



10-5-16

WinCo Foods

Ogden, UT

Drainage Report October 2016

PROJECT:	WinCo Foods, Ogden, UT
PREPARED FOR:	WinCo Foods 650 North Armstrong Place Boise, ID 83704
REVIEWING AGENCY:	Weber County 2380 Washington Blvd., Suite 240 Ogden, UT 84401
PREPARED BY:	SCJ Alliance 8730 Tallon Lane Northeast, Suite 200 Lacey, WA 98516 360.352.9456
SITE PARCEL NUMBER:	19-182-0001
CONTACT:	Brandon Johnson, PE Civil Engineering Manager
PROJECT REFERENCE:	SCJ# 1832.04



TABLE OF CONTENTS

Drainage Report

SECTION 1: OVERVIEW	1
1.1 Introduction	1
1.2 Existing Conditions	1
1.3 Stormwater Basins	3
1.4 FEMA – Flood Plain Review	5
2.1 Precipitation Rates	6
2.2 Storm water System Design	7

Appendices

Appendix 1: Storm water Design Calculations

Appendix 2: Civil Construction Plan Set



DRAINAGE REPORT

The following report was prepared for the Ogden WinCo Foods Cross Dock. This report was prepared to comply with the minimum technical standards and requirements that are set forth in the Weber County Public Works Standards and Technical Specifications (August 1982).

SECTION 1: OVERVIEW

1.1 Introduction

The Oden WinCo Foods distribution center will be located at 2423 Rulon White Boulevard, Ogden, UT 84404. The project site is positioned on a 5.04 acre property that is zoned M-1 Manufacturing.

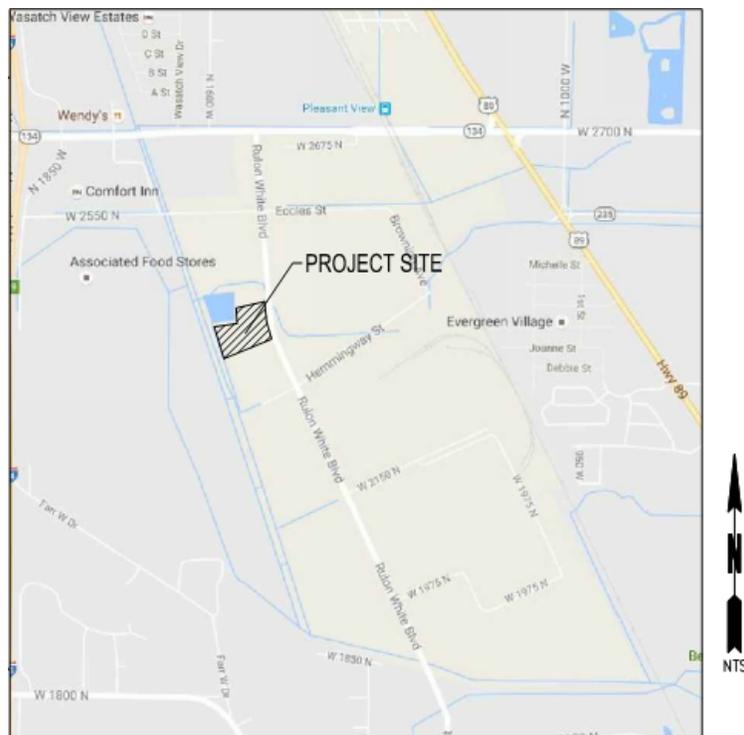


Figure 1

1.2 Existing Conditions

The subject site is 5.04 acres in size, please figure 2. There is an existing building and parking lot on the project site which will remain. The remainder of the site is covered with grass and landscaping. Please see the following image for the existing conditions.



Figure 2



1.3 Stormwater Basins

The project has three drainage basins.

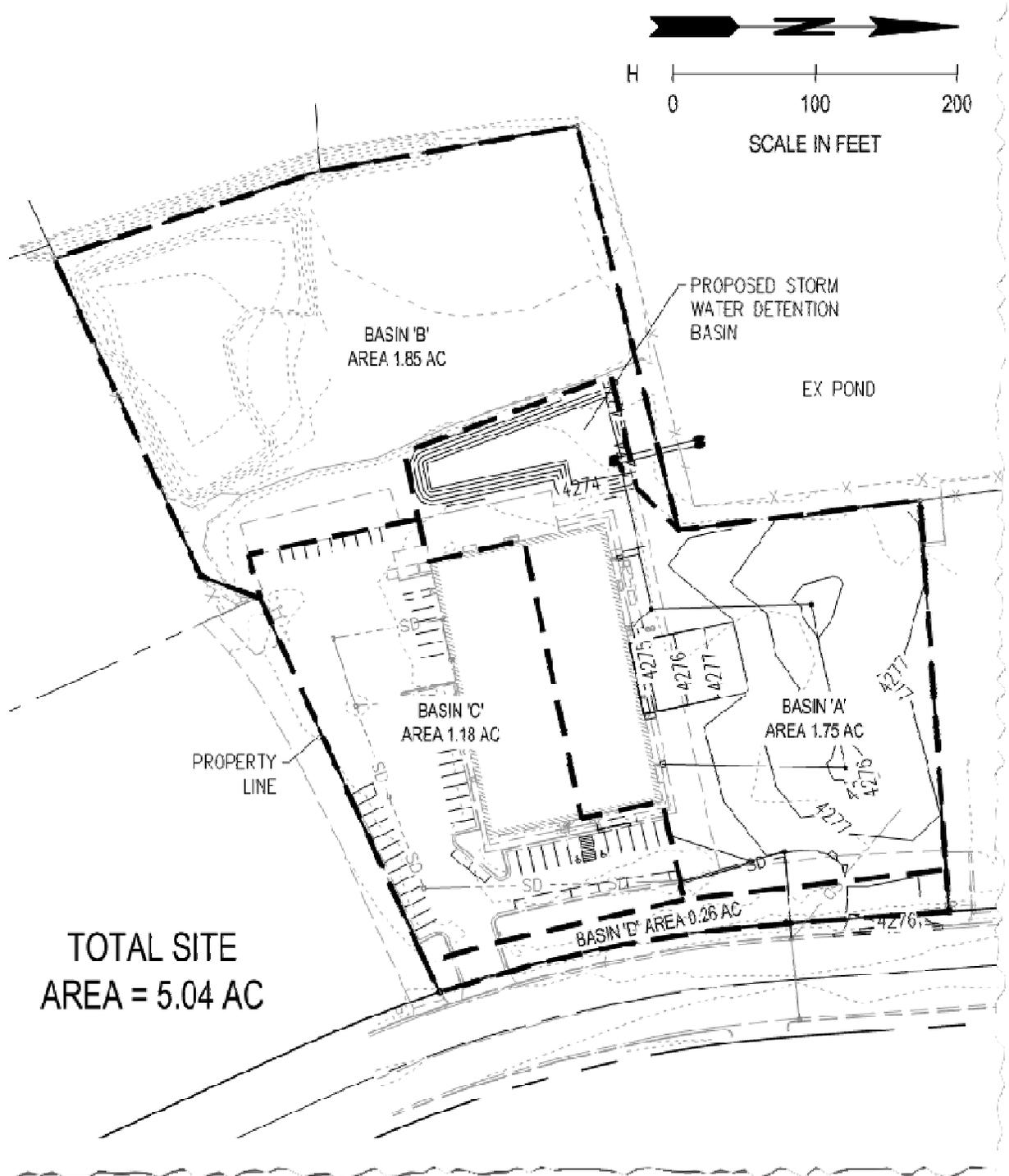


Figure 3



Basin A – Proposed parking

On-site generated stormwater runoff from the proposed parking lot will be directed towards on-site catch basins and routed to the project's on-site stormwater detention facility. The on-site storm water detention facility is an open pond per sheets SD-01 and SD-02 of the construction plans.

Basin B – Existing grass field

The stormwater from the existing grass field currently flows to an onsite grass lined ditch then to the existing county stormwater facility located northwest of the project site.

Basin C - Existing parking lot with catch basins a conveyance system.

Stormwater from the existing parking lot is currently collected in catch basin. The stormwater from the existing catch basin flows to the existing CB located in the north east corner of the parking lot. The catch basin located in the north east corner of the parking lot is currently filled with debris. From this catch basin the stormwater flows to a catch basin located within Rulon White Blvd. The stormwater flow path from basin C will continue to flow to the existing stormwater system in Rulon White Blvd. The existing structure will be cleaned and a section of the existing stormwater pipes will be replaced.

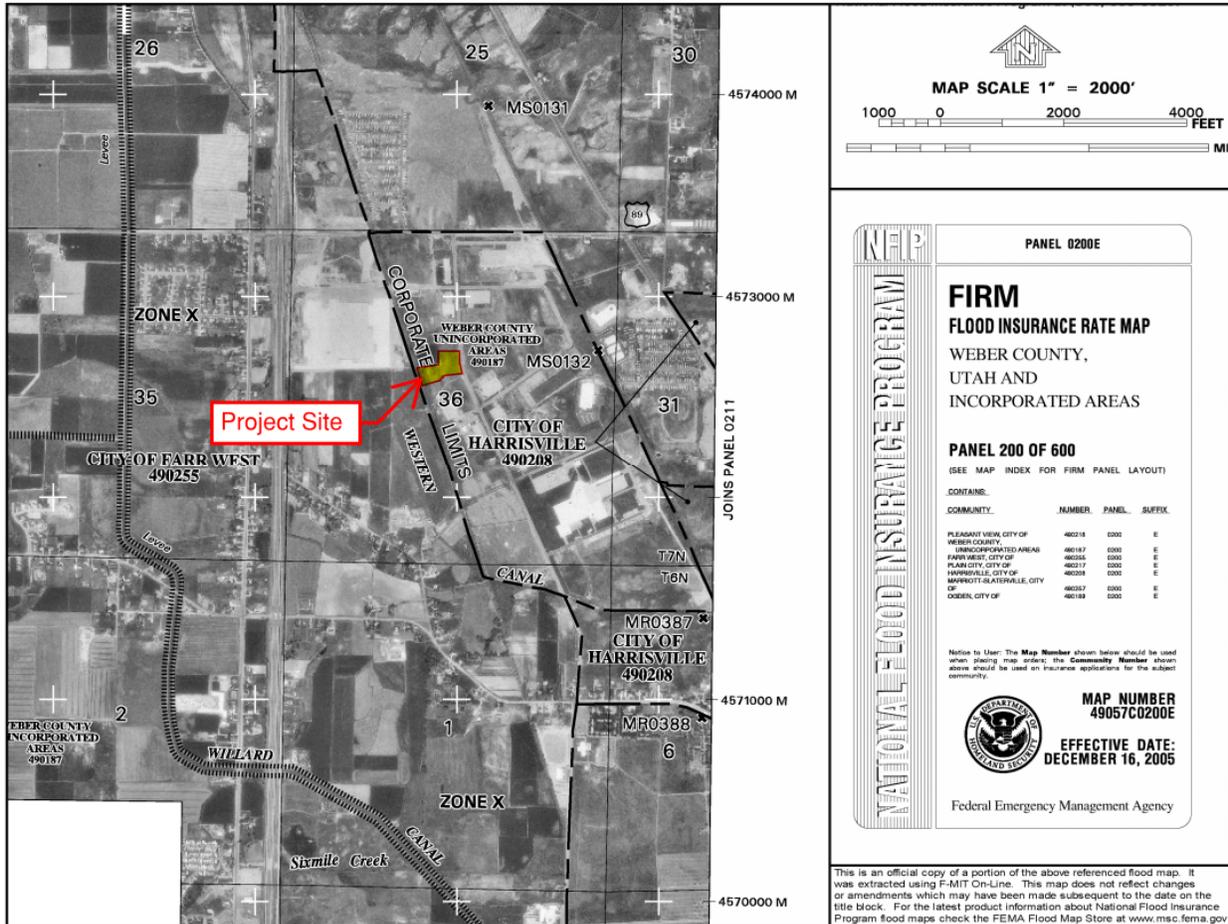
Basin D - Existing driveway and landscaping

Stormwater from Basin C sheet flows to Rulon White Blvd. This flow path will remain unchanged.



1.4 FEMA – Flood Plain Review

According to available FEMA mapping, the site is not located within a 100-year flood plain.





2.1 Precipitation Rates

The NOAA Point Precipitation Frequency Estimates for the project site is shown below.



NOAA Atlas 14, Volume 1, Version 5
 Location name: Ogden, Utah, US*
 Latitude: 41.3011°, Longitude: -112.0168°
 Elevation: 4269 ft*
 * source: Google Maps



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Himer, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.58 (1.38-1.82)	1.98 (1.75-2.29)	2.71 (2.38-3.13)	3.40 (2.95-3.92)	4.50 (3.82-5.23)	5.52 (4.55-6.50)	6.76 (5.38-8.04)	8.21 (6.29-9.97)	10.6 (7.63-13.2)	12.8 (8.77-16.4)
10-min	1.20 (1.05-1.39)	1.51 (1.34-1.75)	2.06 (1.81-2.38)	2.58 (2.24-2.98)	3.42 (2.90-3.98)	4.20 (3.46-4.94)	5.14 (4.09-6.11)	6.24 (4.78-7.59)	8.04 (5.81-10.1)	9.71 (6.68-12.5)
15-min	0.992 (0.868-1.14)	1.25 (1.10-1.44)	1.70 (1.50-1.97)	2.14 (1.86-2.47)	2.83 (2.40-3.29)	3.47 (2.86-4.09)	4.24 (3.38-5.05)	5.16 (3.95-6.27)	6.64 (4.80-8.32)	8.02 (5.52-10.3)
30-min	0.670 (0.584-0.772)	0.840 (0.744-0.972)	1.15 (1.01-1.33)	1.44 (1.25-1.66)	1.90 (1.62-2.22)	2.34 (1.92-2.75)	2.86 (2.27-3.40)	3.47 (2.66-4.22)	4.47 (3.23-5.61)	5.40 (3.72-6.93)
60-min	0.414 (0.361-0.477)	0.520 (0.460-0.602)	0.710 (0.623-0.820)	0.889 (0.773-1.03)	1.18 (1.00-1.37)	1.45 (1.19-1.70)	1.77 (1.41-2.11)	2.15 (1.65-2.61)	2.77 (2.00-3.47)	3.34 (2.30-4.29)
2-hr	0.263 (0.234-0.300)	0.329 (0.292-0.376)	0.426 (0.376-0.484)	0.518 (0.452-0.590)	0.670 (0.572-0.772)	0.810 (0.676-0.944)	0.977 (0.788-1.16)	1.18 (0.914-1.42)	1.49 (1.09-1.86)	1.79 (1.25-2.29)
3-hr	0.204 (0.183-0.228)	0.251 (0.226-0.283)	0.314 (0.281-0.353)	0.373 (0.332-0.420)	0.467 (0.409-0.532)	0.557 (0.477-0.640)	0.667 (0.556-0.779)	0.797 (0.643-0.951)	1.01 (0.774-1.25)	1.21 (0.886-1.54)
6-hr	0.138 (0.127-0.152)	0.169 (0.154-0.186)	0.204 (0.186-0.225)	0.236 (0.213-0.262)	0.285 (0.254-0.318)	0.326 (0.286-0.366)	0.372 (0.321-0.424)	0.424 (0.358-0.491)	0.531 (0.433-0.634)	0.627 (0.497-0.779)
12-hr	0.088 (0.081-0.096)	0.107 (0.099-0.118)	0.129 (0.119-0.142)	0.149 (0.135-0.163)	0.176 (0.160-0.197)	0.202 (0.179-0.226)	0.228 (0.199-0.258)	0.256 (0.218-0.293)	0.298 (0.247-0.350)	0.333 (0.269-0.399)
24-hr	0.054 (0.049-0.059)	0.066 (0.060-0.072)	0.078 (0.072-0.086)	0.089 (0.082-0.097)	0.103 (0.094-0.113)	0.115 (0.104-0.125)	0.126 (0.114-0.138)	0.137 (0.124-0.150)	0.153 (0.137-0.178)	0.169 (0.146-0.203)
2-day	0.031 (0.029-0.034)	0.038 (0.035-0.042)	0.045 (0.042-0.050)	0.051 (0.047-0.056)	0.059 (0.054-0.064)	0.065 (0.060-0.071)	0.071 (0.065-0.077)	0.077 (0.070-0.084)	0.085 (0.077-0.092)	0.090 (0.081-0.102)
3-day	0.023 (0.021-0.025)	0.028 (0.026-0.030)	0.033 (0.031-0.036)	0.037 (0.034-0.041)	0.043 (0.040-0.047)	0.048 (0.044-0.052)	0.052 (0.048-0.057)	0.057 (0.051-0.062)	0.063 (0.056-0.069)	0.067 (0.060-0.075)
4-day	0.019 (0.017-0.020)	0.023 (0.021-0.025)	0.027 (0.025-0.029)	0.030 (0.028-0.033)	0.035 (0.032-0.038)	0.039 (0.036-0.042)	0.043 (0.039-0.047)	0.047 (0.042-0.051)	0.052 (0.046-0.057)	0.055 (0.049-0.061)
7-day	0.013 (0.012-0.014)	0.015 (0.014-0.017)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.024 (0.022-0.026)	0.026 (0.024-0.029)	0.029 (0.026-0.031)	0.031 (0.028-0.034)	0.034 (0.031-0.037)	0.036 (0.033-0.040)
10-day	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.014 (0.013-0.016)	0.016 (0.015-0.018)	0.019 (0.017-0.020)	0.020 (0.019-0.022)	0.022 (0.020-0.024)	0.024 (0.021-0.026)	0.025 (0.023-0.028)	0.027 (0.024-0.029)
20-day	0.006 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.009-0.010)	0.010 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.013-0.016)	0.016 (0.014-0.017)	0.016 (0.015-0.018)
30-day	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.011 (0.011-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)
45-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.010 (0.009-0.011)
60-day	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.009)	0.009 (0.008-0.010)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)



2.2 Storm water System Design

Basin A

Basin A is considered to be 100% impervious and is 1.75 acres. Please see sheet SD-01 of the construction plans.

Conveyance

Stormwater runoff from Basin A will sheet flow to catch basins where the stormwater will be collected. From the catch basins the stormwater will enter 12-inch storm pipes where it will flow to the detention basin.

Stormwater runoff for Basin A was calculated for the 10-year design storm event per Weber County Design Standards.

Storm Water Runoff Design

Condition	Requirement
Small watersheds of 30 acres or less	Rational Method
Small or large watersheds	SCS Curve number method and SCS Unit Hydrograph method ^[1]
Precipitation return periods initial collection and conveyance	10 year ^[2] ←
Major collection of multiple initial systems	100 year ^[2]
Conveyance of rivers, streams, or any large drainage	100 year or maximum
Maximum post development runoff	0.1 cfs/acre ^[1] ←

1. ↑ ^{1.0 1.1} Or as approved by the county engineer

2. ↑ ^{2.0 2.1} Precipitation estimates may be found on the NOAA website [\[2\]](#). You may also want to visit the USGS Site [\[2\]](#) for a very useful tool.

Note: The rainfall intensity varies greatly within the county, so multiple durations will be required to be checked. Check the 1, 3, 6, 12, and 24 hour intensities and use the most restrictive result.

Autodesk Storm and Sanitary Analysis (2016) was used to size the storm water detention facility using the rational method for the new impervious areas proposed for the project site.

A detention basin located west of the existing building will be constructed with a bottom area of 4,579 sf (EL:4273.10) with side slopes of 3-ft horizontal to 1-ft vertical. A control structure will be constructed to meter the release of the storm water runoff from the site at the rate of 0.1¹ cfs/acre (1.75 ac x 0.1 cfs/ac = 0.175 cfs). The depth of the storm water in the detention basin during the 10-year design storm event is 0.54-ft and a release rate of 0.175 cfs to the Weber County storm water facility.

During the 100-yr design storm event storm water will be conveyed to the detention basin and will overtop the riser in the control structure at the rate of 6.49 cfs.

¹ Per Weber County Storm Water Runoff Design Criterial -

http://www.co.weber.ut.us/mediawiki/index.php?title=Design_Standards&redirect=no#Storm_Water_Runoff_Design



Appendix 1
Storm water Design Calculations

 Project Description

File Name 2016-0919 SSA.SPF

 Analysis Options

Flow Units cfs
 Subbasin Hydrograph Method. Modified Rational
 Time of Concentration..... SCS TR-55
 Return Period..... 10 years
 Storm Duration..... 5 min
 Link Routing Method Kinematic Wave
 Storage Node Exfiltration.. Constant rate, free surface area
 Starting Date SEP-19-2016 00:00:00
 Ending Date SEP-20-2016 00:00:00
 Report Time Step 00:00:10

 Element Count

Number of subbasins 5
 Number of nodes 7
 Number of links 6

 Subbasin Summary

Subbasin ID	Total Area acres
Sub-01	0.76
Sub-02	0.46
Sub-03	0.21
Sub-04	0.34
Sub-05	0.09

 Node Summary

Node ID	Element Type	Invert Elevation ft	Maximum Elev. ft	Ponded Area ft ²	External Inflow
CB #3	JUNCTION	4273.30	4278.66	0.00	
Jun-02	JUNCTION	4273.10	4275.00	0.00	
Out-01	OUTFALL	4272.90	4274.40	0.00	
Out-02	OUTFALL	4272.90	4273.90	0.00	
Out-1Pipe - (1)	STORAGE	4273.10	4275.00	0.00	

 Bottom of pond = 4273.10

 Inlet Summary

Inlet ID	Ponded	Inlet Initial Manufacturer	Grate	Manufacturer	Part	Inlet Location	Number of	Catchbasin Invert
----------	--------	-------------------------------	-------	--------------	------	----------------	-----------	----------------------

Rim Elevation ft	Area ft ²	Water Elevation ft	Clogging Factor %	Number	Inlets	Elevation ft
4275.69	1000.00	FHWA HEC-22 4273.76	GENERIC 0.00	N/A	1	4273.76
4275.69	1000.00	FHWA HEC-22 4273.52	GENERIC 0.00	N/A	1	4273.52

Roadway and Gutter Summary

Inlet ID	Roadway Longitudinal Slope ft/ft	Roadway Cross Slope ft/ft	Roadway Manning's Roughness	Gutter Cross Slope ft/ft	Gutter Width ft	Gutter Depression in
CB #1	-	0.0200	0.0160	0.0620	2.00	2.00
CB #2	-	0.0200	0.0160	0.0620	2.00	2.00

Link Summary

Link ID	From Node	To Node	Element Type	Length ft	Slope %	Manning's Roughness
Pipe-1	CB #1	CB #2	CONDUIT	117.5	0.2043	0.0120
Pipe-2	CB #2	CB #3	CONDUIT	112.4	0.1957	0.0120
Pipe-3	CB #3	Out-1Pipe - (1)	CONDUIT	92.2	0.2169	0.0120
Pipe-4	Out-1Pipe - (1)	Out-02	CONDUIT	54.3	1.3638	0.0120
Pipe-5	Jun-02	Out-01	CONDUIT	54.5	0.3669	0.0120
Weir-01	Out-1Pipe - (1)	Jun-02	ORIFICE			

Cross Section Summary

Link Design ID Flow Capacity cfs	Shape	Depth/ Diameter ft	Width ft	No. of Barrels	Cross Sectional Area ft ²	Full Flow Hydraulic Radius ft
Pipe-1 1.74	CIRCULAR	1.00	1.00	1	0.79	0.25
Pipe-2 1.71	CIRCULAR	1.00	1.00	1	0.79	0.25
Pipe-3 5.30	CIRCULAR	1.50	1.50	1	1.77	0.38
Pipe-4 4.51	CIRCULAR	1.00	1.00	1	0.79	0.25
Pipe-5 6.89	CIRCULAR	1.50	1.50	1	1.77	0.38

Runoff Quantity	Continuity	Volume acre-ft	Depth inches
-----------------	------------	-------------------	-----------------

```

*****
Total Precipitation ..... 0.065 0.423
Continuity Error (%) ..... 1.000

```

```

*****
Flow Routing Continuity      Volume      Volume
                             acre-ft     Mgallons
*****
External Inflow .....      0.000      0.000
External Outflow .....     0.056      0.018
Initial Stored Volume .... 0.000      0.000
Final Stored Volume ..... 0.002      0.001
Continuity Error (%) ..... 0.043

```

```

*****
Runoff Coefficient Computations Report
*****

```

```

-----
Subbasin Sub-01
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.76	-	0.95
Composite Area & Weighted Runoff Coeff.	0.76		0.95

```

-----
Subbasin Sub-02
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.46	-	0.95
Composite Area & Weighted Runoff Coeff.	0.46		0.95

```

-----
Subbasin Sub-03
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.21	-	0.95
Composite Area & Weighted Runoff Coeff.	0.21		0.95

```

-----
Subbasin Sub-04
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.34	-	0.95
Composite Area & Weighted Runoff Coeff.	0.34		0.95

```

-----
Subbasin Sub-05
-----

```

Soil/Surface Description	Area (acres)	Soil Group	Runoff Coeff.
-	0.04	-	0.72
Composite Area & Weighted Runoff Coeff.	0.04		0.72

```

*****
SCS TR-55 Time of Concentration Computations Report

```

Sheet Flow Equation

$$Tc = (0.007 * ((n * Lf)^{0.8})) / ((P^{0.5}) * (Sf^{0.4}))$$

Where:

Tc = Time of Concentration (hrs)
n = Manning's Roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation

V = 16.1345 * (Sf^{0.5}) (unpaved surface)
V = 20.3282 * (Sf^{0.5}) (paved surface)
V = 15.0 * (Sf^{0.5}) (grassed waterway surface)
V = 10.0 * (Sf^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (Sf^{0.5}) (cultivated straight rows surface)
V = 7.0 * (Sf^{0.5}) (short grass pasture surface)
V = 5.0 * (Sf^{0.5}) (woodland surface)
V = 2.5 * (Sf^{0.5}) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation

V = (1.49 * (R^(2/3)) * (Sf^{0.5})) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hrs)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's Roughness

Subbasin Sub-01

User-Defined TOC override (minutes): 10.00

Subbasin Sub-02

User-Defined TOC override (minutes): 10.00

Subbasin Sub-03

 User-Defined TOC override (minutes): 10.00

 Subbasin Sub-04

User-Defined TOC override (minutes): 10.00

 Subbasin Sub-05

=====

Total TOC (minutes):	0.00
----------------------	------

=====

 Subbasin Runoff Summary

Subbasin ID	Accumulated Precip in	Rainfall Intensity in/hr	Total Runoff in	Peak Runoff cfs	Weighted Runoff Coeff	Time of Concentration days	hh:mm:ss
Sub-01	0.43	2.58	0.41	1.86	0.950	0	00:10:00
Sub-02	0.43	2.58	0.41	1.13	0.950	0	00:10:00
Sub-03	0.43	2.58	0.41	0.50	0.950	0	00:10:00
Sub-04	0.43	2.58	0.41	0.82	0.950	0	00:10:00
Sub-05	0.28	3.40	0.20	0.22	0.720	0	00:05:00

 Node Depth Summary

Node ID	Average Depth Attained ft	Maximum Depth Attained ft	Maximum HGL Attained ft	Time of Max Occurrence days	hh:mm	Total Flooded Volume acre-in	Total Time Flooded minutes	Retention Time hh:mm:ss
CB #3	0.01	1.00	4274.30	0	00:12	0	0	0:00:00
Jun-02	0.06	0.16	4273.26	0	00:32	0	0	0:00:00
Out-01	0.06	0.15	4273.05	0	00:33	0	0	0:00:00
Out-02	0.00	0.00	4272.90	0	00:00	0	0	0:00:00
Out-1Pipe - (1)	0.11	0.49	4273.59	0	00:32	0	0	0:00:00

Max depth of water in pond during 10-yr storm event

 Node Flow Summary

Node ID	Element Type	Maximum Lateral Inflow cfs	Peak Inflow cfs	Time of Peak Inflow Occurrence days	hh:mm	Maximum Flooding Overflow cfs	Time of Peak Flooding Occurrence days	hh:mm
CB #3	JUNCTION	0.50	2.26	0	00:12	0.00		
Jun-02	JUNCTION	0.00	0.15	0	00:32	0.00		
Out-01	OUTFALL	0.00	0.15	0	00:33	0.00		
Out-02	OUTFALL	0.00	0.00	0	00:00	0.00		
Out-1Pipe - (1)	STORAGE	0.82	2.92	0	00:12	0.00		

 Inlet Depth Summary

Inlet ID	Max Gutter Spread during Peak Flow ft	Max Gutter Water Elev during Peak Flow ft	Max Gutter Water Depth during Peak Flow ft	Time of Maximum Depth Occurrence days hh:mm
CB #1	8.41	4276.06	0.37	0 00:12
CB #2	4.09	4275.93	0.24	0 00:10

 Inlet Flow Summary

Inlet ID	Peak Flow cfs	Peak Lateral Flow cfs	Peak Flow Intercepted by Inlet cfs	Peak Flow Bypassing Inlet cfs	Inlet Efficiency during Peak Flow %	Total Flooding acre-in	Total Time Flooded minutes
CB #1	1.86	1.86	-	-	-	0.000	0
CB #2	1.13	1.13	-	-	-	0.000	0

 Storage Node Summary

Storage Node ID	Maximum Time of Max.	Maximum Total Pounded Volume 1000 ft ³	Maximum Pounded Volume (%)	Time of Max Pounded Volume days hh:mm	Average Pounded Volume 1000 ft ³	Average Pounded Volume (%)	Maximum Storage Node Outflow cfs
Out-1Pipe - (1)	0.00	2.303	22	0 00:32	0.486	5	0.15
	0:00:00	0.000					

 Outfall Loading Summary

Outfall Node ID	Flow Frequency (%)	Average Flow cfs	Peak Inflow cfs
Out-01	99.62	0.03	0.15
Out-02	0.00	0.00	0.00
System	49.81	0.03	0.15

 Link Flow Summary

Link ID Total Reported Time Condition Surcharged minutes	Element Type	Time of Peak Flow Occurrence days hh:mm	Maximum Velocity Attained ft/sec	Length Factor	Peak Flow during Analysis cfs	Design Flow Capacity cfs	Ratio of Maximum /Design Flow	Ratio of Maximum Flow Depth
0	Pipe-1 Calculated	0 00:13	2.51	1.00	1.43	1.74	0.82	0.69
5	Pipe-2 SURCHARGED	0 00:12	2.61	1.00	1.85	1.71	1.08	1.00
0	Pipe-3 Calculated	0 00:12	2.97	1.00	2.27	5.30	0.43	0.45
0	Pipe-4 Calculated	0 00:00	0.00	1.00	0.00	4.51	0.00	0.00
0	Pipe-5 Calculated	0 00:33	1.54	1.00	0.15	6.89	0.02	0.10
0	Weir-01	0 00:32			0.15			0.00

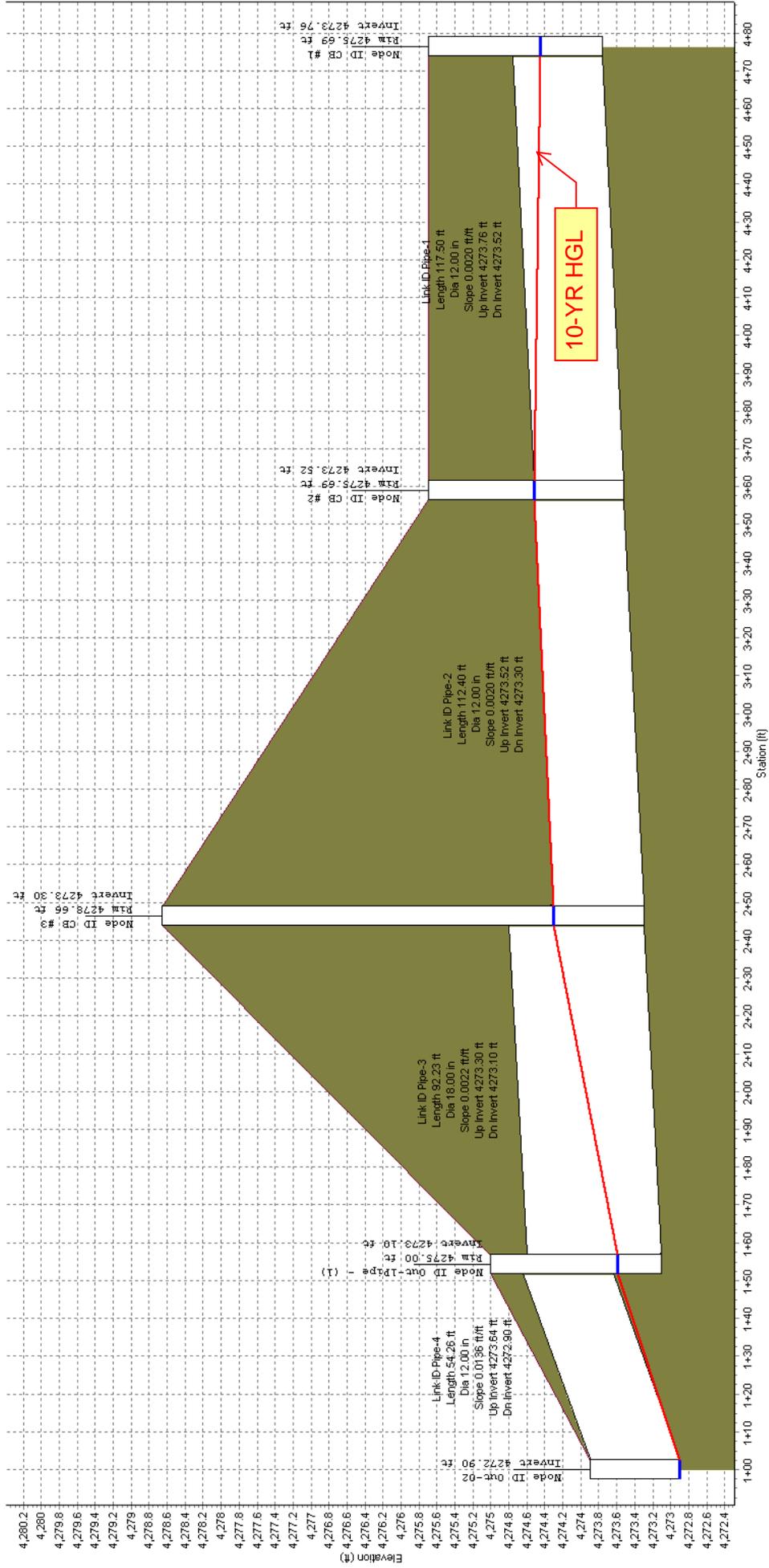
 Highest Flow Instability Indexes

 All links are stable.

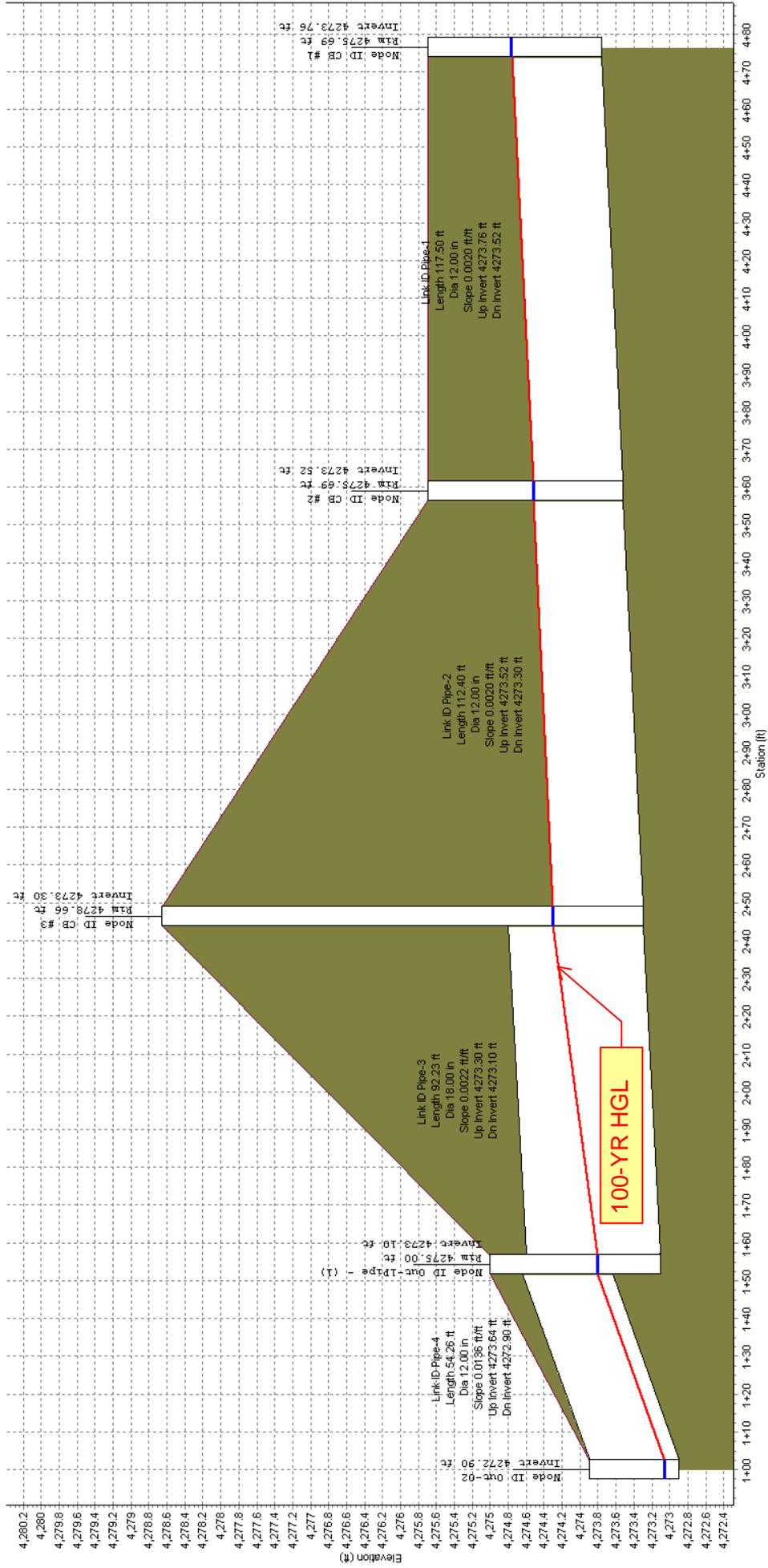
Release rate = 0.15 CF
 < 0.17 = OK

Analysis began on: Tue Oct 04 09:44:14 2016
 Analysis ended on: Tue Oct 04 09:44:15 2016
 Total elapsed time: 00:00:01

Profile Plot
Main Street Storm Sewer



Profile Plot
Main Street Storm Sewer





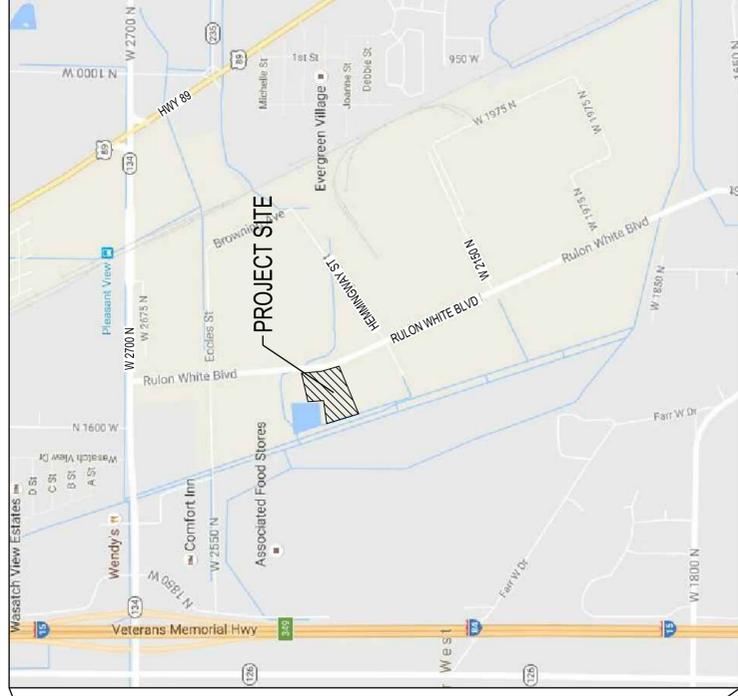
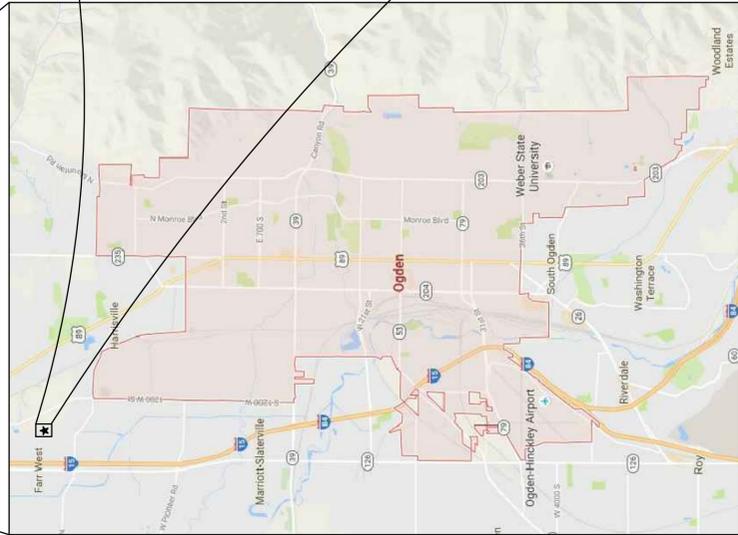
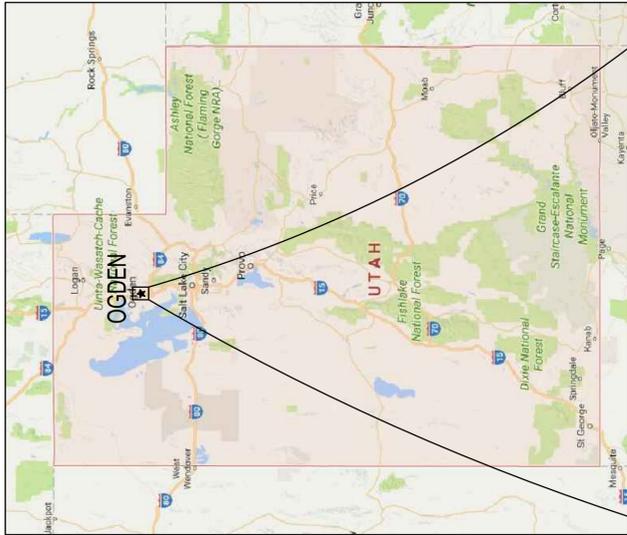
Appendix 2
Civil Construction Plan Set

COMMERCIAL DEVELOPMENT

FOR



ON-SITE CIVIL CONSTRUCTION DOCUMENTS
OGDEN, UT



NO.	REVISIONS

DATE: 11/11/2016

PROJECT NO: 1832.04

DRAWN: [Blank]

CHECKED: B. JOHNSON

SUBMITTAL DATES: [Blank]

OTD DATE: [Blank]



WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH



SHEET TITLE
COVER SHEET

SHEET
CV-01

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES
3	EX-01	ALTA/NSPS LAND TITLE SURVEY
4	EX-02	ALTA/NSPS LAND TITLE SURVEY
5	EX-03	ALTA/NSPS LAND TITLE SURVEY
6	EC-01	TEMPORARY EROSION CONTROL PLAN
7	EC-02	EROSION CONTROL DETAILS
8	EC-03	EROSION CONTROL DETAILS
9	DM-01	DEMOLITION PLAN
10	SP-01	SITE PLAN
11	HC-01	HORIZONTAL CONTROL AND PAVING PLAN
12	HC-02	PAVING AND SITE DETAILS
13	GS-01	OVERALL GRADING PLAN
14	GS-02	GRADING PLAN
15	MU-01	MASTER UTILITY PLAN
16	SD-01	STORM DRAINAGE PLAN
17	SD-02	STORM DRAINAGE PROFILES
18	SD-03	STORM DRAINAGE DETAILS
19	SD2.1	LANDSCAPE PLAN

GENERAL NOTES

1. SEE EX-01 FOR UTILITY CONTACT INFORMATION.

NPDES PERMIT NOTE

A GENERAL PERMIT NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT IS REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL OBTAIN THE NPDES PERMIT PRIOR TO START OF CONSTRUCTION.

SWPPP NOTE

A SWPPP PLAN SHALL BE PREPARED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAIN ALL BMPs DURING AND AFTER PROJECT CONSTRUCTION.

OWNER / DEVELOPER
WINCO FOODS, LLC
650 NORTH ARMSTRONG PLACE
BOISE, IDAHO 83704
PH: (208) 672-2066

ENGINEER
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WASHINGTON 98516
PH: (360) 352-1465
CONTACT: BRANDON JOHNSON, PE

ARCHITECT
CALLAWAY ARCHITECTURE
1207 HAMPSHIRE LANE, SUITE 105
RICHARDSON, TX 75080
PH: (214) 388-2525 EXT. 104
CONTACT: MARK DANIELS

SURVEYOR
DOMINION ENGINEERING ASSOCIATES, LLC
5684 SOUTH GREEN STREET
MURRAY, UTAH 84123
PH: (801) 713-3000

SITE LOCATION
2423 N. 1500 W
2423 RULON WHITE BOULEVARD,
OGDEN, UT 84404

PARCEL NUMBER(S)
19-182-0001

ZONING
MANUFACTURING (M-1)

SITE AREA
5.04 ACRES

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:
WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (NAD 88)

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SCJ ALLIANCE - GENERAL CONSTRUCTION NOTES:

1. ALL WORK, WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FOLLOWING MANUAL(S) AND DOCUMENT(S):
TERRACON GEOTECHNICAL ENGINEERING REPORT (JUNE 21, 2016)
WEBER COUNTY, PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS,
<http://www.co.weber.ut.us/engineering/pdf/publicworksstandardsandtechnicalspecifications.pdf>
UTAH DEPARTMENT OF TRANSPORTATION, 2012 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 1, 2012)
<https://www.udot.utah.gov/main/Accession#of?m=75689028183854784>
UTAH DEPARTMENT OF TRANSPORTATION, 2012 STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION (JANUARY 1, 2012),
<https://www.udot.utah.gov/main/Accession#of?m=5877625779880422>
2. ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO INCLUDING OSHA.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DULY NOTIFY WEBER COUNTY IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
4. THE APPROVAL OF THESE PLANS BY WEBER COUNTY DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

- CAUTION - NOTICE TO CONTRACTOR.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE PROJECT SURVEY AND OTHER RECORDS OF UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTAH 811 OR 1-800-662-4111 48 HOURS PRIOR TO PLANNED EXCAVATIONS.
6. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON COMPILED SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE.
 7. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DIA, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
 8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.
 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.
 10. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE CURRENT COPY OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 11. ALL VEHICLES AND EQUIPMENT SHALL BE KEPT WITHIN THE WORK AREAS ESTABLISHED FOR THAT WORK SHIFT UNLESS TRAVELING TO OR FROM THE SITE. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE PARKED OR EQUIPMENT BE STORED OUTSIDE OF THESE AREAS.
 12. OTHER CONSTRUCTION PROJECTS MAY OCCUR NEAR THE PROJECT SITE AND MAY BE IN PROGRESS CONCURRENT WITH THE PROJECT. THE CONTRACTOR SHALL COOPERATE AS NECESSARY AND NOT INTERFERE OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.
 13. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY WEBER COUNTY AND THE PROJECT OWNER.
 14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE CONSTRUCTION" STATE OR BETTER.
 15. DRIVEWAY ACCESS AND UTILITY SERVICE TO EXISTING HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

TYPICAL ABBREVIATIONS

&	AND	FDC	FIRE DEPARTMENT CONNECTION	S	SOUTH OR SLOPE
∠	ANGLE	FDN	FOUNDATION	SCHED	SCHEDULE
±	APPROXIMATELY	FF	FINISH FLOOR	SD, SDMH	STORM DRAIN, STORM DRAIN MANHOLE
⊙	AT	FG	FINISHED GRADE	SE	SOUTHEAST
⊕	CENTERLINE	FH	FIRE HYDRANT	SECT	SECTION(S)
∠	DEGREE	FIN	FINISH(ED)	SHT	SHEET
=	EQUALS	FL	FIRE LINE/FLANGE	SP	SPRINKLER
∠	FOOT	FT	FOOT/FEET	SQ	SQUARE
>	GREATER THAN			SQ FT	SQUARE FEET
*	INCH			SQ IN	SQUARE INCH
#	NUMBER	G	GAS	SS	SANITARY SEWER
%	PERCENT	GALV	GALVANIZED	SSMH	SANITARY SEWER MANHOLE
AC	ASPHALTIC CONCRETE	GRND	GROUND	STA	STATION
ADD'L	ADDITIONAL	GV	GATE VALVE	STD	STANDARD
ADJ	ADJACENT	HH	HANDHOLE	STRUCT	STRUCTURE(E, AL)
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	SW	SOUTHWEST
AP	ANGLE POINT	HT	HEIGHT	SYS	SYSTEM
APPROX	APPROXIMATE				
ARCH	ARCHITECT	IE	INVERT ELEVATION	T	TELEPHONE OR TELEPHONE VAULT
ATB	ASPHALT TREATED BASE COURSE	IN	INCH	TBD	TO BE DETERMINED
AVE	AVENUE	IN		TBM	TEMPORARY BENCH MARK
BR	BEGIN CURB RETURN	JB, J-BOX	JUNCTION BOX	TC	TOP OF CURB ELEVATION
BTV	BUTTERFLY VALVE	JT	JOINT TRENCH	TELE	TELEPHONE
BGS	BELOW GROUND SURFACE	KV	KILOVOLTS	TEMP	TEMPORARY
BLK	BLOCK(S)	KW	KILOWATT	TOW	TOP OF WALL
BLDG	BUILDING	KWH	KILOWATT HOURS	TP, T/P	TOP OF PIPE
BM	BENCHMARK	MAX	MAXIMUM	TP	TYPICAL
BVC	BEGIN VERTICAL CURB	MFR	MANUFACTURER	UDG	UNDERGROUND
C	CONDUIT	MH	MANHOLE	VAP	VERTICAL ANGLE POINT
CB	CATCH BASIN	MIN	MINIMUM, MINUTE	VC	VERTICAL CURVE
CF	CUBIC FEET	MISC	MISCELLANEOUS	VERT	VERTICAL
CRIC	CIRCUIT, CIRCULAR, (TION)	MON	MONUMENT IN CASE	VOL	VOLUME
CP	CATCH BASIN	N	NORTH, NORTHING	W	WEST, WIDTH, WIDE OR WATER
CP MON	CATCH BASIN MONUMENT	N/A	NOT APPLICABLE	W/	WITH
CJ	CENT-IN-PLACE MONUMENT	NE	NORTHEAST	W/O	WITHOUT
∠	CENTER JOINT	NEMA	NATIONAL ELECTRICAL MANUFACTURES	WM	WATER MAIN
CL	CROWNLINE			WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
CLR	CLEAR	NIC	NOT IN CONTRACT	WV	WATER VALVE
CO	CLEANOUT	No, No	NUMBER	XEWR	TRANSFORMER
COMM	COMMUNICATION	OC, oc	ON CENTER		
COMPT	COMPACTED	OD	OUTSIDE DIAMETER		
CONC	CONCRETE	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION		
CONST	CONSTRUCT				
COOR	COORDINATE				
CSBC	CRUSHED SURFACING BASE COURSE				
CSIC	CRUSHED SURFACING TOP COURSE				
CULV	CULVERT	P	POWER, POWER VAULT		
CU YD	CUBIC YARD	PC	POINT OF CURVATURE		
D/W	DRIVEWAY	PCC	POINT OF COMPOUND CURVE		
DEF	DEFLECTION	PED	PEDESTAL		
DEG	DEGREE	PI	POINT OF INTERSECTION		
DEMO	DEMOLISH/DEMOLITION	R	PROPERTY LINE		
DIA	DIAMETER	PCC	POINT OF CONNECTION		
DM	DIMENSION(S)	PP	POWER POLE		
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVATURE		
DR	DRIVE	PSE	PROPERTY		
DMG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH		
E	EAST OR ELECTRICAL	PT	POINT OF TANGENCY		
EA	EACH	PVC	POINT OF VERTICAL INTERSECTION		
EAR	END CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION		
EHH	ELECTRICAL HANDHOLE	PVT	PAVEMENT		
EL, ELEV	ELEVATION	PWMT	POWER		
ELEC	ELECTRIC(AL)	QTY	QUANTITY		
ENGR	ENGINEER	R	RADIUS		
EOP	EDGE OF PAVEMENT	RD	ROAD, ROADWAY		
EQ	EQUIPMENT	REF	REFERENCE		
EQUIP	EQUIPMENT	RENF	REQUIRED (ED, ING, MENT)		
ESMT	EASEMENT	REVD	REQUIRED		
EVC	END VERTICAL CURVE	REV	REVISION		
EX, EXIST	EXISTING	RM	STRUCTURE RM ELEVATION		
EXP	EXPANSION	RT	RIGHT		
		R/W, ROW	RIGHT OF WAY		

REVISIONS

NO.	DATE	DESCRIPTION
1	1812/04	SC PROJECT NO.
2		DRAWN
3		CHECKED
4		B. JOHNSON
5		SUBMITTAL DATES
6		OTHER DATE

SCJ ALLIANCE CONSULTING SERVICES
8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-252-1465 F: 360-252-1509
SCJALLIANCE.COM



WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH

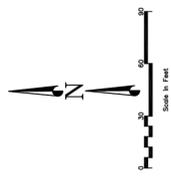
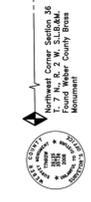
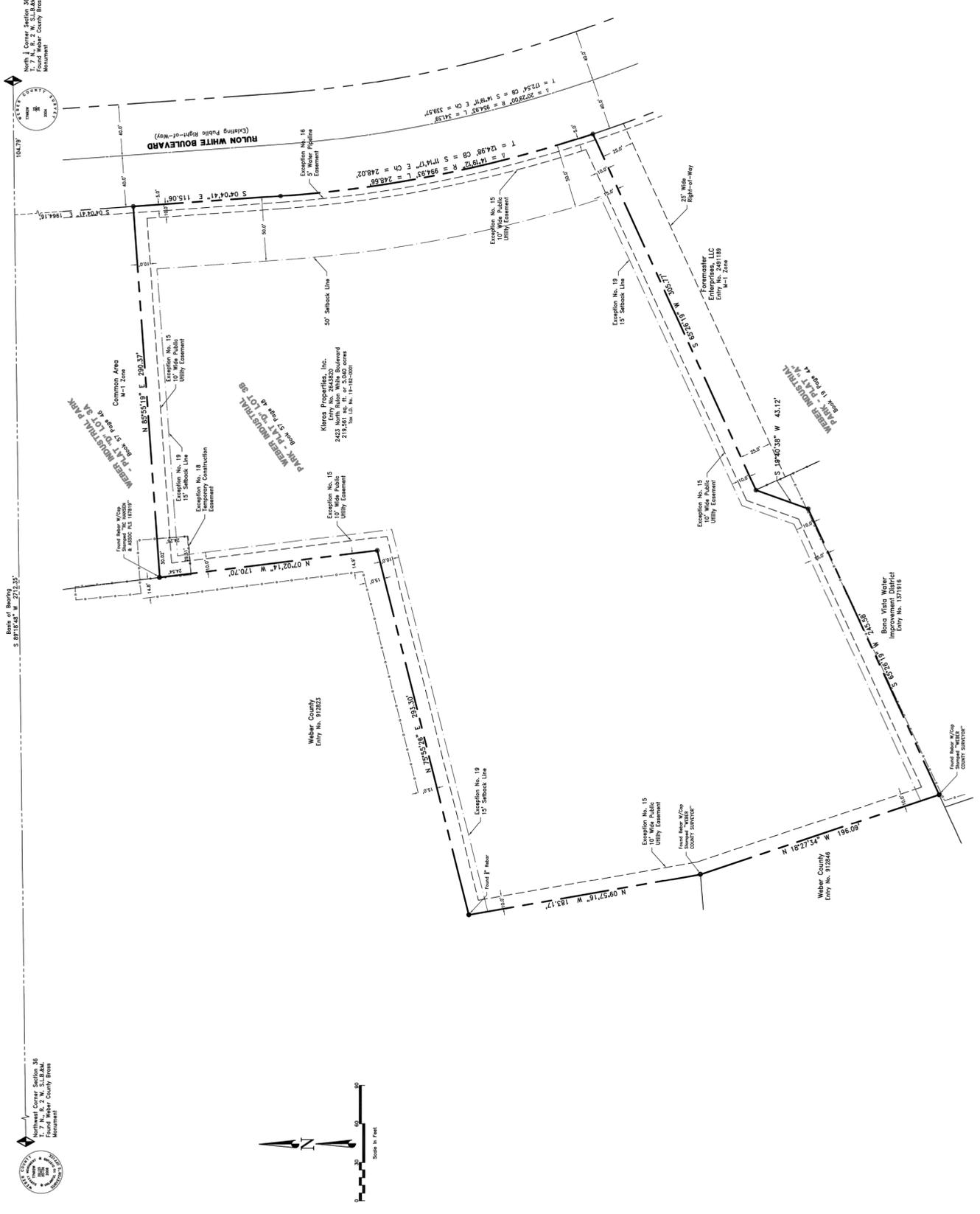


SHEET TITLE
GENERAL NOTES

SHEET
GN-01

ALTA/NSPS Land Title Survey

For
WinCo Foods, LLC
 Weber Industrial Park - Plat "p" Situated in a Portion of the North Half of Section 36,
 Township 7 North, Range 2 West, Salt Lake Base & Meridian
 Weber County, Utah
 2016



BOUNDARY DESCRIPTION: - Plat "p" LOT 38, according to the official plat thereon, as recorded in the office of the Weber County Recorder.

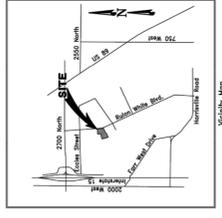
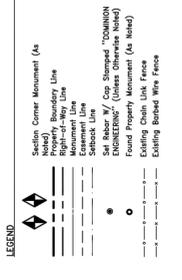
ZONING: - The subject property is located in an M-1, Manufacturing Zone. M-1 Zones have the following requirements:
 Minimum yard setbacks
 a. Front: 50 feet
 b. Side: 25 feet
 c. Rear: 25 feet
 Main building height
 a. Maximum: 35 feet
 b. Maximum: none
 Lot coverage not over 80% of lot area by buildings.

The Prothonotary's Certificate recorded April 15, 1973 as Entry No. 591240 in Book 1021 of Page 675 of the Weber County records require the following restrictions:
 1. Front Yards. Buildings shall not be nearer than 50 feet to the street property line.
 2. Side Yards. Buildings shall not be nearer than 15 feet from the side property line.
 3. Rear Yards. No rear yard restrictions.

4. No building shall be closer than 40' to any other building on an adjacent site.
 5. No more than 50% of the site area shall be covered by building.
 At least one-half of the surface of the required setback area from the streets shall be maintained in lawn and landscaping.

Parking restrictions are as follows:
 1. One parking space every vehicle used in conducting the business, plus one space for every 100 employees working on the premises shall be provided for sufficient visitor parking.
 2. One square foot of parking area for each square foot of building area. If the area used for parking is not paved, the area shall be covered with gravel or area used for parking shall be paved to meet the requirements of Item 1.
 3. Spaces for visitor parking may be provided in the front of buildings provided the area parking area is paved and the front 200 feet of the lot is landscaped and the parking area is restricted for visitor parking only.

FLOOD ZONE: - Located in Zone Designation of "X" areas delineated by the outside of the 0.2% annual chance of flood by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 46055C, a State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is located. (UTR405).



DRAWN	DOM 5/16	CHECKED	DOM 5/16
DESIGNED	DOM 5/16	DATE	DOM 5/16
APPROVED	DOM 5/16	DATE	DOM 5/16
		PROJECT NUMBER	

WINCO FOODS, LLC
WEBER COUNTY, UTAH



IN THE NORTH 1/2 SECTION 36, T7N, R2W, SLB&M
ALTA/NSPS LAND TITLE SURVEY

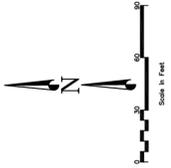
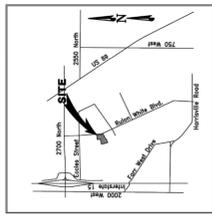
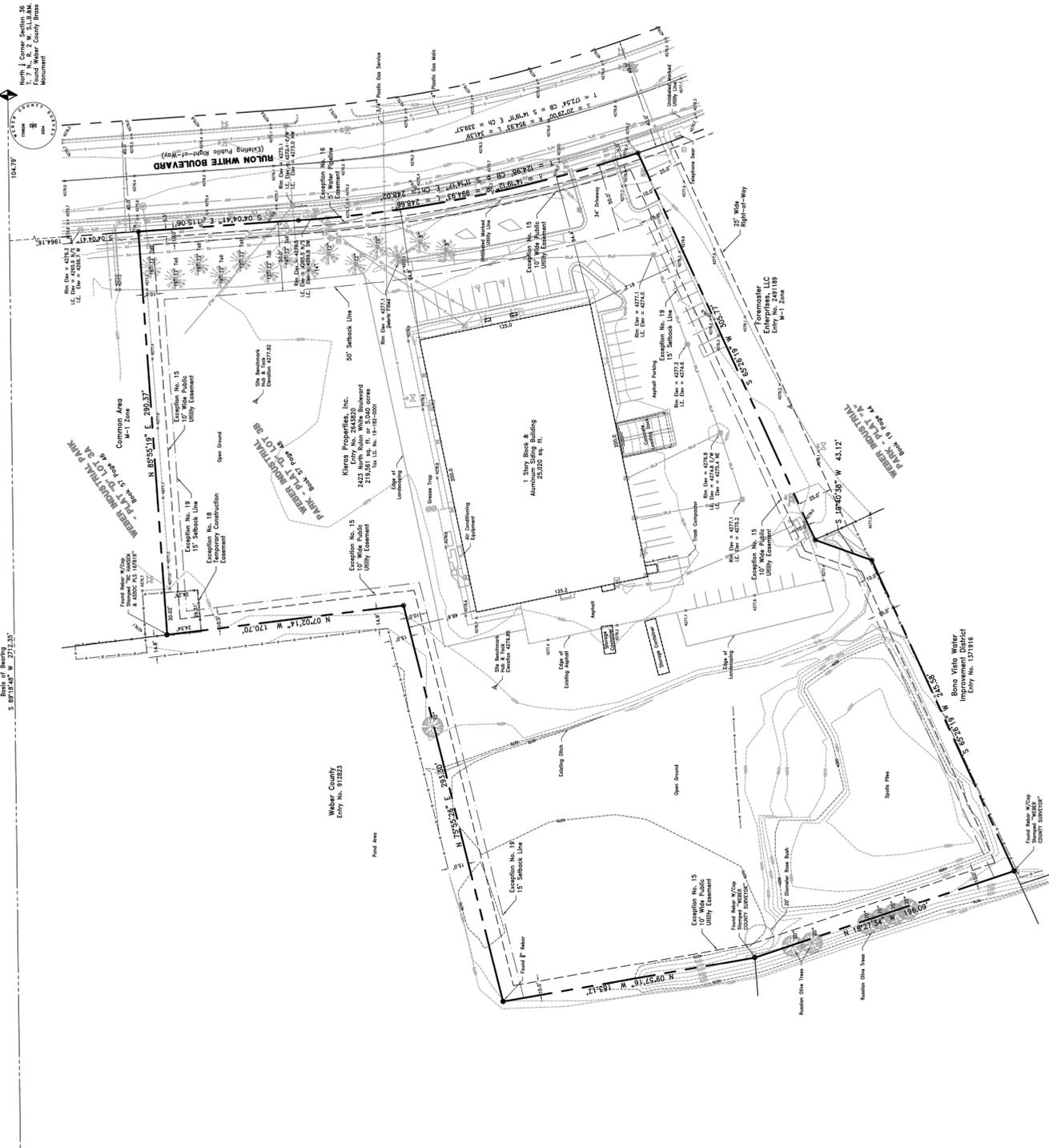
PROJECT NO.	2644-01
SHEET NO.	1 of 3
FILE NAME	LOT 38 ALTA
DATE	5/16/16
REVISED	
NO.	

ALTA/NSPS Land Title Survey
For
WinCo Foods, LLC
Weber Industrial Park - Plat "p" Situated in a Portion of the North Half of Section 36,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
Weber County, Utah
2016



BENCHMARKS:
Weber County BM WC-115 M
Elevation 6227.7 (VDI# 89)

North Arrow
Scale 1/4" = 1' - 0"



UTILITIES CONTACT INFORMATION:
Sewer
Weber
Water

Storm Drain

Communications

Central Weber Sewer
801-731-5811

Bova Water
801-521-5474 ext. 206

Weber Basin Water
801-731-1677

Utah Valley Stormwater
801-589-5374

Syringa Networks
801-462-8070

Arma Energy
801-974-8100

Utah Valley
801-758-8137

Concord
801-461-3041

Utah Valley Power
801-589-5374

Utah Valley
801-589-5374

DRAWN - DOH 8/16
DESIGNED - DOH 8/16
APPROVED - DOH 8/16

WINCO FOODS, LLC
WEBER COUNTY, UTAH

DOMINION
Engineering Associates, L.C.
4884 South Green Street
Mountain View, UT 84015 801-713-0348

IN THE NORTH 1/2 SECTION 36, T7N, R2W, SLB&M
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO: 2644-01
SHEET NO: 2 of 3
FILE NAME: LOT_36_ALTA
DATE: 8/16

REVISIONS

NO.

DATE

BY

DATE

ALTA/NSPS Land Title Survey
For

WinCo Foods, LLC

Weber Industrial Park - Plat "p" Situated in a Portion of the North Half of Section 36,
Township 2 North, Range 2 West, Salt Lake Base & Meridian
Weber County, Utah
2016

SURVEYOR'S CERTIFICATE:

To: WinCo Foods, LLC, Kleros Properties, Inc., a Utah Corporation, Integrated Title Insurance Services, LLC and First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the provisions of the Utah Uniform Land Use Act, Utah Code, Title 17, Chapter 2, Sections 2-6(b), 7(c), 8, 9, 10(c), 11(b), 13, 14, 16, 17, 18, 19, 20(c) and 21 of Table A thereof. The field work was completed on May 16, 2016.

BOUNDARY DESCRIPTION: Plat "p", Lot 39, according to the official plat thereof, as recorded in the office of the Weber County Recorder.

Date: June 10, 2016

Mark N. Gregory
F.C.S. No. 50676



NARRATIVE:
The purpose of this survey is to retrace Weber Industrial Park - Plat "p", Lot 39 in order to perform an ALTA/NSPS Land Title Survey on said Lot 39. The Weber County monuments found on the subject property are as shown on the attached plat. The survey was conducted on West, Salt Lake Base and Meridian and used to control the location of said property.

BASES OF BEARINGS:

The basis of bearing for this survey is South 89°16'48" West along the north line of said Section 36.

SITE BENCHMARK:

Weber County BM WC-115 M, Elevation 4255.07 (NAVD 88)

SURVEYOR'S NOTES:

There are 44 rebar and 2 disabled parking spaces located on the subject property. There is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork for this survey.
There are no known proposed changes in their right of way lines.
No field delineation of wetlands conducted by a qualified specialist was provided by the client and no markers were observed in the process of conducting the fieldwork for this survey.

SCHEDULE B - EXCEPTIONS:

Integrated Title Insurance Services, LLC Order No. 07434 dated April 29, 2016.
Exception No. 11: Notice of Adoption of a Final Redevelopment Plan for the Weber County Industrial Project Area was filed with the County Recorder on December 24, 1996 as Entry No. 264677. The subject property is located within the boundary of the Redevelopment Plan as shown on the attached plat. The subject property is subject to the terms contained therein.

Exception No. 12: A Resolution No. 27-2012 of the Board of County Commissioners of Weber County, Utah, adopted on May 16, 2012, authorized the Board of County Commissioners to acquire unincorporated areas of Weber County recorded December 13, 2012 as Entry No. 2810458 of official records. The subject property is located within the unincorporated area and is subject to the terms of the resolution cited in this exception.

Exception No. 13: An Ordinance 2013-8 of Weber County recording a public utility easement on Lot 39 of Weber Industrial Park Plat "p", recorded April 11, 2013 as Entry No. 2629545 of official records. The easements cited in this exception include a public utility easement that was originally located across the central portion of the subject property.

Exception No. 14: Notice of Creation from the Northern Utah Environmental Resource Agency ("NEERA"), dated October 28, 2014 recorded January 20, 2015 as Entry No. 2716469 of official records. The subject property is located within Weber County and is subject to the terms of the notice cited in this exception.

Exception No. 15: Easements including those for installation and maintenance of utilities and drainage facilities, are reserved as shown on the recorded plat of said Subdivision, Weber and Kleros Properties, Inc., recorded March 04, 2003 as Entry No. 1910590 in Book 2327 at Page 1402 of official records.

Survey findings: A 10 foot wide public utility easement exists along all of the boundary lines of the subject property and is shown herein.

Exception No. 16: An easement over, across or through the land for transmitting and receiving radio signals, recorded February 10, 1988 as Entry No. 1037877 in Book 1534 at Page 238 of official records. A 5 foot wide easement exists along the east line of the subject property and is shown herein.

Exception No. 17: Reserving a 20 foot right of way for ingress and egress to the pond area (which is to be disclosed at a later date) as disclosed by Special Warranty Deed recorded September 25, 1995 as Entry No. 1365309 in Book 1773 at Page 659 of official records. The subject property is located within the 20 foot wide right-of-way cited in this exception is not described and cannot be plotted.

Exception No. 18: Temporary Easement Agreement by and between B&B Development, L.L.C. and Gulls Properties, L.C. recorded October 27, 2003 as Entry No. 1988607 of official records. Survey findings: The temporary easement cited in this exception is located in the northwesterly portion of the subject property and is shown herein. It is unclear if any other easements exist on the subject property and is shown herein.

Exception No. 19: Nevada Community Covered Apartment D, recorded April 14, 1978 as Entry No. 761418 in Book 1278 at Page 224. Amendment to said Covenants recorded April 05, 1979 as Entry No. 761419 in Book 1278 at Page 225. Nevada Community Covered Apartment E, recorded April 11, 1984 as Entry No. 889248 in Book 1438 at Page 314. Consent and Restriction to Run with the Land recorded September 25, 1995 as Entry No. 1365844 in Book 1773 at Page 1388 of official records. Any and all easements and/or encumbrances hereon.

Survey findings: The covenants cited in this exception affect the following restrictions:

1. Front Yards. Buildings shall not be nearer than 50 feet to the street property line.
2. Side Yards. Buildings shall not be nearer than 15 feet from the side property line.
3. Rear Yards. No rear yard restrictions.
4. No building shall be closer than 40' to any other building on an adjacent site.
5. No more than 50% of the site area shall be covered by building.

All back-slopes of the subject of the required setback area from the street shall be maintained in lawns and landscaping.

Parking restrictions are as follows:

1. One parking space every vehicle used in conducting the business, plus one parking space for every 1:3 employees working on the highest shift plus sufficient visitor parking.
2. One square foot of parking area for each square foot of building area. If this requires more than one parking space per item 1, then only that amount of area need be paved to meet the requirements of item 1.
3. Spaces for visitor parking may be provided in the front of buildings provided that the parking area is not closer than 20 feet to the street curb line, and that the area between the street and the parking area is attractively landscaped and the parking area is restricted for visitor parking only.

Exception No. 20: Deed of Trust and Assignment of Rents and Leases recorded July 02, 2013 as Entry No. 2643820 of official records. Survey findings: The subject property is subject to the terms of the Deed of Trust cited in this exception.

Exception No. 21: An unrecorded Lease executed by Kleros Properties, Inc., as Lessor, and Kleros Properties, Inc., as Lessee, recorded July 02, 2013 as Entry No. 2643822 of official records. Subordination Agreement and Estoppel Agreement wherein Harmony Concepts, Inc. subordinates its leasehold interest in the subject property to the above referenced Lease. Survey findings: The leasehold interest shown herein as Exception No. 21, Lease, dated August 31, 2012, to four certain back of Trust exception.

Exception No. 22: Deed Of Trust With Assignment of Rents recorded July 02, 2013 as Entry No. 2643821 of official records. Survey findings: The subject property is subject to the terms of the Deed of Trust cited in this exception.

Exception No. 23: Trust Deed, Security Agreement, Assignment of Leases and Rents and Fixture Filing recorded October 30, 2015 as Entry No. 2763366.

Exception No. 24: A Notice of Mechanic's Lien dated March 22, 2016 filed by All Clean, Inc., a Utah corporation, doing business as The Flood Co. in the Amount of \$1,030,827 recorded March 30, 2016 as Entry No. 2795649 of official records. Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 25: The rights of any tenants, lessees, their creditors, and other parties claiming an interest in the subject property pursuant to any leases, rental agreements, occupancy agreements, and/or assignments thereof.

Survey findings: The issues cited in this exception are not matters of survey.

DRAWN	DOM	5/1/16	CHECKED	DOM	5/1/16
DESIGNED	DOM	6/1/16	DATE	DOM	6/1/16
APPROVED	DOM	6/1/16	DATE	DOM	6/1/16

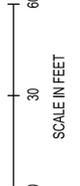
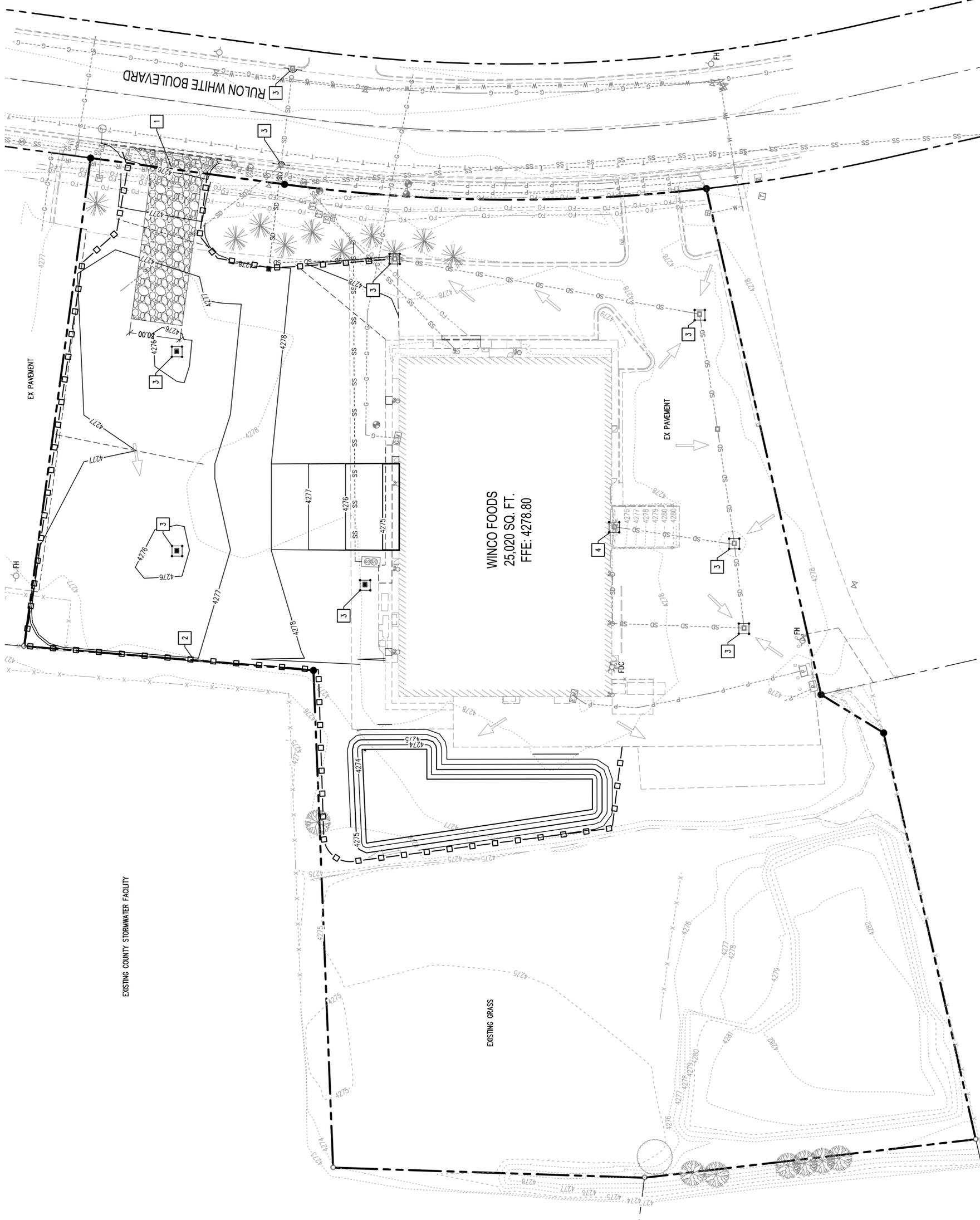
WINCO FOODS, LLC
WEBER COUNTY, UTAH



IN THE NORTH 1/2 SECTION 36, T7N, R2W, SLB&M
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.	2644-01
SHEET NO.	3 of 3
FILE NAME	LOP_36_ALTA
DATE	N/A

SEC. 36, T. 7 N., R. 2 W.



LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING DRAINAGE PATTERN
- SILT FENCE PER SHEET EC-03, CLEARING AND GRUBBING LIMIT
- INLET PROTECTION DEVICE PER SHEET EC-03

EROSION CONTROL NOTES:

1. STABILIZED CONSTRUCTION ENTRANCE (100 LF) PER WEBER COUNTY BMP. SEE SHEET EC-02
2. SILT FENCE PER BMP-SF. SEE SHEET EC-03
3. INLET PROTECTION PER BMP, SEE SHEET EC-03

GENERAL NOTES:

1. BMP'S SHOWN ON THIS PLAN ARE THE MINIMUM BMP'S REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SITE IS COMPLIANT AT ALL TIMES AND INSTALL ADDITIONAL BMP'S AS NECESSARY.
2. CONTRACTOR SHALL SECURE ALL STORAGE AREAS.
3. CONTRACTOR SHALL PROVIDE ALL EROSION CONTROL MEASURES REQUIRED FOR STORAGE AND STOCKPILE AREAS.
4. ALL MATERIAL STORED ON SITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS.
5. CONTRACTOR SHALL PROVIDE DESIGNATED, PAINT AND WASTE DISPOSAL LOCATION AS NECESSARY.
6. CONTRACTOR SHALL PROVIDE CONCRETE WASTE MANAGEMENT PER BMP SEE SHEET EC-02.
7. SEE LANDSCAPE PLANS FOR SEEDING AND PLANTINGS
8. CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND INLET PROTECTION IN EXISTING INLETS PRIOR TO COMMENCING ANY SITE DISTURBING ACTIVITIES.
9. CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKET MEASURES FOR ALL SLOPES DURING AND AFTER CONSTRUCTION PER THE TABLE BELOW (SEE EC-02):

SLOPE	TENSAR ROLLMAX	SC50BN
0-4:1 (0%-25%)	SC10BN	
4:1-2:1 (25%-50%)	SC10BN	
2:1-1:1 (50%-100%)	SC10BN	

10. CONTRACTOR SHALL PROVIDE DUST CONTROL PER BMP, SEE EC-02.
11. PRESERVATION OF EXISTING VEGETATION PER BMP, SEE EC-02.
12. CONTRACTOR SHALL PROVIDE SPILL CLEAN-UP PER BMP, SEE EC-02.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M, ELEVATION: 4265.07 (NAD 88)

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS

NO.	DATE	DESCRIPTION

SCJ ALLIANCE CONSULTING SERVICES
 8730 TALLON LANE N.E. SUITE 200, LAKEY, WASHINGTON 98516
 P: 360-352-1455 F: 360-352-1509
 SCALLIANCE.COM



WINCO #80 CROSS DOCK
 2423 N. RULON WHITE BLVD
 OGDEN, UTAH



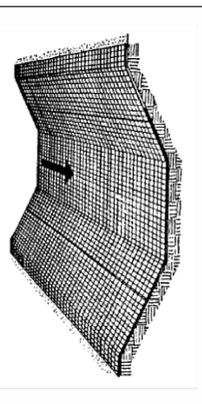
SHEET TITLE
 TEMPORARY EROSION CONTROL PLAN
 SHEET
 EC-01

BMP: Erosion Control Blankets

ECB

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Internal Erosion



DESCRIPTION:

- Erosion control blankets are used in place of mulch on areas of high velocity wind and in combating erosion on critical areas by protecting young vegetation.

APPLICATIONS:

- Where vegetation is likely to grow too slowly to provide adequate cover.
- In areas subject to high winds where mulch would not be effective.

INSTALLATION/APPLICATION CRITERIA:

- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Edges of blankets should be secured by soil, do not stretch.
- Edges of blankets should be secured by soil, do not stretch.
- Staple the edges of the blanket at least every three feet.

LIMITATIONS:

- Not recommended in areas which are still under construction.

MAINTENANCE:

- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- If washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

TARGETED POLLUTANTS

- Sediment
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

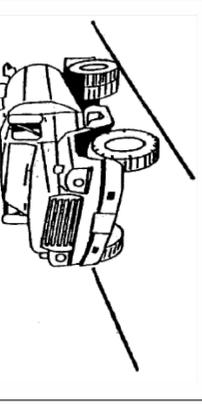
WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Dust Control

DC

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Internal Erosion



DESCRIPTION:

- Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATIONS:

- Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (do not use the design of the equipment).
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Recommendations should be followed for installation (do not use the design of the equipment).

LIMITATIONS:

- Is generally more expensive than manual systems.
- Is generally possible to maintain by plant personnel (the more elaborate equipment).
- Is labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:

- If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

TARGETED POLLUTANTS

- Sediment
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

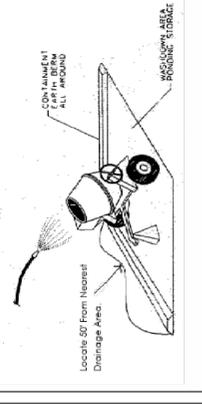
WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Concrete Waste Management

CWM

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Internal Erosion



DESCRIPTION:

- Prevent or reduce the discharge of pollutants to storm water from concrete waste by washing concrete trucks, equipment, and concrete washout in a designated area, and training employees and subcontractors.

APPLICATIONS:

- This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, use a high-pressure water hose with a nozzle or a berm or curb.
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

TARGETED POLLUTANTS

- Sediment
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

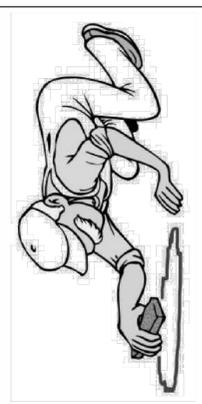
WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Spill Clean-Up

SCU

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion



DESCRIPTION:

- Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATIONS:

- All sites

GENERAL:

- Store controlled materials within a storage area.
- Use spill containment techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL.
- Use CONTAMINATED MATERIALS for clean-up. Escavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Report spill to the Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Construction Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

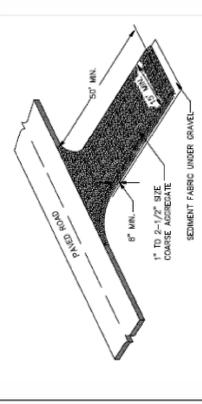
WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Stabilized Construction Entrance

SCE

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion



DESCRIPTION:

- A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:

- At any point of ingress or egress at a construction site where adjacent travelled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Use coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 6 inches.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or blowing.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveway.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

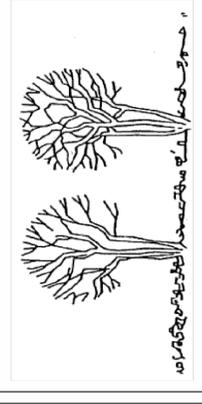
WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Preservation of Existing Vegetation

PEV

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion



DESCRIPTION:

- Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

APPLICATIONS:

- This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, and areas where erosion controls would be difficult to establish, install, or maintain.

INSTALLATION/APPLICATION CRITERIA:

- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from the existing vegetation, which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

LIMITATIONS:

- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing vegetation, while granting the site accessibility for the planned development.
- May not be cost effective with high land costs.

MAINTENANCE:

- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste
- High Impact
- Medium Impact
- Low or Unknown Impact

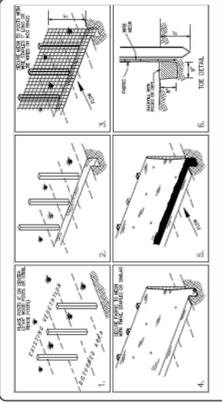
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training
- High Impact
- Medium Impact
- Low

WEBER COUNTY
ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

BMP: Silt Fence

SF



- OBJECTIVES**
- Housekeeping Practices
 - Control Erosion
 - Minimize Disturbed Areas
 - Stabilize Disturbed Areas
 - Protect Slopes/Channels
 - Control Sedimentation
 - Control Internal Erosion



ENGINEERING DEPARTMENT
2380 Washington Blvd., Suite 240
Ogden, UT 84401
(801) 399-8374

DESCRIPTION:

- ▶ A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

- APPLICATION:**
- ▶ Perimeter control: place barrier at downgradient limits of disturbance
 - ▶ Sediment barrier: place barrier at toe of slope or soil stockpile
 - ▶ Stream bank stabilization: place barrier at toe of stream bank
 - ▶ Inlet protection: place fence surrounding catchbasins

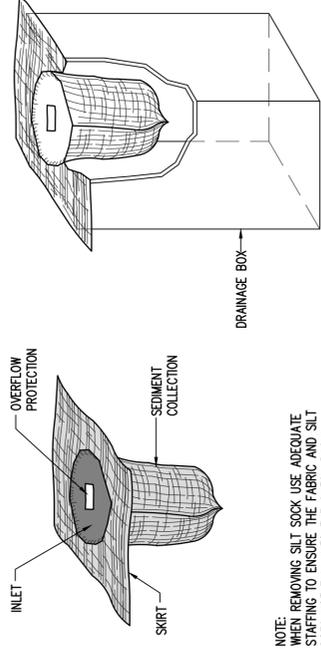
- INSTALLATION/APPLICATION CRITERIA:**
- ▶ Place posts 6 feet apart on center along contour (or use preassembled unit)
 - ▶ Excavate trench 6 inches deep in ground. Excavate an anchor trench immediately upgradient of posts.
 - ▶ Secure wire mesh (14 gauge min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
 - ▶ Cut fabric to required width, unroll along length of barrier and drape over trench. Attach fabric to trench with wire, staples, or similar, with training edge extending into anchor trench.
 - ▶ Backfill trench over filter fabric to anchor.

- LIMITATIONS:**
- ▶ Recommended maximum discharge area of 0.5 acres per 100 feet of fence
 - ▶ Recommended maximum upgradient slope length of 150 feet
 - ▶ Recommended uphill grade of 2:1 (50%)
 - ▶ Recommended maximum flow rate of 0.5 cfs
 - ▶ Ponding should not be allowed behind fence

- MAINTENANCE:**
- ▶ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
 - ▶ Look for runoff bypassing ends of barriers or undercutting barriers.
 - ▶ Remove or replace damaged areas of the barrier and remove accumulated sediment.
 - ▶ Reanchor fence as necessary to prevent shortcutting.
 - ▶ Remove accumulated sediment when it reaches 1/2 the height of the fence.

- TARGETED POLLUTANTS**
- Sediment
 - Toxic Materials
 - Oil & Grease
 - Floatable Materials
 - Other Waste
 - High Impact
 - Low or Unknown Impact

- IMPLEMENTATION REQUIREMENTS**
- Capital Costs
 - O&M Costs
 - Maintenance
 - Training
 - High
 - Medium
 - Low



NOTE:
WHEN REMOVING SILT SOCK, USE ADEQUATE STAPLING TO ENSURE THE FABRIC AND SILT DOES NOT FALL INTO THE CATCH BASIN.

INLET PROTECTION DETAIL
NTS



SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE N.E. SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

CHECKED	B. JOHNSON
SUBMITTAL DATES	
DATE	
OTB DATE	
DRAWN	
SCALE	
SHEET NO.	1832/04

WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH

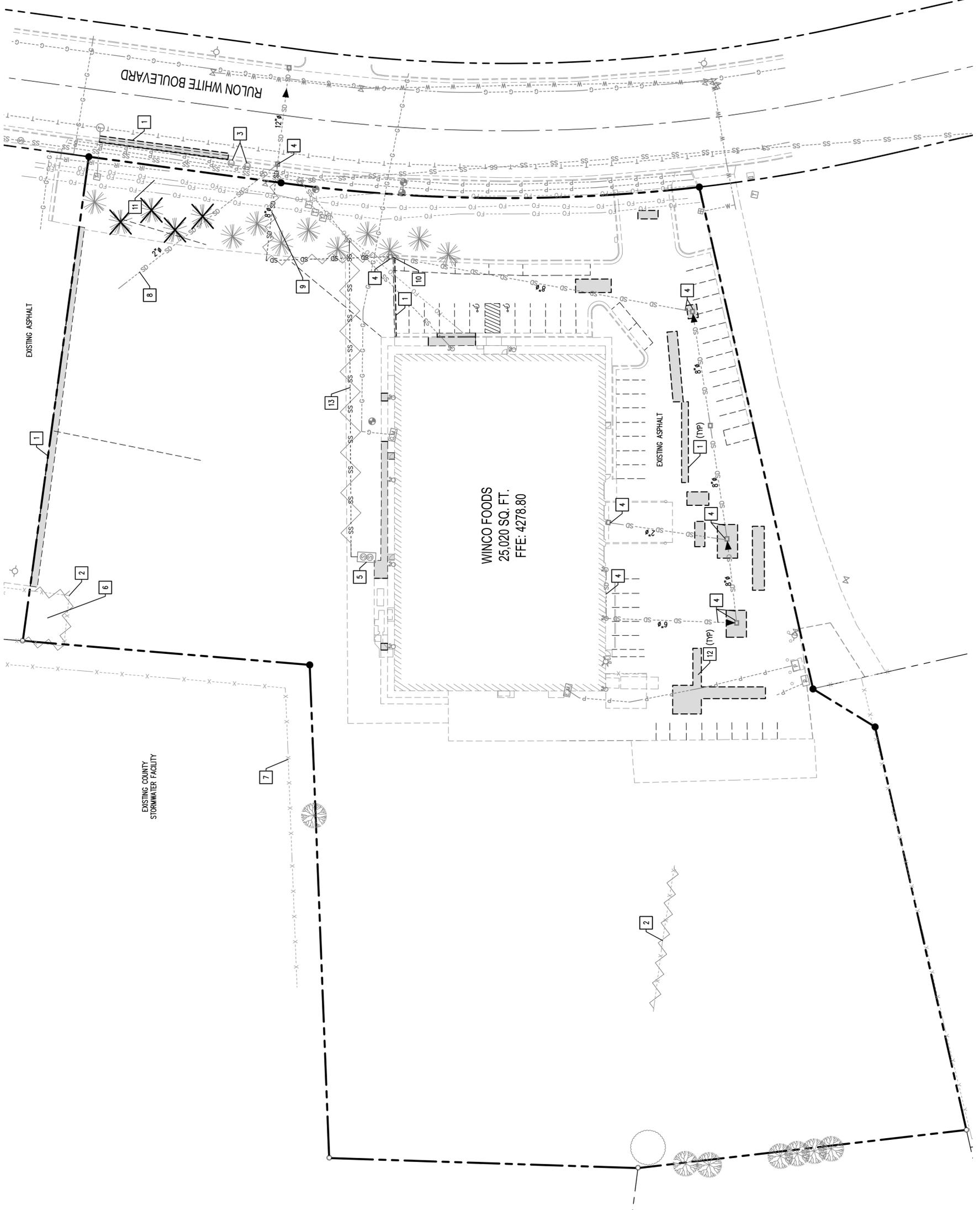
Winco
FOODS

SHEET TITLE
EROSION CONTROL
DETAILS

SHEET
EC-03

REVISIONS

SEC. 36, T. 7 N., R. 2 W.



[F] DEMOLITION NOTES:

1. SAWCUT
2. REMOVE EXISTING FENCE AND BACKFILL. PROVIDE FENCE POSTS AND FOUNDATIONS IN KIND TO EX FENCE ENDS AS REQUIRED TO SUPPORT EX FENCE.
3. PROTECT EXISTING ELECTRICAL VAULTS
4. CLEAN EXISTING CATCH BASINS AND PIPES FOR EXISTING STORMWATER SYSTEM.
5. REMOVE EXISTING GREASE INTERCEPTOR SEE ARCHITECTURAL PLANS.
6. CONTRACTOR SHALL COORDINATE W/ OWNER OF MATERIAL FOR RELOCATION IF REQUIRED PRIOR TO REMOVAL OF FENCE.
7. PROTECT EXISTING FENCE
8. PROTECT EXISTING STORM LINE. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND SIZE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND SIZE OF STORM LINE LINE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ENGINEER WITH STORM PIPE INFORMATION.
10. CONTRACTOR SHALL CLEAN CB AND DETERMINE LOCATION, SIZE, AND DEPTH OF OUTFALL PIPE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ENGINEER WITH STORM PIPE INFORMATION.
11. CONTRACTOR SHALL FIELD VERIFY LOCATION, DEPTH, AND SIZE OF UTILITIES. CONTRACTOR SHALL POT HOLE EXISTING UTILITIES AT LOCATION OF CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.
12. EXISTING ASPHALT/CONCRETE/WALL/SIDEWALK/CURB AND BASE TO BE REMOVED
13. REMOVE EXISTING SEWER LINE CAP AT BUILDING SEWER LATERAL CONNECTION.

DEMOLITION STANDARD NOTES:

1. EXISTING INFRASTRUCTURE IS SHOWN TO THE EXTENT OF ENGINEER'S KNOWLEDGE. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM SCOPE OF DEMOLITION PRIOR TO BID.
2. AWARDOR CONTRACTOR WILL BE PROVIDED AUTOCAD FILE TO LOCATE AND STAKE DEMO LIMITS.
3. SEE GEOTECHNICAL ENGINEERING REPORT FROM TERRACON (JUNE 21, 2016) BORING LOG NO. 6, 7, AND 8 FOR DEPTH OF EXISTING ASPHALT.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M, ELEVATION: 4265.07 (MAD 86)

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 07/18/16

CHECKED: B. JOHNSON
DRAWN: 1832.04

PROJECT NO.: 1832.04

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-252-1465 F: 360-252-1509
SCALLIANCE.COM

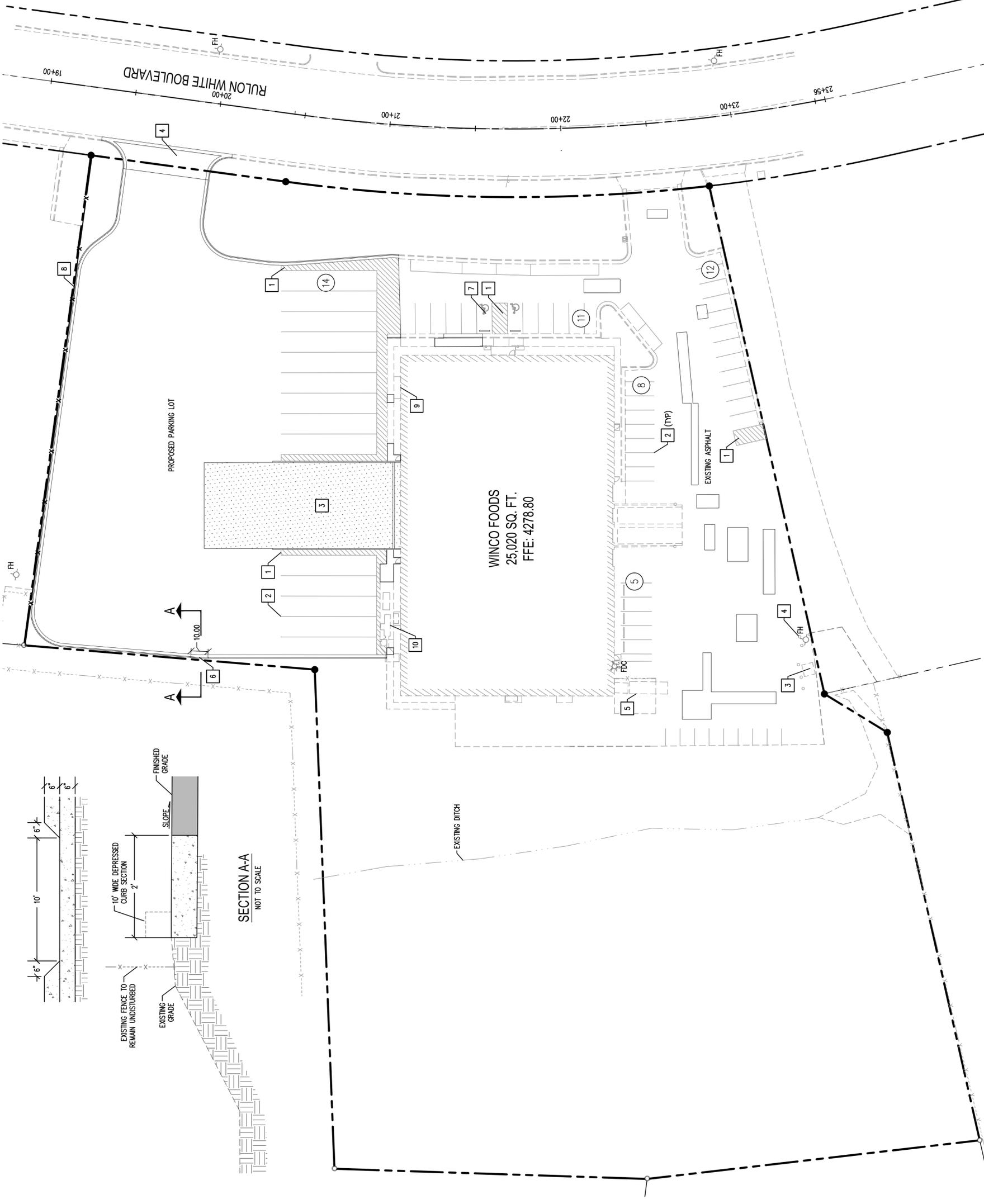


WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH

Winco Foods

SHEET TITLE: DEMOLITION PLAN
SHEET: DM-01

SEC. 36, T. 7 N., R. 2 W.



REVISIONS

NO.	DESCRIPTION	DATE

SCJ ALLIANCE CONSULTING SERVICES
8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-252-1465 F: 360-252-1509
SCALLIANCE.COM

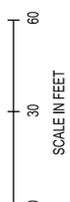


WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH

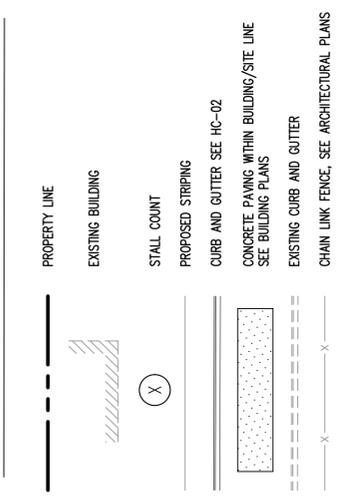
Winco Foods

SHEET TITLE
SITE PLAN

SHEET
SP-01



LEGEND



CONSTRUCTION NOTES:

- CROSSWALK MARKING: 4" WIDE DIAGONAL STRIPING @ 2'-0" O.C., PAINT W/2 COATS TRAFFIC WHITE W/ 7 MIL DFT PER COAT
- 90" PARKING LOT STRIPING: SEE HC-02
- LOADING DOCKS: SEE BUILDING PLANS
- PROPOSED ACCESS: SEE HC SHEETS
- EXISTING DRY COMPACTOR: SEE BUILDING PLANS
- 10' WIDE CURB CUT (DEPRESSED CURB SECTION) SEE DETAIL THIS SHEET
- ADA ACCESSIBLE PARKING: SEE HC-02
- PROPOSED CHAIN LINK FENCE SHALL BE CONSTRUCTED 0.5' INSIDE OF PROPERTY LINE. SEE LANDSCAPE PLAN SHEET 802.1.

GENERAL NOTES:

- SEE "HC" SHEETS FOR DIMENSIONS
- GENERAL CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS AT THE BUILDING WITH SITE DRAWINGS, SITE CONTRACTOR AND LOCAL UTILITY COMPANIES (IF REQUIRED).
- GENERAL CONTRACTOR SHALL PROVIDE SECURE STORAGE AND STAGING AREA PER SPECIFICATION SECTION 015000 TEMPORARY FACILITIES. COORDINATE LOCATION WITH WINCO'S CONSTRUCTION MANAGER AND SITE CONTRACTOR IF REQUIRED.
- IF CERTAIN SITE WORK IMPROVEMENTS ARE COMPLETE, GENERAL CONTRACTOR SHALL PROTECT ALL COMPLETED GRADING, UTILITIES AND FINISH SURFACES FROM DAMAGE DURING BUILDING CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROCURE ALL PERMITS AND PAY ALL APPROPRIATE FEES FOR CONSTRUCTION OF THE PROJECT. ALL WORK SHALL CONFORM TO CITY, COUNTY AND STATE AUTHORITIES HAVING JURISDICTION.
- PRIOR TO BIDDING, CONTRACTOR SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS THAT AFFECT CONSTRUCTION.

BASIS OF BEARING:

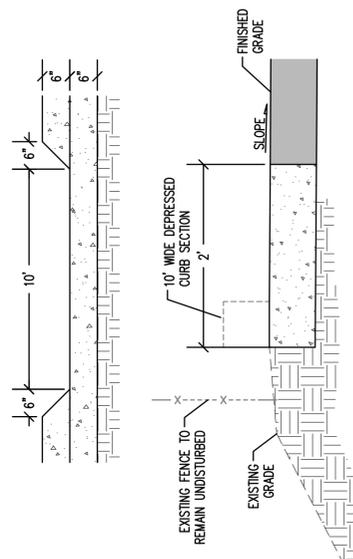
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (MVD 88)

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



SEC. 36, T. 7 N., R. 2 W.

REVISIONS

NO.	DATE	DESCRIPTION

SCALE IN FEET
0 30 60

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- HEAVY DUTY ASPHALT PAVING SEE HC-02
- CONCRETE PAVING WITHIN BUILDING/SITE LINE SEE BUILDING PLANS
- CONCRETE SIDEWALK SEE HC-02
- EDGE OF PAVEMENT
- PROPOSED CURB AND GUTTER
- ASPHALT SLURRY SEAL COAT, PER UDOT SPECIFICATION SECTION 02789

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:
1. COMMERCIAL APPROACH PER TYPE "A" DRIVEWAY APPROACH
2. GRIND AREAS OF SIDEWALK AND CURB WHERE DIFFERENTIAL GRADE BETWEEN ADJOINING HARD SURFACE IS GREATER THAN 0.25 INCHES TO BE FLUSH, MAINTAIN ADA COMPLIANCE AS REQUIRED. CONTRACTOR SHALL PROVIDE A PER SF PRICE AS PART OF BID. CONTRACTOR SHALL WALK PROJECT WITH WINCO'S REPRESENTATIVE TO CONFIRM LOCATION OF GRINDING. (CONTRACTOR SHALL INCLUDE 100 SF OF GRINDING IN BID PROPOSAL)

WINCO FOODS

2423 N. RULON WHITE BLVD
OGDEN, UTAH

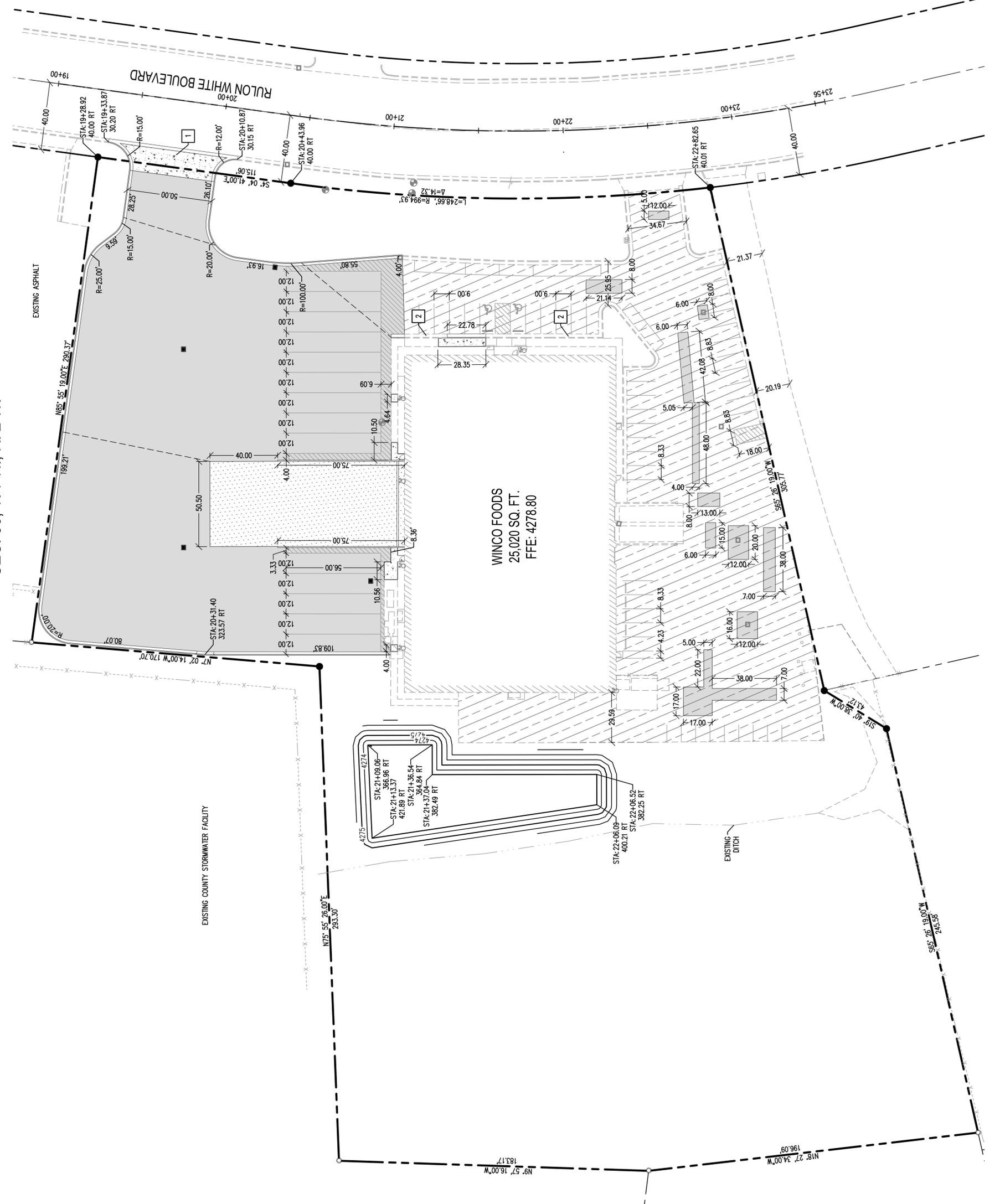
WINCO #80 CROSS DOCK

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-252-1465 F: 360-252-1509
SCJALLIANCE.COM

10-5-16

SHEET TITLE
HORIZONTAL CONTROL AND PAVING PLAN

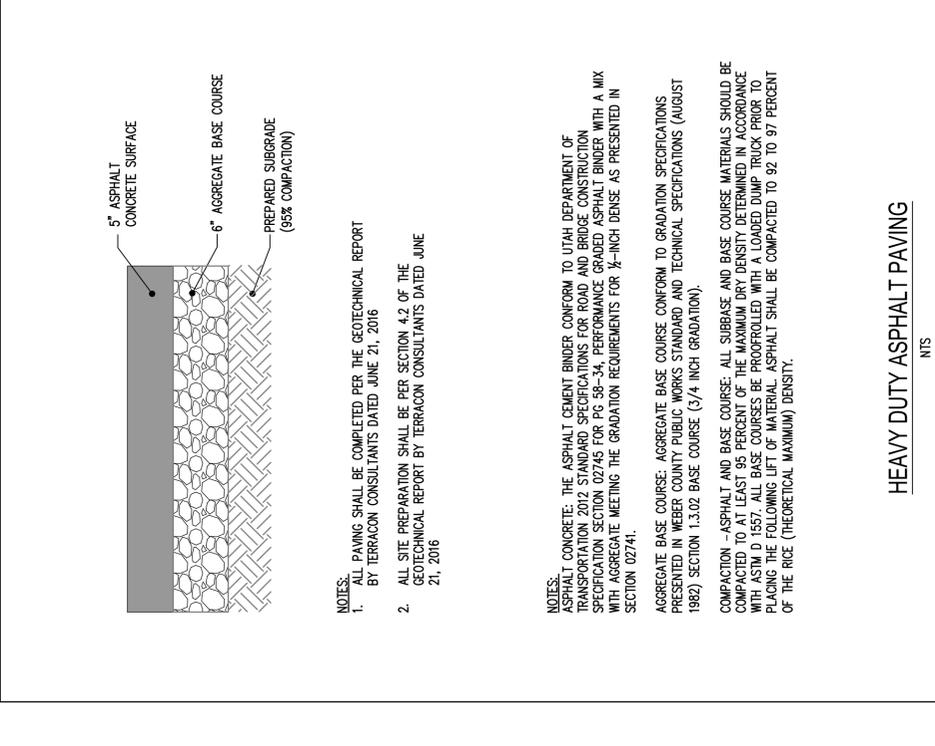
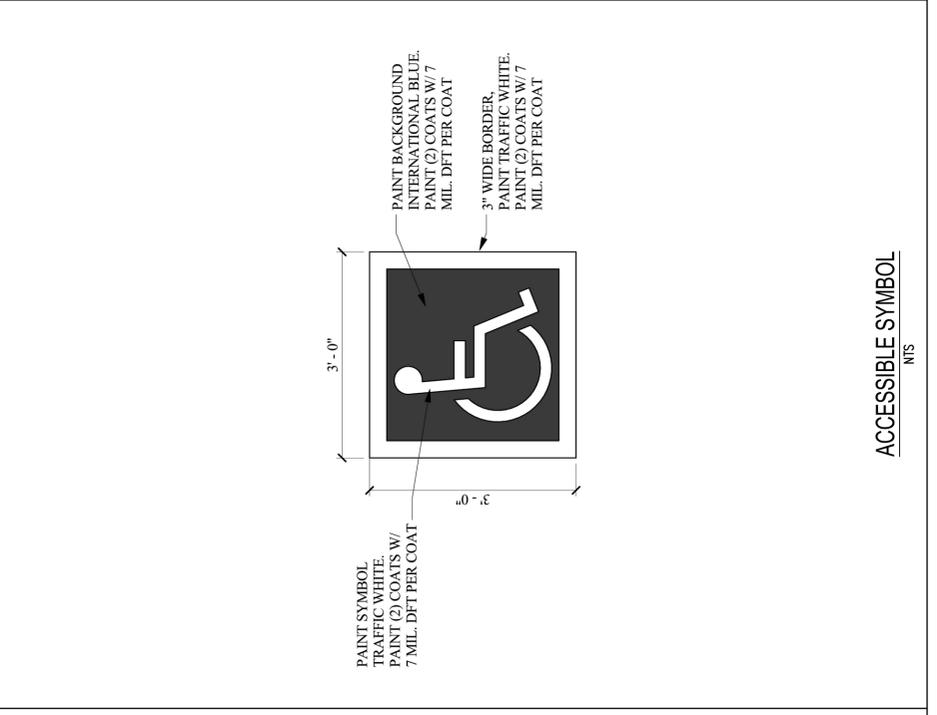
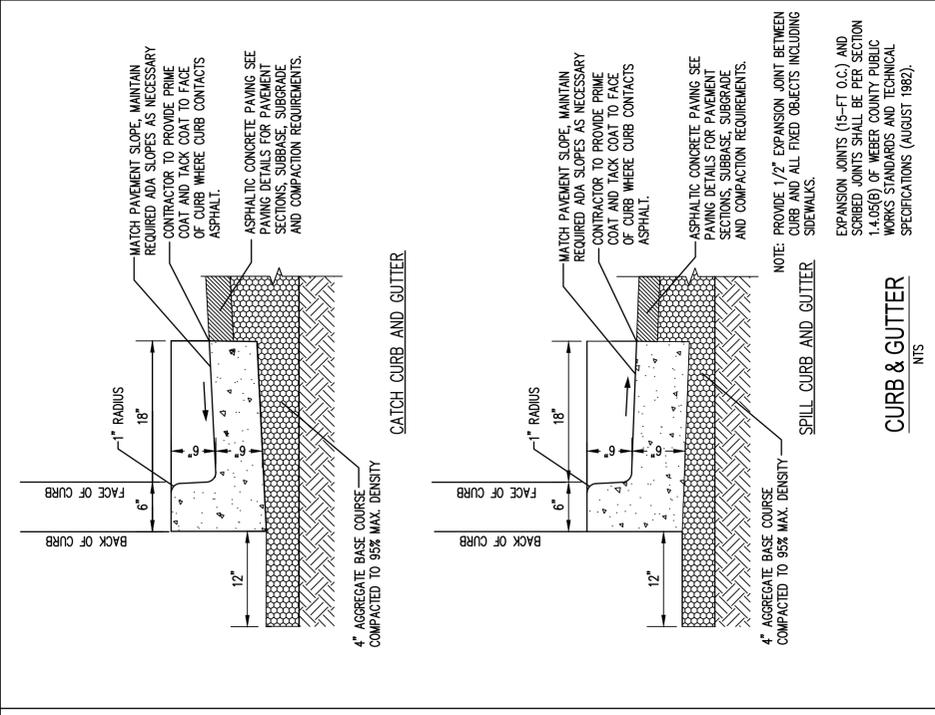
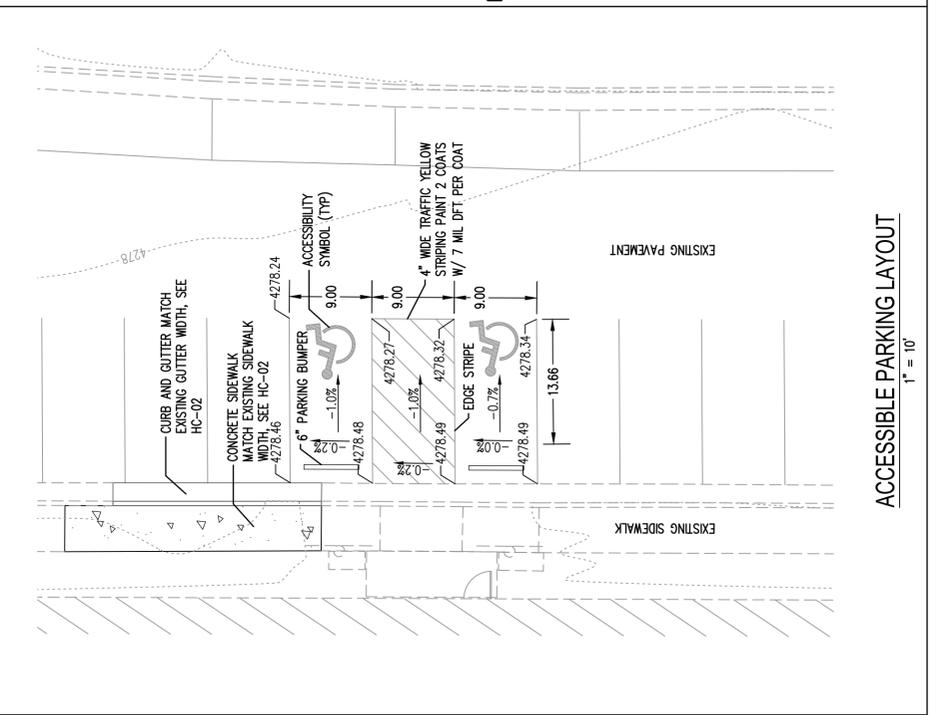
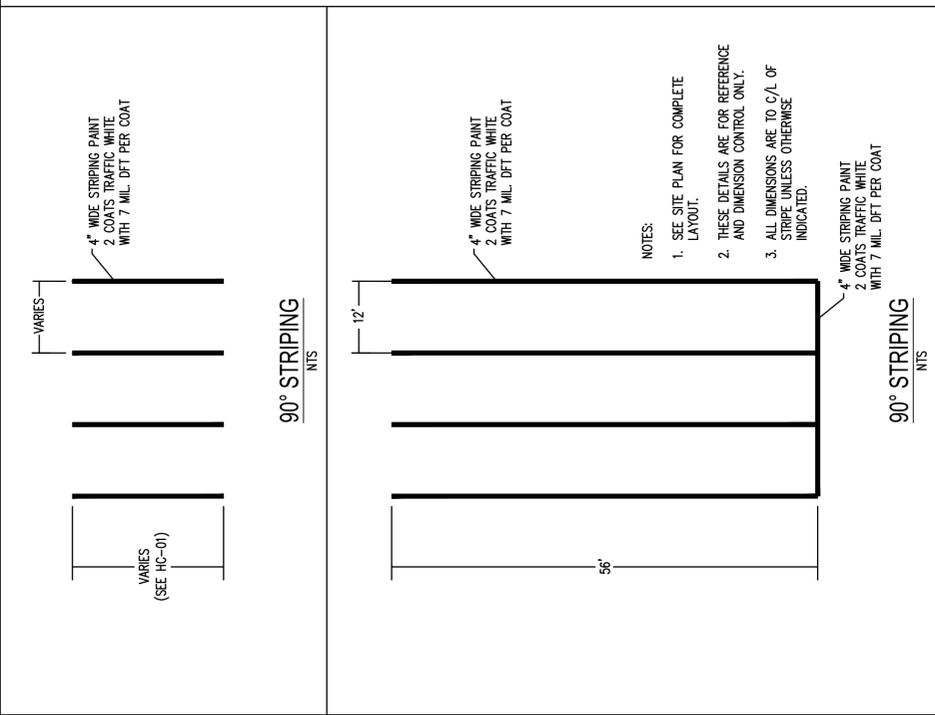
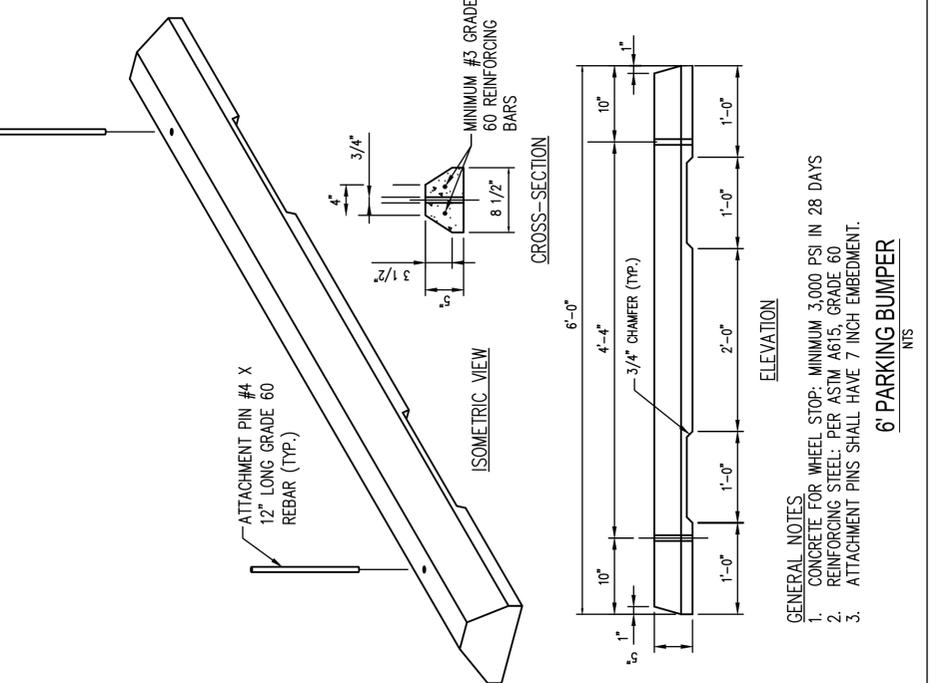
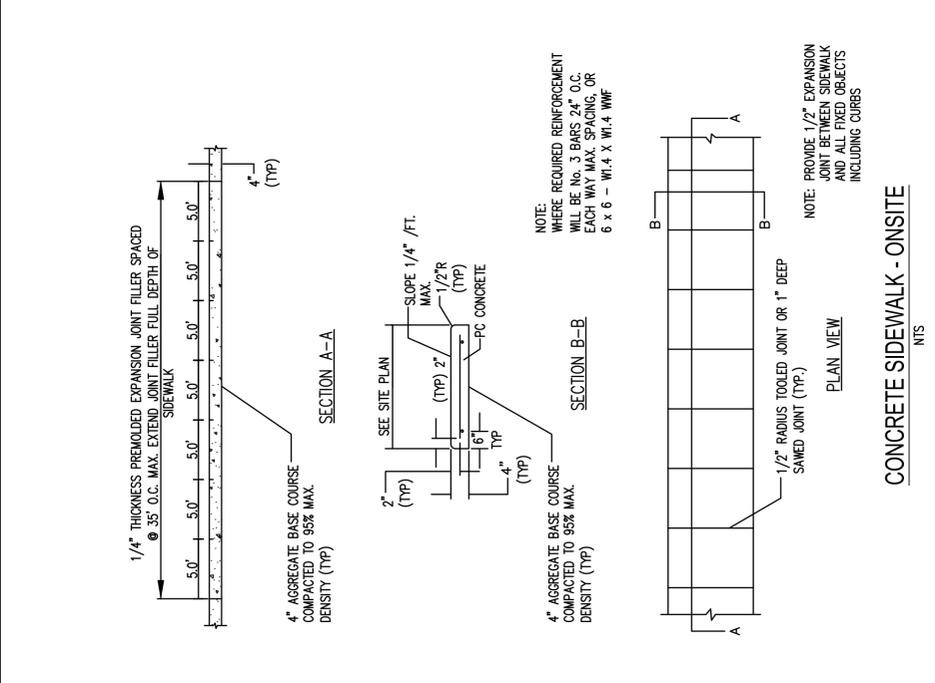
SHEET
HC-01



BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF SAID SECTION 36.

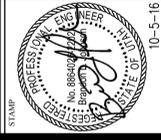
BENCHMARK:
WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (MAD 86)

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



REVISIONS	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCALLIANCE.COM



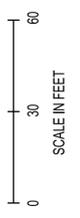
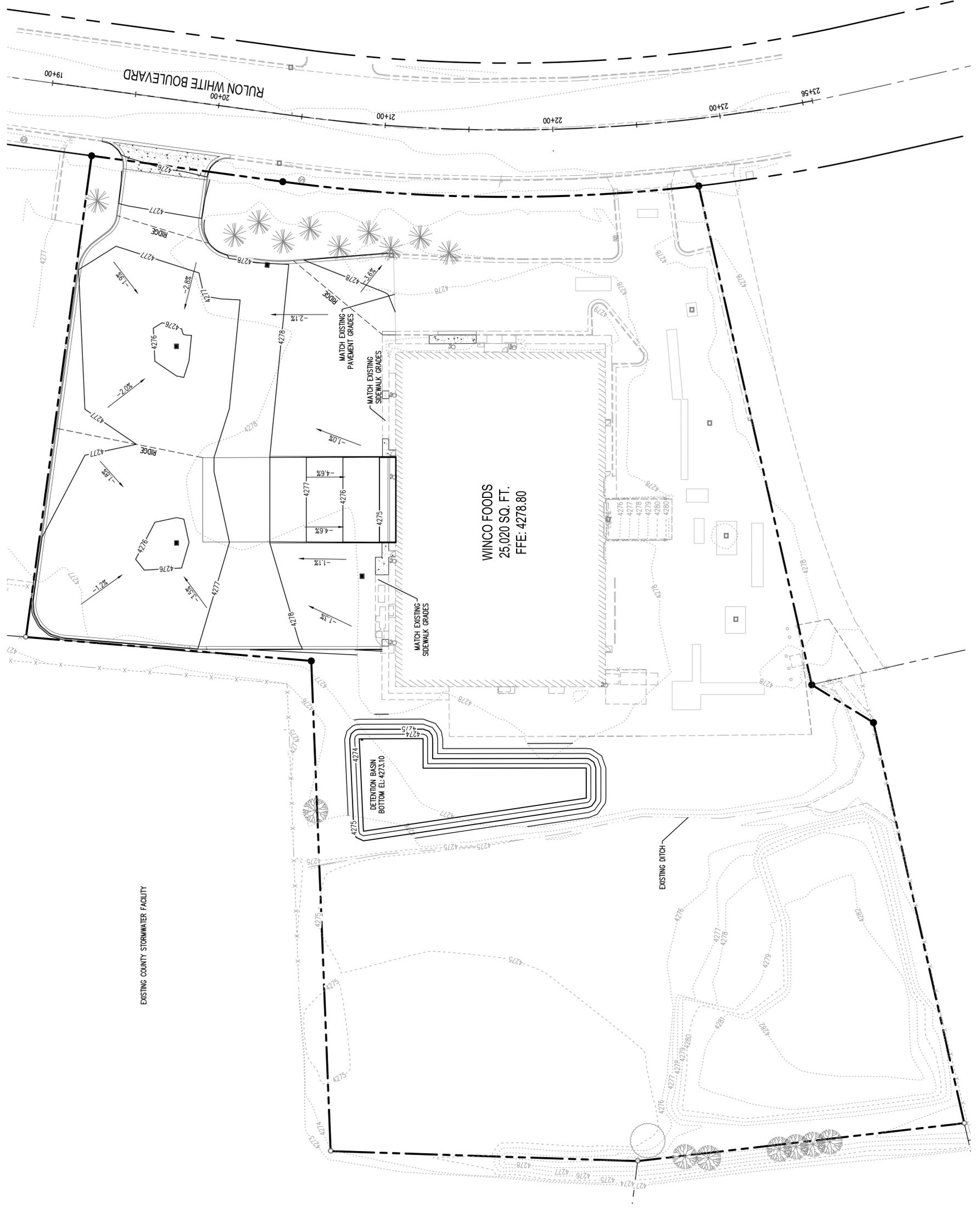
WINCO #80 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH
10-5-16



SHEET TITLE
OVERALL
GRADING PLAN

SHEET
CG-01

SEC. 36, T. 7 N., R. 2 W.



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- GRADE BREAK
- XXX.XX SPOT ELEVATION
- LP LOW POINT
- HP HIGH POINT
- TBC TOP BACK OF CURB
- TW TOP OF WALL
- 0.00% SLOPE LABEL
- EDGE OF PAVEMENT

GRADING NOTES:

1. SEE "SD" SHEETS FOR STORM WATER INLET, AND PIPING.
2. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
3. EXISTING CONTOURS ARE BASED ON SURVEY BY DOMINION ENGINEERING ASSOCIATES, L.L.C.
4. SPOT ELEVATIONS REPRESENT FINISHED GRADE AT FLOW LINE UNLESS OTHERWISE NOTED.
5. ALL LANDSCAPE AREAS SHALL BE STABILIZED.
6. ALL SITE PREPARATION SHALL BE PER SECTION 4.2 OF THE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS DATED JUNE 21, 2016

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (M&D 88)

CALL BEFORE YOU DIG

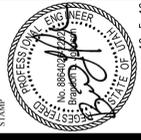
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

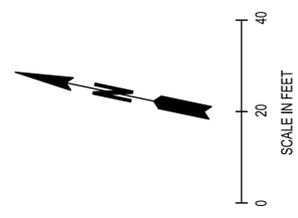
WINCO FOODS
25,020 SQ. FT.
FFE: 4278.80

DETENTION BASIN
BOTTOM EL: 4273.10

EXISTING COUNTY STORMWATER FACILITY

SEC. 36, T. 7 N., R. 2 W.

REVISIONS NO. DATE 1 12/12/04 2 12/12/04 3 12/12/04 4 12/12/04 5 12/12/04 6 12/12/04 7 12/12/04 8 12/12/04 9 12/12/04 10 12/12/04	SCHEMATIC NO. 1832.04 DRAWN B. JOHNSON CHECKED B. JOHNSON SUBMITTAL DATES OTH DATE	 SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516 P: 360-952-1465 F: 360-952-1509 SCALLIANCE.COM	 B. JOHNSON PROFESSIONAL ENGINEER No. 8888 State of Washington 10-5-16	WINCO #80 CROSS DOCK 2423 N. RULON WHITE BLVD OGDEN, UTAH	 Winco FOODS	SHEET TITLE GRADING PLAN	SHEET CG-02
--	---	--	--	--	--	------------------------------------	-----------------------



LEGEND

- XX --- EXISTING MAJOR CONTOUR
- XX --- EXISTING MINOR CONTOUR
- XX --- PROPOSED MAJOR CONTOUR
- XX --- PROPOSED MINOR CONTOUR
- --- GRADE BREAK
- XXX.XX --- SPOT ELEVATION
- LP --- LOW POINT
- HP --- HIGH POINT
- TBC --- TOP BACK OF CURB
- TW --- TOP OF WALL
- 0.00% --- SLOPE LABEL
- --- EDGE OF PAVEMENT

GRADING NOTES:

1. SEE "SD" SHEETS FOR STORM WATER INLET, AND PIPING.
2. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
3. EXISTING CONTOURS ARE BASED ON SURVEY BY DOMINION ENGINEERING ASSOCIATES, L.L.C.
4. SPOT ELEVATIONS REPRESENT FINISHED GRADE AT FLOW LINE UNLESS OTHERWISE NOTED.
5. ALL LANDSCAPE AREAS SHALL BE STABILIZED.
6. ALL SITE PREPARATION SHALL BE PER SECTION 4.2 OF THE GEOTECHNICAL REPORT BY TERRACON CONSULTANTS DATED JUNE 21, 2016

BASIS OF BEARING:

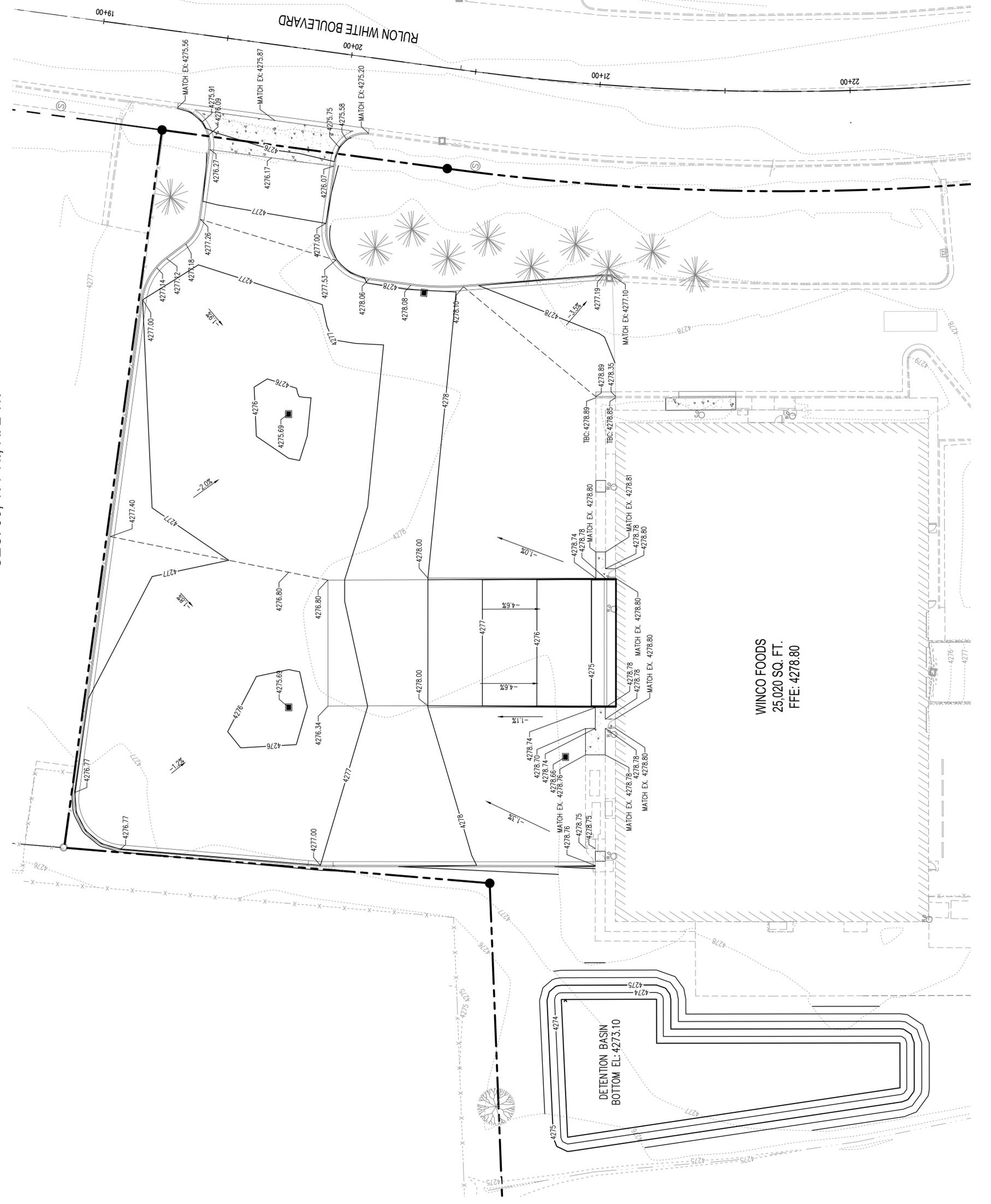
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF SAID SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (MAD 86)

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



WINCO FOODS
 25,020 SQ. FT.
 FFE: 4278.80

REVISIONS

SCJ ALLIANCE CONSULTING SERVICES
8730 TALLON LANE N, SUITE 200, LACEY, WASHINGTON 98516
P: 360-952-1455 F: 360-252-1509
SCJALLIANCE.COM



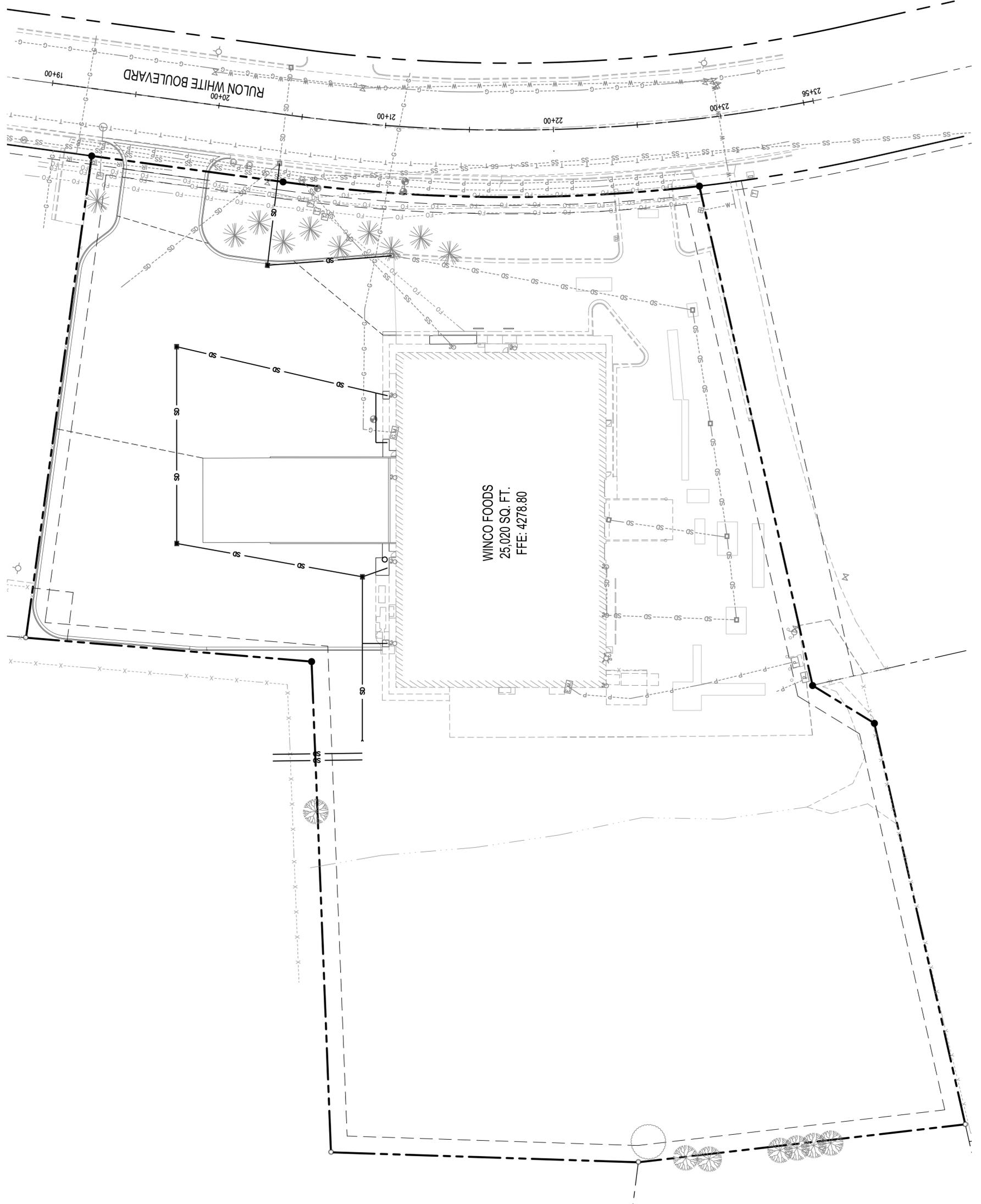
WINCO #88 CROSS DOCK
2423 N. RULON WHITE BLVD
OGDEN, UTAH



SHEET TITLE
MASTER
UTILITY PLAN

SHEET
MU-01

SEC. 36, T. 7 N., R. 2 W.



WINCO FOODS
25,020 SQ. FT.
FFE: 4278.80



SCALE IN FEET
0 30 60

LEGEND

—SD—	PROPOSED STORM LINE
- -SD- - -SD-	EXISTING STORM DRAIN LINE
- -SS- - -SS-	EXISTING SANITARY SEWER LINE
- -W- - -W-	EXISTING WATER LINE
- -FO- - -FO-	EXISTING FIBER OPTICS LINE
- -G- - -G-	EXISTING GAS LINE

GENERAL NOTES:

- 1. UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS (POWER, PHONE, GAS, CABLE, AND COMM.) ON LOCATION. CONTRACTOR SHALL REVIEW LOCATION WITH UTILITY PROVIDER AND ADJUST UTILITY LOCATION TO AVOID CONFLICTS W/ON-SITE UTILITIES.
- 2. SEE SD3 FOR DRY UTILITIES.
- 3. SEE ALTA FOR EASEMENTS.

LINE TYPE SCHEDULE

LINE TYPE	DESCRIPTION
---	POWER
---	PHONE
---	GAS
---	CABLE
---	COMM.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:

WEBER COUNTY BM WC-115 M,
ELEVATION: 4265.07 (MWD 86)

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

SEC. 36, T. 7 N., R. 2 W.

REVISIONS NO. DATE BY 1 12/15/16 J.S.	CHECKED B. JOHNSON SUBMITTAL DATES 12/15/16	DRAWN 12/15/16	PROJECT NO. 1832.04	DATE 12/15/16	SCALE 1" = 40'	PROJECT TITLE STORM DRAINAGE PLAN	SHEET NO. SD-01
---	--	-------------------	------------------------	------------------	-------------------	--------------------------------------	--------------------

8730 TALLON LANE, SUITE 200, LACEY, WASHINGTON 98516
 P: 360-252-1455 F: 360-252-1509
 SCALLANCE.COM

SCJ ALLIANCE
 CONSULTING SERVICES

WINCO #80 CROSS DOCK
 2423 N. RULON WHITE BLVD
 OGDEN, UTAH

PROPOSED STORM LINE, REINFORCED CONCRETE PIPE ASTM C-76, CLASS III

EXISTING STORM LINE

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

EXISTING FIBER OPTICS LINE

EXISTING BURIED POWER LINE

EXISTING TELEPHONE LINE

EXISTING GAS LINE

EXISTING IRRIGATION LINE

3"x3" PRECAST CONCRETE DRAINAGE BOX PER UDOT STD. DING NO. 6912 WITH GRATE AND FRAME

DEEP QUARRY SPALLS PAD, TOP OF QUARRY SPALLS TO MATCH FINISHED GRADE ELEVATION

LEGEND

SD ——— PROPOSED STORM LINE, REINFORCED CONCRETE PIPE ASTM C-76, CLASS III

SD - - - - - EXISTING STORM LINE

W - - - - - EXISTING WATER LINE

SS - - - - - EXISTING SANITARY SEWER LINE

FO - - - - - EXISTING FIBER OPTICS LINE

P - - - - - EXISTING BURIED POWER LINE

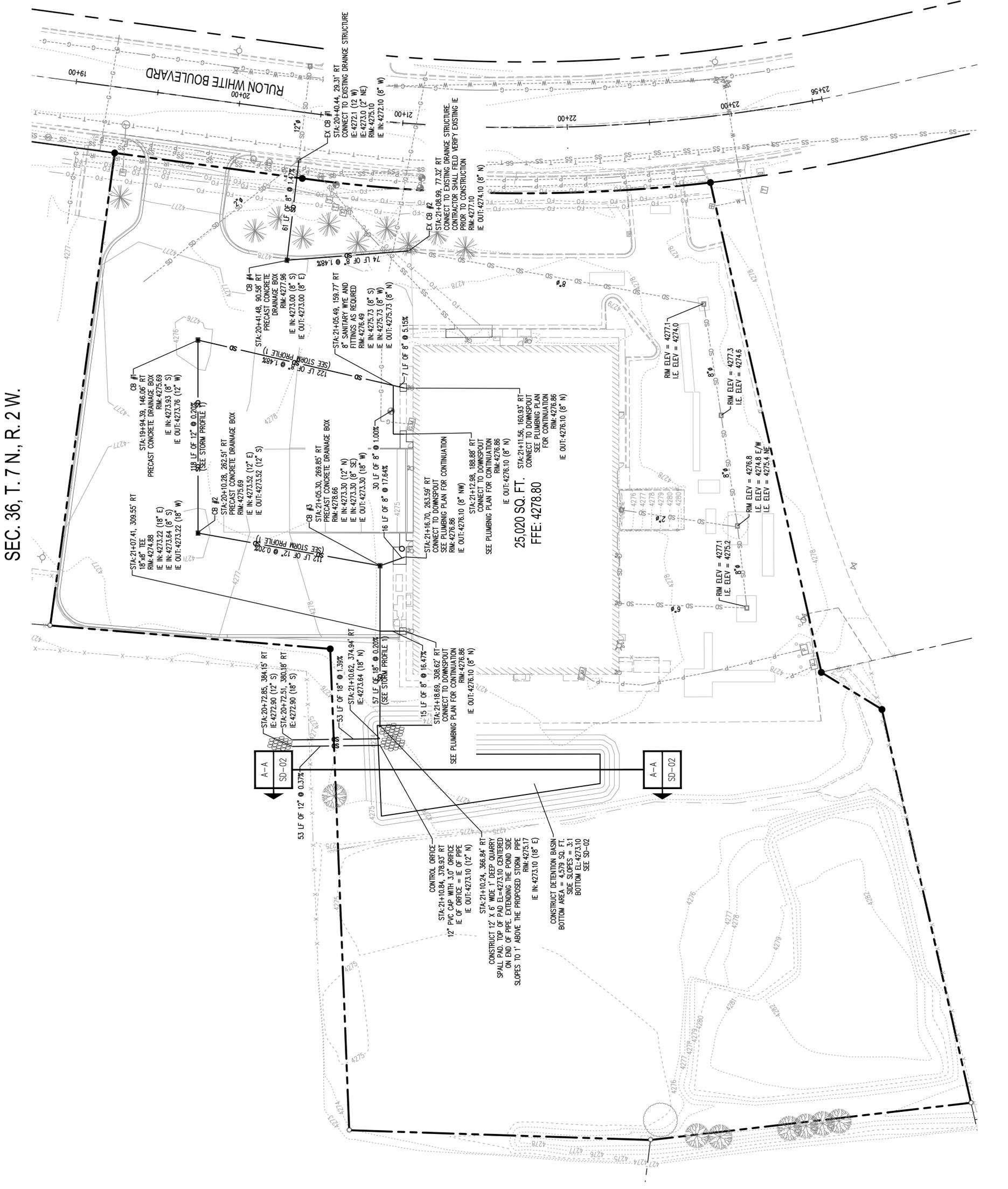
T - - - - - EXISTING TELEPHONE LINE

G - - - - - EXISTING GAS LINE

IR - - - - - EXISTING IRRIGATION LINE

NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE ENGINEER UTILITY INFORMATION.



BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

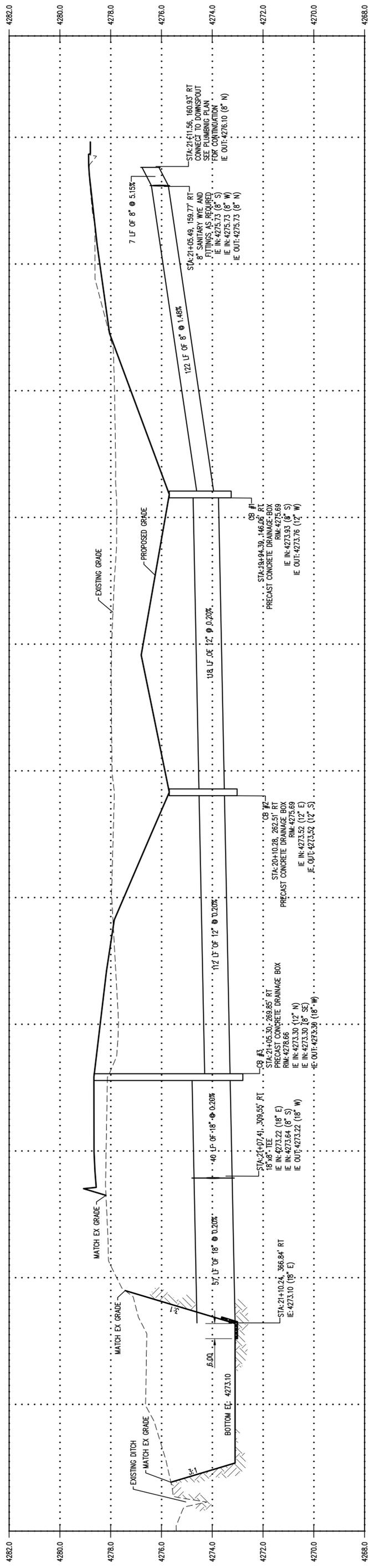
BENCHMARK:
 WEBER COUNTY BM WC-115 M,
 ELEVATION: 4265.07 (M&D 88)

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

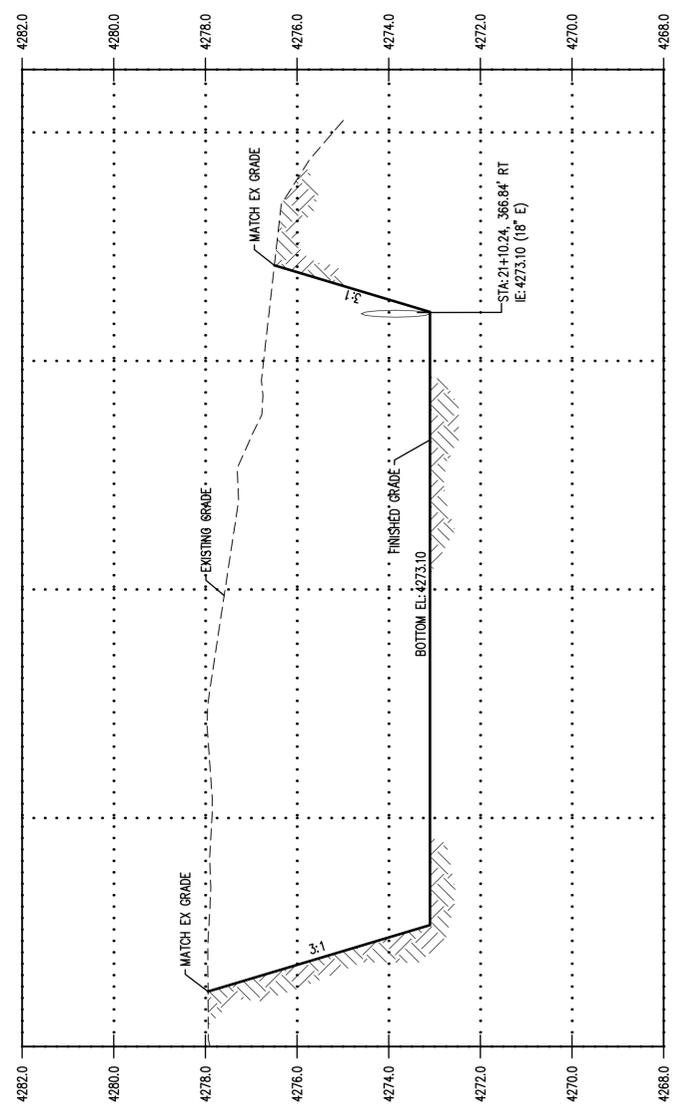
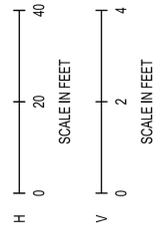
25,020 SQ. FT.
 FFE: 4278.80

WINCO FOODS
 ARCHITECTURE

REVISIONS
DATE
BY
CHECKED
DRAWN
PROJECT NO.
SHEET NO.



STORM PROFILE 1



BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°18'48" WEST ALONG THE NORTH LINE OF S&D SECTION 36.

BENCHMARK:
 WEBER COUNTY BM WC-115 M,
 ELEVATION: 4265.07 (NAD 88)

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING BLUE STAKES OF UTAH 811 OR 1-800-662-4111 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

GENERAL NOTES:

- ALL SIDE SLOPES OF DETENTION BASIN SHALL BE PROTECTED WITH FILTER BLANKET TENSAR ROLL MAX. SIZE 508B INSTALLED PER MANUFACTURERS RECOMMENDATION

SECTION A-A

STANDARD DRAWING TITLE
PRECAST CONCRETE DRAINAGE BOX

STD. DWG. NO.
CB 12

UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
 RECOMMENDED FOR ADOPTION
 APPROVED
 DATE: JAN 01 2013
 DATE: JAN 01 2013

DESIGNER: [Signature]
 CHECKER: [Signature]

DESIGN DATA
 STRUCTURAL CONCRETE: 1" x 4" 4000 PSI (f_c = 60,000 psi)
 SOIL DENSITY: 150 PCF
 EQUIVALENT SOIL FLUID PRESSURE: 50 PCF
 DEPTH TO WATER TABLE: 5 FEET
 DEPTH TO BOTTOM OF BASE: 8 FEET

NOTES
 1. THIS DRAWING IS PRECAST ALTERNATIVE TO THE CAST-IN-PLACE CONCRETE STRUCTURAL. SET PILES IN CAST DRAWINGS USE FORMED REINFORCING STEEL BARS TO COORDINATE WITH EXISTING STRUCTURE. REINFORCING STEEL BARS SHALL BE AT LEAST #4 (1/2") DIAMETER. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
 2. USE CLASS III (H) CONCRETE.
 3. USE TYPE I CEMENT (LOW ALKALI).
 4. PROVIDE 2 INCH CONCRETE COVER TO REINFORCING STEEL.
 5. SEE FORMWORK PLAN FOR NUMBER, LOCATION, AND SIZE OF PIPE.
 6. PROVIDE 1/2" MIN. CLEARANCE BETWEEN FORMWORK AND REINFORCING STEEL.
 7. PROVIDE SUFFICIENT LIFTING POINTS FOR EASY INSTALLATION. LOCATE LIFTING DEVICES TO AVOID INTERFERENCE WITH THE REINFORCING DESIGN. SUPPLY A MINIMUM OF AT LEAST TWO LIFTING POINTS TO EACH BOX. PROVIDE LIFTING POINTS TO ALL PROVIDED LIFTING POINTS. LIFT ONLY FROM REINFORCING STEEL.
 8. DO NOT USE DRAINAGE BOXES AND RISER COMBINATIONS THAT EXCEED EIGHT FT.
 9. PROVIDE 1/2" MIN. CLEARANCE BETWEEN FORMWORK AND REINFORCING STEEL.
 10. PROVIDE 1/2" MIN. CLEARANCE BETWEEN FORMWORK AND REINFORCING STEEL.
 11. SET PILES IN CAST DRAWINGS USE FORMED REINFORCING STEEL BARS TO COORDINATE WITH EXISTING STRUCTURE. REINFORCING STEEL BARS SHALL BE AT LEAST #4 (1/2") DIAMETER. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING STEEL SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
 12. DESIGN PRECAST FOR ALL LIVE LOADS IN ACCORDANCE WITH AASHTO ROAD BRIDGE DESIGN SPECIFICATIONS. PROVIDE 1/2" MIN. CLEARANCE BETWEEN FORMWORK AND REINFORCING STEEL.
 13. DO NOT USE THIS DRAWING WHEN THE WATER TABLE IS WITHIN 5 FT. OF FINISHED GRADE.

REINFORCING STEEL LAYOUT
 BARS
 BARS

PRECAST DRAINAGE BOXES
 SMALL STANDARD SIZES

BOX SIZE	A	B	C	D
1'-0" x 4'-0"	18"	48"	6"	6"
2'-0" x 4'-0"	24"	48"	6"	6"
2'-0" x 6'-0"	24"	60"	6"	6"
3'-0" x 6'-0"	30"	60"	6"	6"
3'-0" x 8'-0"	30"	84"	6"	6"
4'-0" x 8'-0"	42"	84"	6"	6"

OTHER SIZE BOXES WITH DIFFERENT A AND B DIMENSIONS LESS THAN 48" WIDE AND 60" DEEP.

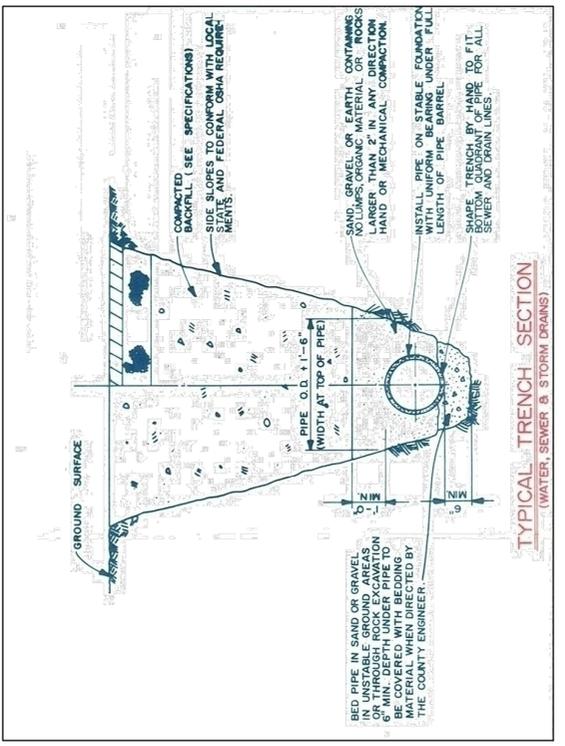
REISER: UNCOATED PRECAST CONCRETE. REISER MATCHING DRAINAGE BOX SIZES MAY BE USED UNLESS OTHERWISE NOTED.

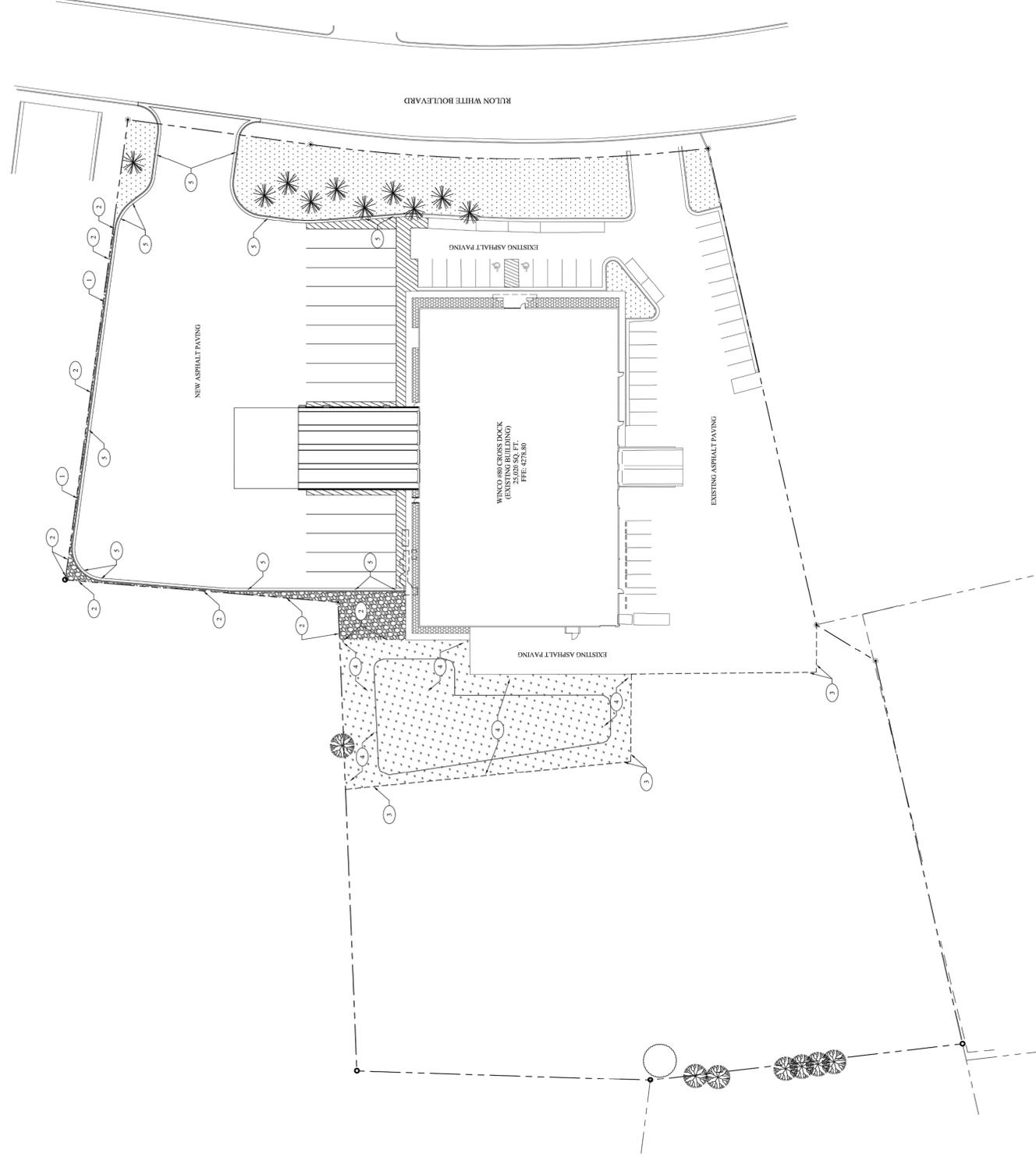
ISOMETRIC VIEW
 CONNECT RISER TO BASE WITH 4" MIN. CLEARANCE.

SECTION A-A
 VARIES 6" MAX.

SECTION B-B
 VARIES 6" MAX.

PLAN
 1/2" MIN. CLEARANCE





LANDSCAPE PLAN
SCALE: 1" = 30'-0"

Winco
FOODS

WINCO #80 CROSS DOCK
2423 RULON WHITE
BLVD, OGDEN
UTAH 84404

callaway
architecture
1207 HAMPSHIRE LANE
RICHARDSON, TEXAS
75146 282 2525
TCALLAWAY@CALLAWAYARCHITECTURE.COM

SHEET TITLE

LANDSCAPE
PLAN

SHEET
SD2.1

GENERAL NOTES

- GC SHALL PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGE TO EXISTING FAMILIAR WITH ALL SITE CONDITIONS THAT AFFECT THE IRRIGATION SYSTEM SHALL BE REPAIRED PRIOR TO BRUSHING. CONSTRUCTION SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS THAT AFFECT THE IRRIGATION SYSTEM AND ASSOCIATED CONTROLS.
- THE IRRIGATION SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE IRRIGATION SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- AND ASSOCIATED CONTROLS TO EFFICIENTLY SERVE THE IRRIGATION SYSTEM. USE NEW REPLACEMENT TREES TO REPAIR. USE NEW REPLACEMENT COMPONENTS TO MATCH EXISTING SYSTEM TO MAINTAIN FUNCTIONALITY.
- MINIMIZE WATER USE, AND TO INTRODUCE NATIVE PLANTS TO THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MECHANICALLY ANCHORED METAL LANDSCAPE AREAS OF GRAVEL GROUND COVER TO BE PLACED SO THAT ALL AREAS OF EXISTING IRRIGATED TURF TO REMAIN THAT HAS BEEN DISTURBED BY CONSTRUCTION SHALL BE REPAIRED WITH THE SAME SPECIES. NEW SOUP SHALL BE LAID WITHIN 24 HOURS FROM TIME OF HARVEST.

GENERAL NOTES

- 6 FT TALL GALVANNEZ FENCING.
- 5/8" THICK 4" TALL STEEL EDGING (BLACK).
- NEW CONCRETE CURB SHALL BE CHAMFERED 1/4" NEW.
- CONCRETE CURB SHALL BE CHAMFERED 1/4" NEW. CONCRETE CURB SHALL BE CHAMFERED 1/4" NEW. CONCRETE CURB SHALL BE CHAMFERED 1/4" NEW.
- NEW CONCRETE CURB & GUTTER REE SITE

LANDSCAPE LEGEND

FOR PURPOSES OF LANDSCAPE CALCULATIONS THE SITE PROJECT AREA IS A COMBINATION OF THE EXISTING AND NEW SITE PROJECT AREAS.

TOTAL SITE AREA	= 24,941.69 SQ FT (5.64 ACRES)
TOTAL SITE PROJECT AREA	= 14,742.00 SQ FT (3.35 ACRES)
TOTAL LANDSCAPED AREA	= 24,770.14 SQ FT
% OF TOTAL PROJECT SITE TO BE LANDSCAPED	= 99.14%
TOTAL PROJECT SITE TO BE LANDSCAPED	= 24,770.14 SQ FT

NON-IRRIGATED NATIVE GRASS	= 13,095.00 SQ FT LANDSCAPE AREA
EXISTING GRAVEL GROUND COVER	= 1,332.16 SQ FT LANDSCAPE AREA
NEW GRAVEL GROUND COVER	= 1,950.00 SQ FT LANDSCAPE AREA
EXISTING IRRIGATED GRASS TURF	= 1,363.94 SQ FT LANDSCAPE AREA
EXISTING DECIDUOUS, CONIFER TREES	

REVISIONS

NO.	DATE	DESCRIPTION
1	10/04	ACEL PROJECT NO.
2		DRAWN
3		CHECKED
4		MAD
5		SUBMITTAL DATES
6	XX/XX/2016	DATE
7		DATE