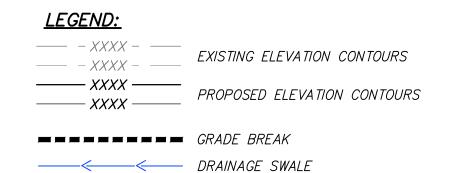






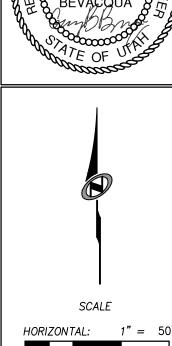
#### **GRADING GENERAL NOTES:**

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
- 3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT.
- 4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- 5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- 6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- 7. SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.





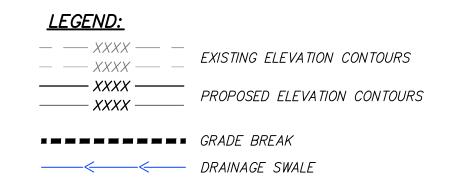
**SUITE 200** SALT LAKE CITY, UT 84115 801.743.1300





#### **GRADING GENERAL NOTES:**

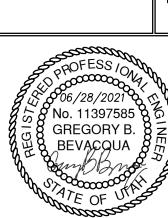
- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.
- 3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT.
- 4. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- 5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- 6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- 7. SEE DRAINAGE REPORT FOR STORM DRAIN CALCULATIONS.

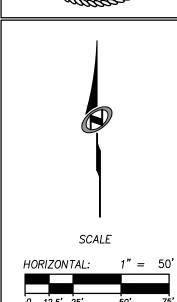




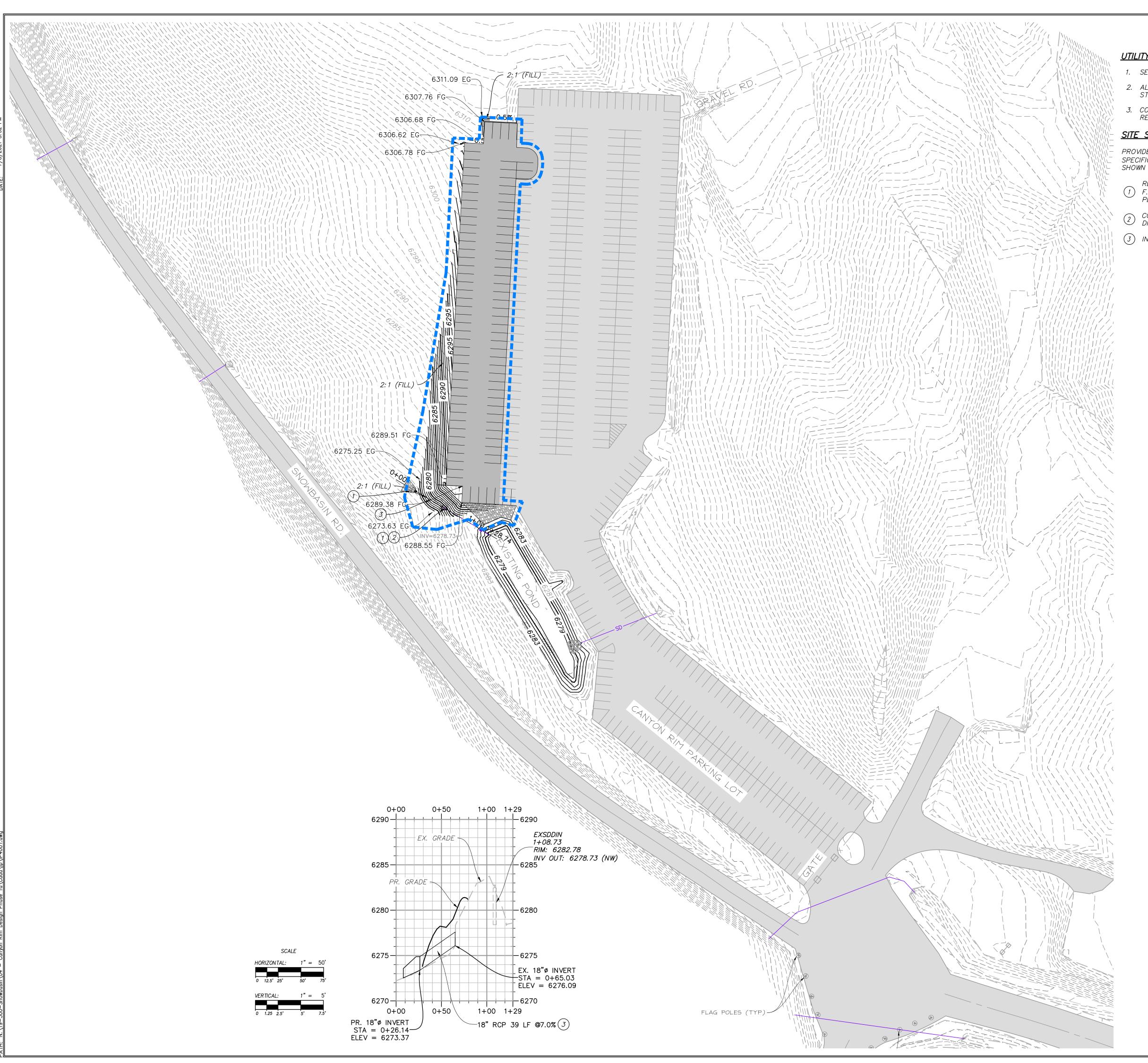
SALT LAKE CITY, UT 84115 801.743.1300

S









#### **UTILITY GENERAL NOTES:**

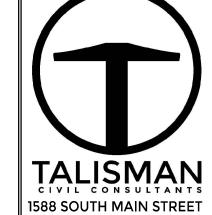
- 1. SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
- 2. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE PUBLIC WORKS STANDARDS OF WEBER COUNTY.
- 3. CONTRACTOR SHALL SALVAGE EXISTING STORM DRAIN INFRASTRUCTURE FOR RE-USE WITH THIS PROJECT.

#### SITE 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:

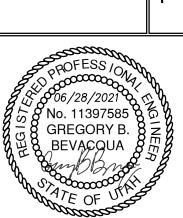
- REMOVE EXISTING FLARED END SECTION (F.E.S.) FOR REUSE. IF EXISTING

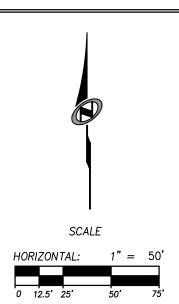
  1 F.E.S. NOT SALVAGEABLE—INSTALL 18" FLARED END SECTION PER APWA PLAN #323.1.
- 2 CONNECT PROPOSED 18"Ø RCP STORM DRAIN TO EXISTING 18"Ø STORM DRAIN.
- 3) INSTALL 18"Ø RCP STORM DRAIN PER APWA NO. 381 & 382.



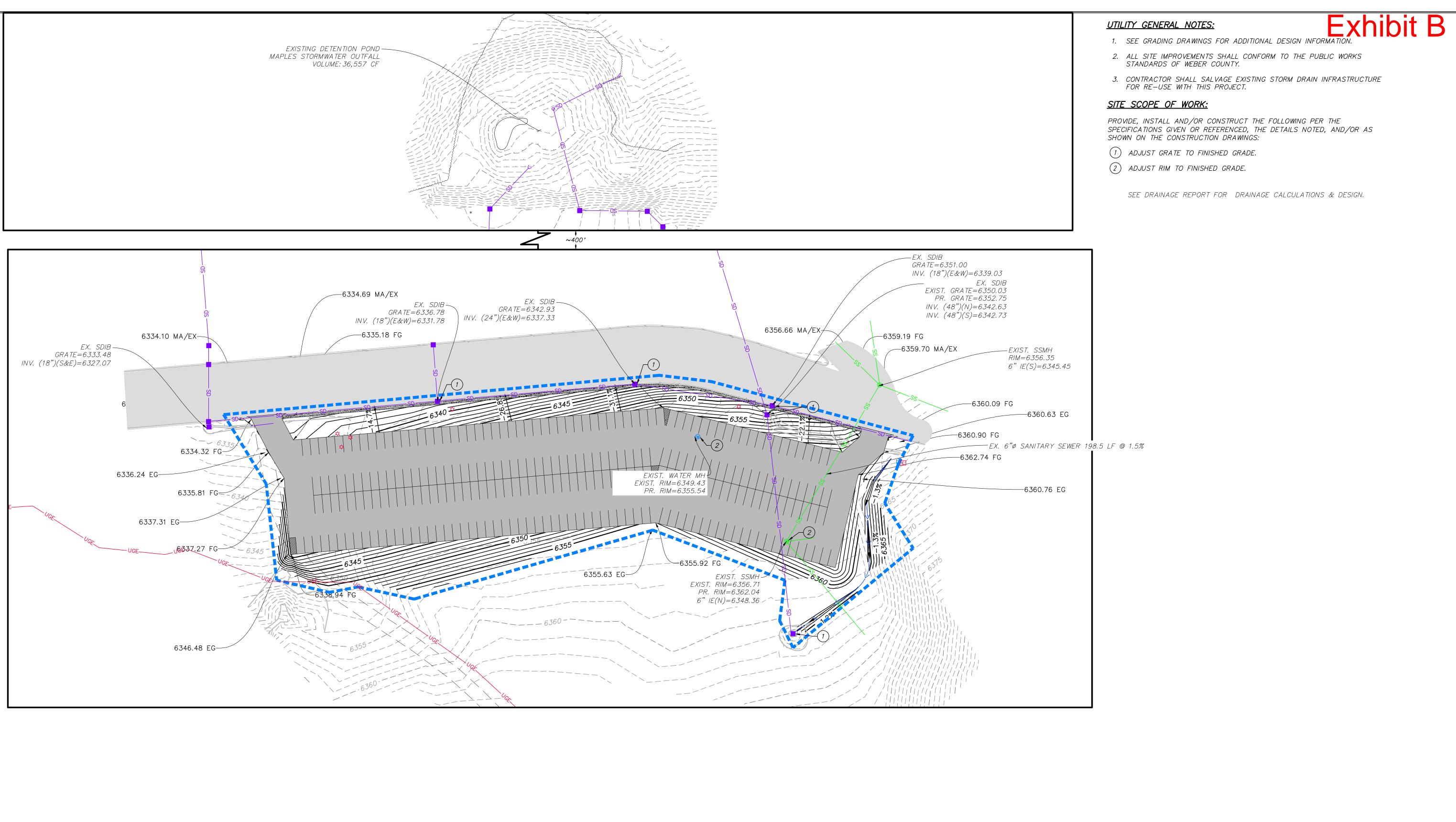
SUITE 200 SALT LAKE CITY, UT 84115 801.743.1300

SNOWBAS











- 2. ALL SITE IMPROVEMENTS SHALL CONFORM TO THE PUBLIC WORKS STANDARDS OF WEBER COUNTY.
- 3. CONTRACTOR SHALL SALVAGE EXISTING STORM DRAIN INFRASTRUCTURE FOR RE-USE WITH THIS PROJECT.

#### SITE 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:

- 1) ADJUST GRATE TO FINISHED GRADE.
- (2) ADJUST RIM TO FINISHED GRADE.

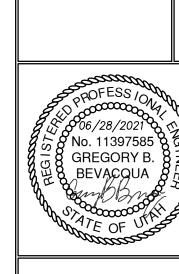
SEE DRAINAGE REPORT FOR DRAINAGE CALCULATIONS & DESIGN.

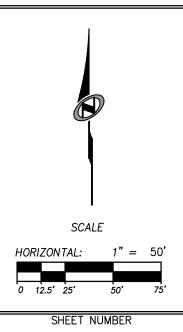


TALISMAN CIVIL CONSULTANTS

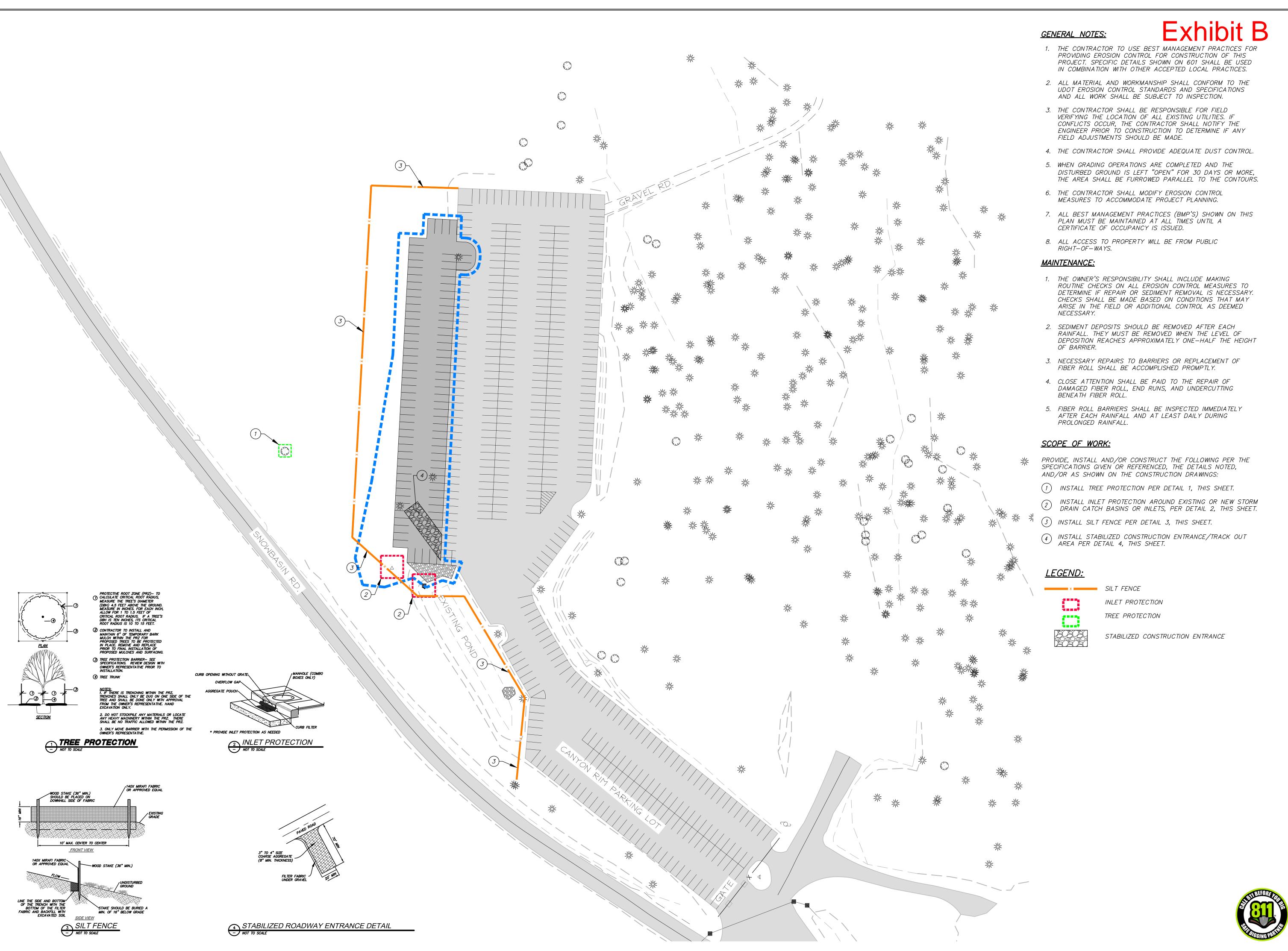
1588 SOUTH MAIN STREET

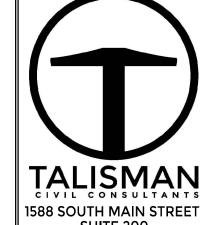
SUITE 200 SALT LAKE CITY, UT 84115 801.743.1300











REVISIONS:

REPLICATION SOUNTY COMMENTS RECEIVED 06.17.2021

REPLICATION SOUNTY COMMENTS RECEIVED 06.17.2021

REPLICATION SOUNTY COMMENTS RECEIVED 06.17.2021

021

ATE: 06.28.20

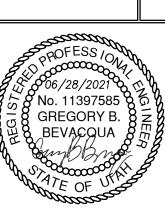
L

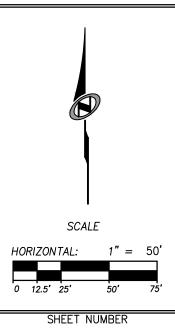
NYON RIM PARKING LC EROSION CONTROL

10

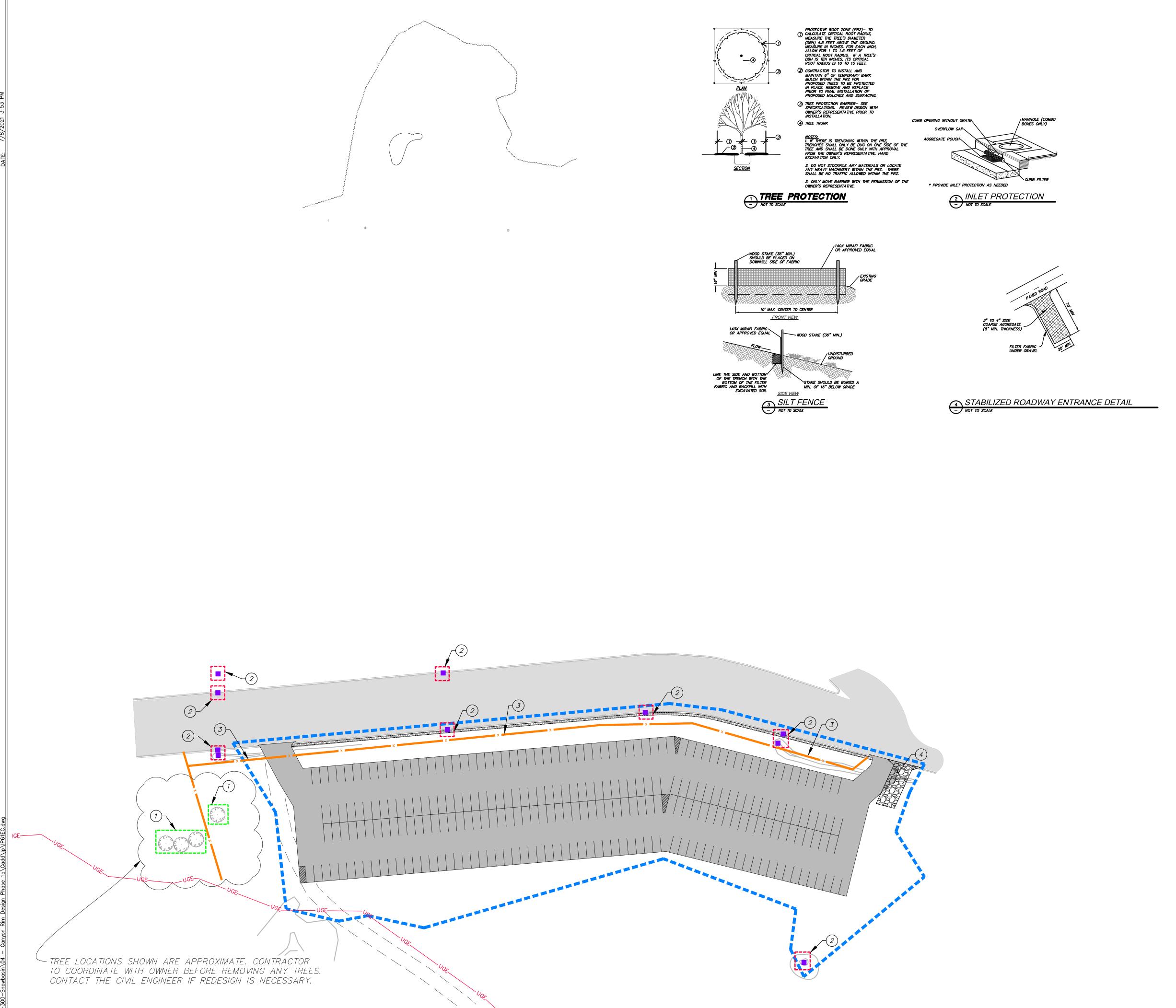
19-300.04

C JOB NUMBER:





C600



#### GENERAL NOTES:

- LXNIDIT B
- 1. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON 601 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
- 2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE UDOT EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- 4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.
- 5. WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 30 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.
- 6. THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.
- 7. ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED.
- 8. ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT—OF—WAYS.

#### MAINTENANCE:

- 1. THE OWNER'S RESPONSIBILITY SHALL INCLUDE MAKING
  ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO
  DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY.
  CHECKS SHALL BE MADE BASED ON CONDITIONS THAT MAY
  ARISE IN THE FIELD OR ADDITIONAL CONTROL AS DEEMED
  NECESSARY.
- 2. 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.
- 3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FIBER ROLL SHALL BE ACCOMPLISHED PROMPTLY.
- 4. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED FIBER ROLL, END RUNS, AND UNDERCUTTING BENEATH FIBER ROLL.
- 5. FIBER ROLL BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

#### 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:

- 1) INSTALL TREE PROTECTION PER DETAIL 1, THIS SHEET.
- 2) INSTALL INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR INLETS, PER DETAIL 2, THIS SHEET.
- (3) INSTALL SILT FENCE PER DETAIL 3, THIS SHEET.
- (4) INSTALL STABILIZED CONSTRUCTION ENTRANCE/TRACK OUT AREA PER DETAIL 4, THIS SHEET.

#### LEGEND:

SILT FENCE
INLET PROTECTION

TREE PROTECTION

STABILIZED CONSTRUCTION ENTRANCE



TALISMAN

CIVIL CONSULTANTS

1588 SOUTH MAIN STREET

SUITE 200

SALT LAKE CITY, UT 84115

801.743.1300

BY DATE REVISIONS:

WEBER COUNTY COMMENTS RECEIVED 06.17.2021

U.S. 06.25.2021

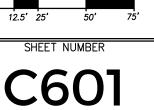
WEBER COUNTY COMMENTS RECEIVED 06.17.2021

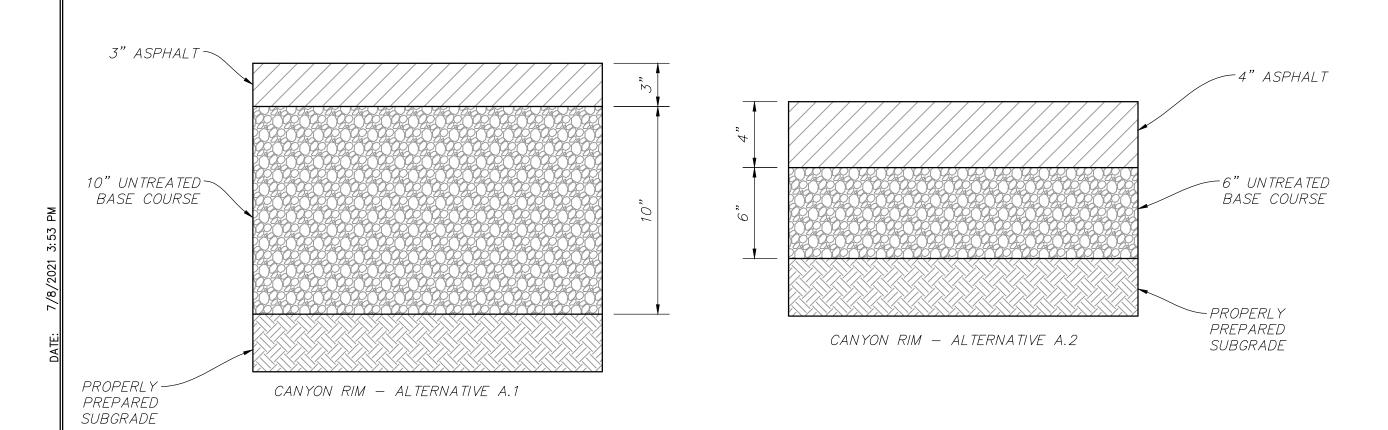
: 06.28.2021

DATE: C

NOWBASIN RES







NOTE: CANYON RIM PAVEMENT SECTIONS PROVIDED BY GEOTECHNICAL REPORT BY

INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. DATED 06/15/2017.

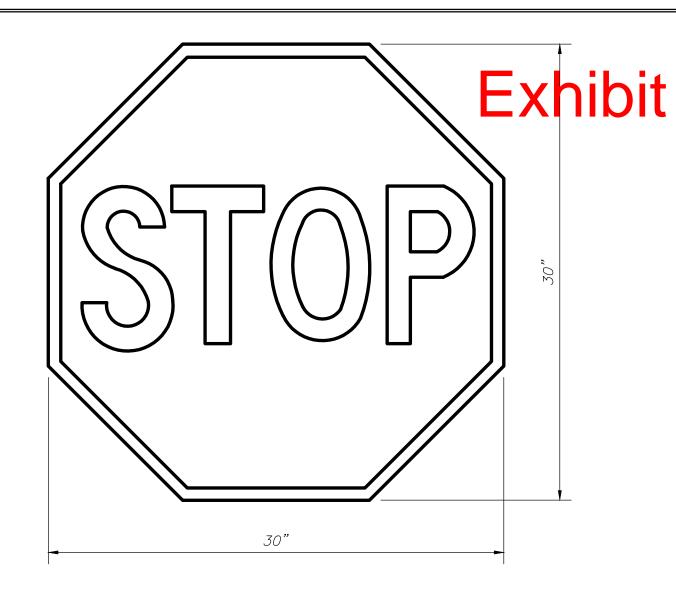
A CANYON RIM ASPHALT PAVEMENT SECTION

1 SCALE: N.T.S.

—8" UNTREATED BASE COURSE – PROPERLY PREPARED SUBGRADE MAPLES

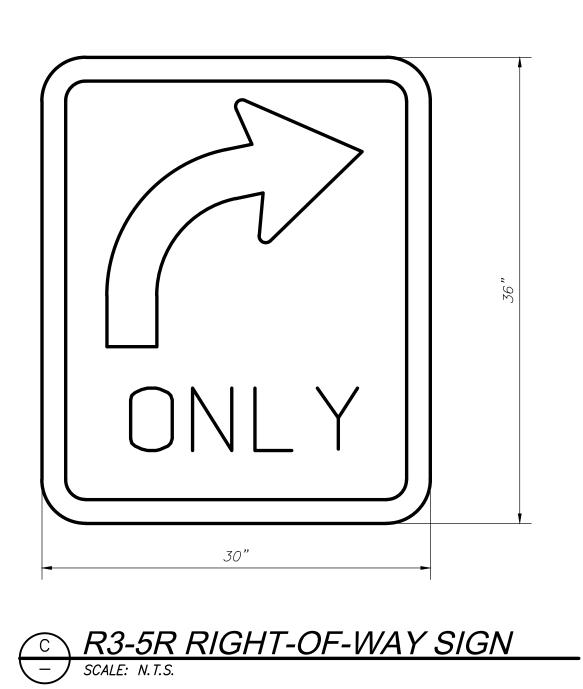
NOTE: MAPLES PAVEMENT SECTIONS PER GEOTECHNICAL REPORT BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. DATED 05/20/2021.

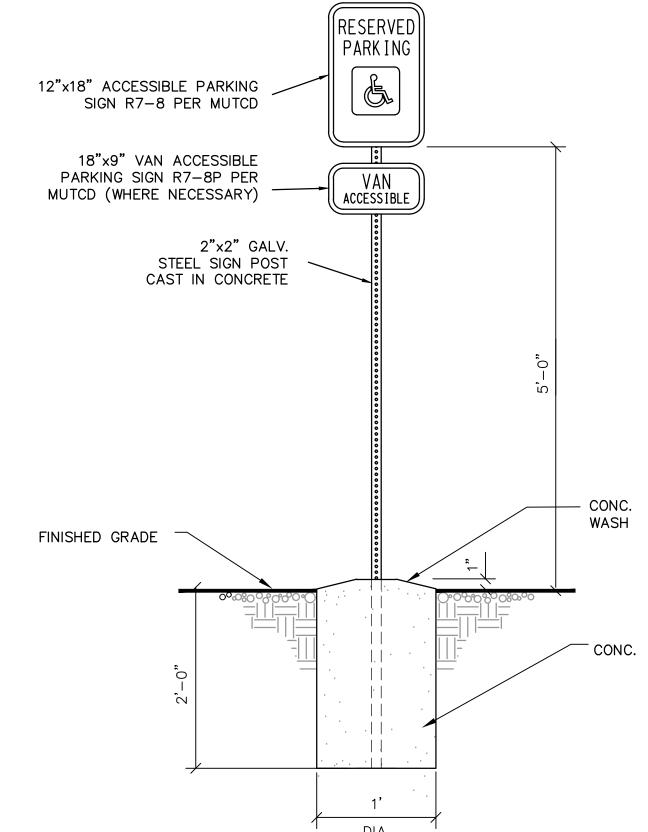
A MAPLES ASPHALT PAVEMENT SECTION
2 SCALE: N.T.S.



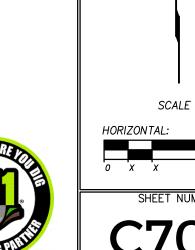
B R1-1 STOP SIGN

- SCALE: N.T.S.





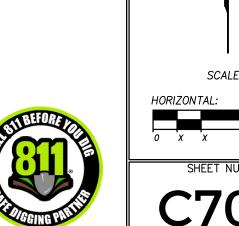


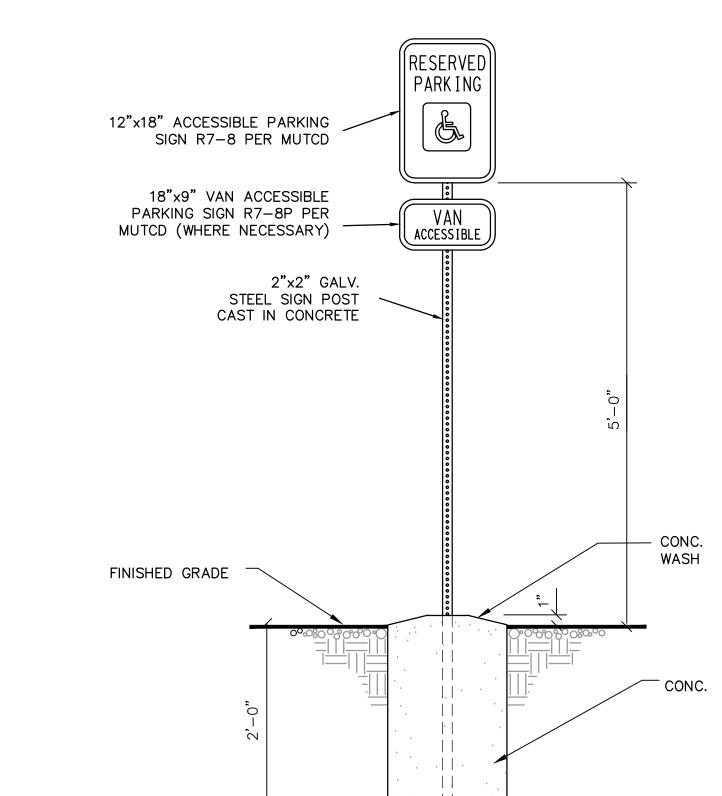


1588 SOUTH MAIN STREET SUITE 200 SALT LAKE CITY, UT 84115 801.743.1300

**PARKING** 

ASIN





#### Exhibit C: Snowbasin Master Plan Land Use Map

