

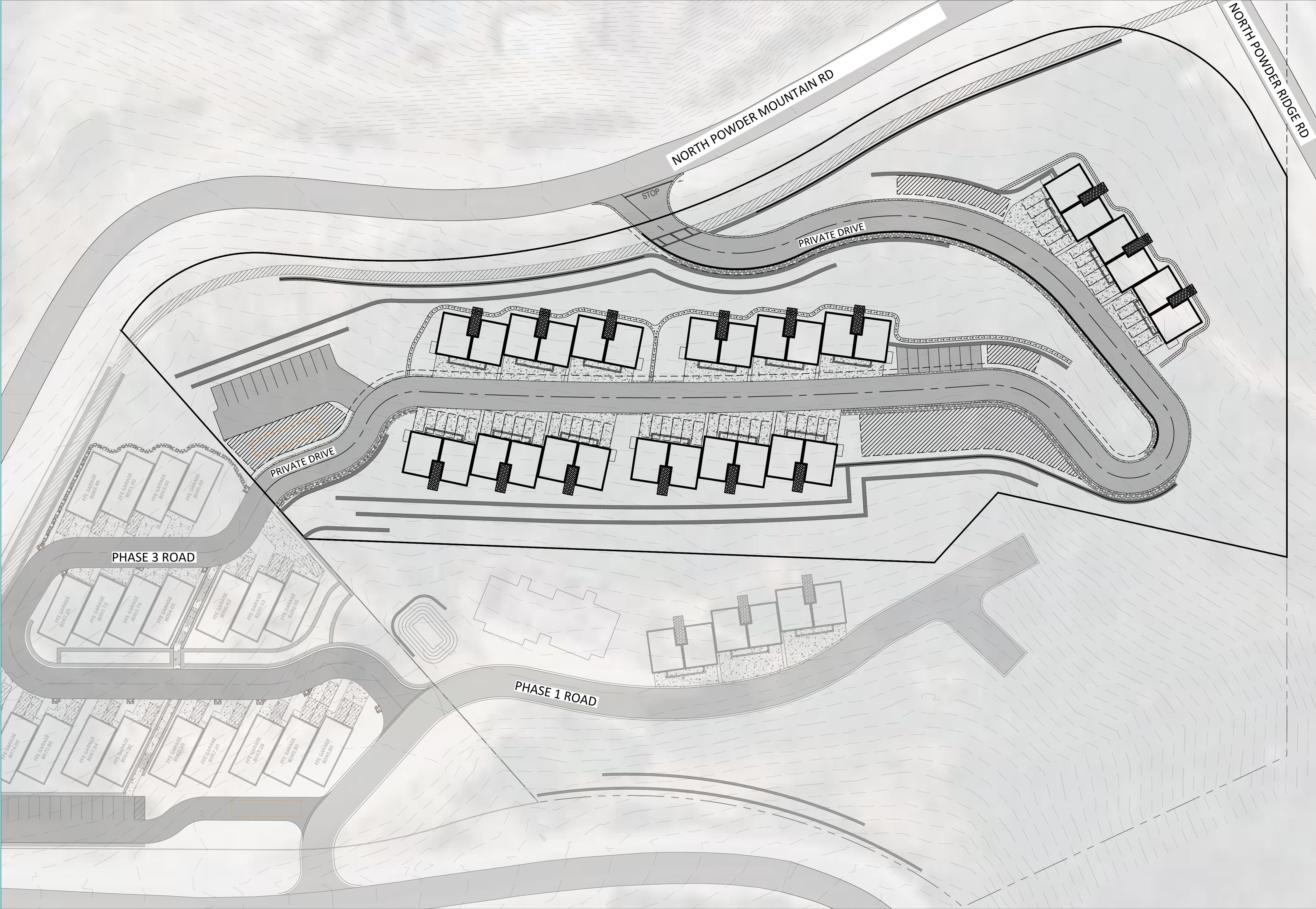
SUNDOWN CONDOS AT POWDER MOUNTAIN PRUD

Site Permit Application Package

Approximately 6550 North Powder Mountain Road
Eden, Utah 84310

OWNER
OWNER: Mike Brenny
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CIVIL ENGINEERING
FAWKES CONSULTANTS INC.
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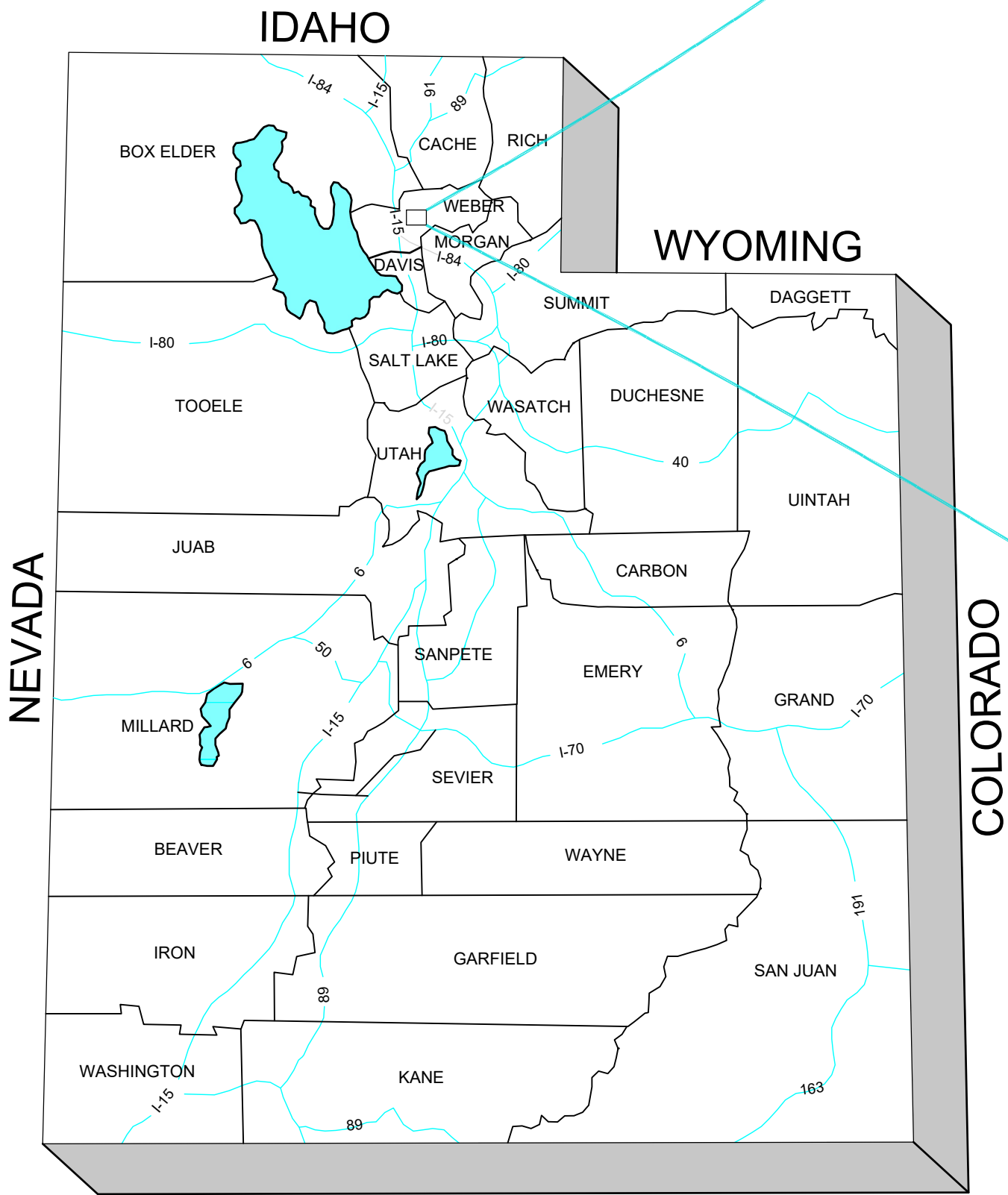
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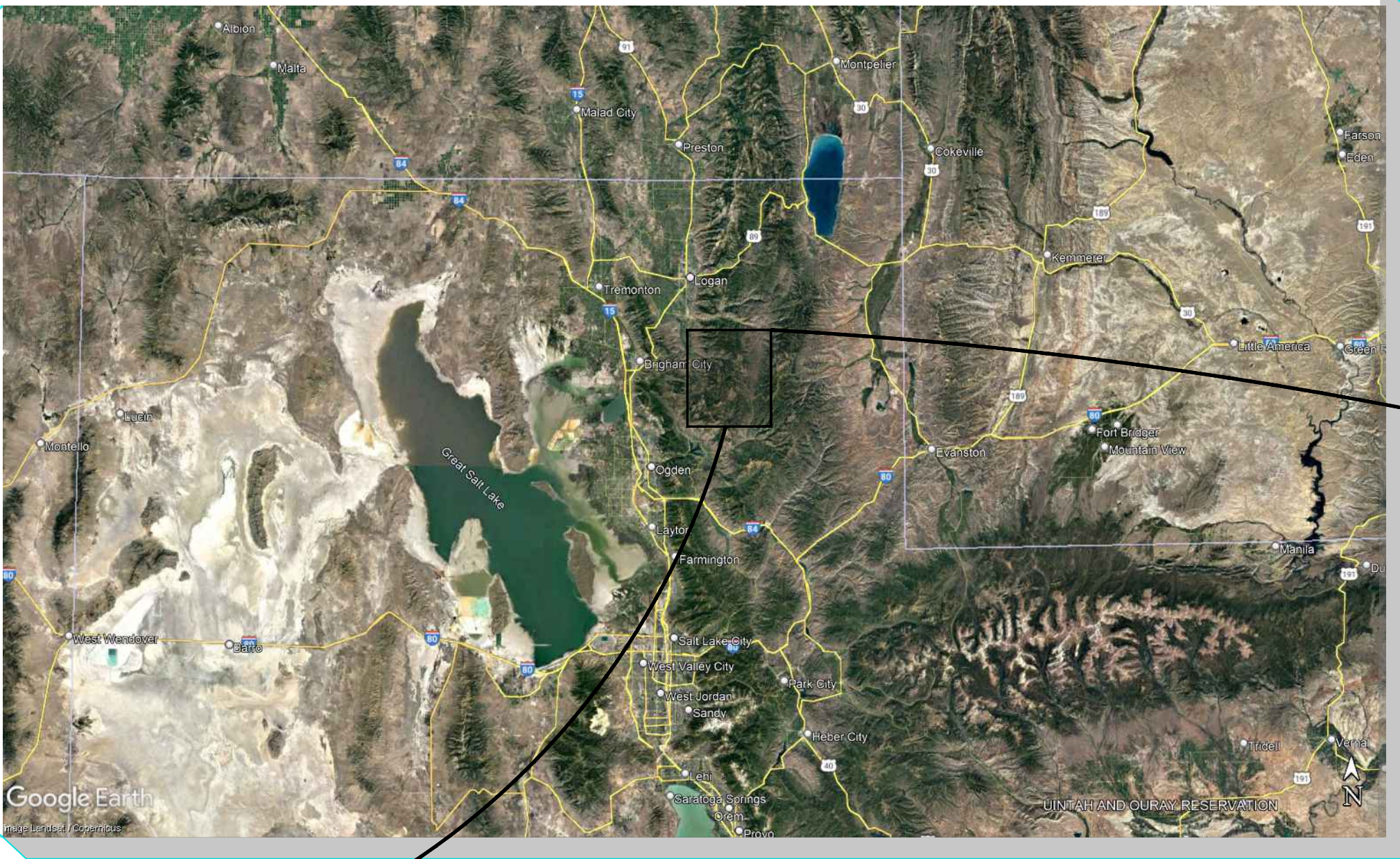
DATE:	07/08/2025
PROJECT NO.	23.035
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COVER SHEET
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310





STATE MAP



VICINITY MAP



SITE MAP

DATE:	07/08/2025
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THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A.	REGULATORY AGENCY: WATER, SEWER, & STORM WATER	Weber County 170 N Main St. Kamas, UT 84036 (435) 783-4630
B.	DEVELOPER:	DEV. Mike Brenny
C.	ENGINEER:	FAWKES CONSULTANTS INC. 165 W. CANYON CREST RD STE 260 ALPINE, UTAH 84004 CONTACT: JORDAN "GUY" WILLIAMS 213-500-5936 GWWILLIAMS@FAWKESCONSULTANTS.COM
D.	GAS	DOMINION ENERGY CUSTOMER SERVICE LINE: (800) 323-5517
E.	POWER COMPANY:	ROCKY MOUNTAIN POWER CUSTOMER SERVICE LINE: (801) 465-8020
F.	TELEPHONE COMPANY:	CENTURYLINK CUSTOMER SERVICE LINE: (800) 603-6000

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) 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 WORKSMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE 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, IT SHALL BE EXPECTED THAT 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 THEIR TRUE INTENT AND PURPOSE. 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.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDOT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDED 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.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE OF UTAH DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT AS REQUIRED.

10) 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 THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM 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 BELIEVED AND ARE 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 OWNER OR 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 AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY. IF TRAFFIC CONTROL IS NECESSARY, A TRAFFIC CONTROL PLAN SHOULD BE SUBMITTED TO REGULATORY AGENCY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ANY WORK BEING STARTED.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.

14) THE 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.

15) THE CONTRACTOR AGREES THAT:

- THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
- THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
- THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

16) THE 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, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE 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.

20) 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 OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) 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, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.

22) THE 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 COMPLETION 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.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

24) ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.

25) THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.

26) UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.

27) OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.

28) OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

29) ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT 5M SERIES STANDARD DRAWINGS.

30) COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) 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 OF UTAH BY DIALING 811 OR 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 CALL. 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.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN 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 FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE REGULATORY AGENCY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY

- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
- ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
- ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
- ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.

CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:

1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

ROADWAY MATERIALS:

ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

SEWER IMPROVEMENT COMPLIANCE:

1) ALL CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS.

2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SWPPP NOTES

1) SEE EROSION CONTROL SHEET FOR DETAILS AND BMP'S.

2) CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM THE STATE OF UTAH FOR SWPPP PURPOSES.

3) CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH REGULATORY AGENCY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT.

GENERAL DEMOLITION NOTES:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- 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.
- 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.
- Basements and other 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)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- 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)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- 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.
- 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.
- 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.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

GENERAL SITE NOTES:

- Stalls designated as accessible will require a painted accessible symbol and sign.
- Fire lane markings and signs to be installed as directed by the Fire Marshall. Road widths equal to or less than 32 feet shall require red curbside painting and "No Parking" signs that are approved positioned along the fire apparatus access routes.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
- All dimensions are to back of curb unless otherwise noted.
- Fire hydrants and access roads shall be installed prior to construction of any buildings. All fire hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
- All Street lighting installed within the project will be installed by the developer(s) and will be owned and maintained by the property owner(s).

GENERAL GRADING NOTES:

- Survey Provided By Owner. Civil Engineer not responsible for inaccuracies in survey information. Contractor to verify in field data and to inform Civil Engineer of any discrepancies.
- All work shall be in accordance with the City Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the 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.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- 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.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide watering in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- 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 as to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
 - 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.
 - All catch basin and inlet box grates are to be bicycle proof.
 - All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
 - Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible 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.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
 - Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
 - Prior to the construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
 - As a Private Development, the private fire hydrants shall be annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through The Compliance Engine found at <http://www.thecomplianceengine.com>.
- UTILITY PIPING MATERIALS:
- All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- MAIN TO METER
- Type "K" copper or HDPE CTS-OD SDR-9 poly tubing.
- METER TO BUILDING
- 3/4" to 2" diameter pipe - CTS Poly, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- All water piping to be IPS HDPE DR9.

SANITARY SEWER LINES

- All sewer piping to be HDPE.

STORM DRAIN LINES

- All storm piping to be HDPE.

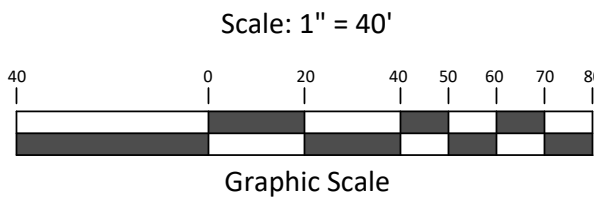
NATURAL GAS SERVICE LATERALS (QUESTAR)

- PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
- Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
- Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
- Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

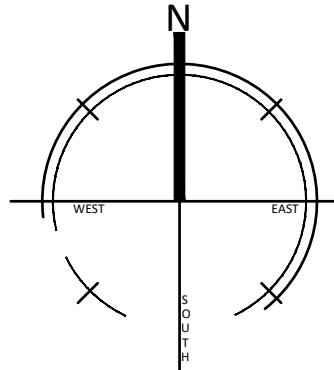
ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
APPR.	APPROXIMATELY	MH	MANHOLE
BW	BOTTOM OF WALL	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CL OR C	CENTERLINE	OH	OVERHEAD
CONC	CONCRETE	PC	POINT OF CURVATURE
DET	DETAIL	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT ON CURVE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	PUDE	PUBLIC UTILITY / DRAINAGE EASEMENT
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
EXIST.	EXISTING	SD	STORM DRAIN
FF	FINISH FLOOR	S.F.	SQUARE FEET
FH	FIRE HYDRANT	SHT	SHEET
FL	FLOWLINE	STD	STANDARD
FT	FEET	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TG	TOP OF GRATE
HP	HIGH POINT	TOA	TOP OF ASPHALT
HORIZ	HORIZONTAL	TOC	TOP OF CONCRETE
HYD	HYDRANT	TOS	TOP OF SLAB
ID	INSIDE DIAMETER	TW	TOP OF WALL
I.E.	INVERT ELEVATION	TYP	TYPICAL
IRR	IRRIGATION	VAR	VARIES
	LENGTH	VERT	VERTICAL
L.F.	LINEAR FEET	WS	WATER SURFACE
LP	LOW POINT		
ME	MATCH EXISTING		

GRAPHIC SCALE:

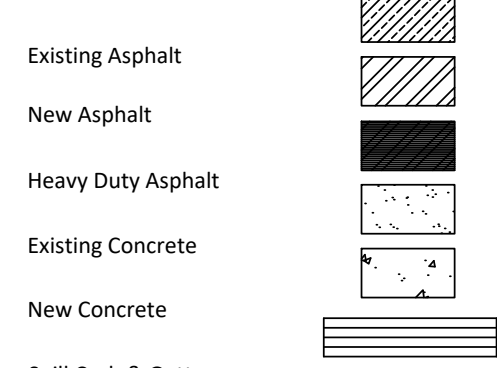
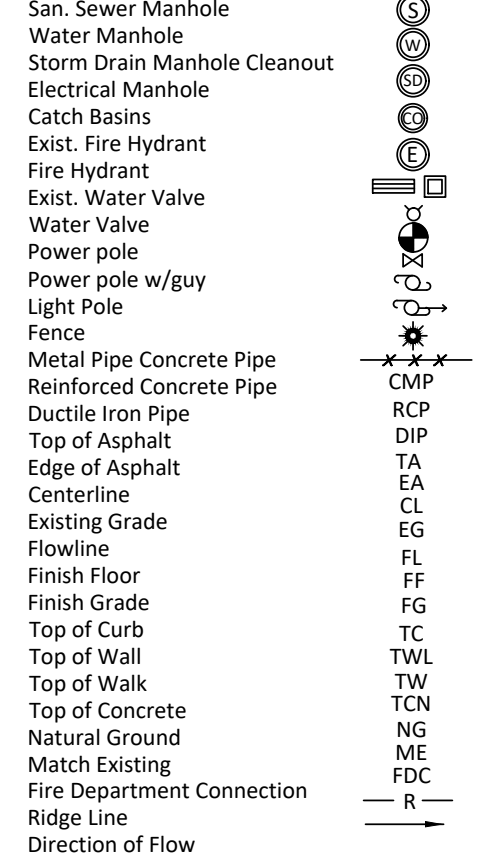


NORTH ARROW:

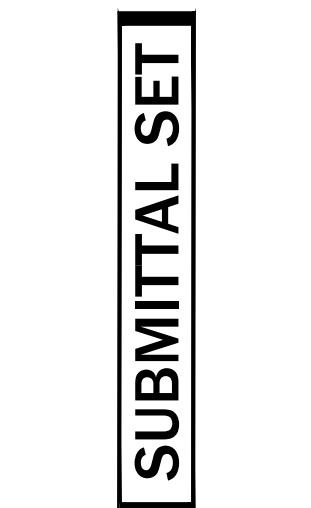


Legend

(Note: All items may not appear on drawing)



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GENERAL NOTES

SUNDOWN CONDOS PHASE 2

APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310



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DEMOLITION PLAN
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

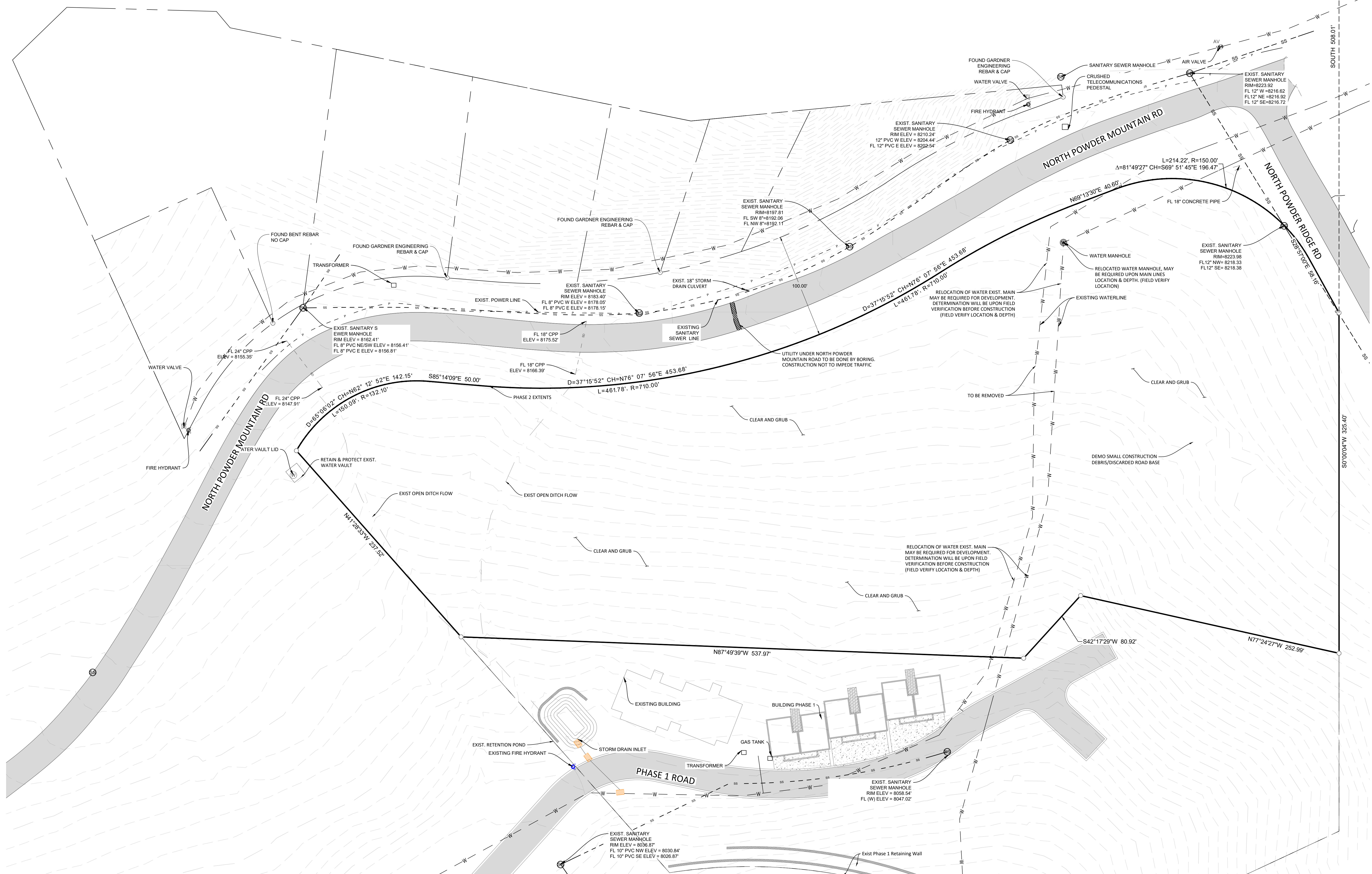
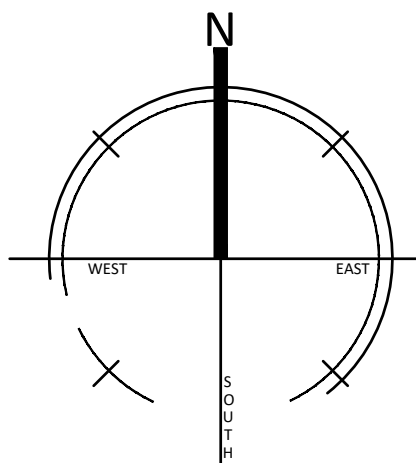
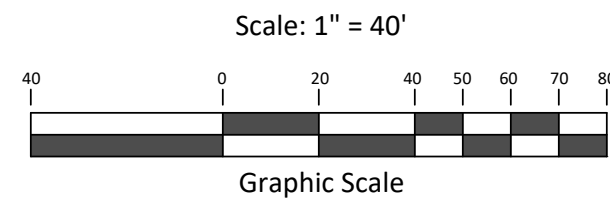


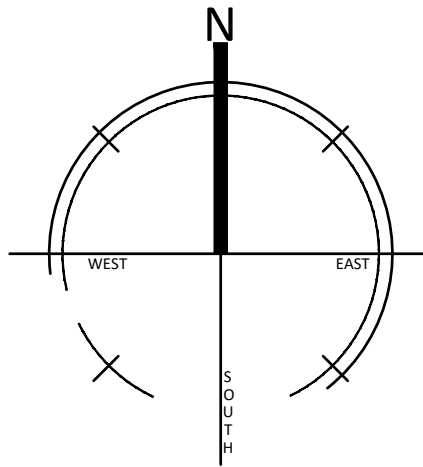
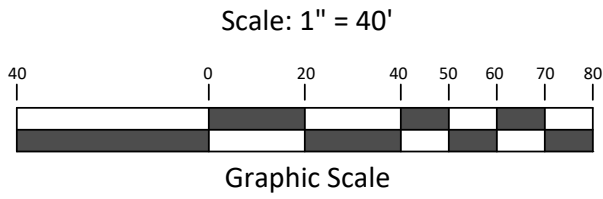
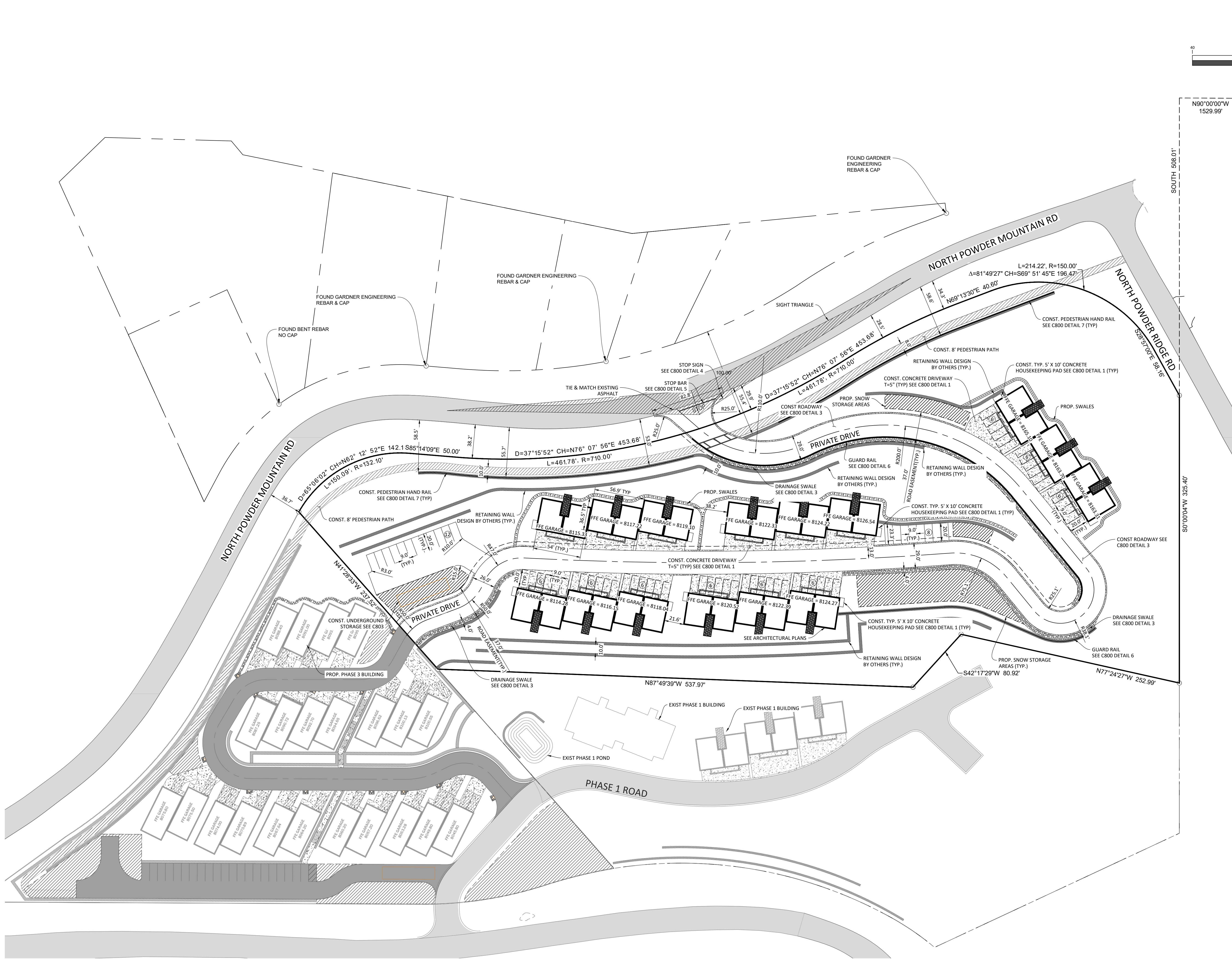
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C100

DRAWN BY: DN

04/19





N90°00'00"W
1529.99'

NOTES:
1. THE POSTED SPEED LIMIT OF NORTH POWDER MOUNTAIN ROAD IS 40 MPH. PER AASHOT ROADSIDE CLEARZONE REQUIREMENTS, THE RETAINING WALL MUST BE AT A MINIMUM OF 18 FEET FROM THE EDGE OF THE ROAD. THIS DESIGN MEETS THESE REQUIREMENTS.

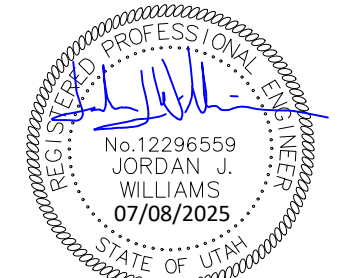
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SITE PLAN
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310



SCALE: 1"=40'

C200

DRAWN BY: DN

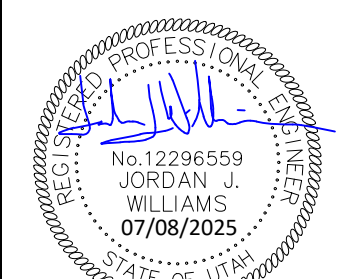
05/19

NOTES:
1. THE POSTED SPEED LIMIT OF NORTH POWDER MOUNTAIN ROAD IS 40 MPH. PER AASHOT ROADSIDE CLEARZONE REQUIREMENTS, THE RETAINING WALL MUST BE AT A MINIMUM OF 18 FEET FROM THE EDGE OF THE ROAD. THIS DESIGN MEETS THESE REQUIREMENTS.

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GRADING PLAN
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

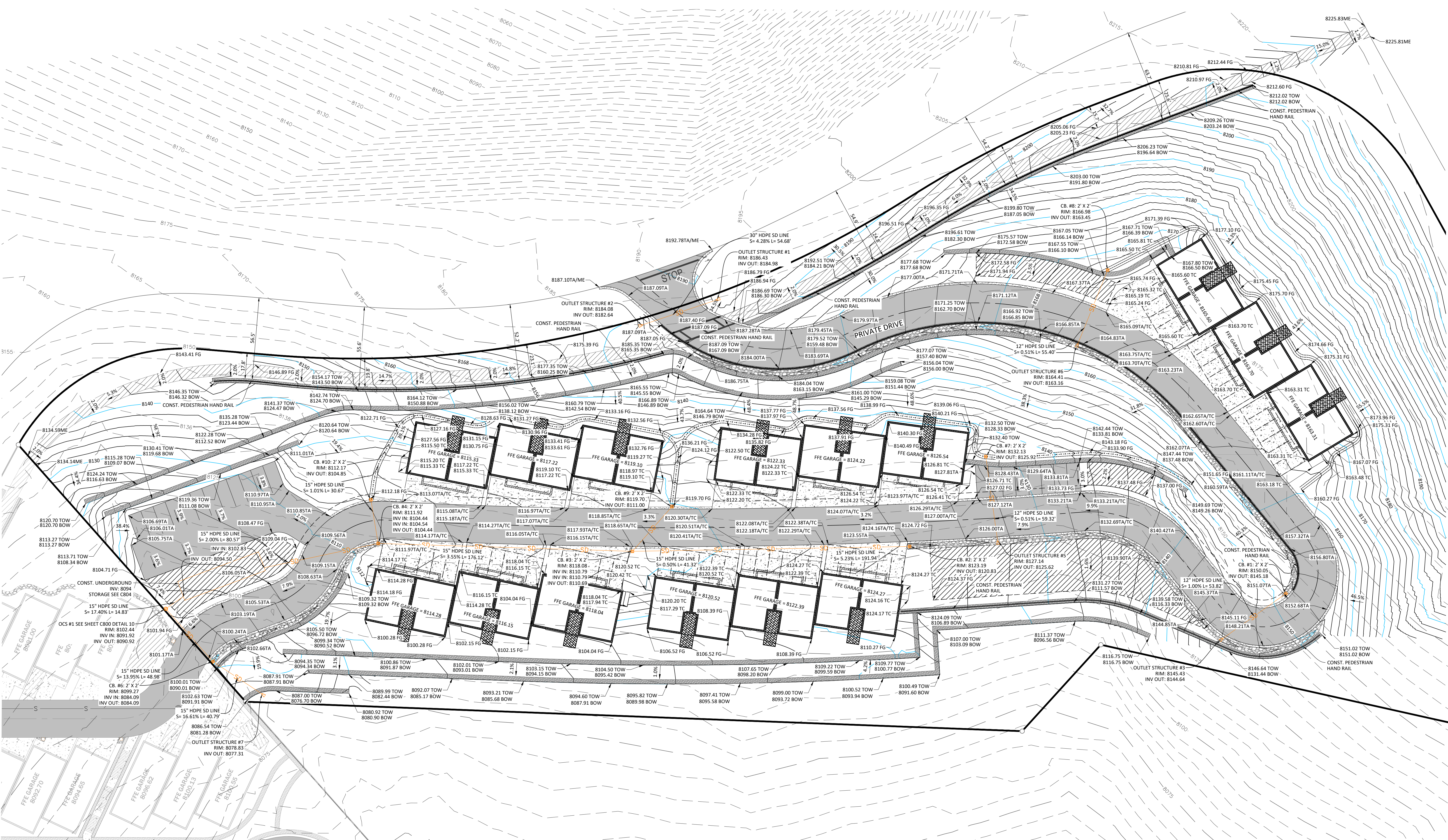


SCALE: 1"=30'

C300

DRAWN BY: DN

07/19



STORM DRAIN CALCULATIONS

PRE-DEVELOPMENT RUNOFF - RATIONAL METHOD

Q=CIA

C = 0.15 FOR NATURAL LANDSCAPE
I (100-YR) = 6.57 IN/HR
A = 6.885 ACRES

Q = 0.15 * 6.57 * 6.885
Q = 6.79 CFS

POST DEVELOPMENT - RATIONAL METHOD

ALLOWABLE RELEASE = 6.79 CFS

Q = CIA

C = 0.357
I (100-YR) = 6.57 IN/HR
A = 6.885 ACRES

Q = 0.357 * 6.57 * 6.885
Q = 16.15 CFS

RUNOFF COEFFICIENT

TOTAL AREA = 6.885 ACRES
LANDSCAPED AREA = 4.983 ACRES (C = 0.15)
HARDSCAPED AREA = 1.902 ACRES (C = 0.90)

C = (4.983 * 0.15 + 1.902 * 0.90) / 6.885
C = 0.357

TIME OF CONCENTRATION

TC = [1.8 * (1.1 - K) * SQRT(L)] / CBRT(S)

K-LANDSCAPE = 0.35
K-HARDSCAPE = 0.91
L-LANDSCAPE = 773 FT
L-HARDSCAPE = 60 FT
S-LANDSCAPE = 12%
S-HARDSCAPE = 2%

TC-LANDSCAPE = [1.8 * (1.1 - 0.35) * SQRT(773)] / CBRT(12) = 16.39 MIN
TC-HARDSCAPE = [1.8 * (1.1 - 0.91) * SQRT(60)] / CBRT(2) = 3.33 MIN

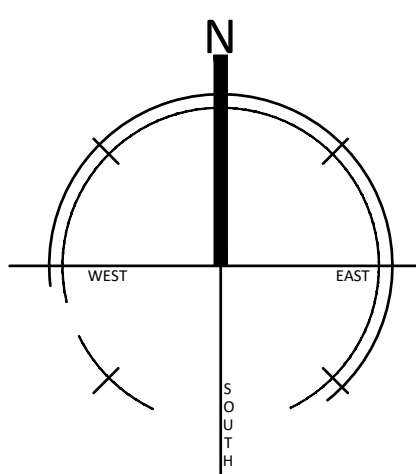
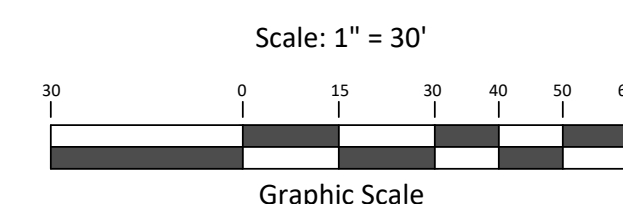
TC = 21.83 MIN

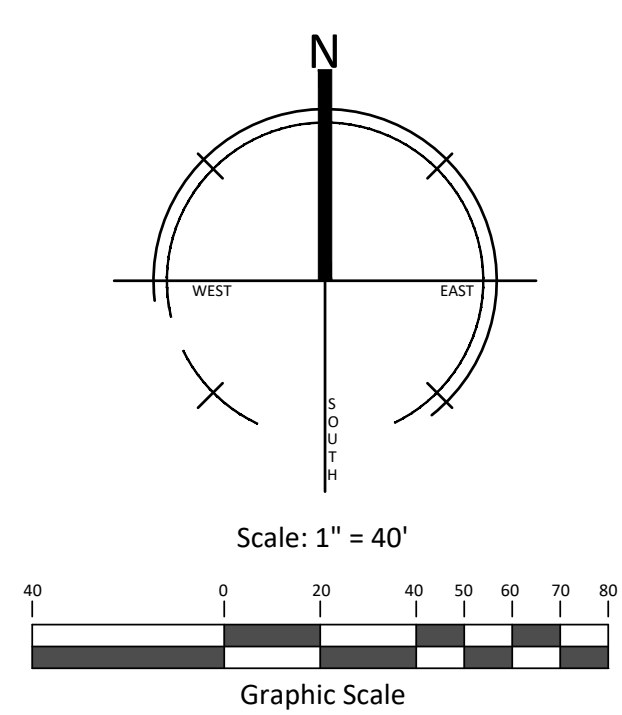
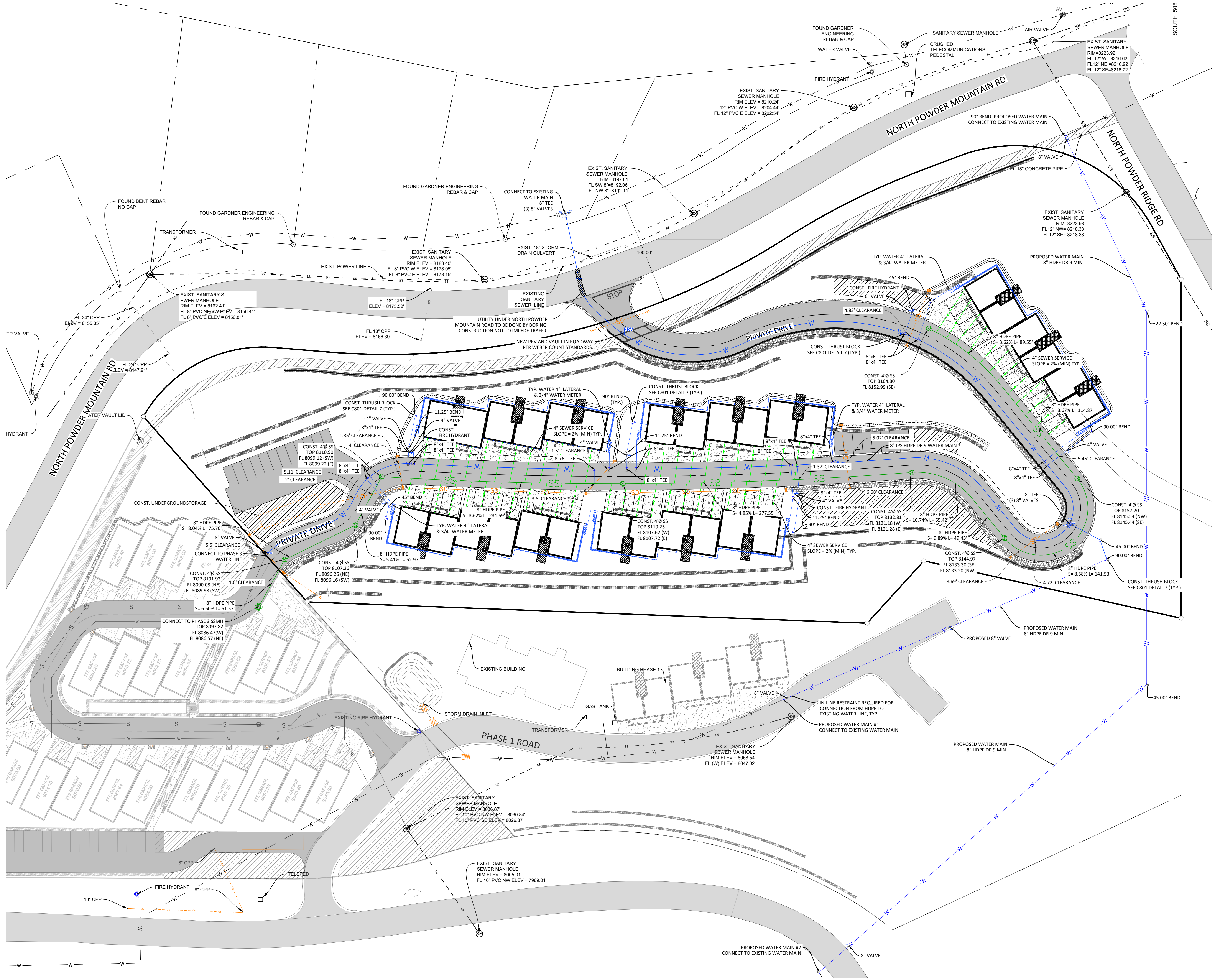
CRITICAL STORM DURATION IS 15 MINUTES
VOLUME AT CRITICAL STORM DURATION WITH 3.30 CFS
RELEASE IS 5,946 CF

REQUIRED VOLUME = 5,946 CF
PROVIDED VOLUME = 6,312.5 CF

NOTES:

1. RIM ELEVATIONS FOR CATCH BASINS ARE BASED ON THE CENTER OF THE CATCH BASIN. CATCH BASIN RIMS ARE TO MATCH SLOPE OF ROAD/FINISHED GRADE.
2. CATCH BASINS IN ASPHALT ARE TO BE SURROUNDED BY 1' OF CONCRETE
3. CATCH BASINS OUTSIDE OF ASPHALT ARE TO BE SURROUNDED BY RIP RAP. T= 16", D50 = 6"
4. THE POSTED SPEED LIMIT OF NORTH POWDER MOUNTAIN ROAD IS 40 MPH. PER AASHTO ROADSIDE CLEARZONE REQUIREMENTS, THE RETAINING WALL MUST BE AT A MINIMUM OF 18 FEET FROM THE EDGE OF THE ROAD. THIS DESIGN MEETS THESE REQUIREMENTS.





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UTILITY PLAN
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

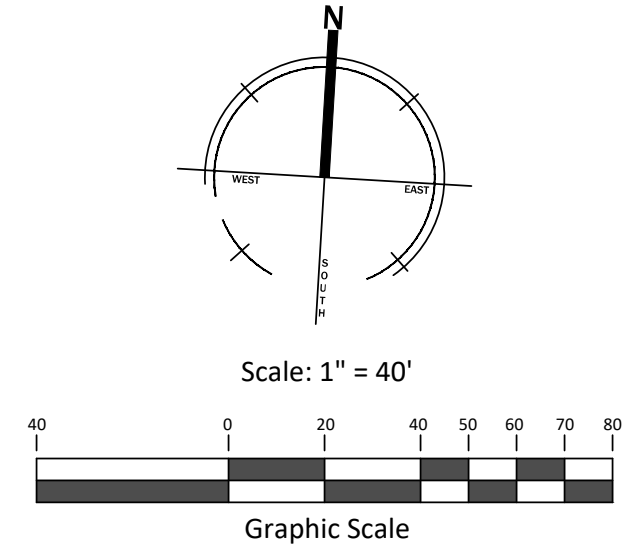
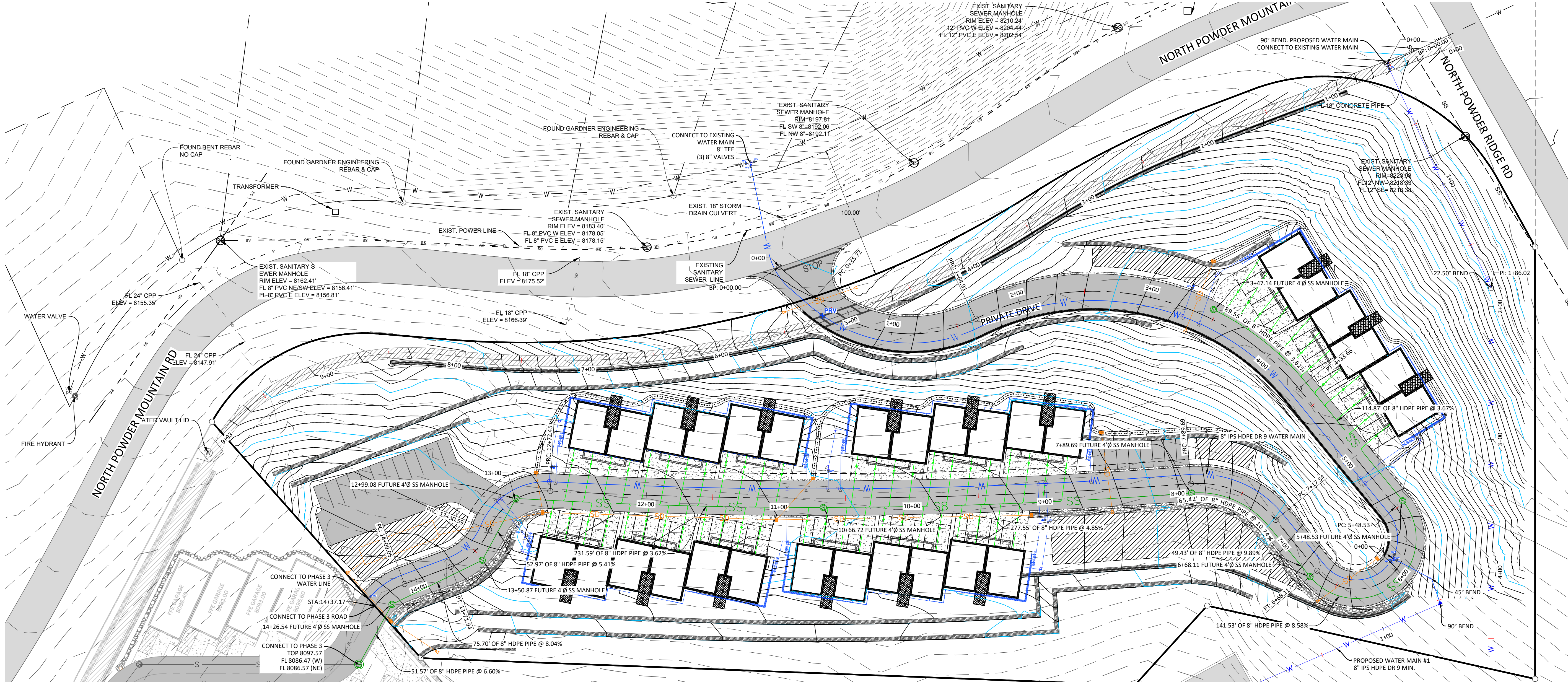


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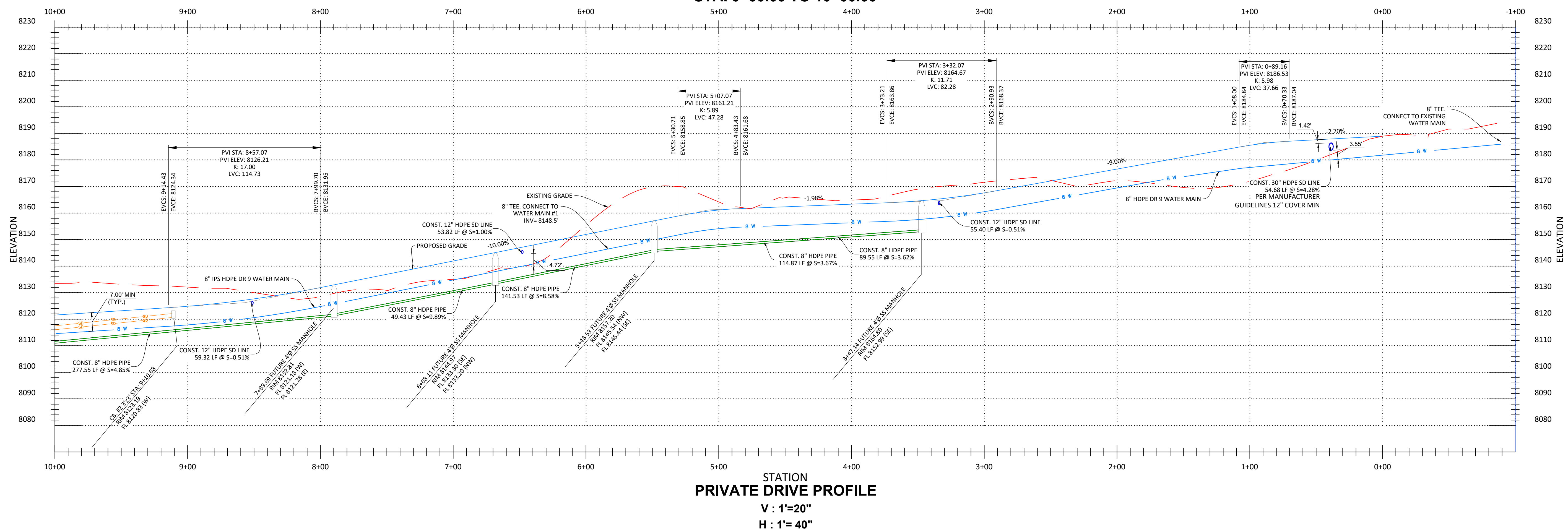
C400

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08/19



PRIVATE DRIVE PLAN
STA. 0+00.00 TO 10+00.00



PRIVATE DRIVE PROFILE
V : 1"=20"
H : 1"= 40"

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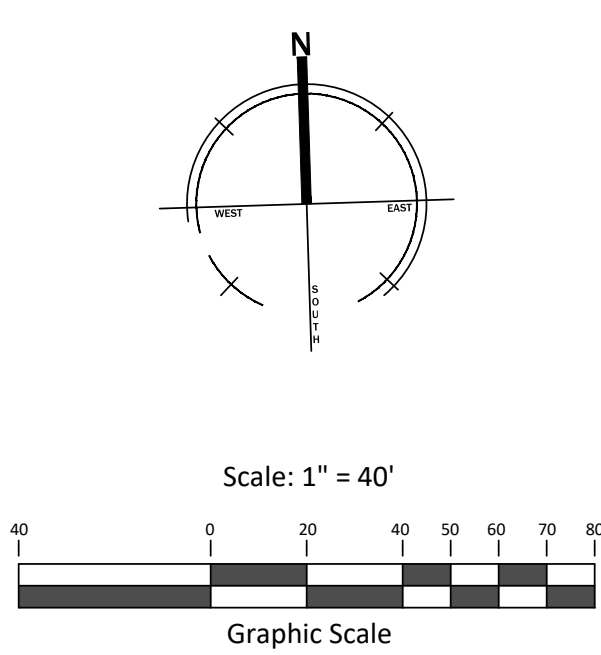
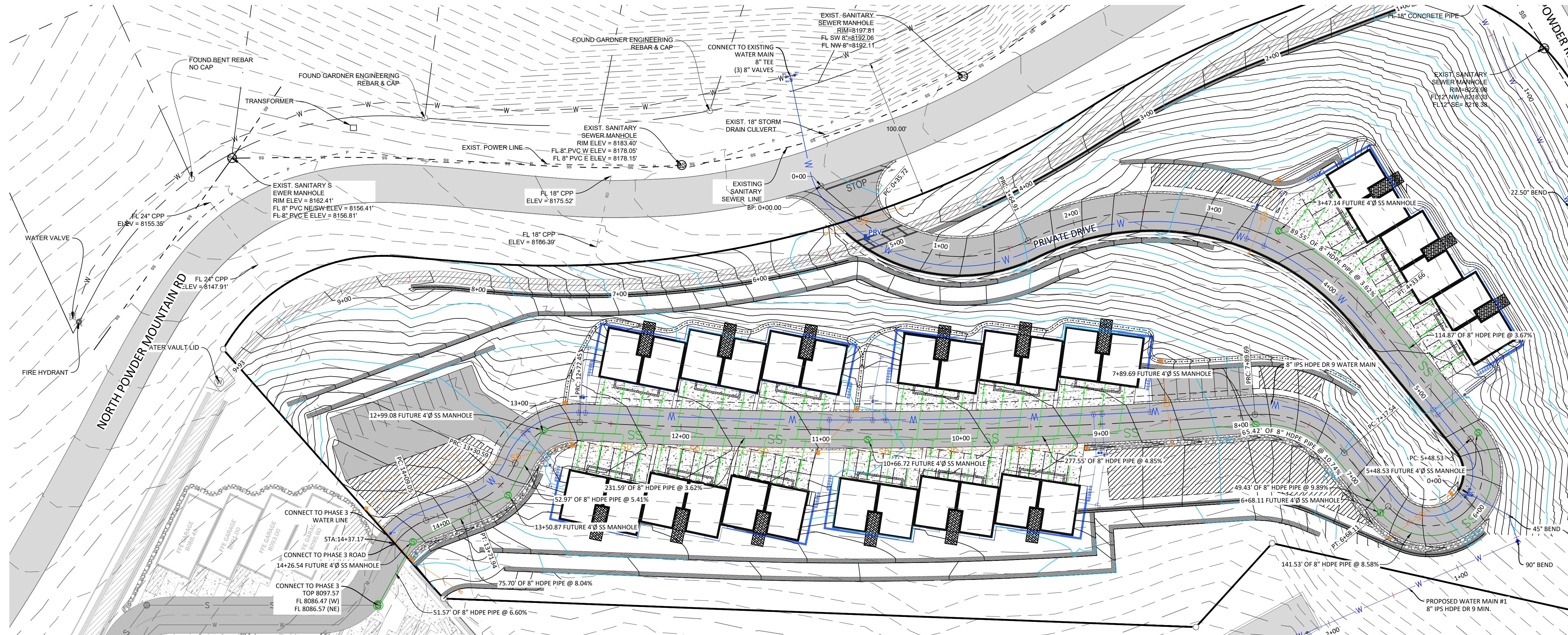
PLAN & PROFILE
SUNDOWN CONDOS PHASE 2
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

SCALE: 1"=40'

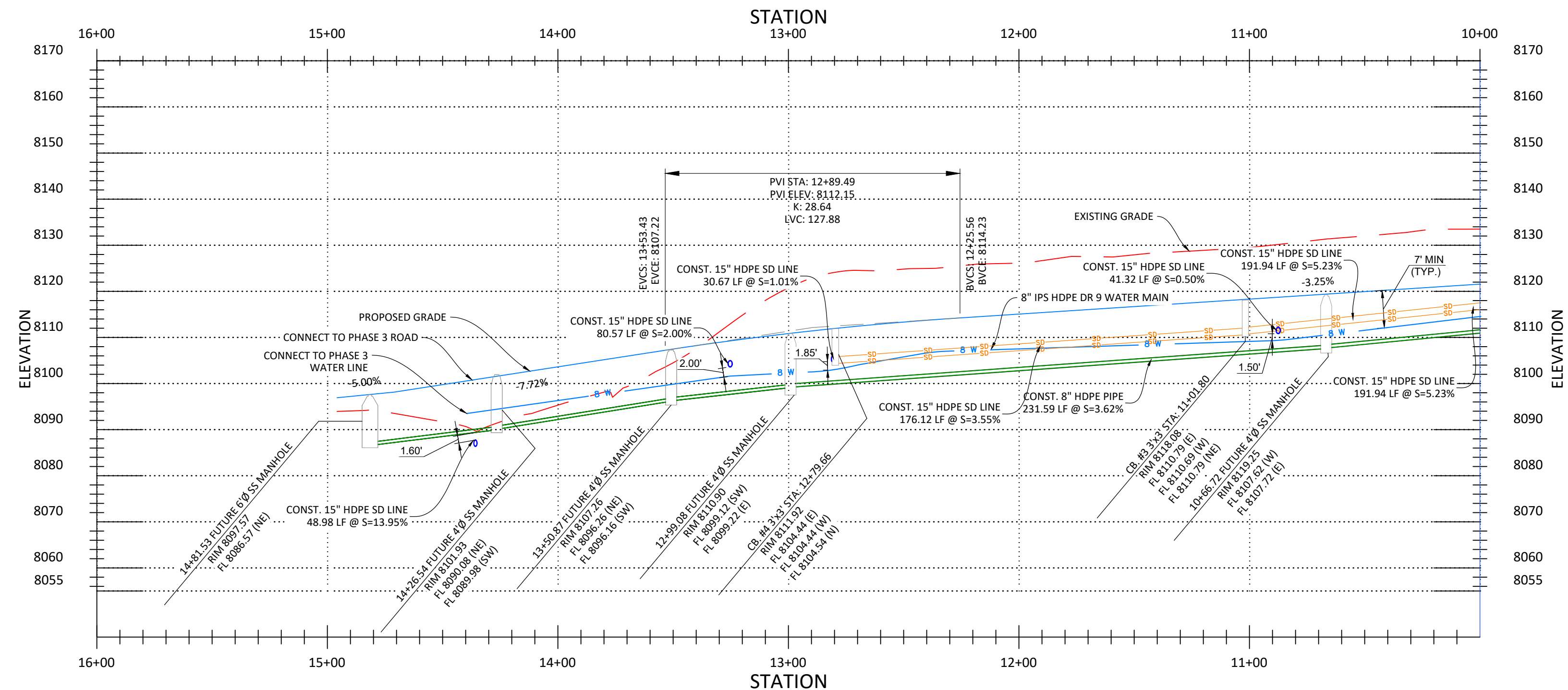
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DRAWN BY: DN

09/19

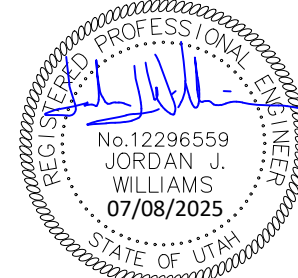


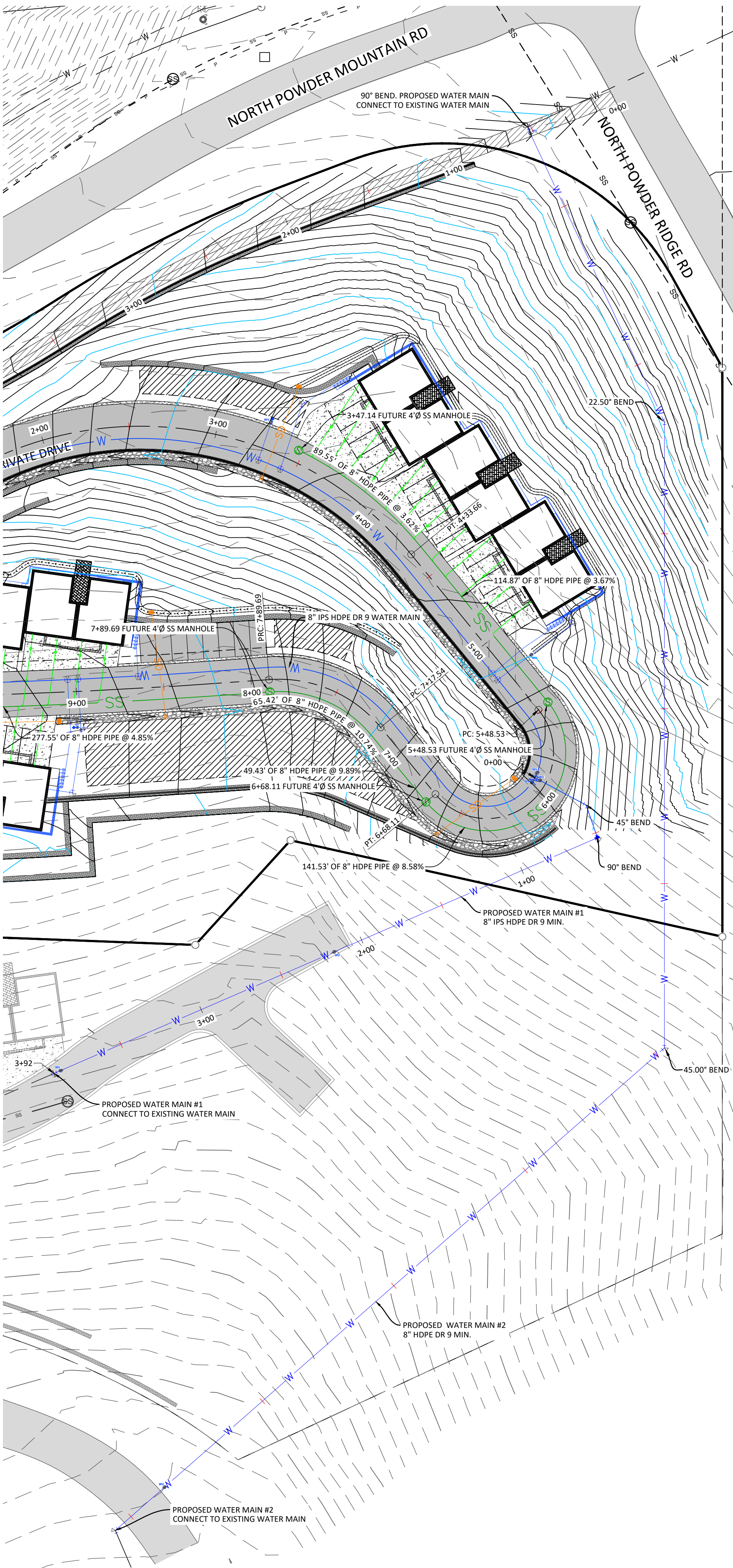
PRIVATE DRIVE PLAN
STA. 10+00.00 TO 14+37.17



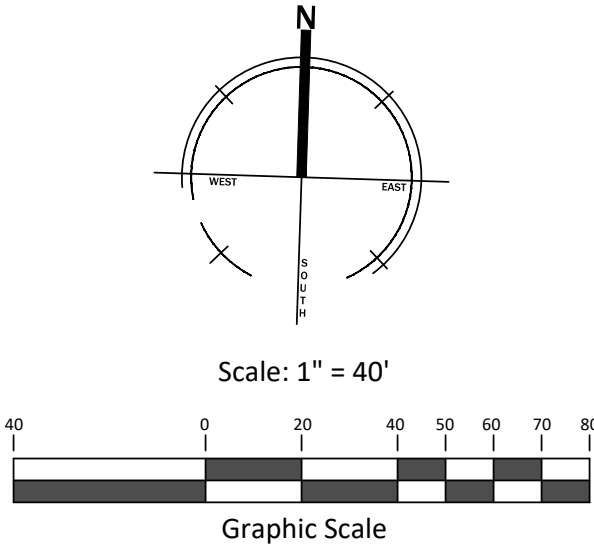
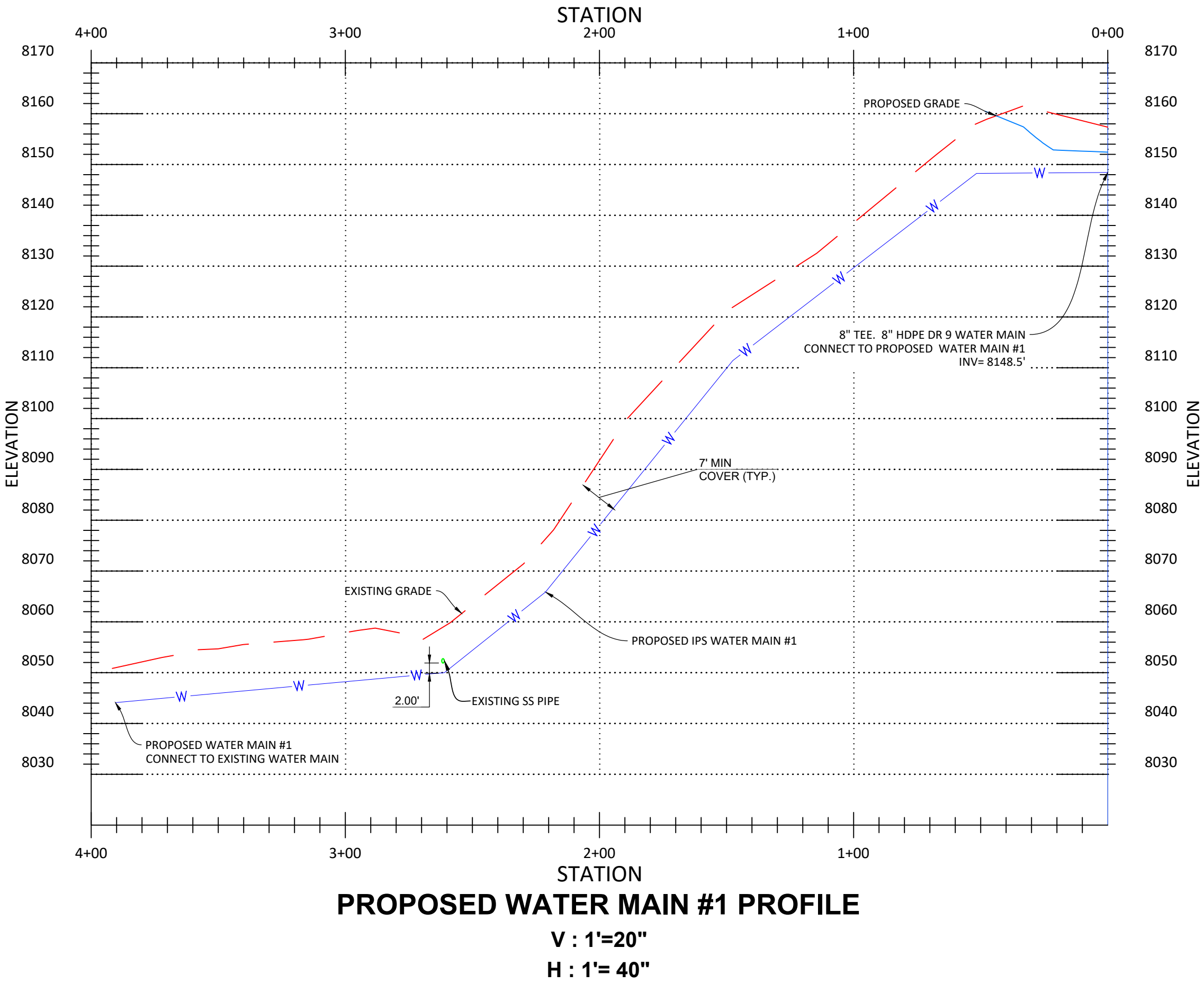
PRIVATE DRIVE PROFILE
V : 1"=20"
H : 1"= 40"

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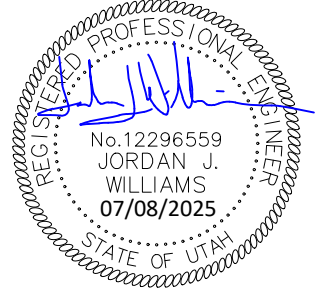


PROPOSED WATER MAIN #1 PLAN



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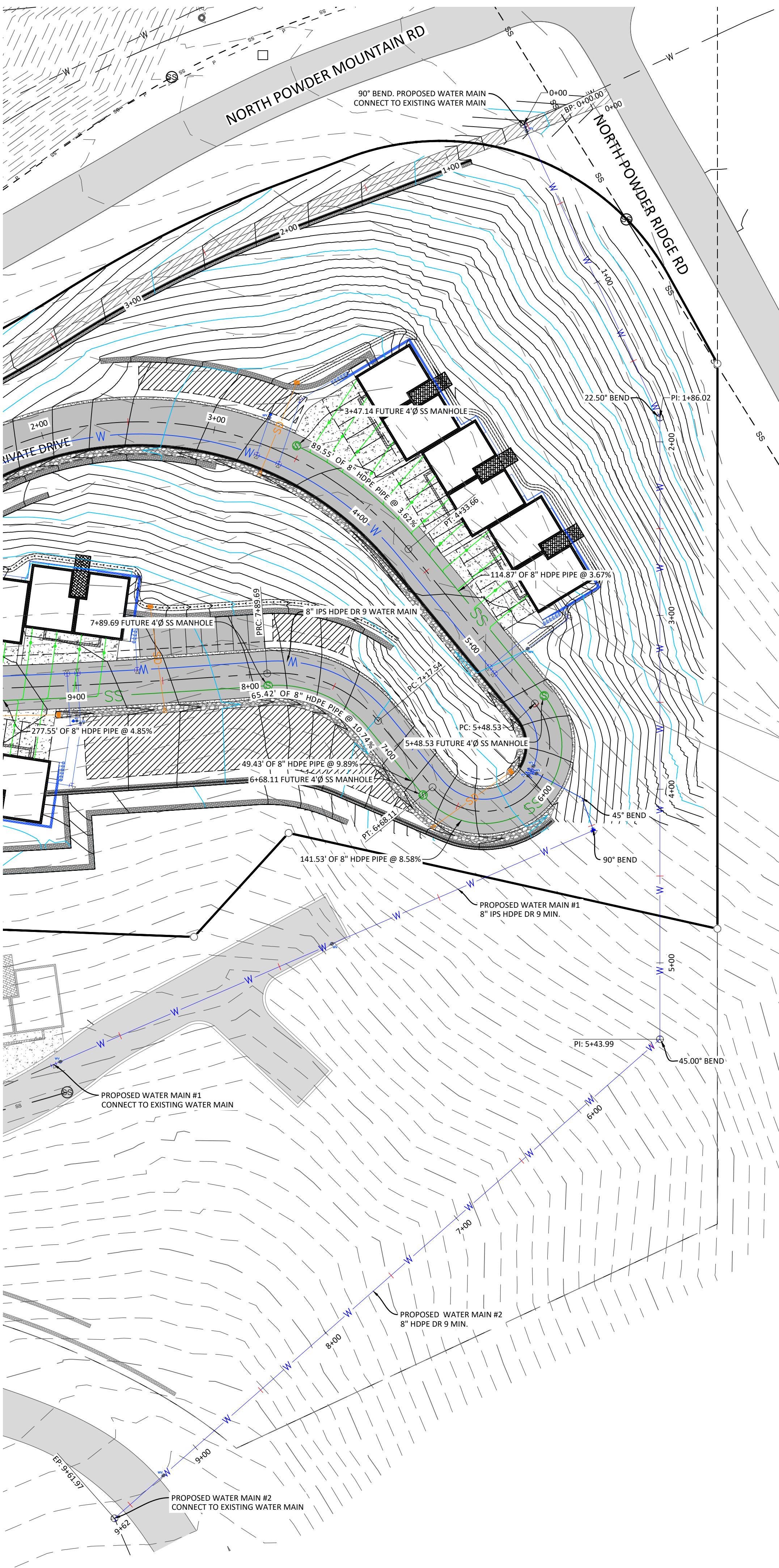
PLAN & PROFILE
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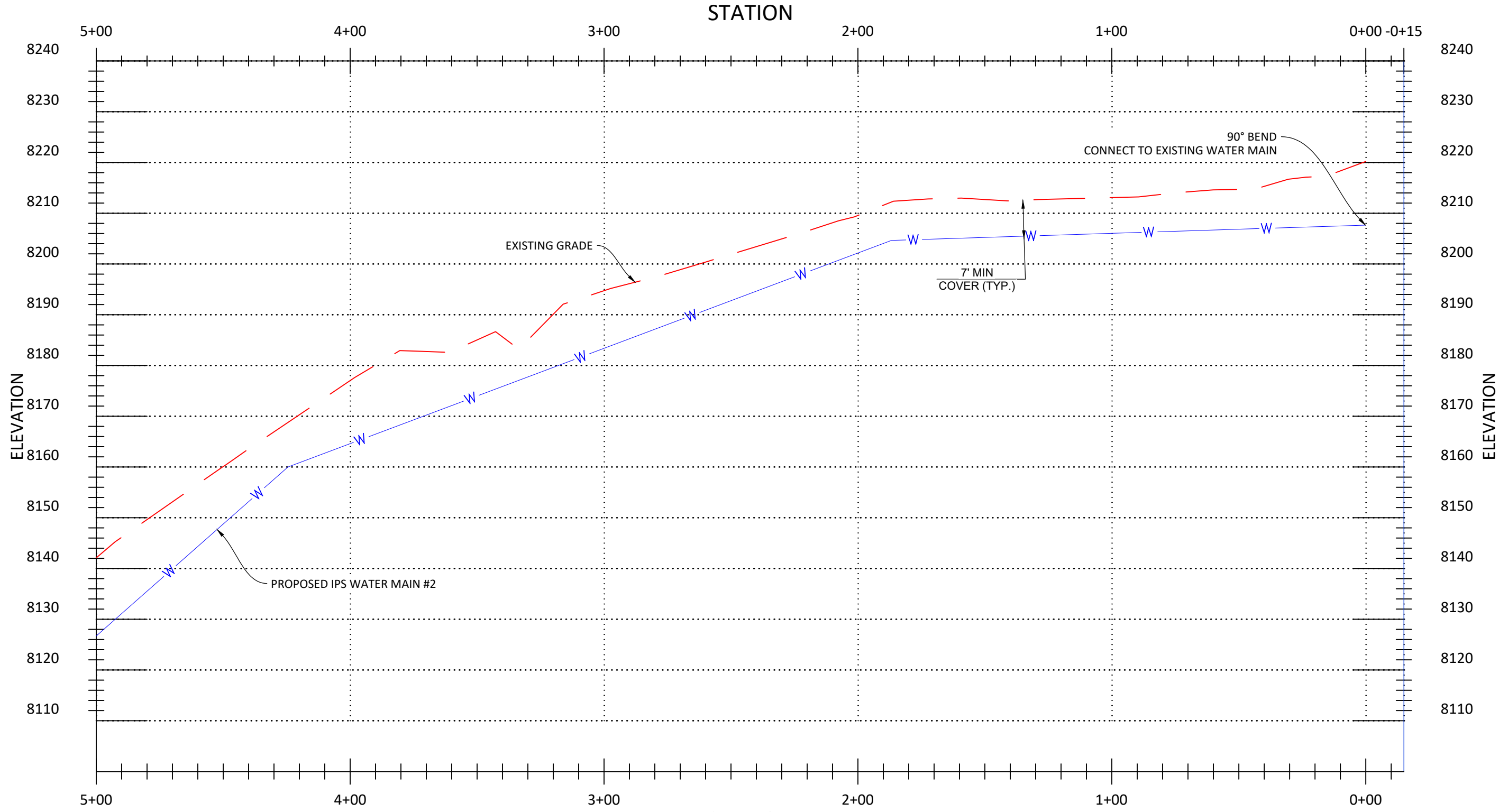
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DRAWN BY: DN



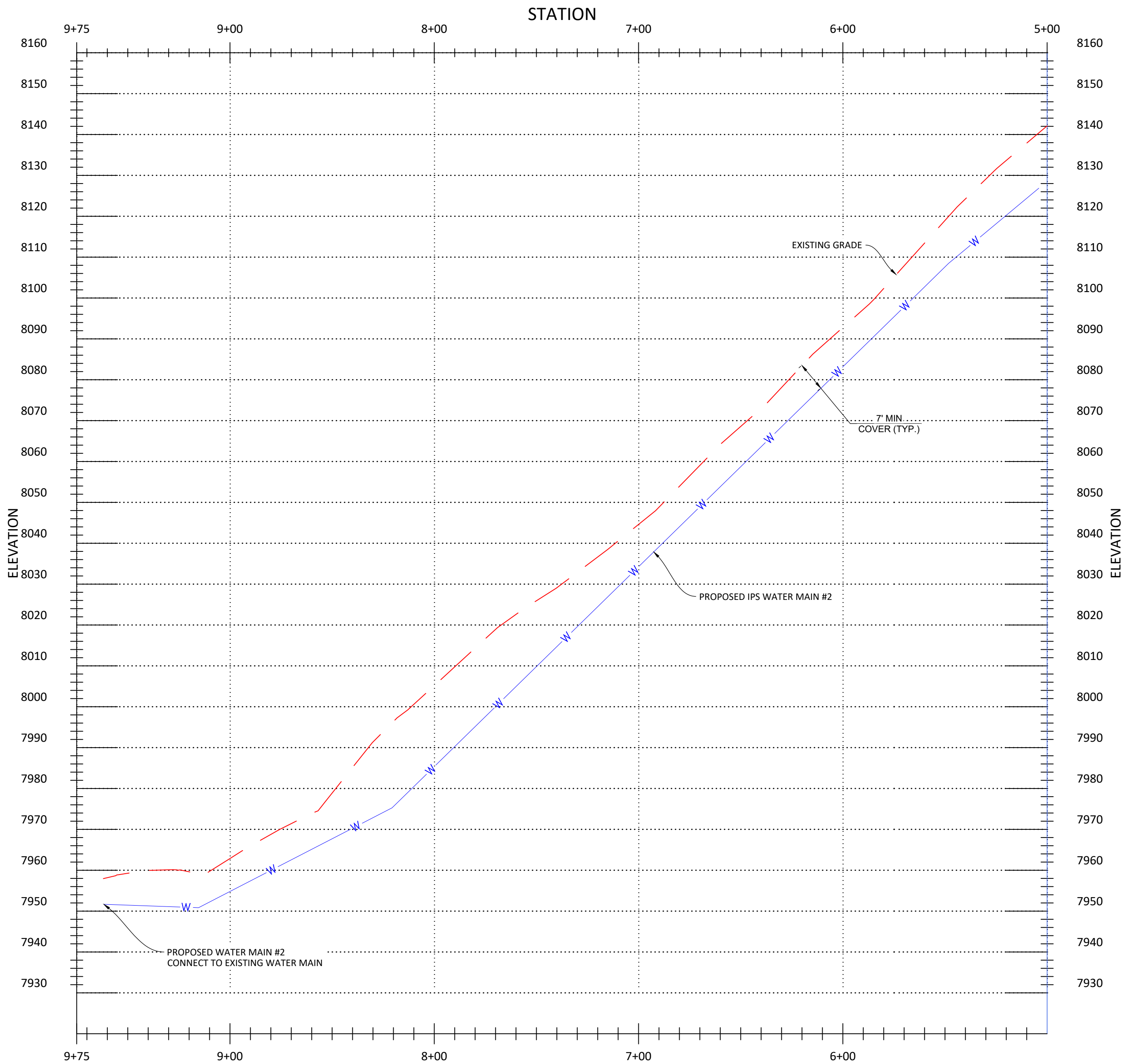
PROPOSED WATER MAIN #2 PLAN



PROPOSED WATER MAIN #2 PROFILE

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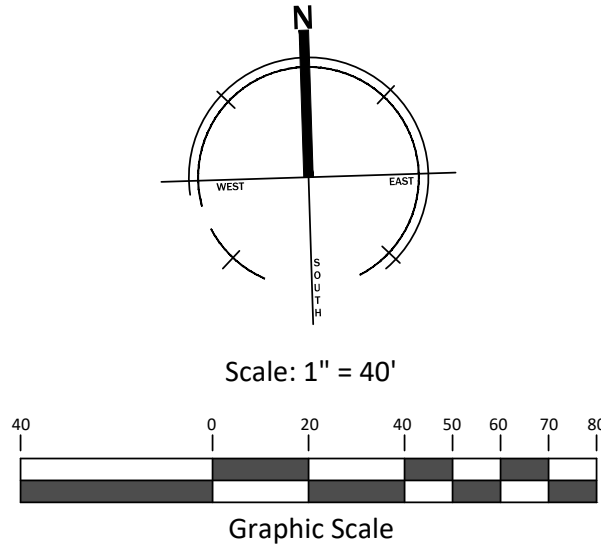
H : 1"= 40"



PROPOSED WATER MAIN #2 PROFILE

V : 1"=20"

H : 1"= 40"



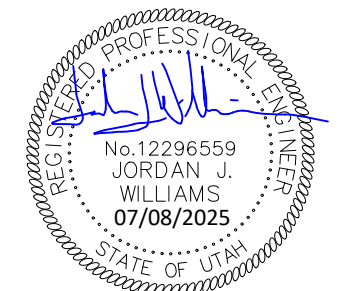
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PLAN & PROFILE
SUNDOWN CONDOS PHASE 2
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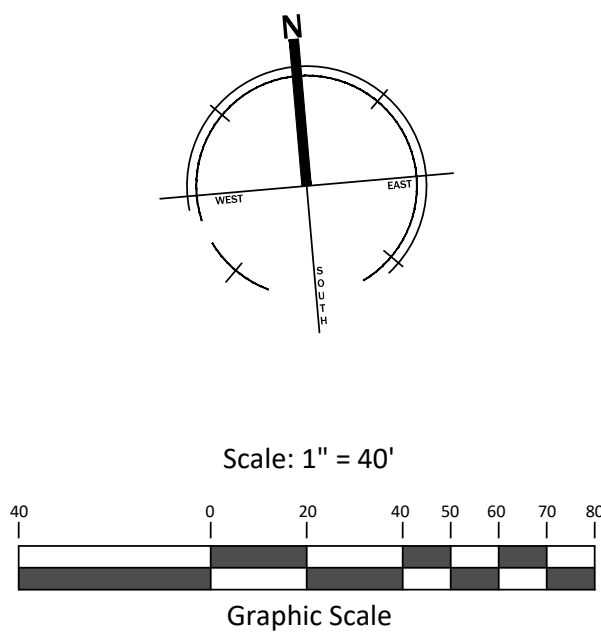
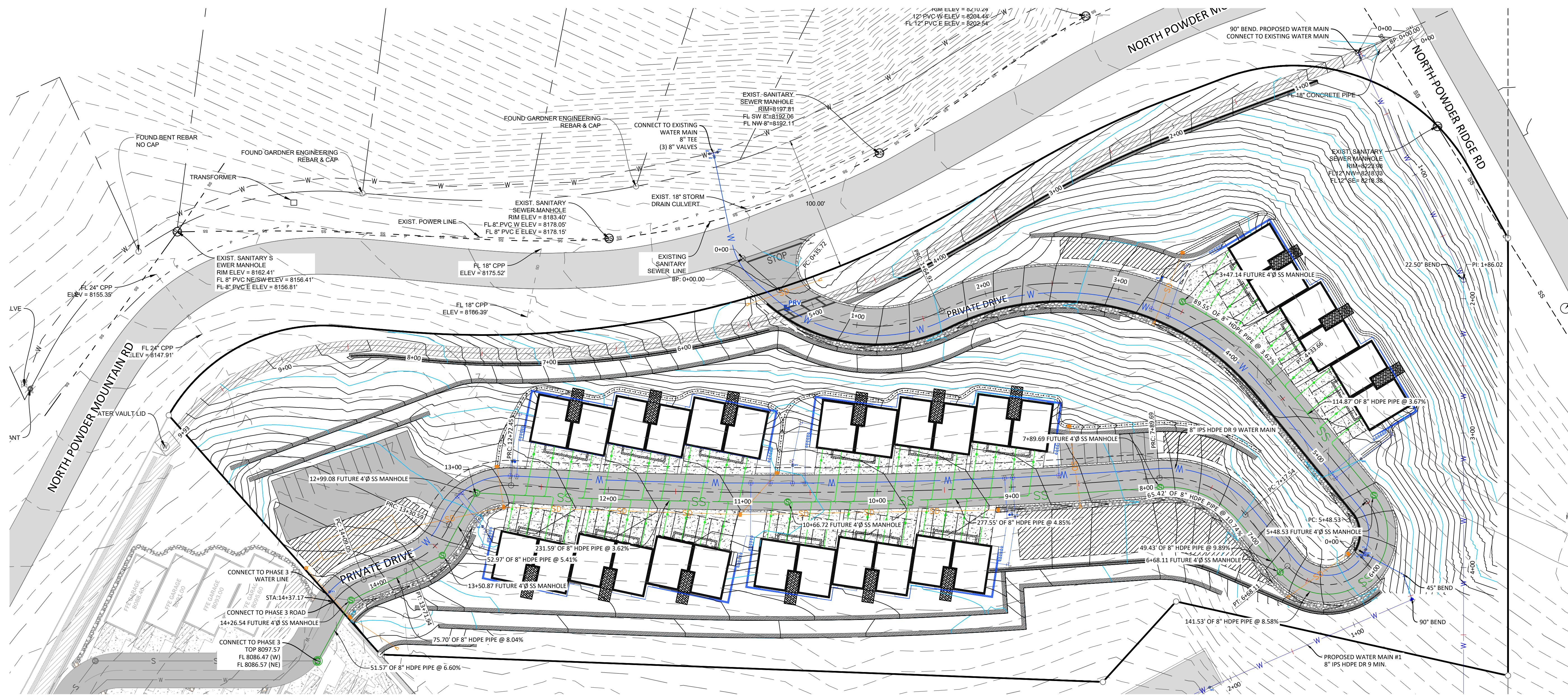


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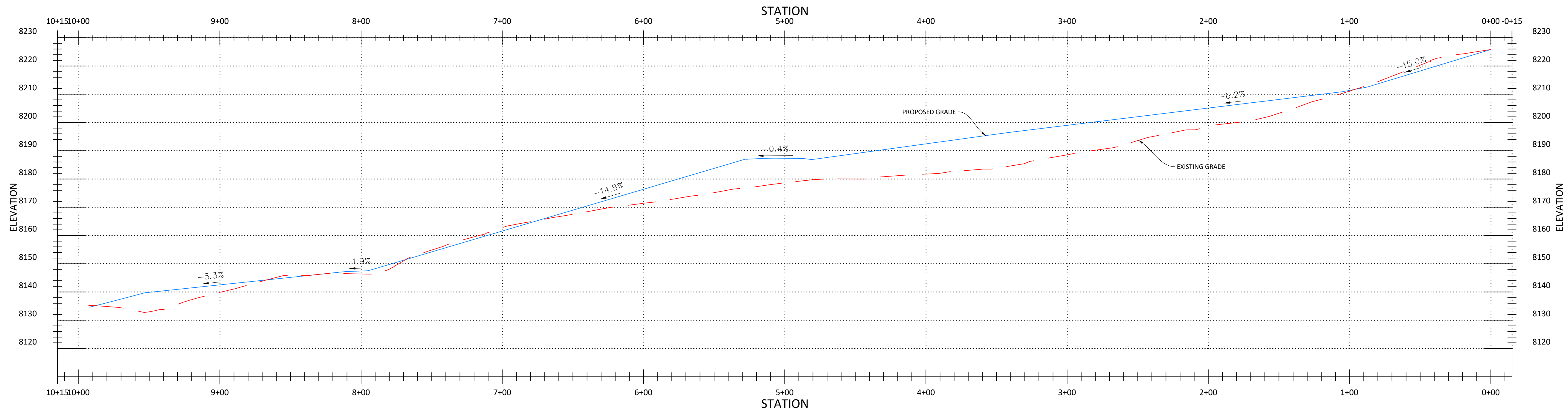
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12/19



PEDESTRIAN PATH PLAN



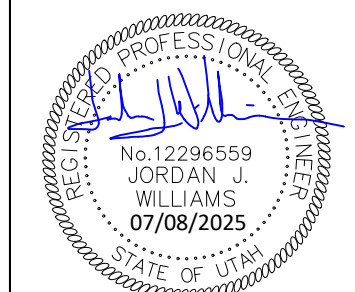
PEDESTRIAN PATH PROFILE

V : 1"=20"
H : 1"= 40"

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**EROSION CONTROL
SUNDOWN CONDOS PHASE 2**
APPROX. 6550 NORTH POWDER MOUNTAIN ROAD
EDEN, UTAH 84310

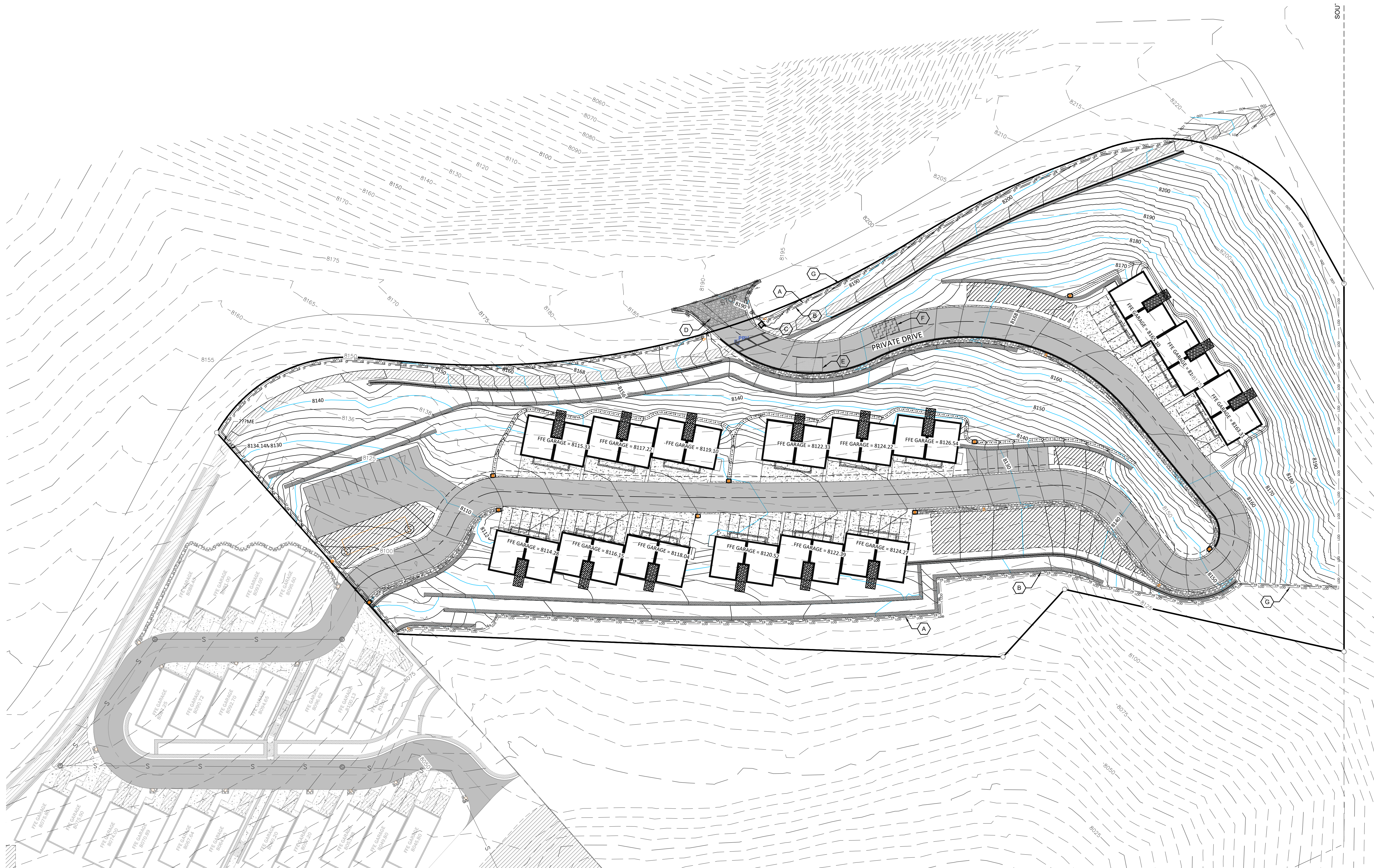


SCALE: 1"=30'

C600

DRAWN BY: DN

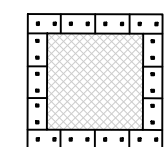
14/19



LEGEND

SF	SILT FENCE
FR	FIBER ROLL MAT
LOD	LIMITS OF DISTURBANCE
	INLET PROTECTION: WHERE CATCH BASINS AND STORM DRAINS ARE PRESENT ON SITE
	STABILIZED CONSTRUCTION ENTRANCE
	MATERIAL STORAGE AREA
	STOCK PILE AREA

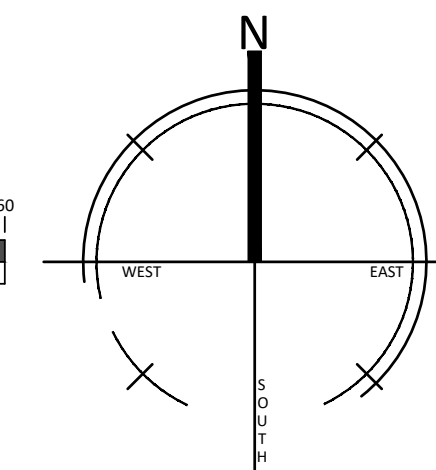
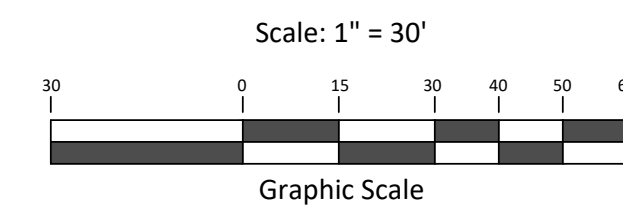
NOTE: SEE LANDSCAPE PLANS FOR HYDROSEED AREAS FOR SITE SLOPE STABILIZATION.

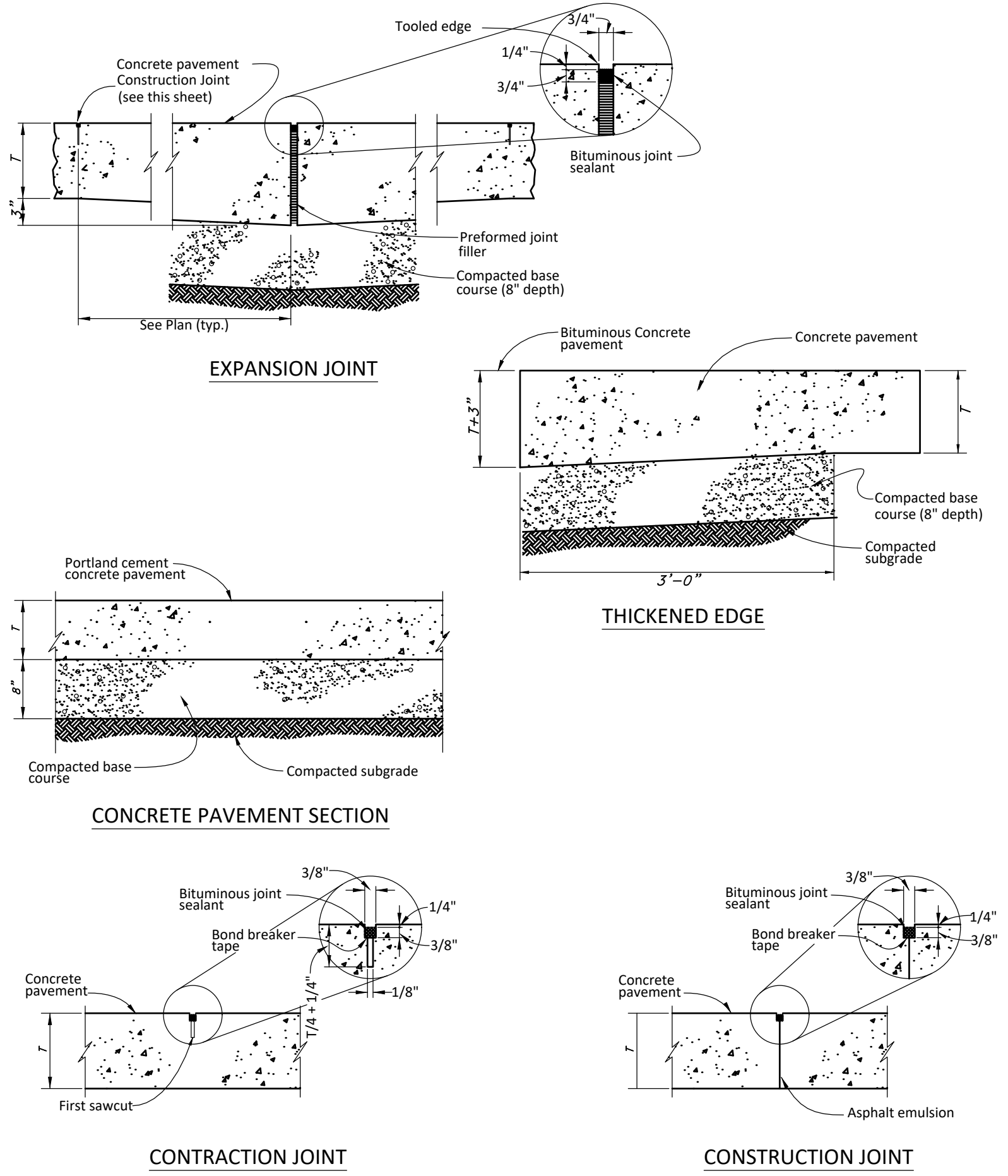


CONCRETE WASHOUT AREA

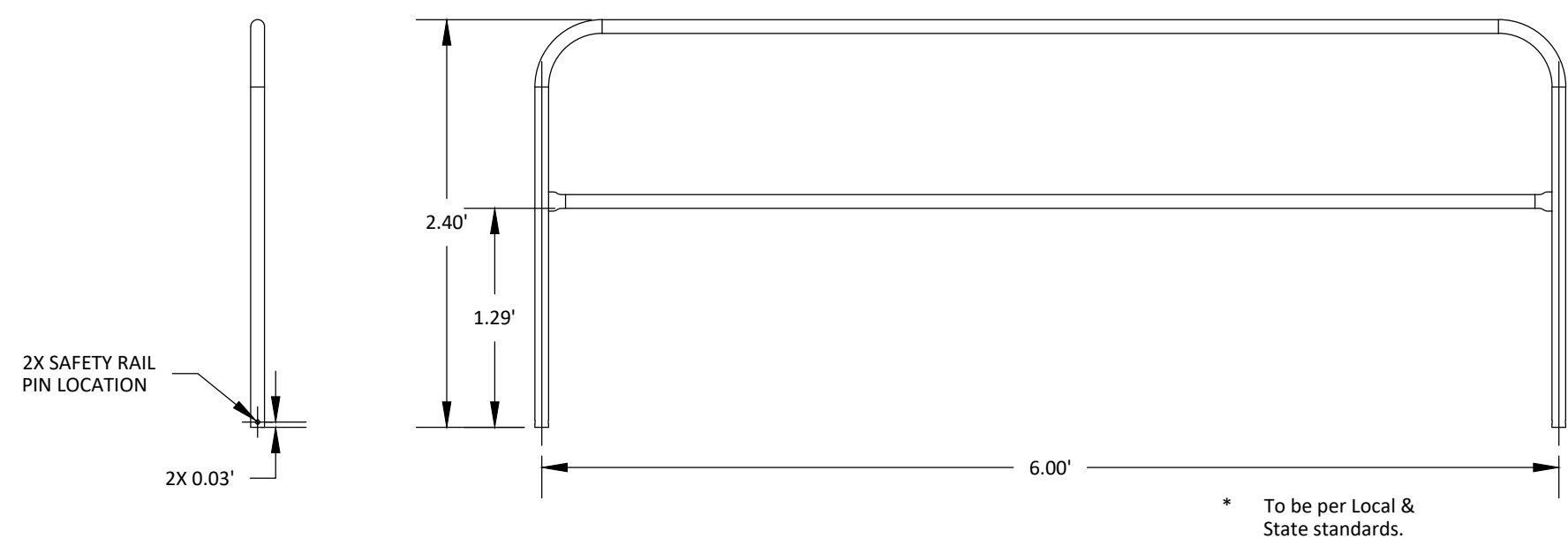
EROSION CONTROL KEYNOTES

A	FIBER ROLL MAT
B	SILT FENCE
C	CONCRETE WASH OUT
D	STABILIZED CONSTRUCTION ENTRANCE
E	MATERIAL STORAGE
F	STOCKPILE AREA
G	LIMITS OF DISTURBANCE

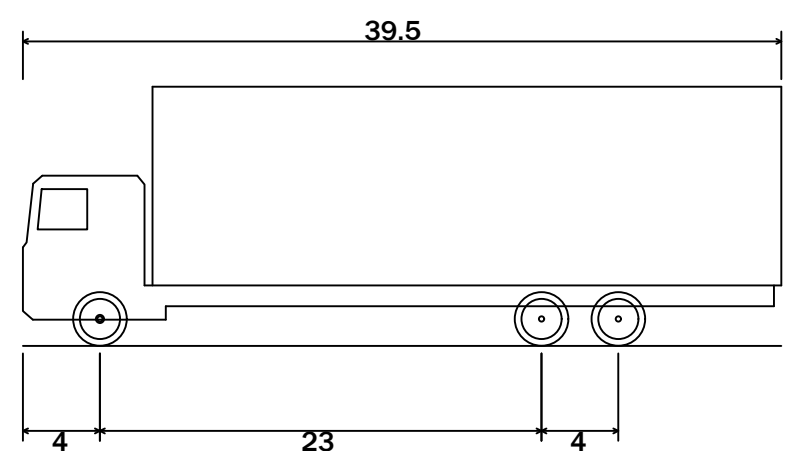




1 Concrete Pavement
Not to Scale



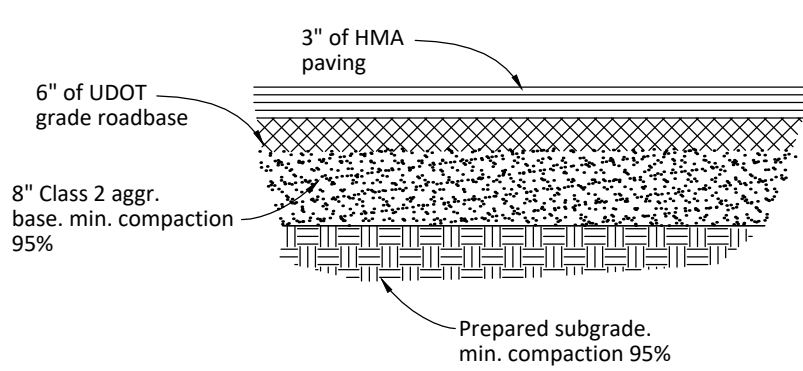
7 Pedestrian Safety Rail
Not to Scale



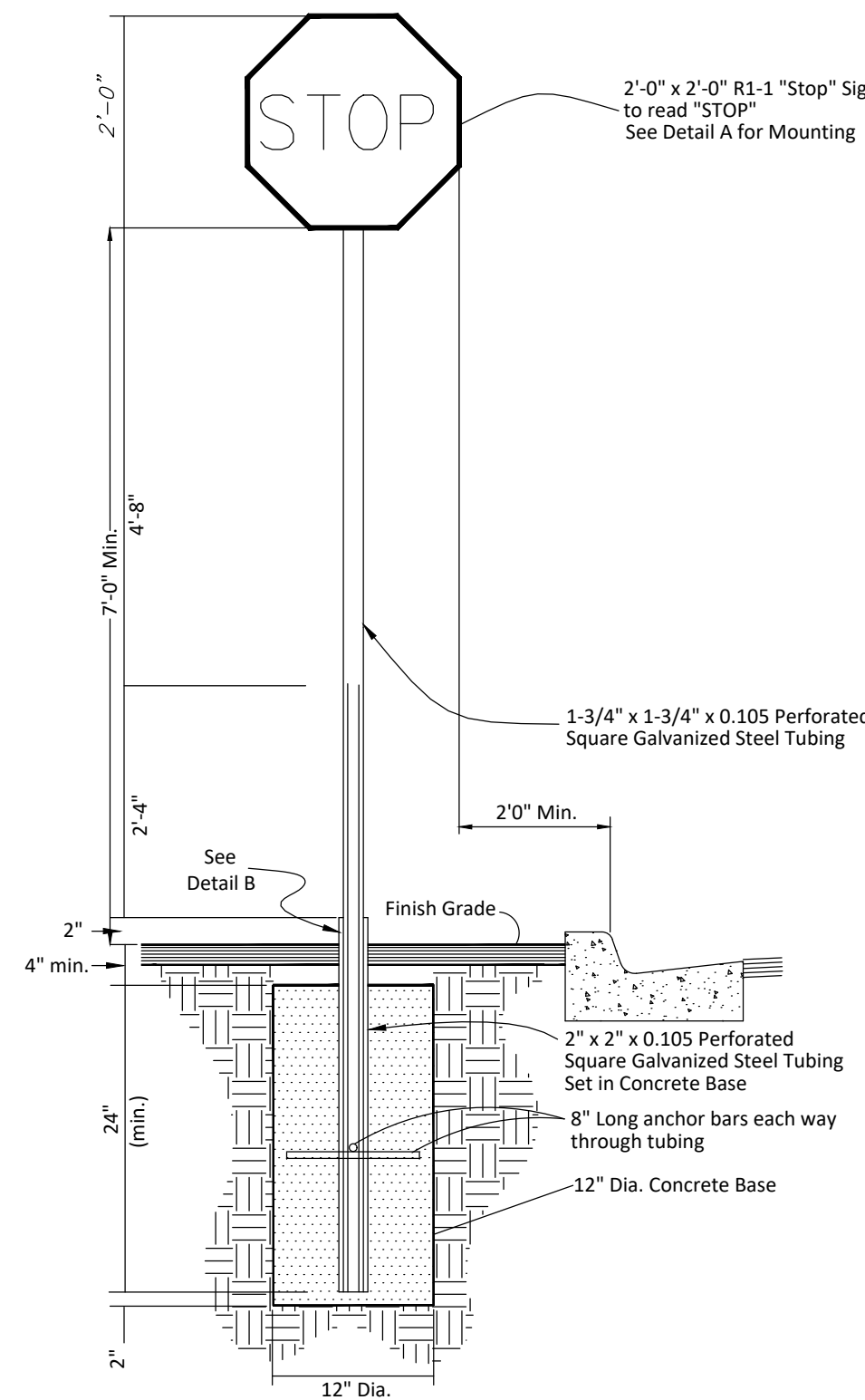
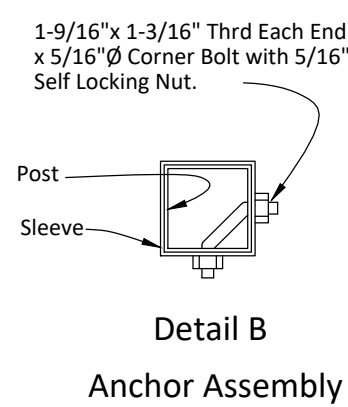
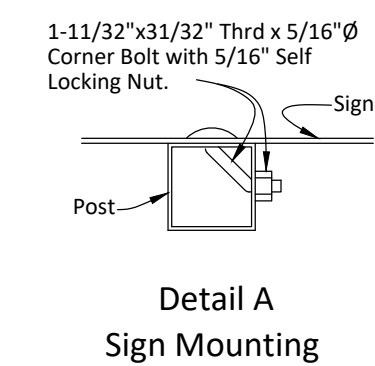
SU-40 - Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle(Virtual)	31.80°

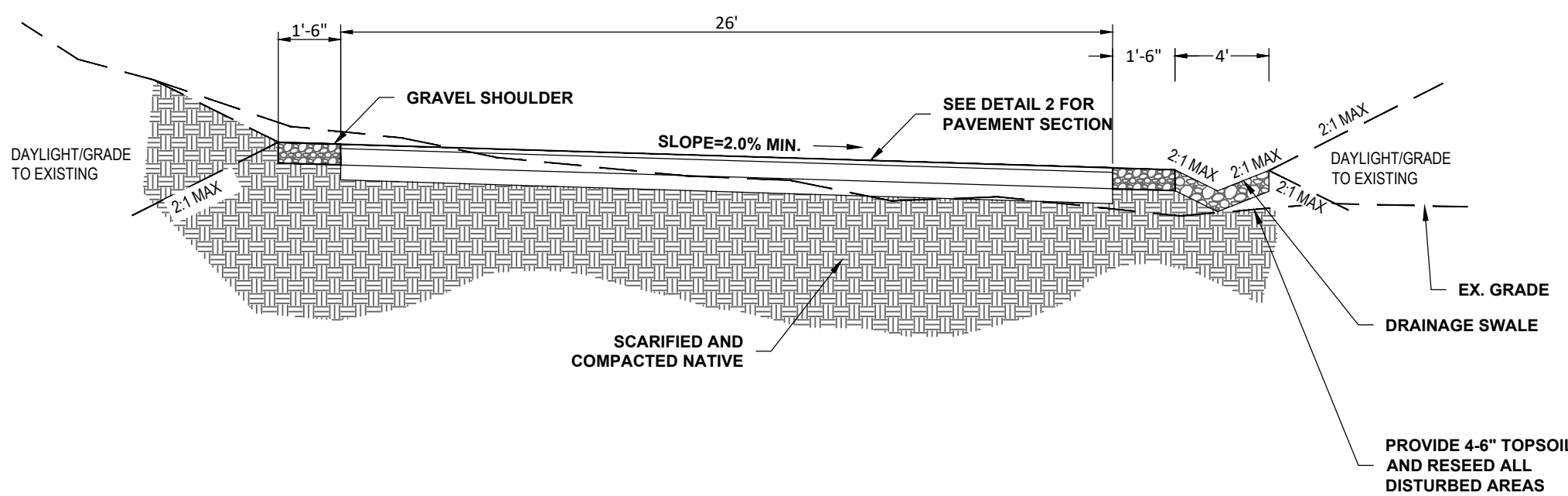
9 LADDER TRUCK SPECS
Not to Scale



2 Typical Bituminous Pavement Section
Not to Scale



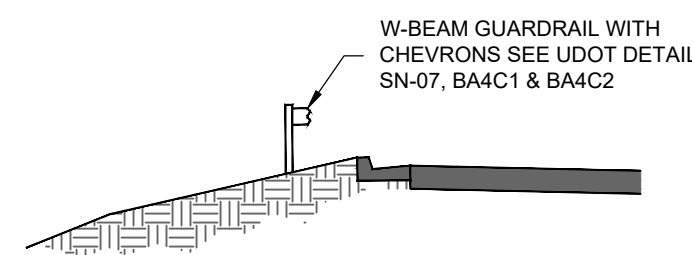
4 Stop Sign
Not to Scale



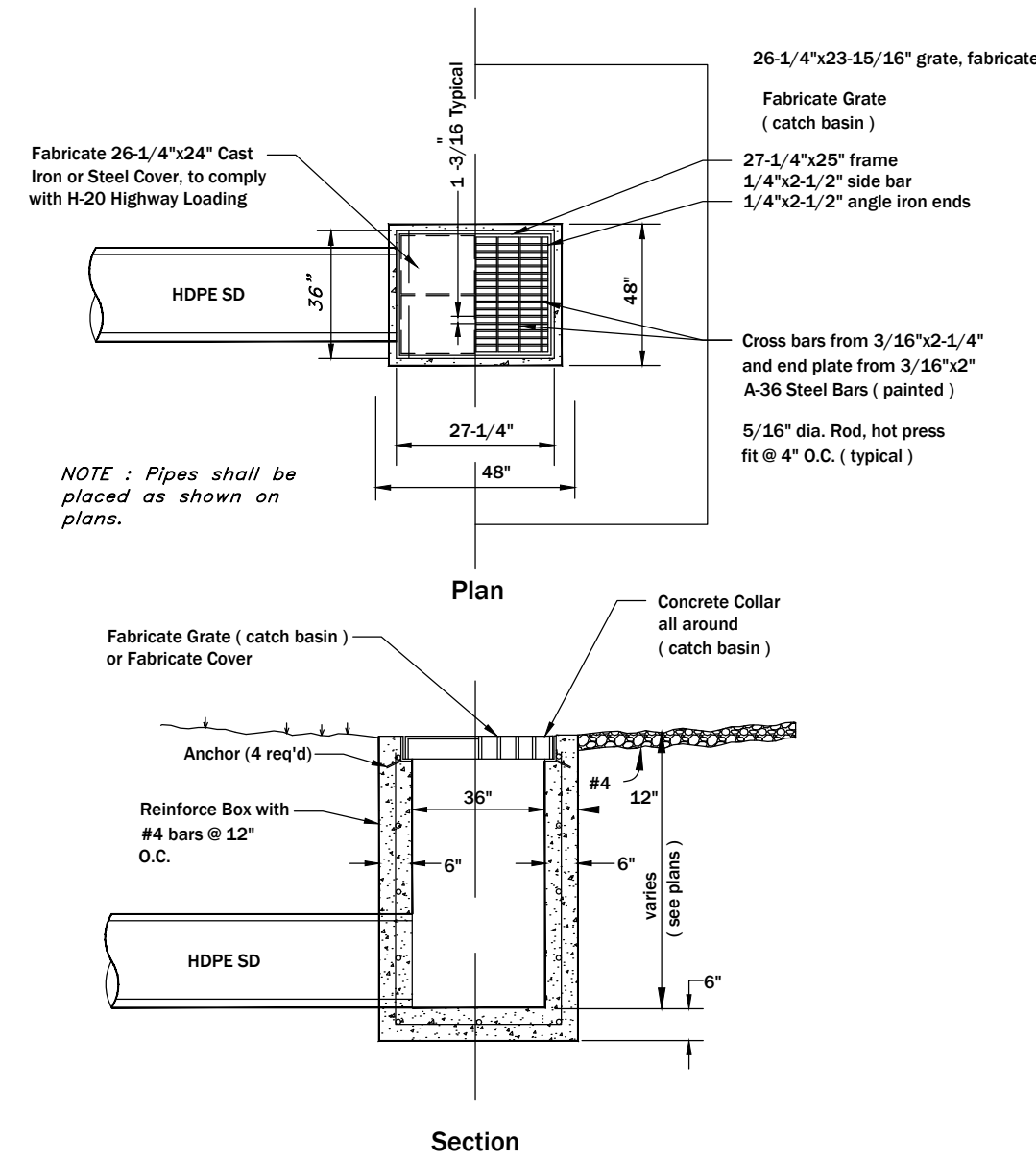
3 Private Street Section Detail
Not to Scale



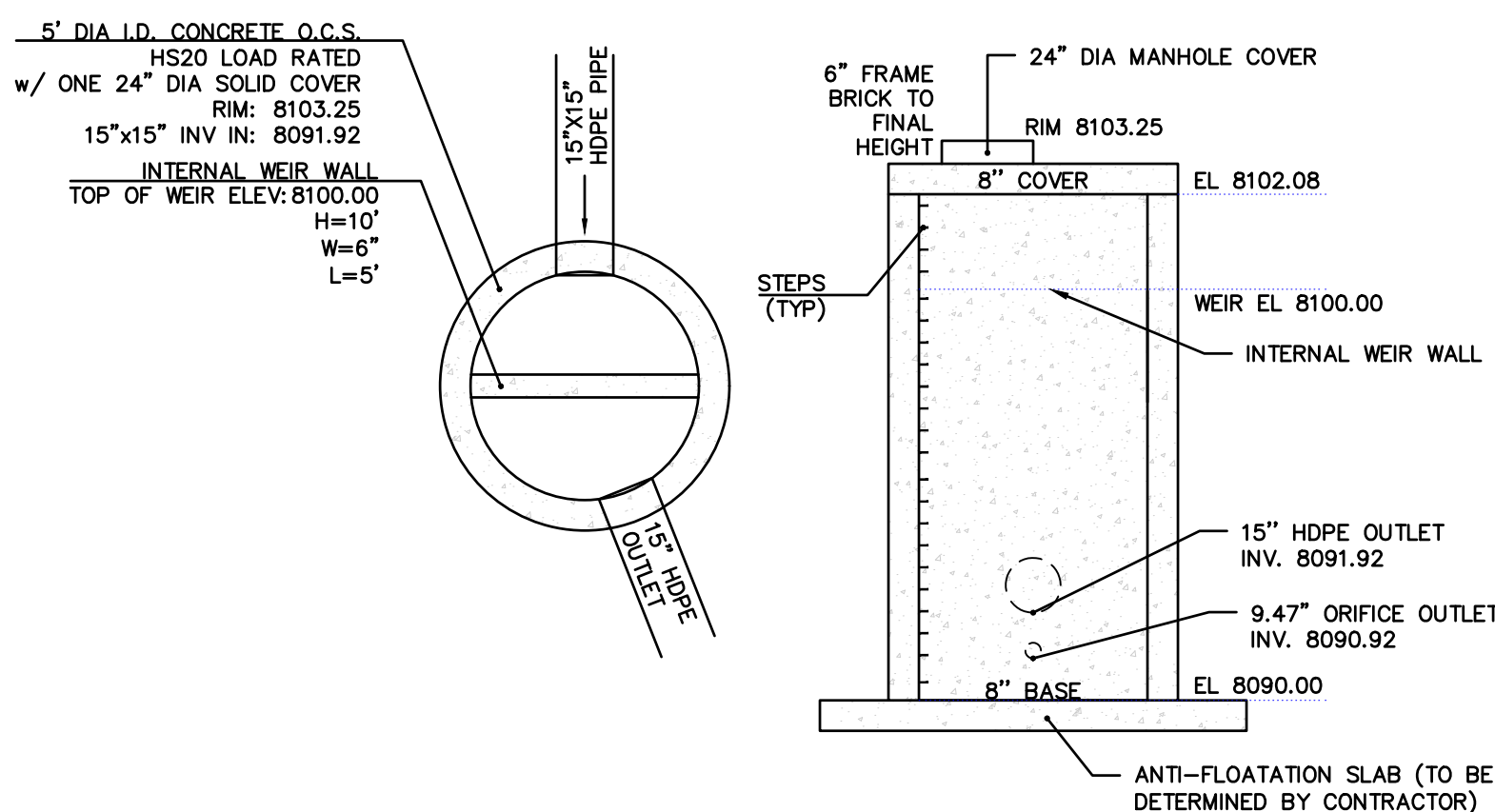
5 Traffic Marking
Not to Scale



6 Guardrail Detail
Not to Scale



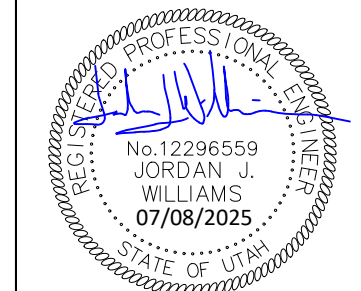
8 2X2 CONTROL BOX
Not to Scale



10 OUTLET STRUCTURE ELEVATIONS - OCS#1
1/4" = 1"

8 2X2 CONTROL BOX
Not to Scale

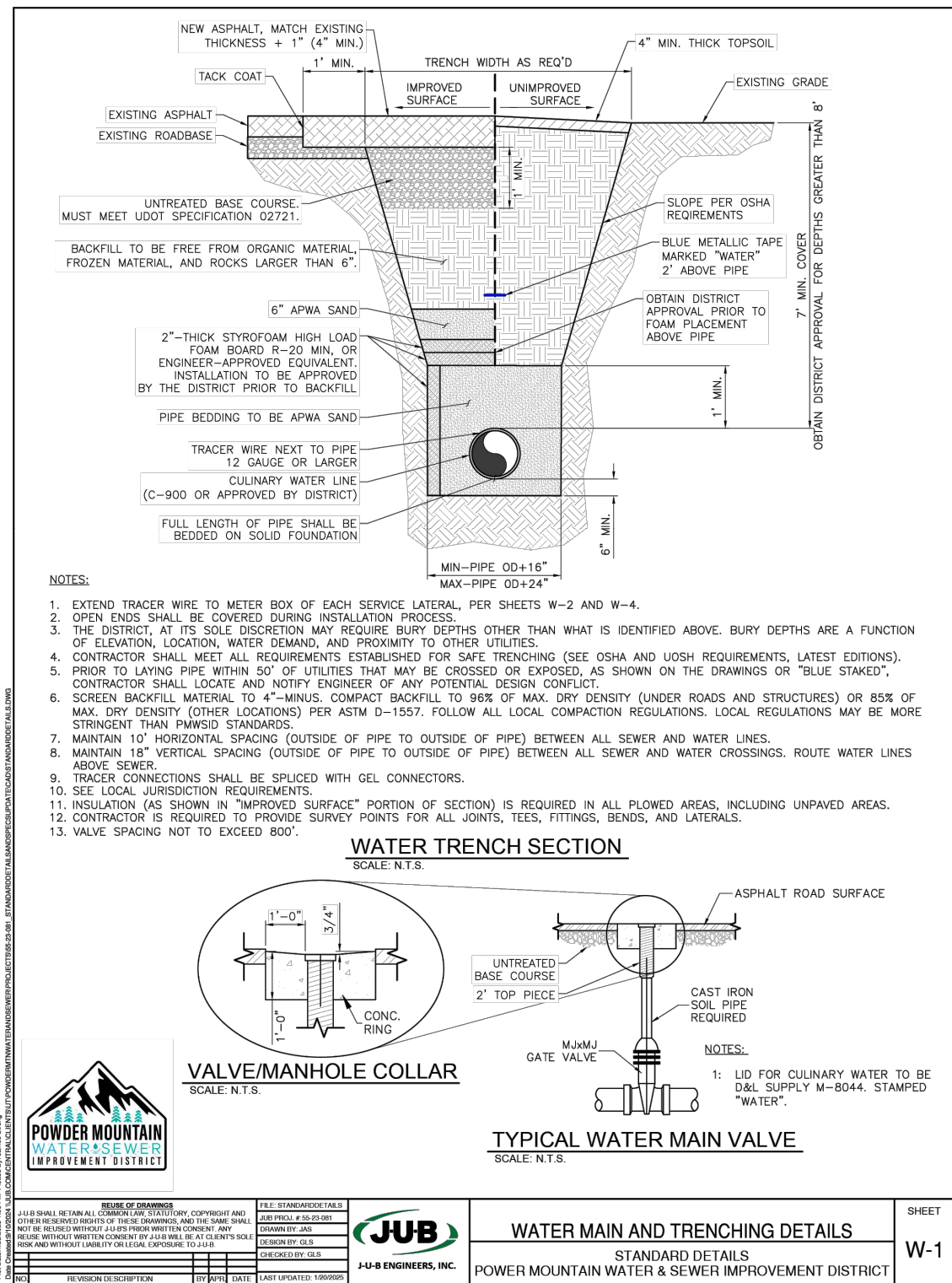
DATE:	07/08/2025
PROJECT NO.	23.035
REVISION	DATE
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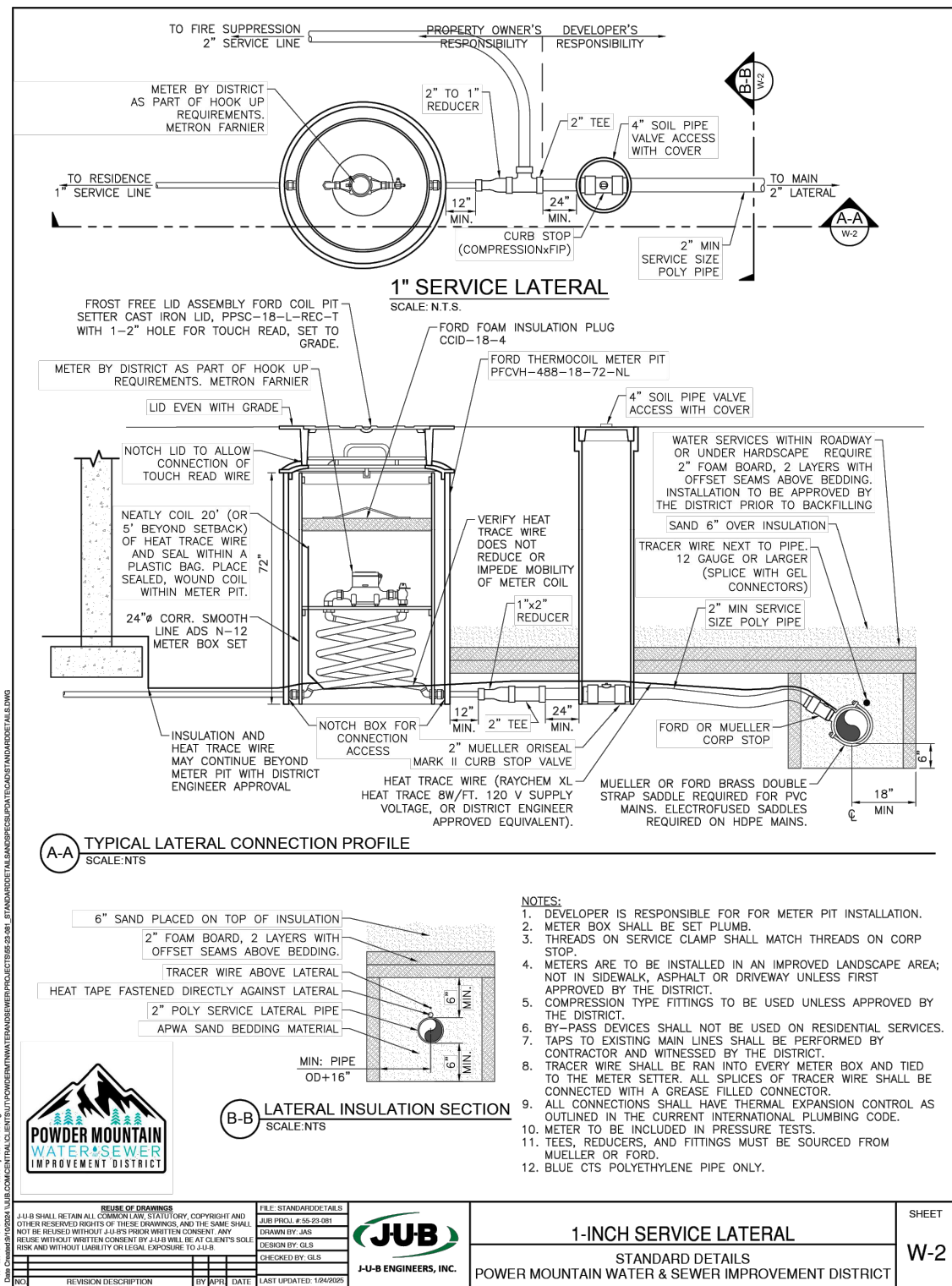
SCALE: 1"=40'

C800

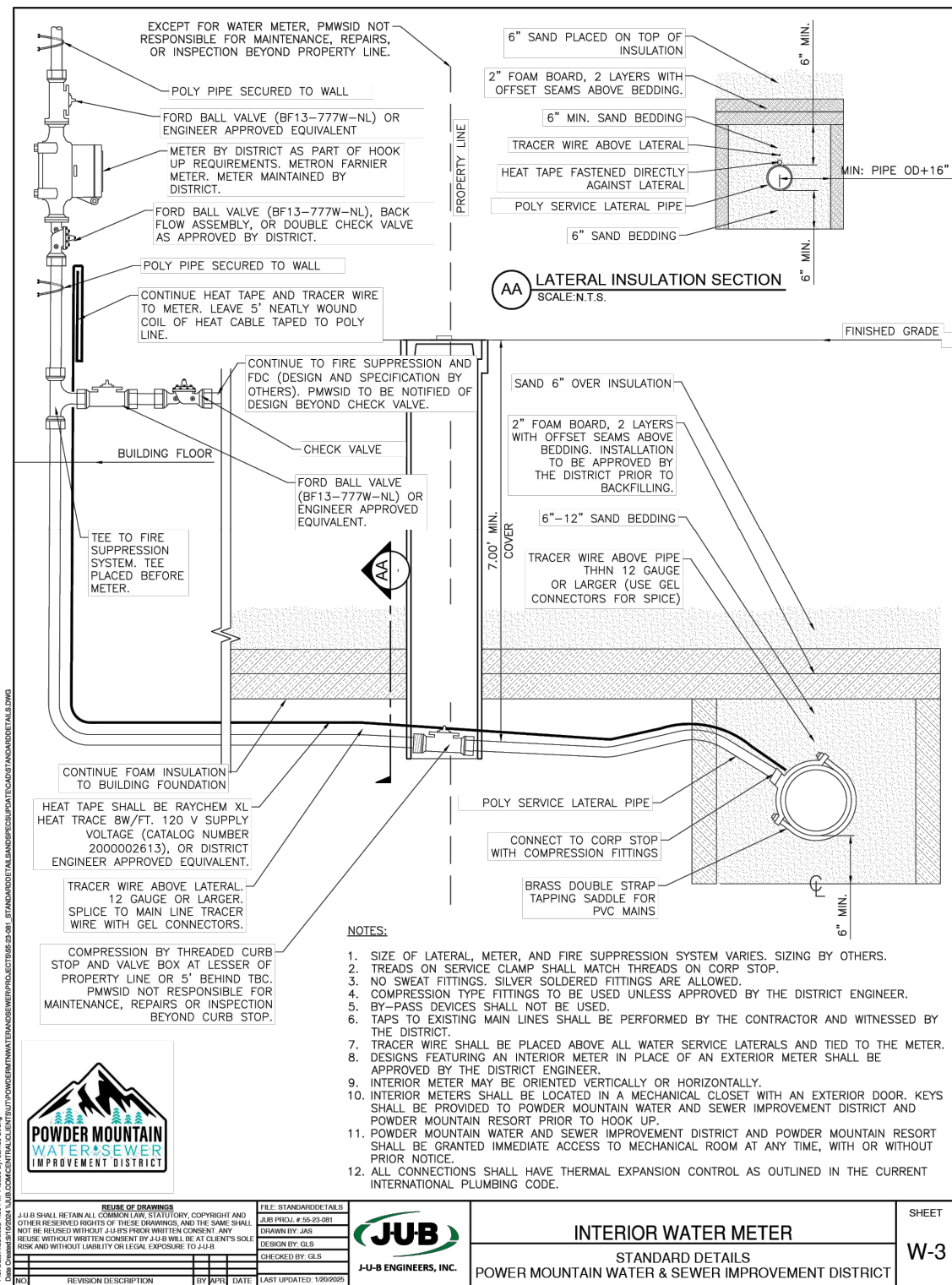
DRAWN BY: DN



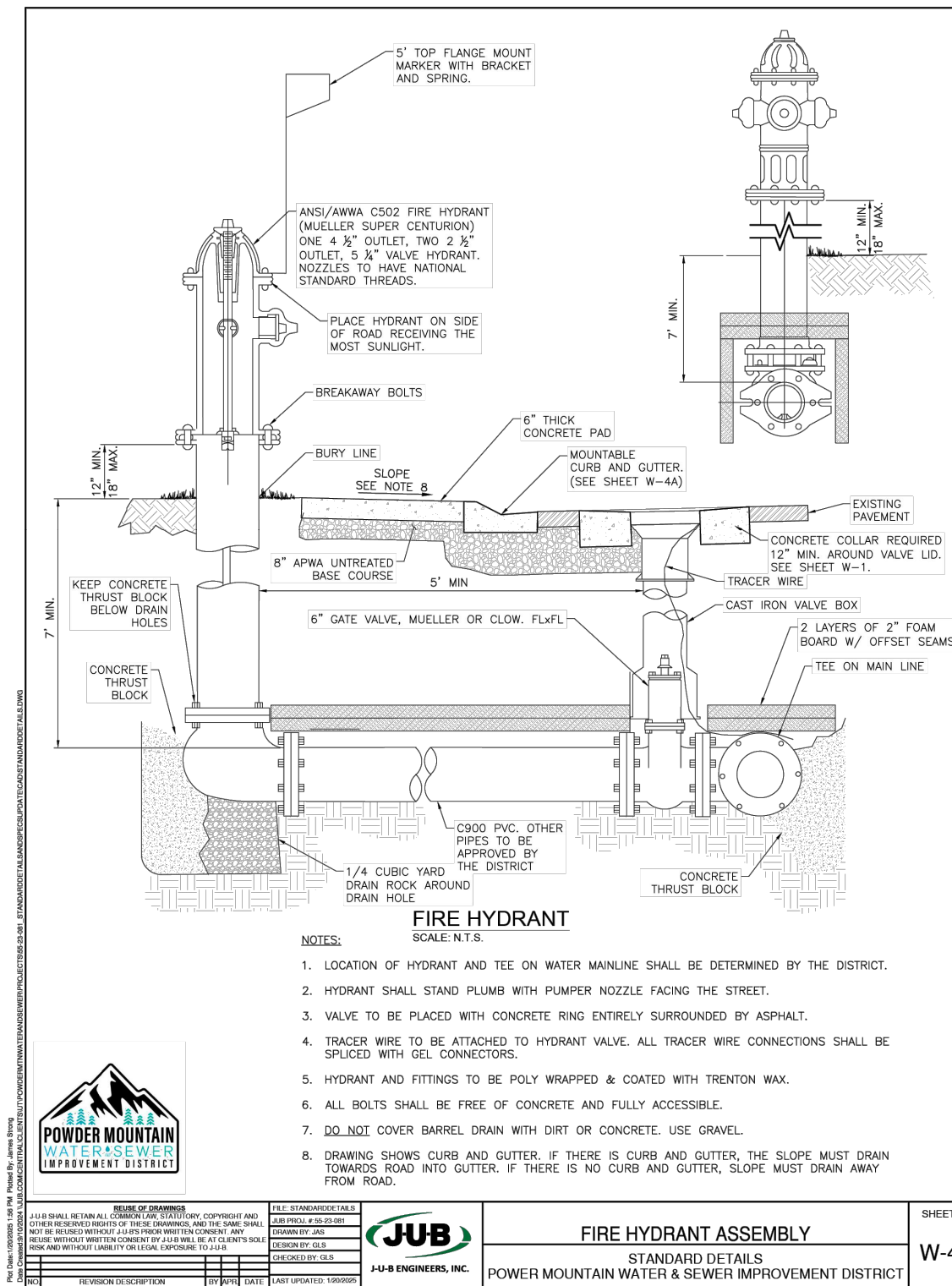
1 WATER MAIN AND TRENCHING



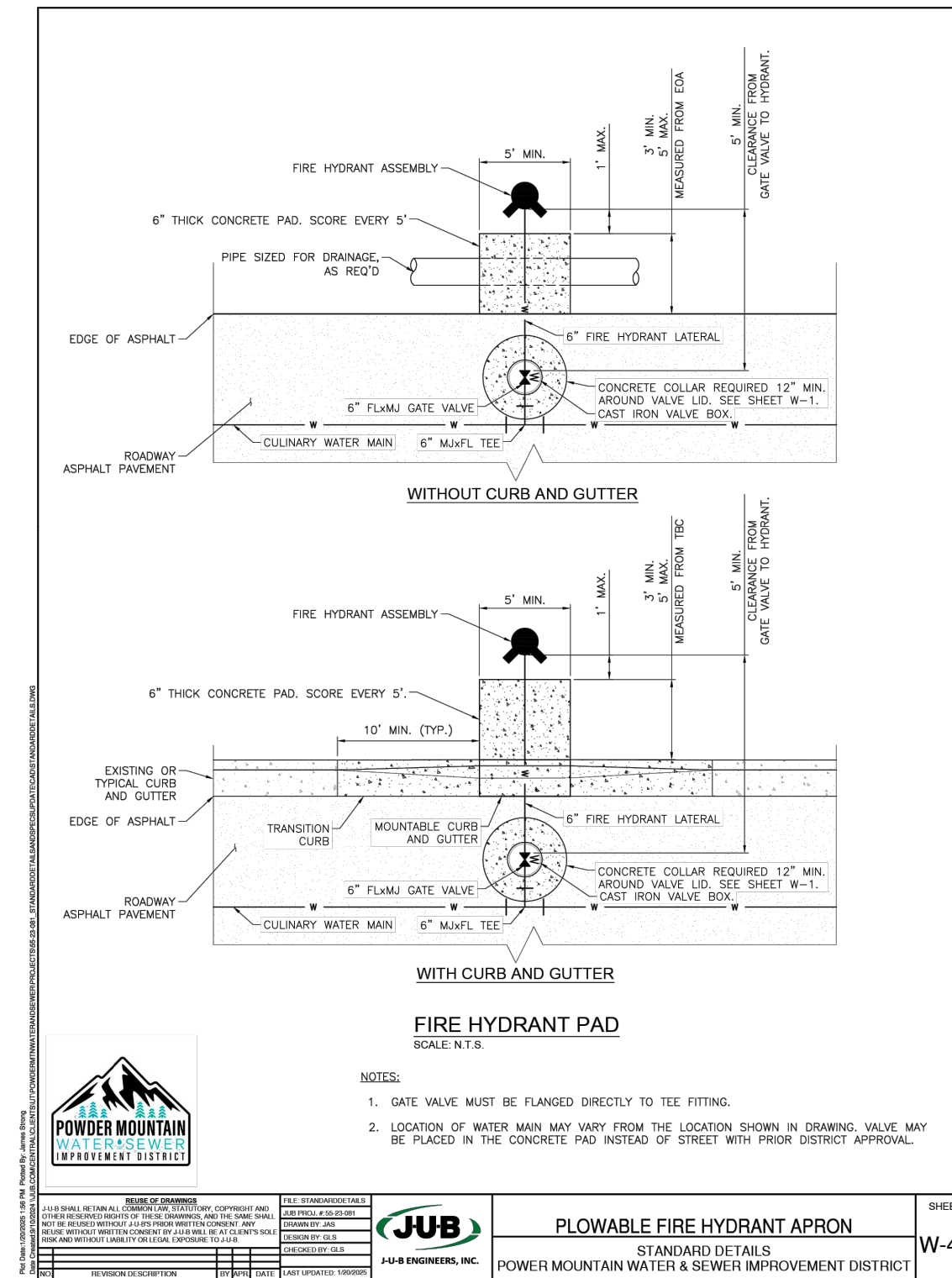
2 1" SERVICE LATERAL



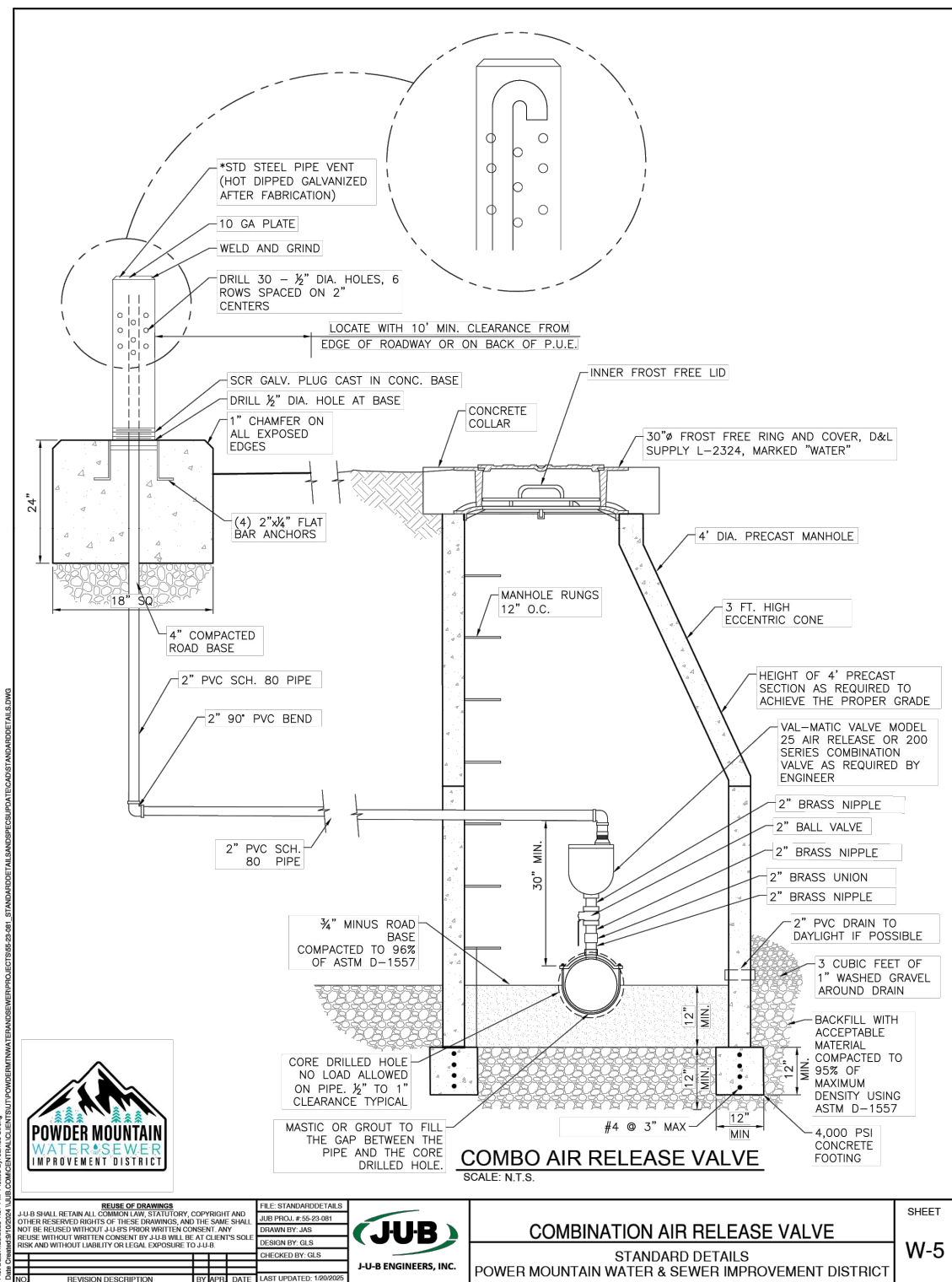
3 INTERIOR WATER METER



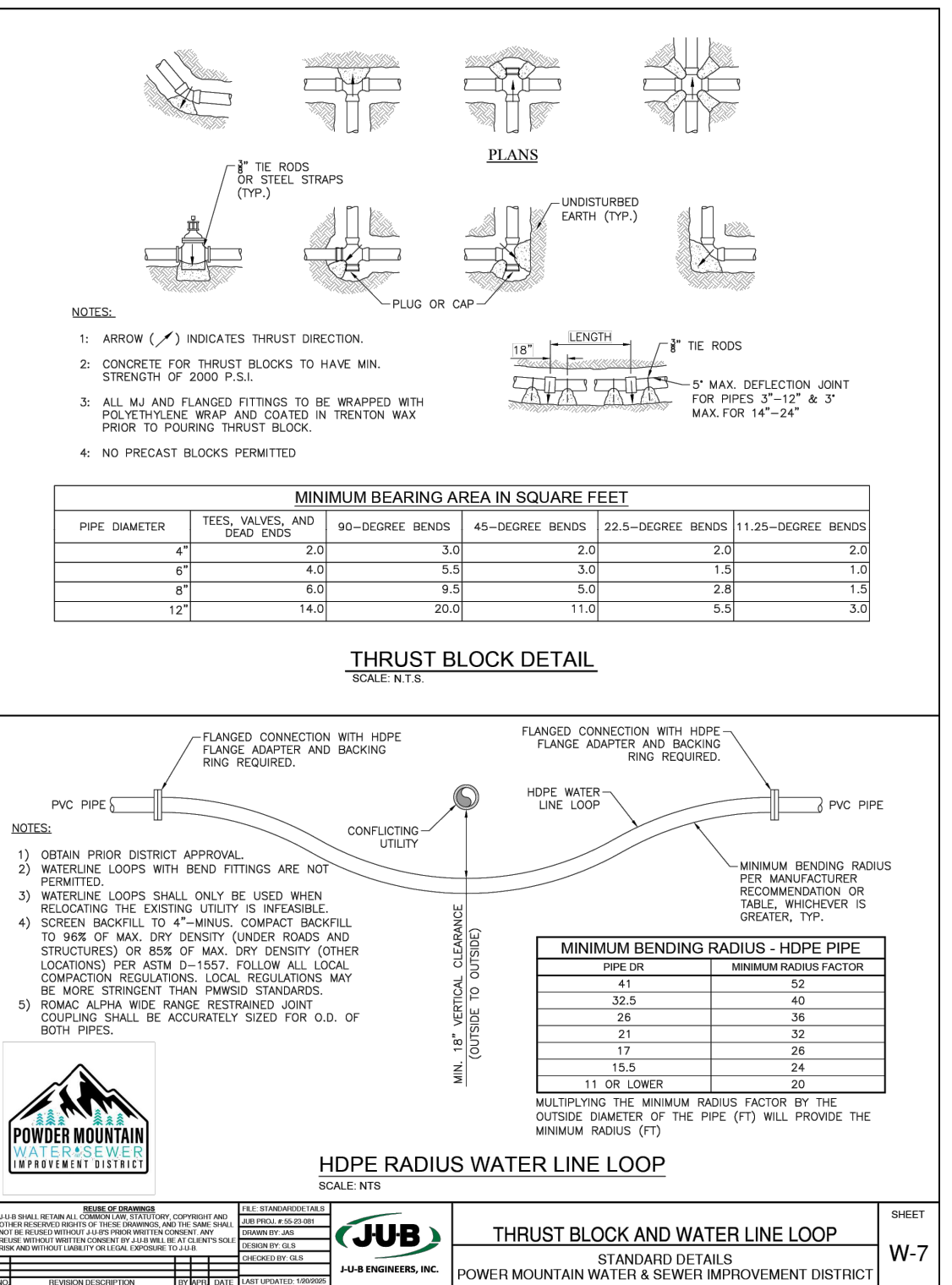
4 FIRE HYDRANT ASSEMBLY



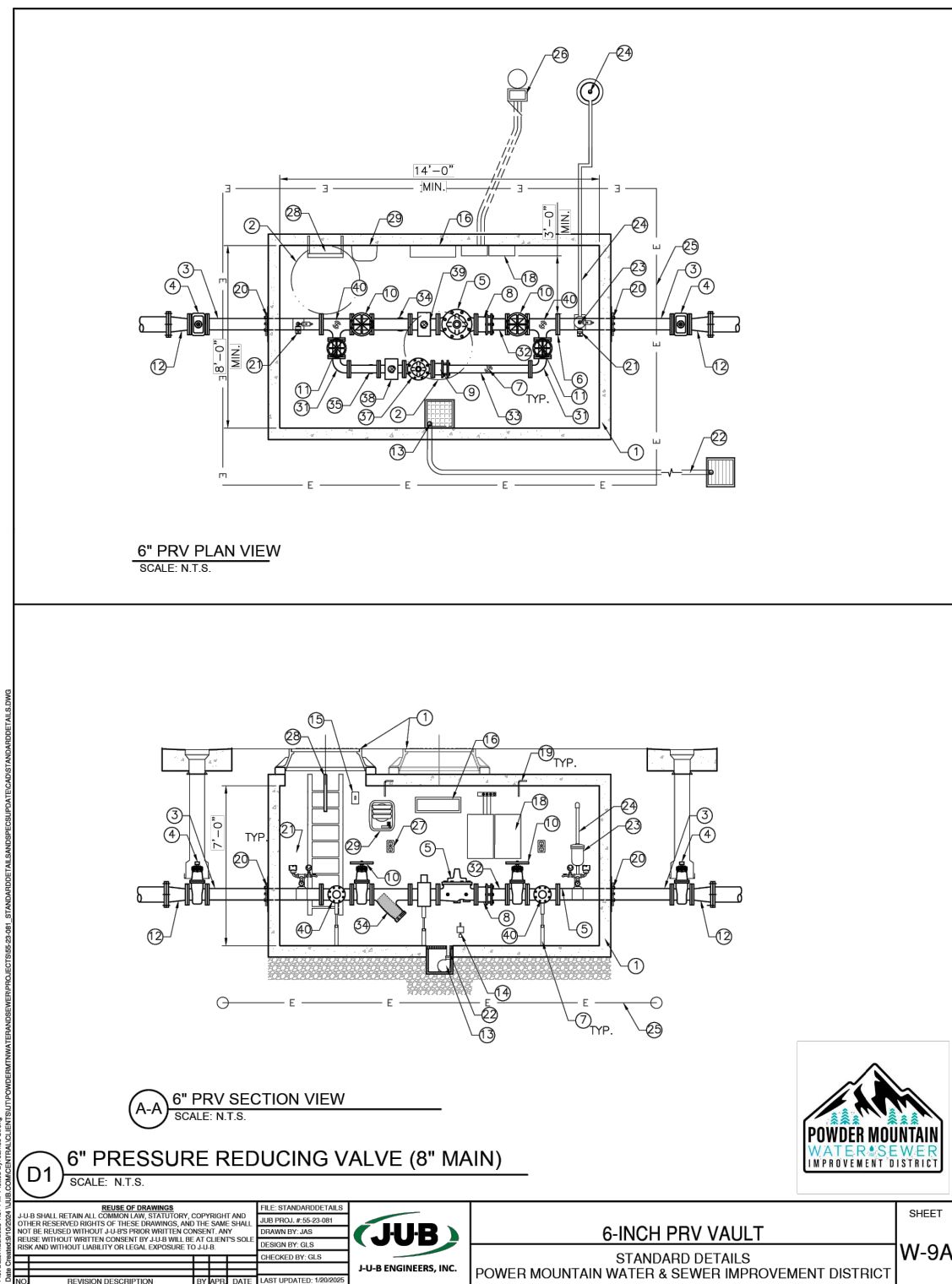
5 PLOWABLE FIRE HYDRANT APRON



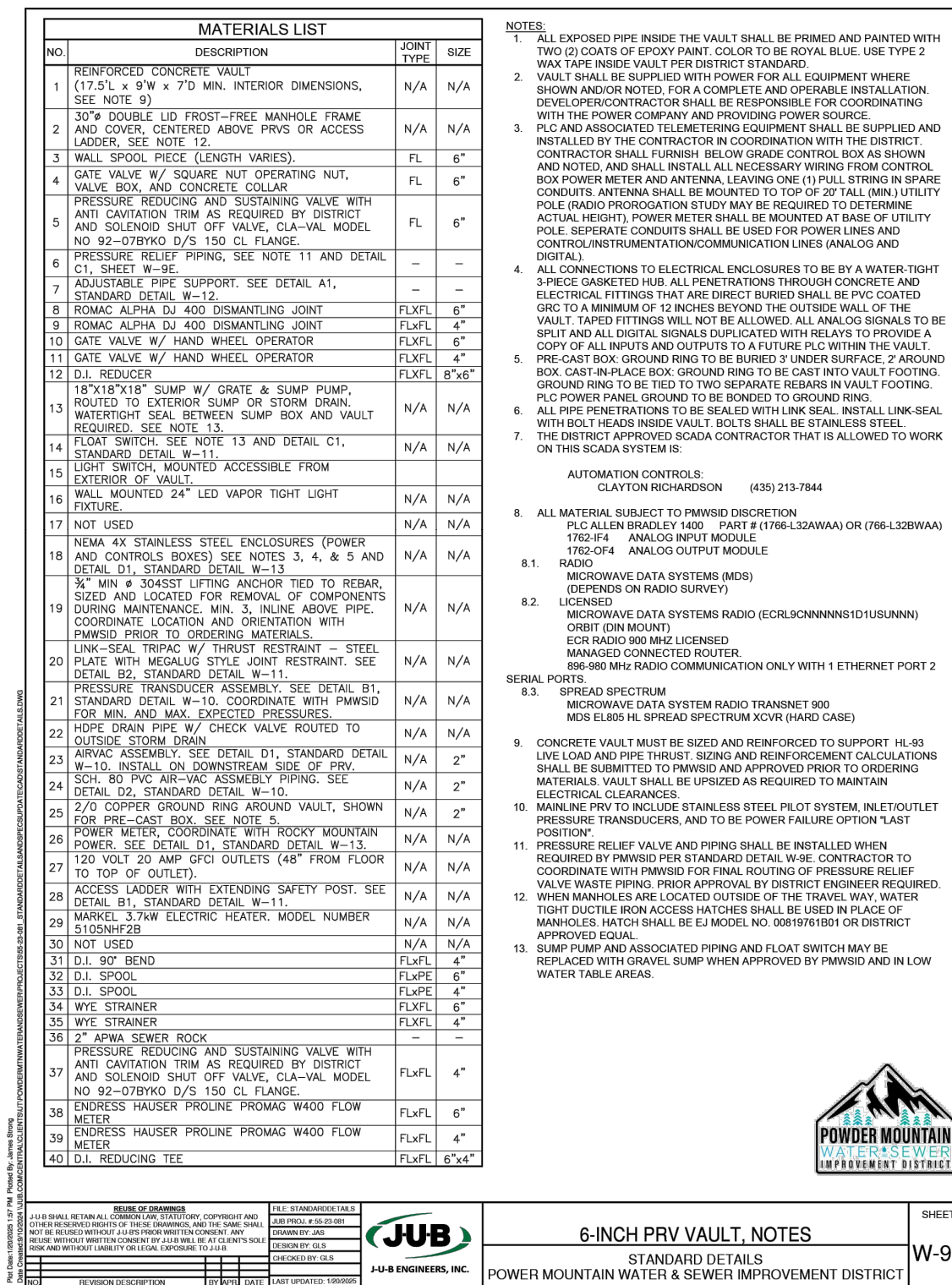
6 COMBINATION AIR RELEASE VALVE



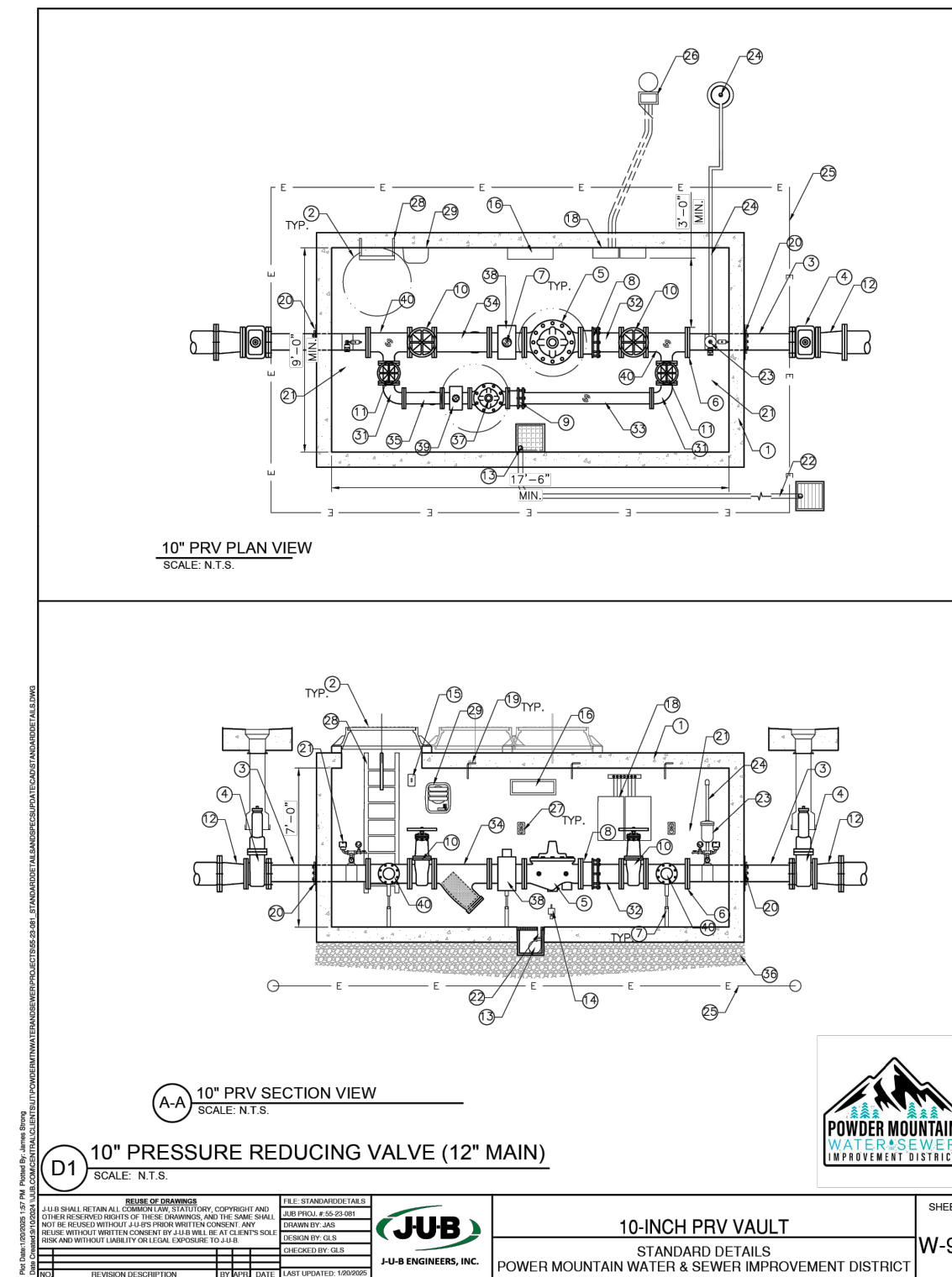
7 THRUST BLOCK AND WATER LINE LOOP



8 6-INCH PRV VAULT



9 6-INCH PRV VAULT, NOTES



10 10-INCH PRV VAULT

[illegible]

① 10-INCH PRV VAULT, NOTES

JUB logo is a registered trademark of JUB Engineering, Inc.
 All other marks are the property of their respective owners.

The technical drawing illustrates a pressure relief valve assembly in plan view. The assembly consists of a central horizontal pipe section with various fittings, valves, and connections. A large circular component, likely the valve body, is positioned on the left side. To the right, there's a vertical riser pipe leading to a tank or storage vessel. Various components are numbered from 1 to 7, corresponding to the items listed in the materials table. A dimension line indicates a "1'-0\"/>

MATERIALS LIST			
NO.	DESCRIPTION	JOINT TYPE	SIZE
1	O/L REDUCINGTEE	FLANG	6"x4"
2	PRESSURE RELIEF VALVE WITH ANTI-CAVITATION TRIM AND SIZING SHUT-OFF VALVE C/LP-HAL NO. 50-011 GLOBE STYLE -150 CL FLANGE W/ ANTI-CAVITATION TRIM COORDINATE WITH PARALLEL TO DETERMINE ANTICIPATED ADJUSTMENT RANGE.	FLANG	4"
3	O/L 90° BEND	FLANG	4"

A	CHECK VALVE	FLANG	4"
4	O/L WALL SHOULDER LENGTH VARIES TRANSITION TO SCH 80 PIPING MIN. 5' FROM OUTSIDE OF VAULT DOWNGUT TO SURFACE MAINTAIN 2' AIRSPAC BETWEEN END OF PIPE AND STORM DRAIN DEVELOPER TO PROVIDE DOWNGUT DETAIL AND DRAINAGE DESIGN CONSIDERATIONS.	-	-
5	PRECAST CONCRETE VAULT EXTEND VAULT FROM STANDARD FPO VULT TO MAINTAIN CLEARANCES AS SHOWN SIZE VARIES.	-	-
6	ADJUSTABLE PIPE SUPPORT SEE DETAIL A-1, STANDARD DETAIL W-12.	-	-

(C) PRESSURE RELIEF VALVE PIPING
SCALE: NOT TO SCALE

JUB
JUB ENGINEERING, INC.
1100 N. 1ST AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.JUBENGINEERING.COM

PRESSURE RELIEF PIPING	
STANDARD DETAILS	
POWER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT	

SHEET

W-9E

② PRESSURE RELIEF PIPING

(B) TRANSDUCER & AIR VAC ASSEMBLY SCHEDULE

ITEM NO.	SIZE	DESCRIPTION
1	2" x P.P.E. SIZE	APPROVED TAPPING SADDLE
2	2" x 3' LONG	SCH. 40 GALV. THREADED STEEL NIPPLE WITH THREAT
3	"	BRASS BALL VALVE WITH LEVER OPERATOR
4	2"	SCH. 40 GALV. STEEL THREADED CROSS BRASS BUSHING
5	2" x 2'	SCH. 40 GALV. THREADED STEEL NIPPLE WITH THREAT
6	"	SCH. 40 GALV. STEEL THREADED TEE
7	"	HOSE BIB WITH SMOOTH OUTLET
8	2" x 1'	BRASS BUSHING
9	"	Glycerin Filled Pressure Gauge, 0-200 PSI
10	2"	SCH. 40 GALV. THREADED 90° BEND
11	-	POROUSNESS METER, ZIONBERG-ZIONBERG PRESSURE TRANSDUCER (SEE NOTE 1)
12	2"	SCH. 40 GALV. STEEL THREADED TEE
13	2"	90° PVC BEND
14	-	COMBINATION AIR/VAC RELIEF VALVE ASSEMBLY (AFCO 140 OR AIR D-340) OR APPROVED EQUAL
15	2"	COMPRESSION KAMFLOTT FITTING
16	2"	CL-200 PVC PIPE (LENGTH DETERMINED BY ENGINEER)

NOTES:

1. 18" PRESSURE TRANSDUCER AT 200 PSI AND WIRE A-225-A SIGNAL FROM TRANSMITTER TO PLC w/ #18 IN 3/4" CONDUIT

(B1) TRANSDUCER ASSEMBLY DETAIL
SCALE NOT TO SCALE

(D2) AIR VAC STRUCTURE DETAIL
SCALE NOT TO SCALE

(D1) AIR VAC ASSEMBLY DETAIL
SCALE NOT TO SCALE

JOB INFORMATION

PROJECT NO.	DATE
DRAWN BY	CHECKED BY
DESIGNED BY	IN CHARGE
REVISIONS	

AIR VAC & TRANSDUCER ASSEMBLY

STANDARD DETAILS
POWER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT

POWER MOUNTAIN
UNAFFILIATED DISTRICT

SHEET
W-10

3 AIR VAC & TRANSDUCER ASSEMBLY

[illegible]

4 STANDARD VAULT DETAILS

(A) ADJUSTABLE PIPE SUPPORT
 (SCALE TO SCALE)

ADJUSTABLE PIPE SUPPORT				
APPROXIMATE DIMENSIONS IN INCHES				
PIPE SIZE	A	B	C	D
			MINIMUM	MAXIMUM
24"			8"	13"
30"	25	15	9"	13"
36"			9"	14"
42"			10"	14"
48"			10"	15"
54"	3	25	11 1/2"	15"
60"			13"	16"
66"			13"	16"
72"	4	3	11"	20"
78"			11"	20"
84"			11"	24"
90"			13"	24"
96"			13"	24"
102"	6		15"	29 1/2"
108"			15"	29 1/2"
114"			15"	29 1/2"
120"			15"	29 1/2"
126"			15"	29 1/2"
132"			15"	29 1/2"
138"			15"	29 1/2"
144"			15"	29 1/2"
150"			15"	29 1/2"
156"			15"	29 1/2"
162"			15"	29 1/2"
168"			15"	29 1/2"
174"			15"	29 1/2"
180"			15"	29 1/2"
186"			15"	29 1/2"
192"			15"	29 1/2"
198"			15"	29 1/2"
204"			15"	29 1/2"
210"			15"	29 1/2"
216"			15"	29 1/2"
222"			15"	29 1/2"
228"			15"	29 1/2"
234"			15"	29 1/2"
240"			15"	29 1/2"
246"			15"	29 1/2"
252"			15"	29 1/2"
258"			15"	29 1/2"
264"			15"	29 1/2"
270"			15"	29 1/2"
276"			15"	29 1/2"
282"			15"	29 1/2"
288"			15"	29 1/2"
294"			15"	29 1/2"
300"			15"	29 1/2"
306"			15"	29 1/2"
312"			15"	29 1/2"
318"			15"	29 1/2"
324"			15"	29 1/2"
330"			15"	29 1/2"
336"			15"	29 1/2"
342"			15"	29 1/2"
348"			15"	29 1/2"
354"			15"	29 1/2"
360"			15"	29 1/2"
366"			15"	29 1/2"
372"			15"	29 1/2"
378"			15"	29 1/2"
384"			15"	29 1/2"
390"			15"	29 1/2"
396"			15"	29 1/2"
402"			15"	29 1/2"
408"			15"	29 1/2"
414"			15"	29 1/2"
420"			15"	29 1/2"
426"			15"	29 1/2"
432"			15"	29 1/2"
438"			15"	29 1/2"
444"			15"	29 1/2"
450"			15"	29 1/2"
456"			15"	29 1/2"
462"			15"	29 1/2"
468"			15"	29 1/2"
474"			15"	29 1/2"
480"			15"	29 1/2"
486"			15"	29 1/2"
492"			15"	29 1/2"
498"			15"	29 1/2"
504"			15"	29 1/2"
510"			15"</	

5 STANDARD VAULT DETAILS

[illegible]

6 STANDARD VAULT POWER CONTROL BOX

GROUP METER VAULT PLAN VIEW DETAIL
SCALE: N.T.S.

SECTION VIEW
SCALE: N.T.S.

GROUP METER VAULT
STANDARD DETAILS
POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT

POWDER MOUNTAIN
WATER & SEWER IMPROVEMENT DISTRICT

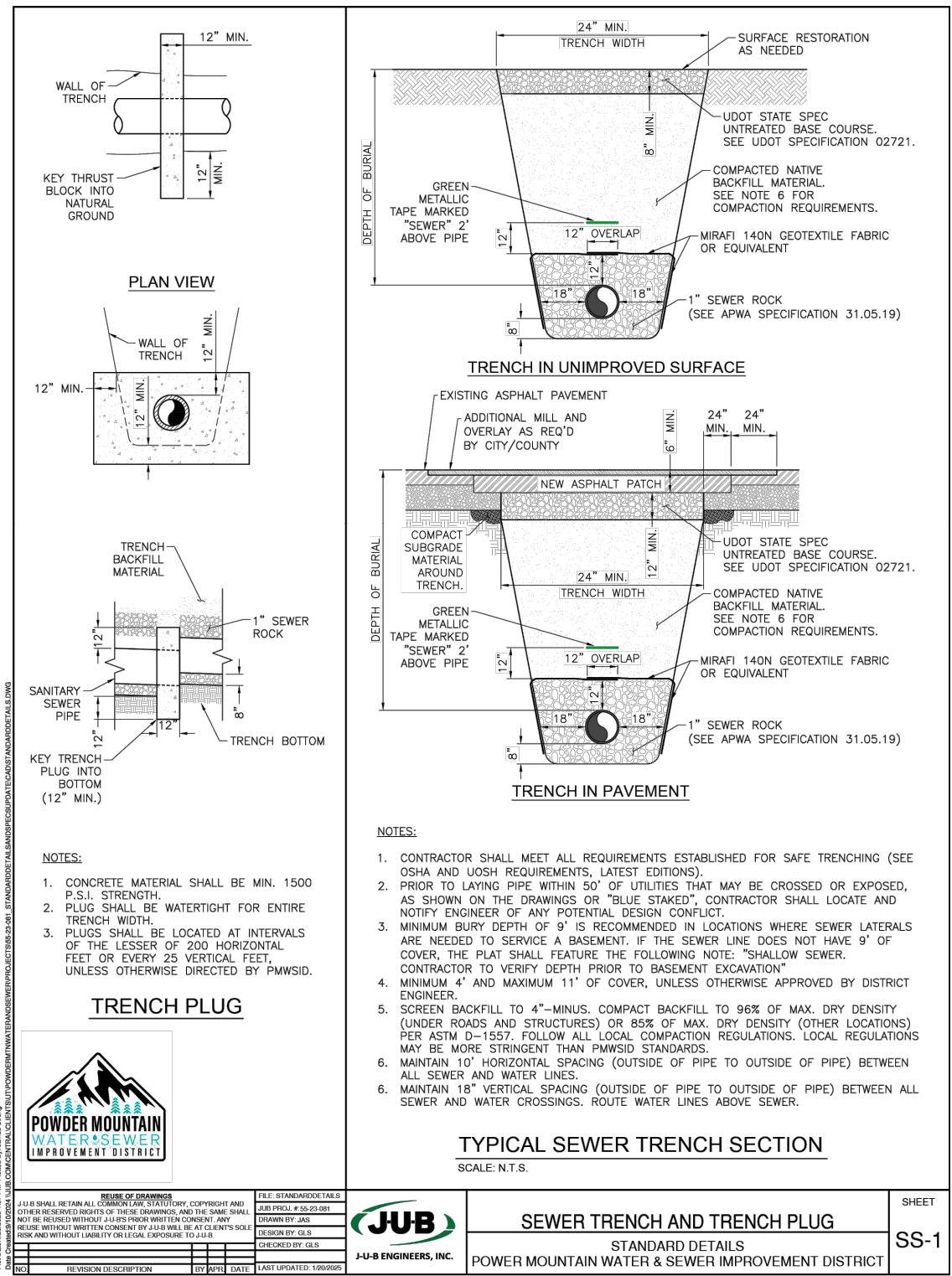
7 GROUP METER VAULT

[illegible]

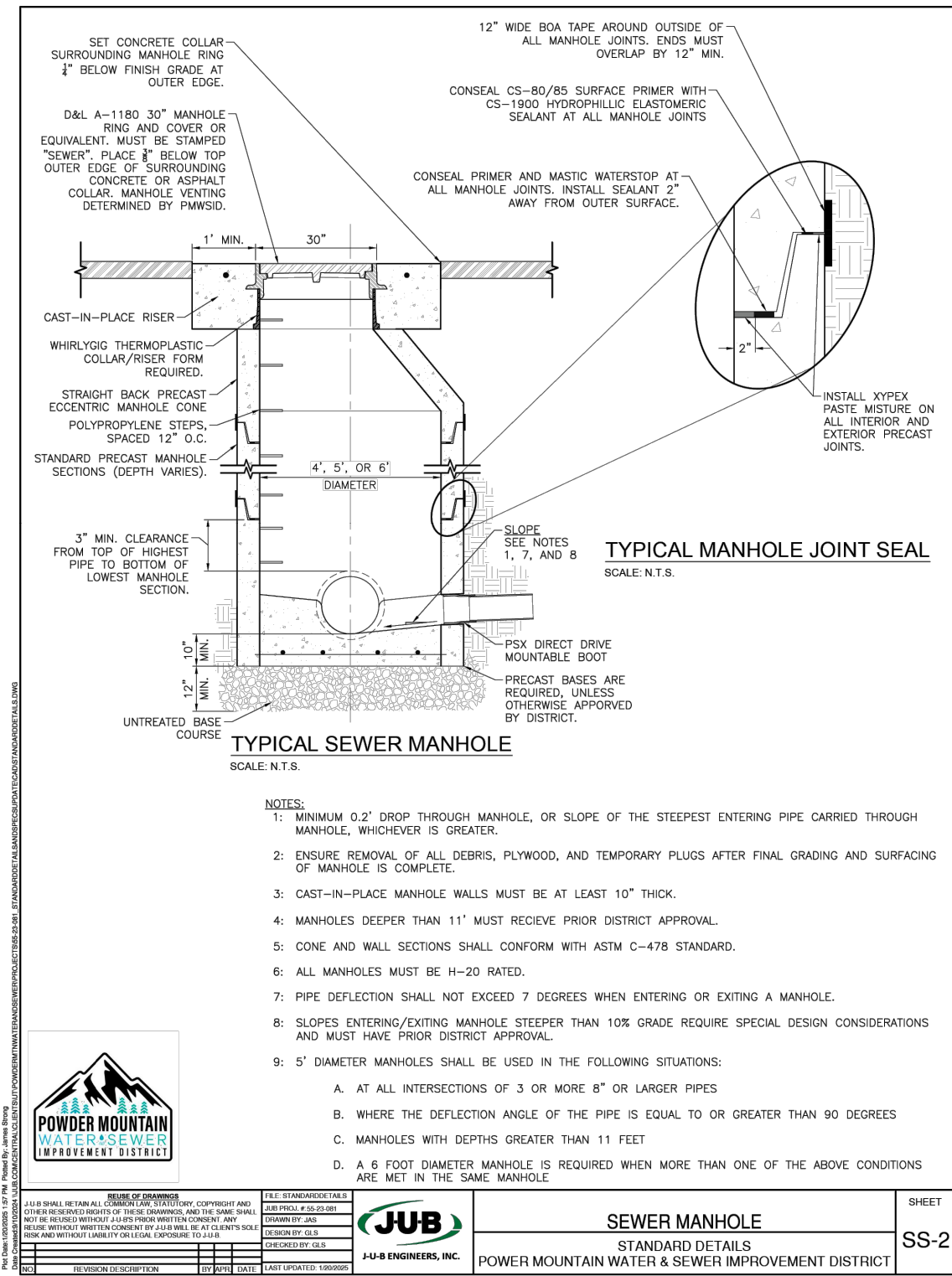
8 GROUP METER VAULT, NOTES

[illegible]

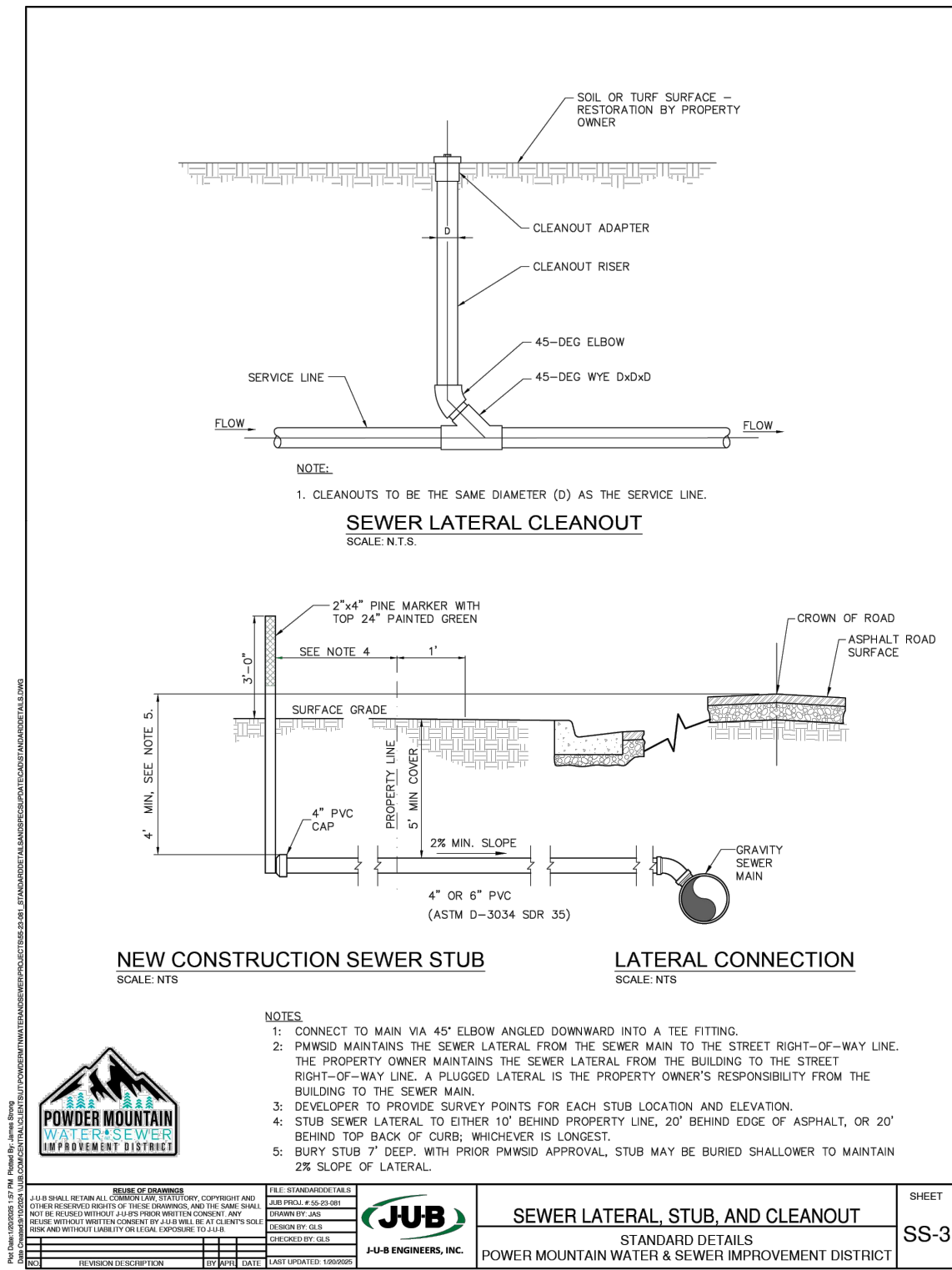
9 6-INCH BLOW OFF ASSEMBLY



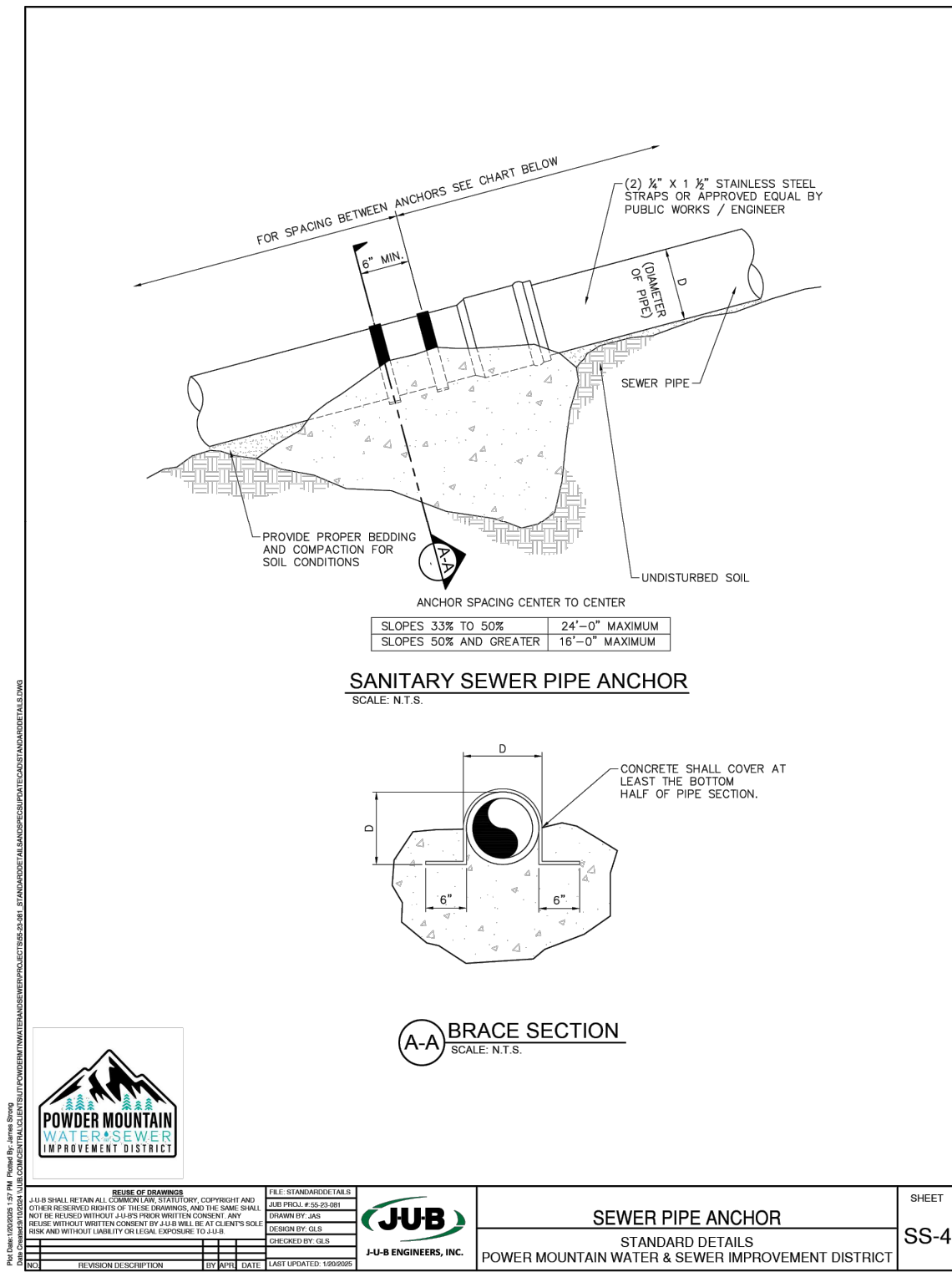
1 SEWER TRENCH AND TRENCH PLUG



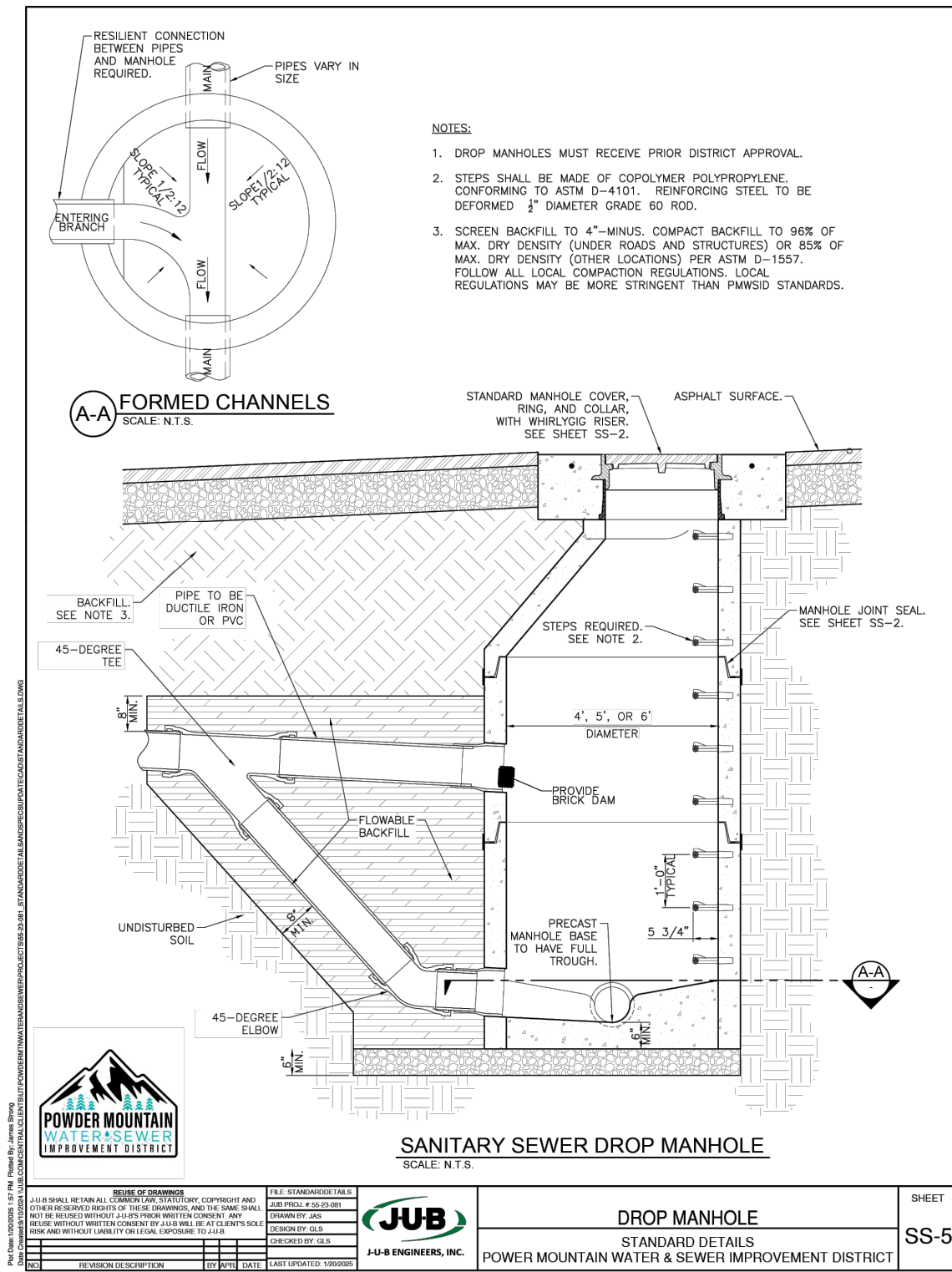
2 SEWER MANHOLE



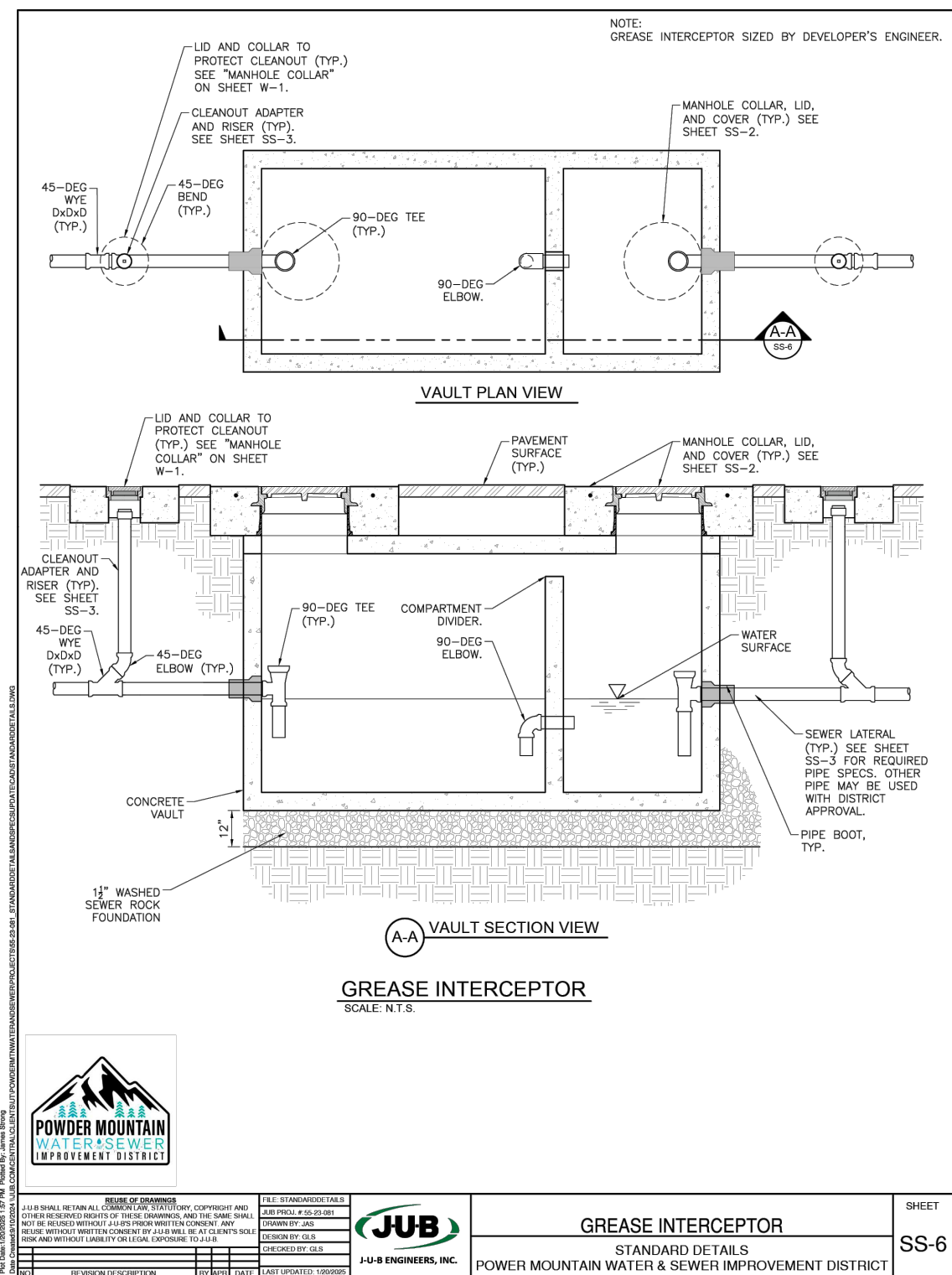
3 SEWER LATERAL, STUB, AND CLEANOUT



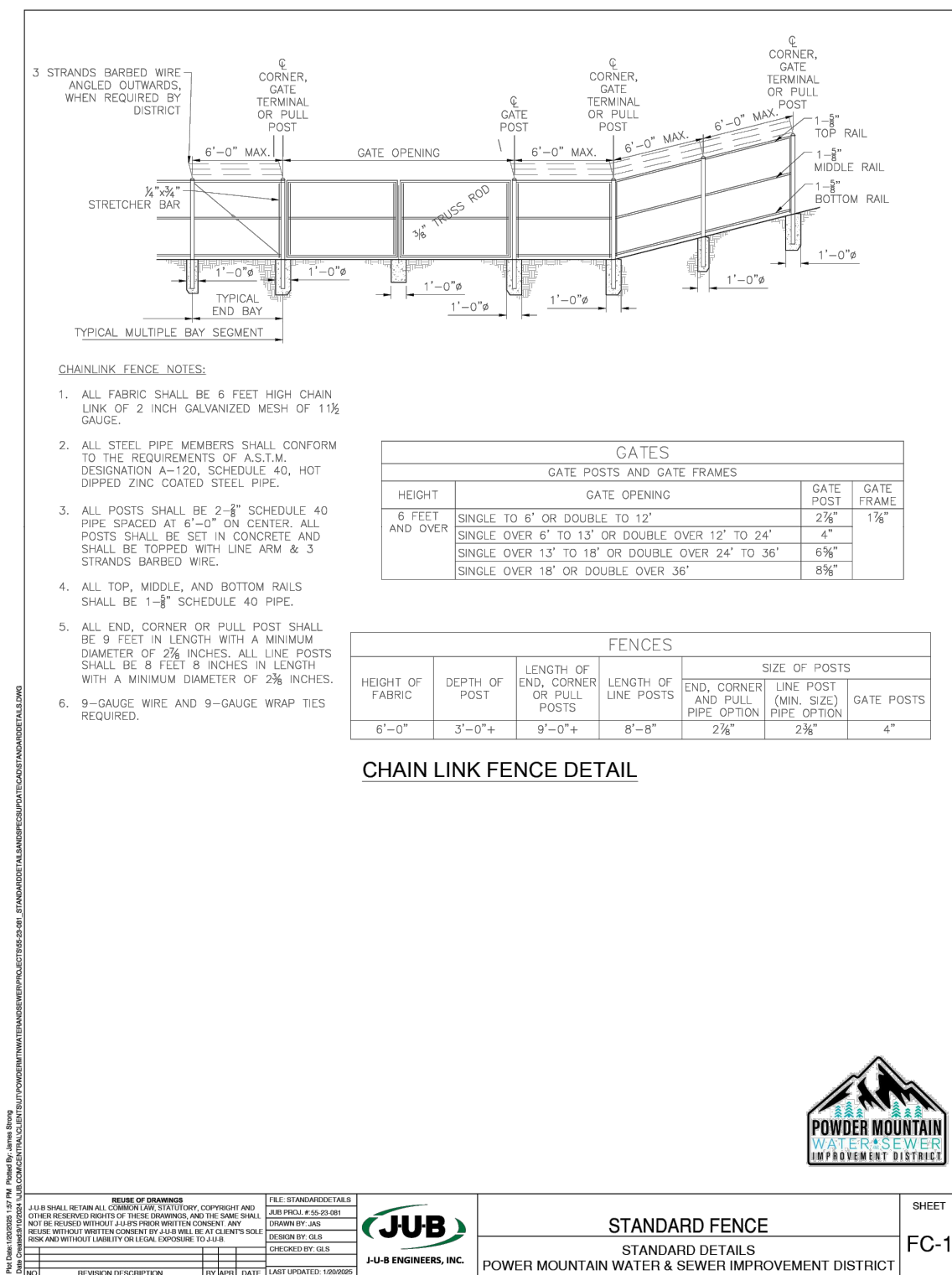
4 SEWER PIPE ANCHOR



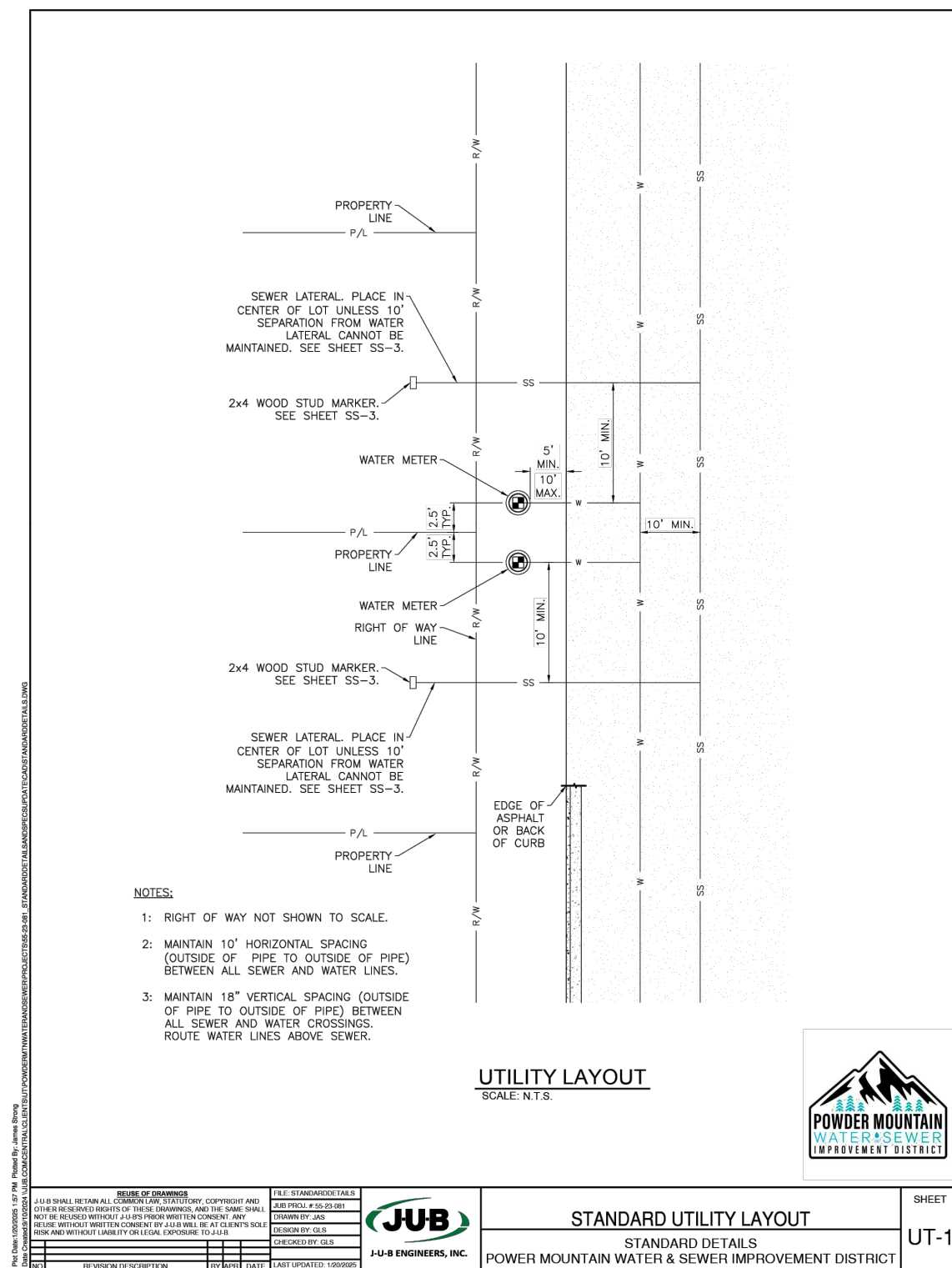
5 DROP MANHOLE



6 GREASE INTERCEPTOR



8 STANDARD FENCE



7 STANDARD UTILITY LAYOUT

ACO StormBrixx®

ACO

Online Project Configuration

Project Details

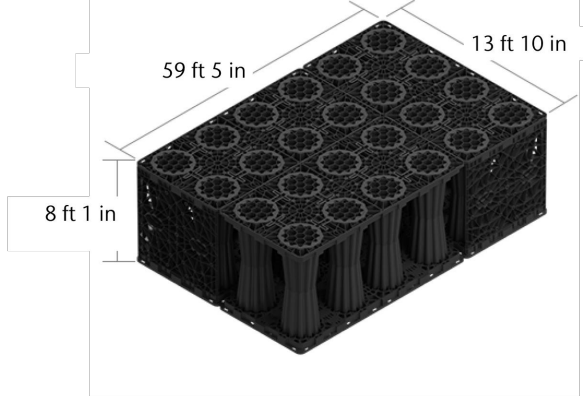
Description : Sundown Condos P2
Date : 02-05-2025
City : Eden
State : Utah
Zip Code : 84310
Country : USA

Customer Details

Contact : Guy Williams
Email : gwilliams@fawkesconsultants.com

Tank Configuration

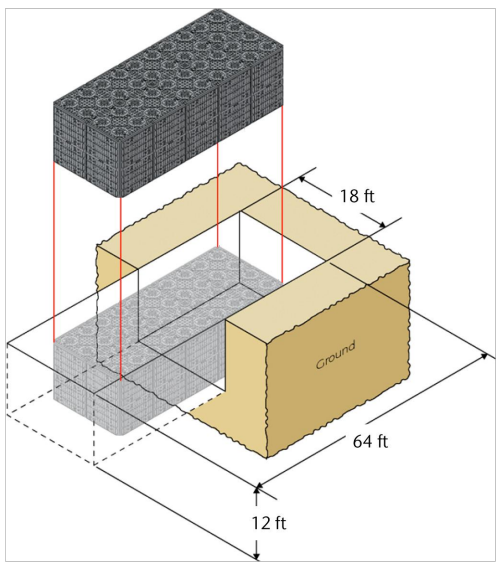
Tank Function	Infiltration
Product	Heavy Duty (600HD)
Number of Layers	4
Total Net Volume (ft³)	6,312.5 ft³
Total Gross Volume (ft³)	6,644.7 ft³
Length of Tank (ft/in)	59 ft 5 in
Width of Tank (ft/in)	13 ft 10 in
Depth of Tank (ft/in)	8 ft 1 in



Cavity & Excavation Details

Length of Cavity (ft/in)	63 ft 5 in
Width of Cavity (ft/in)	17 ft 10 in
Depth of Cavity (ft/in)	11 ft 7 in
Volume of Material to be Excavated (ft³)	13,105.6 ft³
*Membrane Quantity (ft²)	3,255.5 ft²
Cover Dimension (ft/in)	3 ft 0 in
**Backfill Material (ft³)	6,460.8 ft³

* Calculation includes a 15% overlap
** Pavement not accounted for



Project Configuration Inlets, Outlets, and Access

Inlets

	Qty
Inlets	1
Remote Access Unit	0
Side Panels	0
Horizontal Pipe Connector	1

Outlets

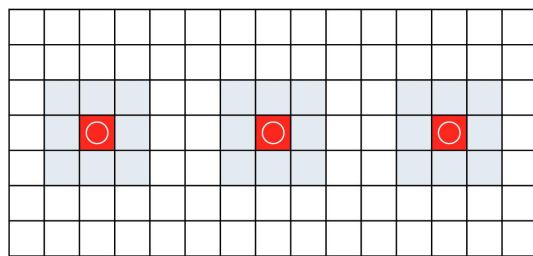
	Qty
Outlets	1
Remote Access Unit	0
Side Panels	1
Horizontal Pipe Connector	0

Access

	Qty
Access Points	3
Remote Access Unit	3
Remote Access Plate	0

Grid Note

The grids below do not represent accurate dimensions or proportions they just give a general guide to both inlet / outlet and access placement on your StormBrixx scheme.



Inlet/Outlet Grid Key

Inlet/Outlet Pipe Inlet/Outlet using Remote Access Unit

Access Grid Key

Remote Access Unit with maintenance access Remote Access Plate with maintenance access

Bill of Materials

Pt No.	Description	Qty	Price Each (\$)	Extended Price (\$)	Weight Each (lbs)	Extended Weight (lbs)
314061	Half-Module 600 HD	852	72.00	61,344.00	22.40	19,084.8
314062	Side Panel 600 HD	296	18.00	5,328.00	3.79	1,121.8
140213	Stormbrixx Universal top cover	210	9.00	1,890.00	1.31	275.1
314023	Layer Connector 600 HD	745	1.00	745.00	0.03	22.4
27034	Remote Access Unit 600 HD	12	420.00	5,040.00	70.50	846.0
314038	Extension Shaft	9	80.00	720.00	4.84	43.6
314133	Remote Access Vented Cover - Ductile Iron	3	275.00	825.00	83.60	250.8
27018	Vertical Inspection Point Connector	2	132.30	264.60	5.52	11.0
314044	Inspection Point Cover - Ductile Iron	2	230.00	460.00	34.54	69.1
93144	Horizontal Pipe Connector 15" SDR 35	2	210.00	420.00	10.80	21.6
314039	Extension Shaft with Pipe Socket	3	85.00	255.00	6.16	18.5
Totals			Price	77,291.60	Weight	21,764.7

Notes:
1) These prices are the manufacturer's suggested retail price (MSRP). Please contact your local dealer or ACO Customer Service for more information.
2) You should have received an email with your output results from: no-reply@acobsconfigurator.com If you do not receive the confirmation within a few minutes, please check your spam folder.

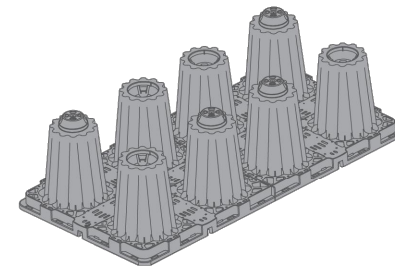
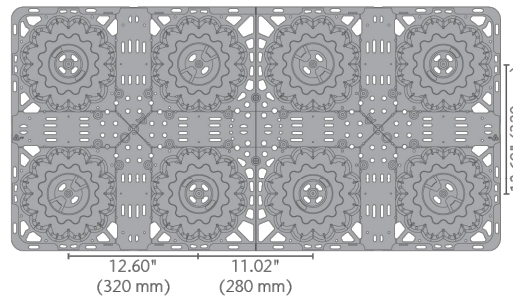
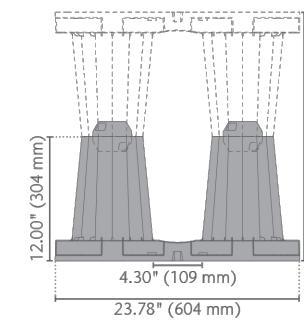
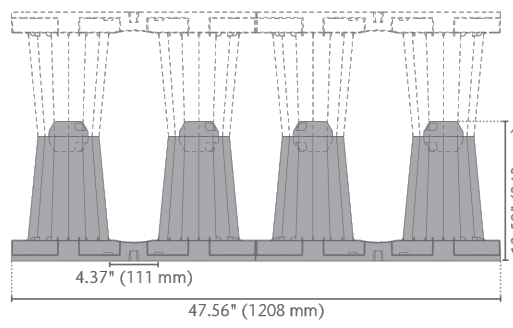
ACO StormBrixx®

December 2024

StormBrixx 600 HD

Half-Module 600 HD

part no. 314062



Note: (2) half-modules are connected to form (1) full-module, (1) side panel fits (1) full-module.



Telephone #: 888.490.9552



ACO Specification Information

165 W Canyon Crest Rd Ste 260
Alpine, Utah 84004
Gwilliams@fawkesconsultants.com

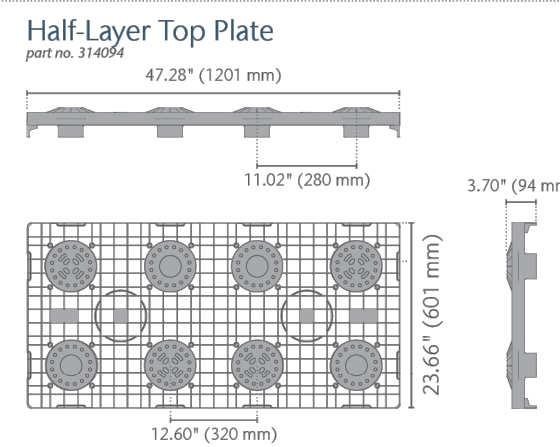
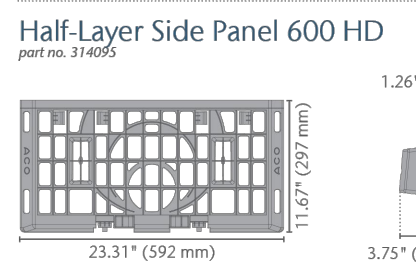
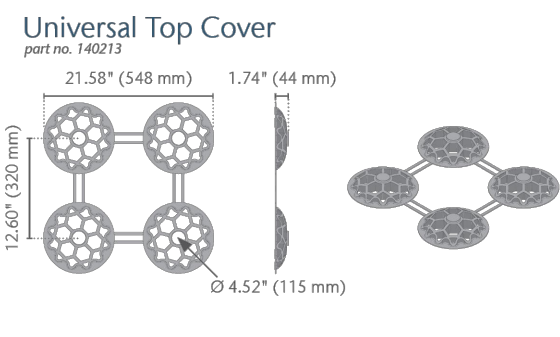
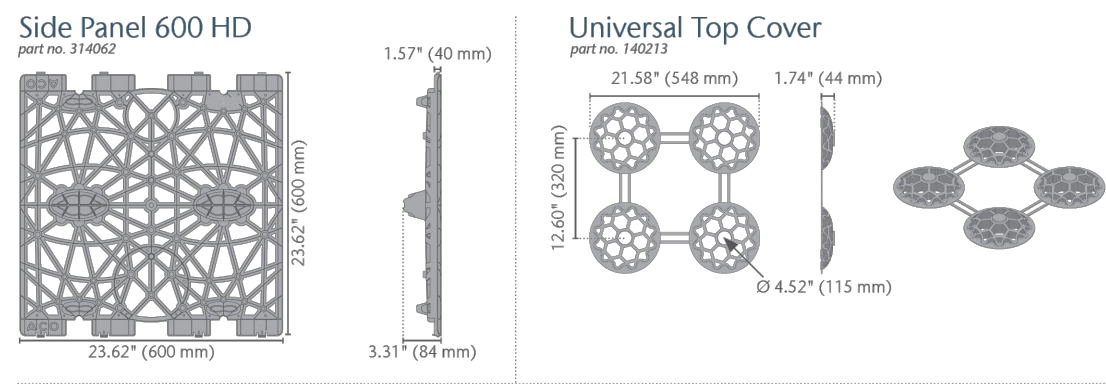
SUBMITTAL SET

DATE:	07/08/2025
PROJECT NO.	23.035
REVISION	DATE
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ACO StormBrixx®

December 2024

StormBrixx 600 HD



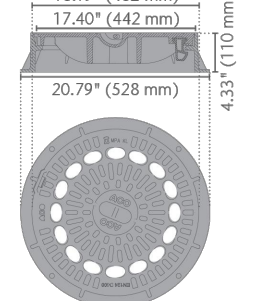
ACO StormBrixx®

December 2024

StormBrixx 600 HD

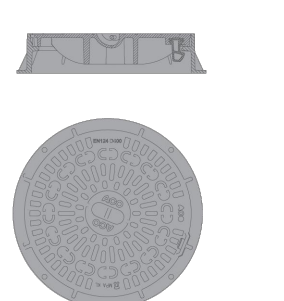
Remote Access Cover (Vented)

part no. 314133



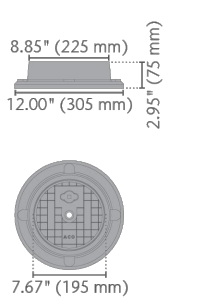
Remote Access Cover (Non-Vented)

part no. 314132



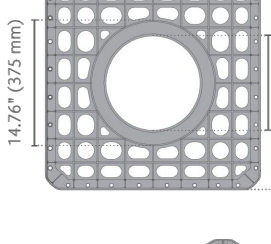
Inspection Point Cover

part no. 314044



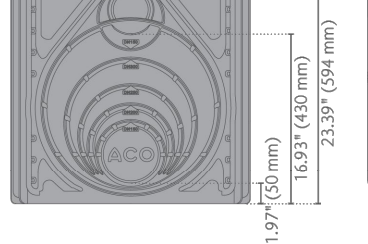
Remote Access Plate

part no. 314035



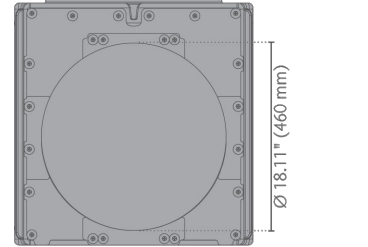
Remote Access Unit 600 HD

part no. 27034



Remote Access Unit 600 HD with Adapter Plate

part no. 181046



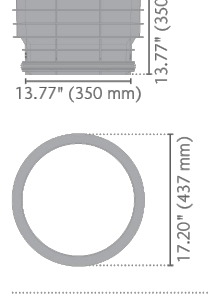
ACO StormBrixx®

December 2024

StormBrixx 600 HD

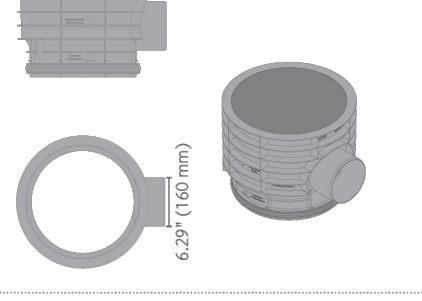
Extension Shaft

part no. 314038



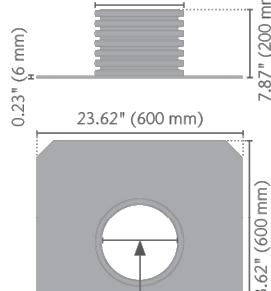
Extension Shaft with Pipe Socket

part no. 314039



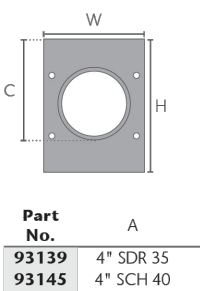
Vertical Inspection Point Connector

part no. 27018



Horizontal Pipe Connector

part no. 93144



Telephone #: 888.490.9552



ACO StormBrixx®

December 2024

StormBrixx 600 HD

Product Details

Product Name	Part No.	Length in (mm)	Width in (mm)	Depth in (mm)	Weight lbs
Half-Module 600 HD	314061	47.56 (1208)	23.78 (604)	13.50 (343)	23.8
Side Panel 600 HD	314062	23.62 (600)	23.62 (600)	2.17 (55)	3.8
Half-Layer Side Panel 600 HD	314095	23.31 (592)	11.67 (297)	1.26 (32)	2.0
Universal Top Cover	140213	21.58 (548)	21.58 (548)	1.74 (44)	1.6
Half-Layer Top Plate	314094	47.28 (1201)	23.66 (601)	3.70 (94)	7.7
Layer Connector	314023	3.94 (100)	1.58 (40)	1.82 (46)	0.1
Remote Access Cover (Vented) - Ductile Iron (Load Class D400)	314133	Ø 20.79 (528)	4.33 (110)	4.33 (110)	83.6
Remote Access Cover (Non-Vented) - Ductile Iron (Load Class D400)	314132	Ø 20.79 (528)	4.33 (110)	4.33 (110)	86.5
Inspection Point Cover - Ductile Iron (Load Class D400)	314044	Ø 8.85 (225)	2.95 (75)	4.72 (120)	34.5
Remote Access Plate	314035	25.59 (650)	4.72 (120)	4.72 (120)	10.8
Remote Access Unit 600 HD	27034	23.39 (594)	23.39 (594)	19.57 (497)	40.0
Remote Access Unit 600 HD with Adapter Plate	181046	24.41 (620)	23.39 (594)	24.02 (610)	71.0
Extension Shaft	314038	Ø 17.20 (437)	13.77 (350)	13.77 (350)	4.8
Extension Shaft with Pipe Socket	314039	Ø 17.20 (437)	13.77 (350)	13.77 (350)	6.2
Vertical Inspection Point Connector	27018	Ø 8.85 (225)	2.95 (75)	4.72 (120)	5.5
4" SCH 40 Horizontal Pipe Connector	93139	8.00 (203)	6.70 (170)	8.25 (209)	1.9
6" SCH 40 Horizontal Pipe Connector	93145	8.00 (203)	6.70 (170)	8.25 (209)	1.9
8" SCH 40 Horizontal Pipe Connector	93140	8.00 (203)	10.22 (259)	9.93 (252)	3.2
10" SCH 40 Horizontal Pipe Connector	93146	8.00 (203)	10.22 (259)	9.93 (252)	3.2
12" SCH 40 Horizontal Pipe Connector	93141	8.00 (203)	11.64 (295)	11.39 (289)	5.5
14" SCH 40 Horizontal Pipe Connector	93147	8.00 (203)	11.64 (295)	11.39 (289)	5.5
16" SCH 40 Horizontal Pipe Connector	93142	8.00 (203)	16.66 (423)	14.30 (363)	5.5
18" SCH 40 Horizontal Pipe Connector	93144	8.00 (203)	19.25 (489)	19.25 (489)	5.5

Specification Summary

General	Materials
The StormBrixx stormwater management system shall be ACO StormBrixx 600 HD as supplied by ACO, Inc.	The half-module shall be manufactured from polypropylene and have minimum properties as follows:
ACO StormBrixx 600 HD meets MSFTO HG-25 loading conditions.	■ Charpy unnotched impact strength: 9.5 ft-lb/in² (20 J/m²)
Coextruded/Cocentrates	■ Tensile strength, ultimate: 3,480 psi (23,994 kPa)
The StormBrixx stormwater system shall be wrapped in either appropriate permeable geotextile or impermeable geomembrane (supplied and specified by others) as indicated by project design engineer.	■ Water absorption: 0.01%
The StormBrixx stormwater system may be used in conjunction with one or more optional products: remote access unit, remote access plate extension shaft, and/or inspection point connector.	■ Frost proof: YES
Installation	■ Salt proof: YES
The StormBrixx stormwater system shall be installed in strict accordance with the manufacturer's installation instructions and recommendations.	■ Fuel/oil-resistant: YES

ACO, Inc.

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All reasonable care has been taken in compiling the information in this document. All recommendations and suggestions on the use of ACO products are made without guarantee since the conditions of use are beyond the control of the company. It is the customer's responsibility to ensure that each product is fit for its intended purpose and that the actual conditions of use are suitable. ACO, Inc. reserves the right to change products and specifications without notice.

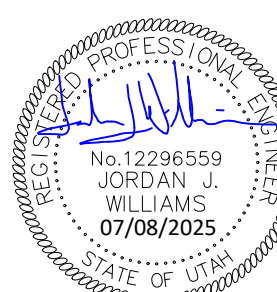


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ACO Specification Information



SCALE: 1"=40'

C804

DRAWN BY: DN

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