

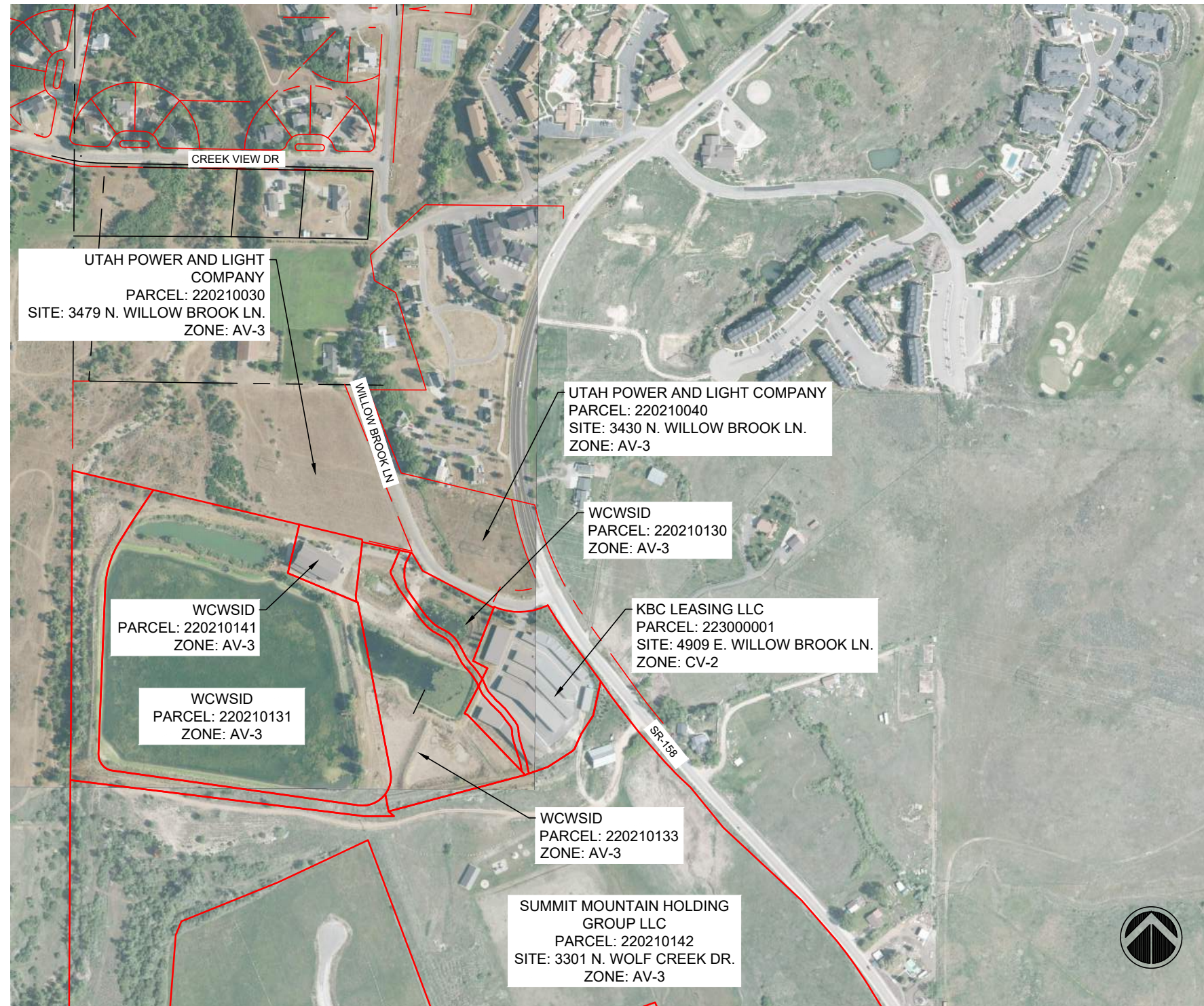
REUSE PROJECT

LOWER PUMP STATION VICINITY MAP

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT - WEBER, UTAH

SEPTEMBER 2023

LOCATION MAP



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LPD1	CIVIL DETAILS
LPD2	CIVIL DETAILS
LPL1	LANDSCAPE PLAN

ELECTRICAL
XX
XX

STRUCTURAL
XX
XX



ENGINEER:
GARDNER ENGINEERING
DAN WHITE
1580 S 2100 W
WEST HAVEN, UTAH 84401
801-476-0202

PREPARED FOR:

WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT

REUSE PROJECT
PRELIMINARY SUBMITTAL

LPS1

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY WCWSID, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WCWSID AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE DISTRICT INSPECTOR AT ALL TIMES.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

EXISTING IMPROVEMENT LAYERS


---C---	E-CABLE	(CABLE LINE)
---X---	E-FENCE	(FENCE LINES)
FO	E-FIBER OPTIC	(FIBER OPTIC LINE)
G	E-GAS	(ALL GAS REALTED FACILITIES)
OH	E-OVERHEAD LINES	(ELEC, TELE, CABLE OVERHEAD LINES)
---P---	E-POWER	(POWER)
PS	E-PRESSURE SEWER	(PRESSURE SEWER)
SS	E-SANITARY SEWER	(SANITARY SEWER PIPES AND STRUCTURES)
SW	E-SECONDARY WATER	(SECONDARY WATER LINES AND STRUCTURES)
SD	E-STORM	(STORM DRAIN PIPES AND STRUCTURES)
W	E-WATER	(WATER LINES AND STRUCTURES)

PROPOSED IMPROVEMENT LAYERS

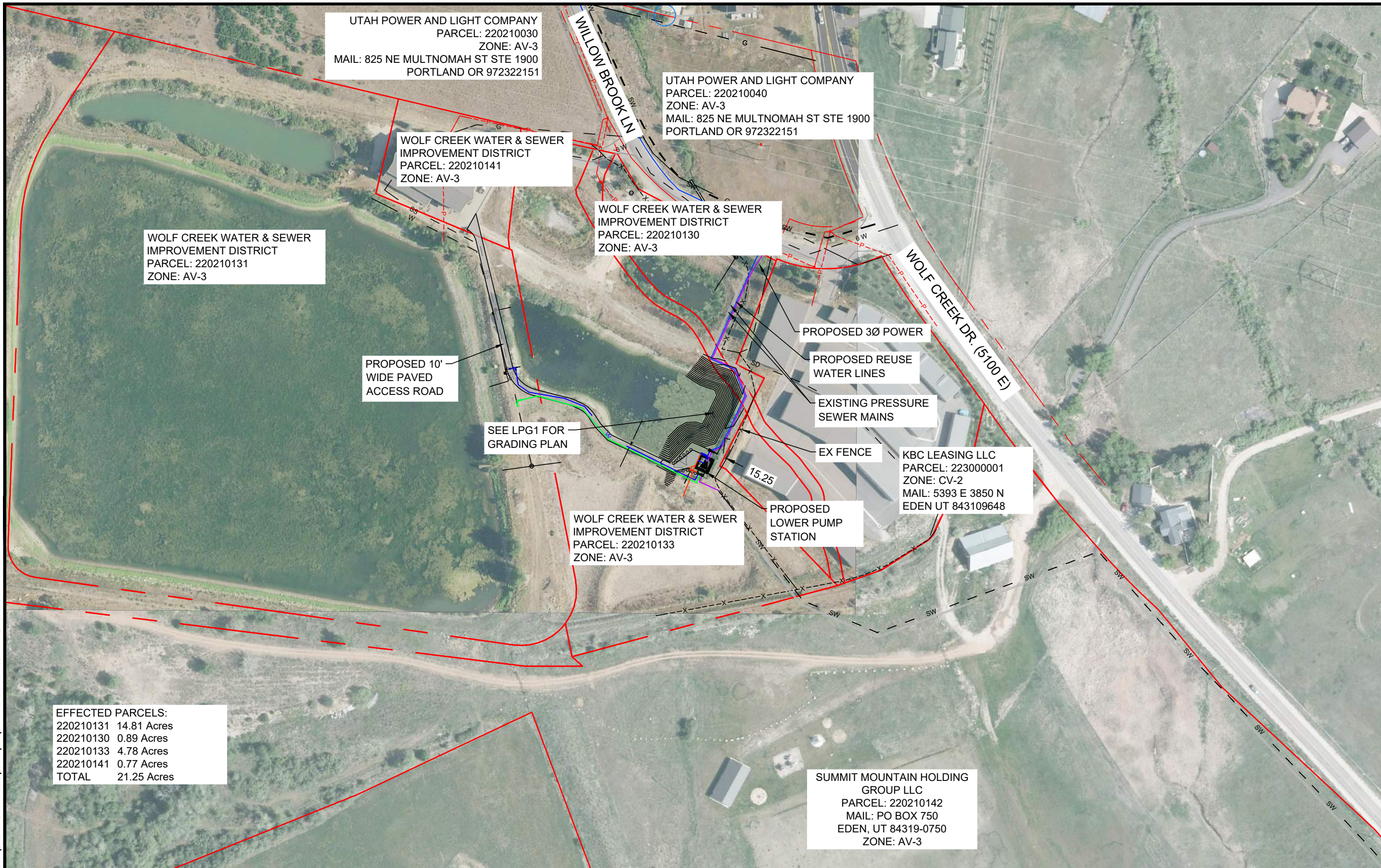
---	P-ASPHALT	(EDGE OF PAVEMENT)
---	P-BUILDING	(EDGE OF PAVEMENT)
---	P-CONCRETE	(CONCRETE, SIDEWALKS & CURB LINES)
---	P-ELECTRIC	(ELECTRICAL UTILITIES)
---	P-IRRIGATION	(IRRIGATION LINE AND SIZE)
---	P-PRESSURE SEWER	(PRESSURE SEWER)
---	P-SANITARY SEWER	(SANITARY SEWER PIPES AND STRUCTURES)
---	P-SECONDARY WATER	(SECONDARY WATER LINES AND STRUCTURES)
---	P-SIDEWALK	(SIDEWALK)
---	P-STORM	(STORM DRAIN PIPES AND STRUCTURES)
---	P-WATER	(WATER LINES AND STRUCTURES)

ABBREVIATIONS

FF	FINISHED FLOOR ELEVATION
F.L.	FIELD LOCATE
FL	FLOW LINE
FG	FINISH GROUND ELEVATION
LPS	LOWER PUMP STATION
UPS	UPPER PUMP STATION
TA	TOP OF ASPHALT ELEVATION
TC	TOP OF CONCRETE ELEVATION

WOLF CREEK WATER AND SEWER I.D. REUSE PROJECT LOWER PUMP STATION NOTES AND LEGEND	Date: 7-19-23 Scale: ##### Designed: DW Drafted: KAN Checked: DW	 CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066
LPS2		

R:\2319 - WOLF CREEK WATER AND SEWER\2302 - REUSE PIPELINE\DESIGN\DWG\LPS - RE-USE PLAN SET VA 9-27-23.DWG



UTAH POWER AND LIGHT COMPANY
 PARCEL: 220210030
 ZONE: AV-3
 MAIL: 825 NE MULTNOMAH ST STE 1900
 PORTLAND OR 972322151

UTAH POWER AND LIGHT COMPANY
 PARCEL: 220210040
 ZONE: AV-3
 MAIL: 825 NE MULTNOMAH ST STE 1900
 PORTLAND OR 972322151

WOLF CREEK WATER & SEWER
 IMPROVEMENT DISTRICT
 PARCEL: 220210141
 ZONE: AV-3

WOLF CREEK WATER & SEWER
 IMPROVEMENT DISTRICT
 PARCEL: 220210130
 ZONE: AV-3

WOLF CREEK WATER & SEWER
 IMPROVEMENT DISTRICT
 PARCEL: 220210131
 ZONE: AV-3

PROPOSED 10'
 WIDE PAVED
 ACCESS ROAD

SEE LPG1 FOR
 GRADING PLAN

PROPOSED 3Ø POWER

PROPOSED REUSE
 WATER LINES

EXISTING PRESSURE
 SEWER MAINS

EX FENCE


KBC LEASING LLC
 PARCEL: 223000001
 ZONE: CV-2
 MAIL: 5393 E 3850 N
 EDEN UT 843109648

WOLF CREEK WATER & SEWER
 IMPROVEMENT DISTRICT
 PARCEL: 220210133
 ZONE: AV-3

PROPOSED
 LOWER PUMP
 STATION

EFFECTED PARCELS:
 220210131 14.81 Acres
 220210130 0.89 Acres
 220210133 4.78 Acres
 220210141 0.77 Acres
 TOTAL 21.25 Acres

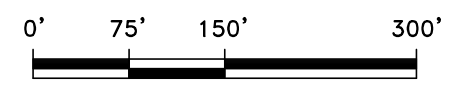
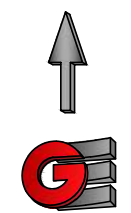
SUMMIT MOUNTAIN HOLDING
 GROUP LLC
 PARCEL: 220210142
 MAIL: PO BOX 750
 EDEN, UT 84319-0750
 ZONE: AV-3

 PROPOSED PAVED ACCESS ROAD

 BOUNDARY LINE

APPLICANT:
 WOLF CREEK WATER & SEWER
 IMPROVEMENT DISTRICT
 PO BOX 568
 EDEN UT 84310-0568

NARRATIVE:
 APPLICANT SEEKS APPROVAL TO CONSTRUCT THE
 LOWER PUMP STATION AS A PERMITTED ACCESSORY
 BUILDING TO A CONDITIONAL USE (THE WCWSID
 TREATMENT PLANT AND ASSOCIATED PONDS).



Scale in Feet
 1" = 150'

Revisions		Date	Description

Date: 7-18-23
 Scale: 1" = 150'
 Designed: DW
 Drafted: KAN
 Checked: DW

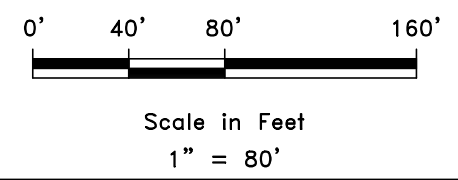
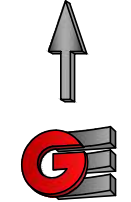
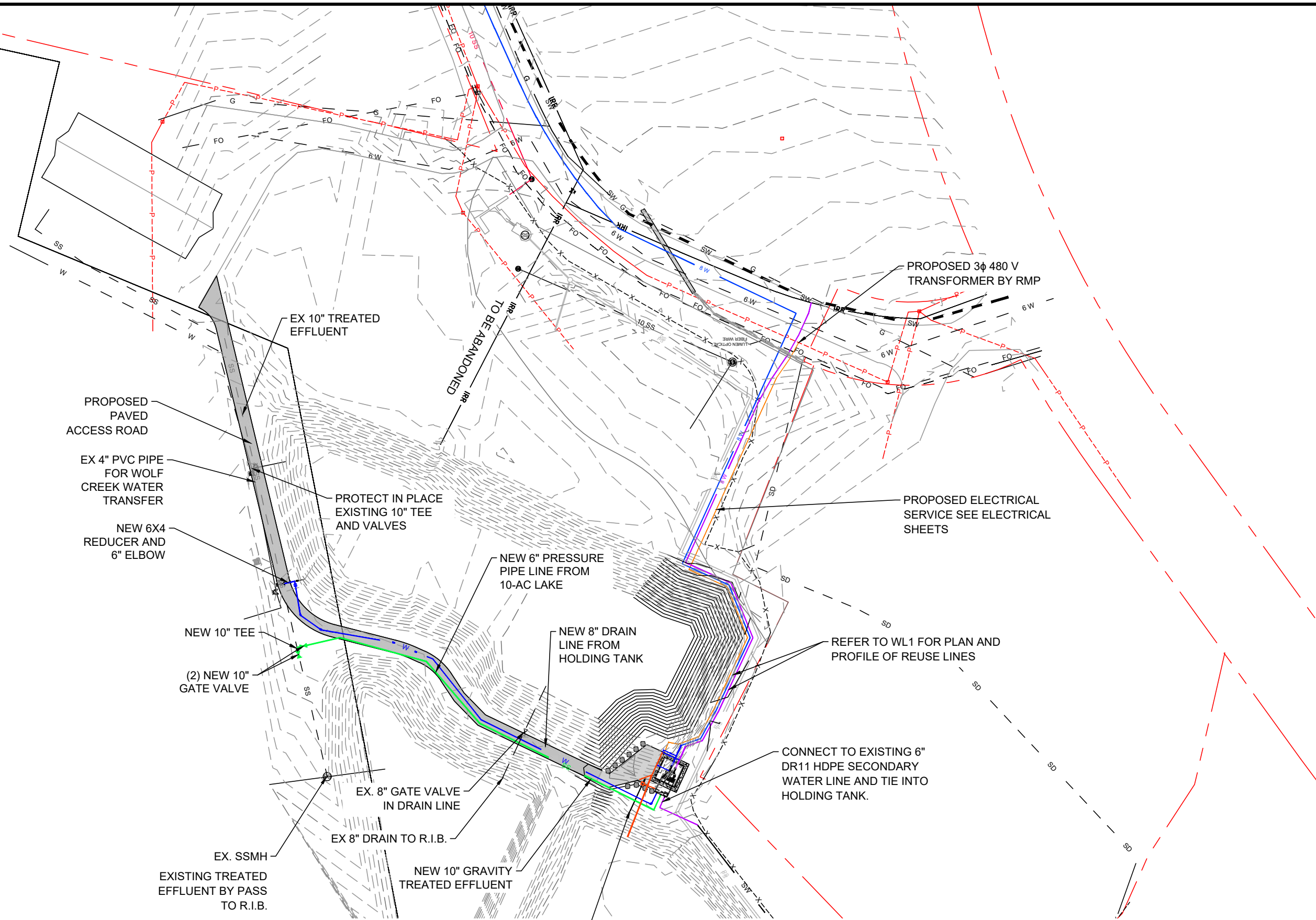
WOLF CREEK WATER AND SEWER I.D.
 REUSE PROJECT
 LOWER PUMP STATION
 OVERVIEW

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 MUNICIPAL • LAND SURVEYING
 1880 W 2100 S, WEST HAVEN, UT 84401
 P 801.476.0202 F 801.476.0066



LPS3

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Revisions		Date	Description

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 Drafted: KAN
 Checked: DW

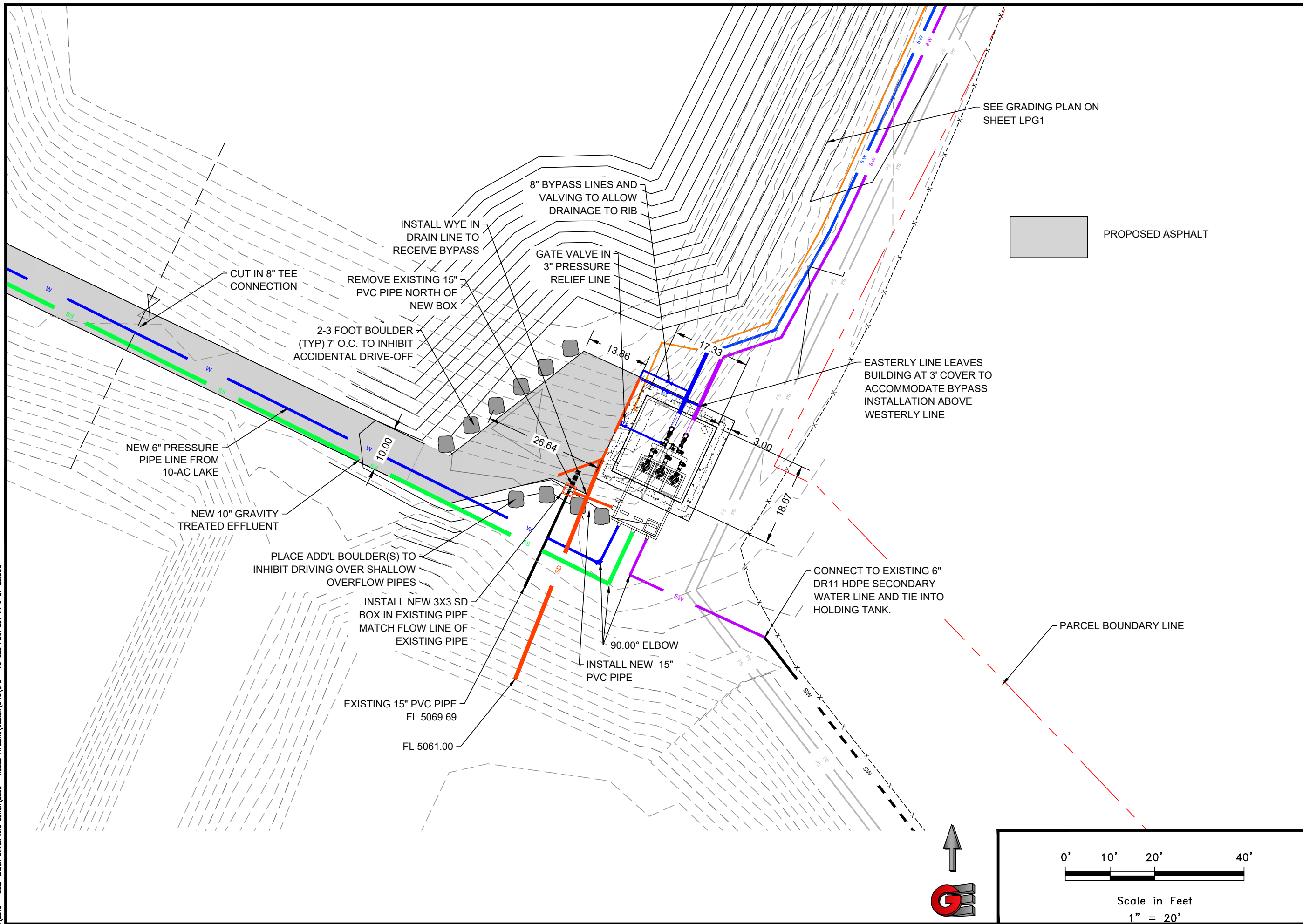
WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
LOWER PUMP STATION
SITE PLAN OVERVIEW

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LPS4

R:\2319 - WOLF CREEK WATER AND SEWER\2302 - REUSE PIPELINE\DESIGN\DWG\LPS - RE-USE PLAN SET V4 9-27-23.DWG



SEE GRADING PLAN ON SHEET LPG1

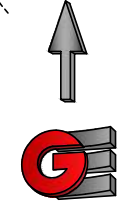


PROPOSED ASPHALT

EASTERLY LINE LEAVES BUILDING AT 3' COVER TO ACCOMMODATE BYPASS INSTALLATION ABOVE WESTERLY LINE

CONNECT TO EXISTING 6" DR11 HDPE SECONDARY WATER LINE AND TIE INTO HOLDING TANK.

PARCEL BOUNDARY LINE



Scale in Feet
1" = 20'

Revisions	Date	Description

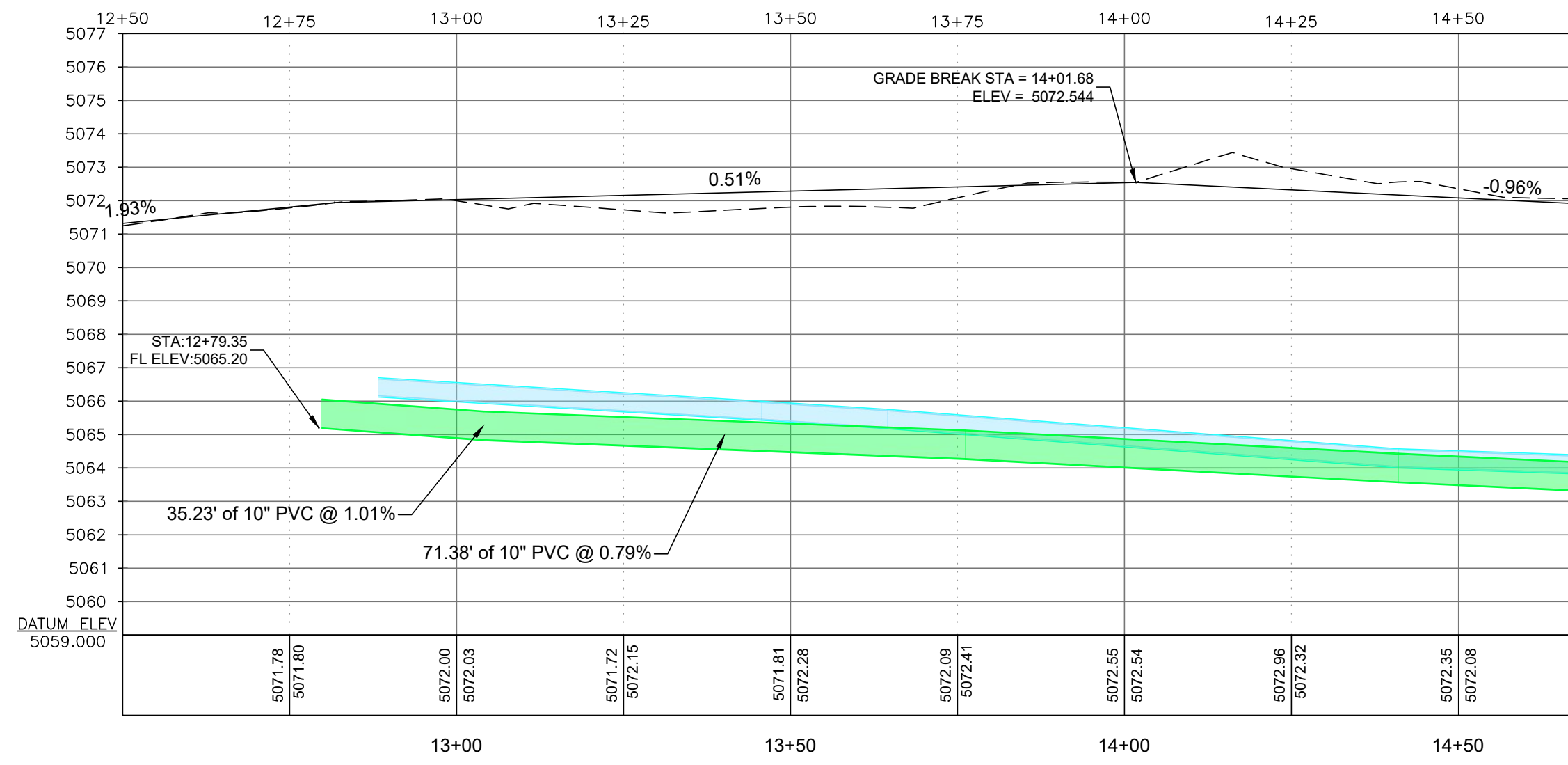
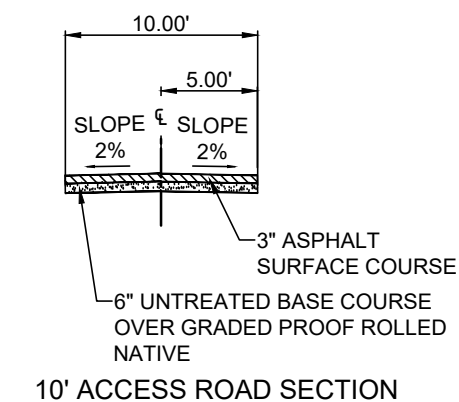
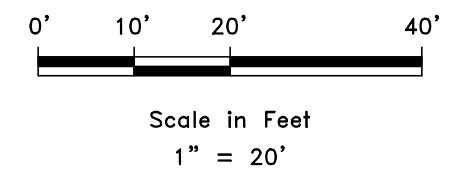
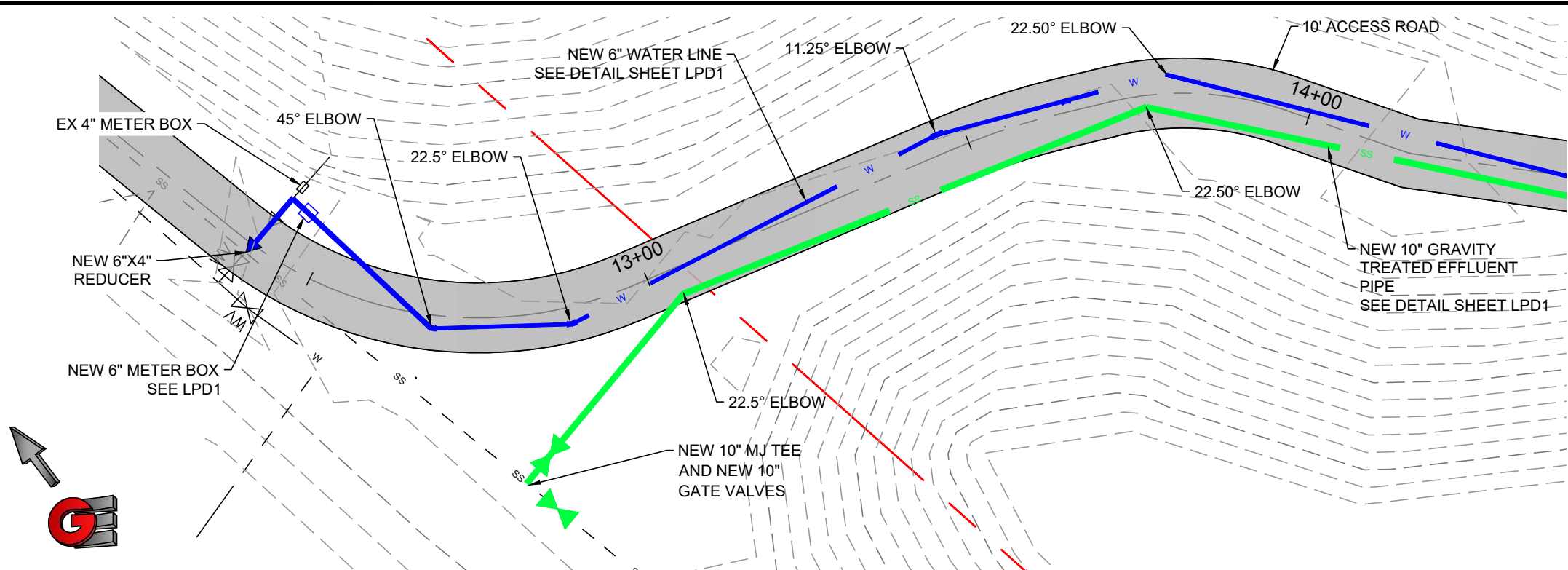
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Designed: DW	Drafted: KAN
Checked: DW	

WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
LOWER PUMP STATION
PLAN SHEET

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LPS5



Date	7-13-23
Scale	1" = 20'
Designed	DW
Drafted	KAN
Checked	DW

Revisions	Date	Description

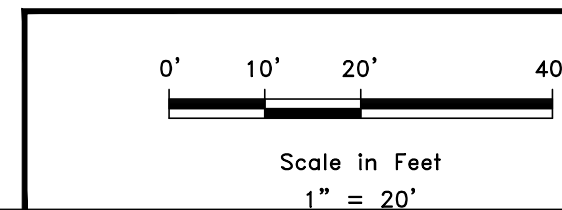
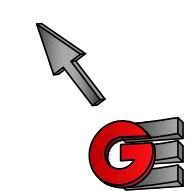
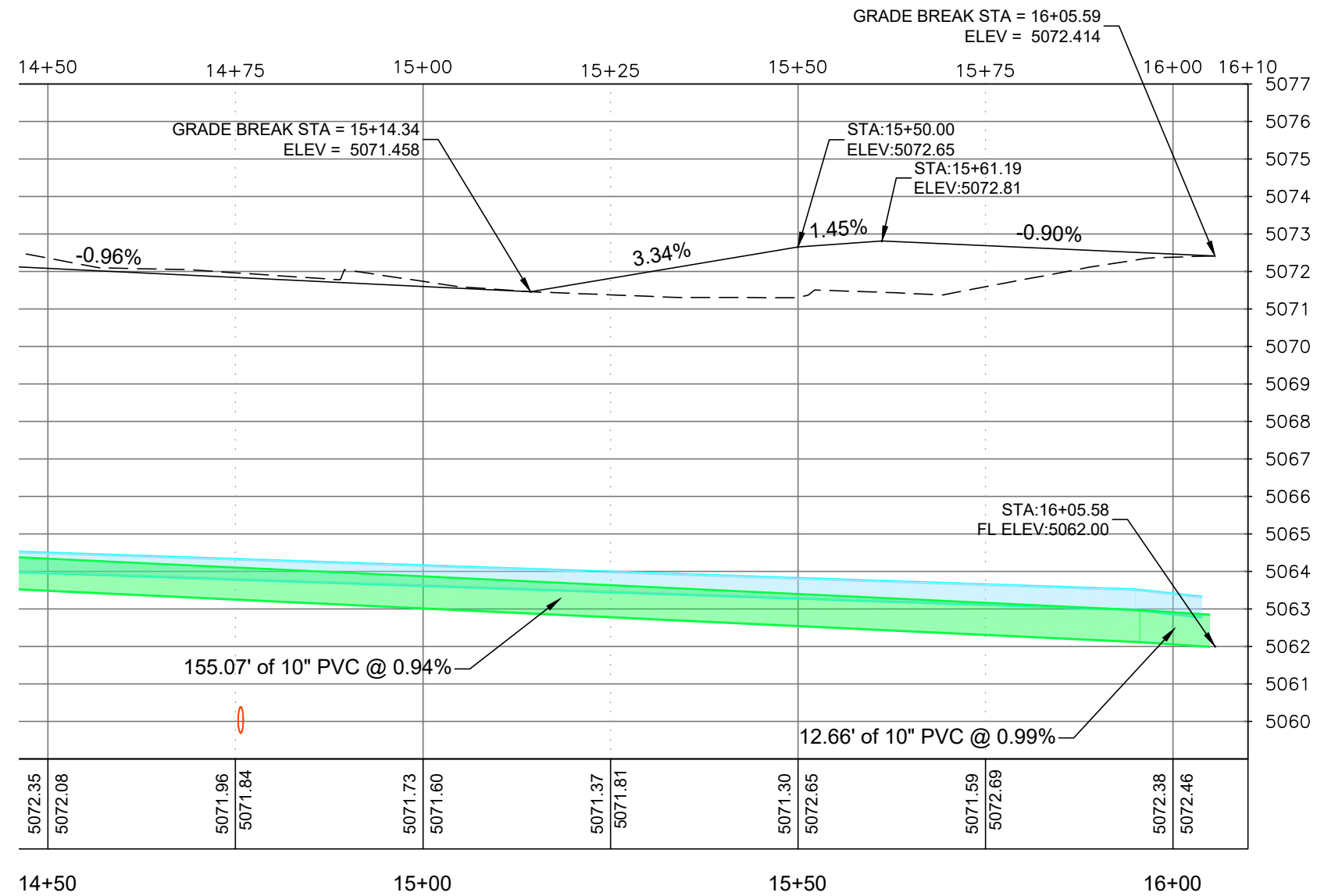
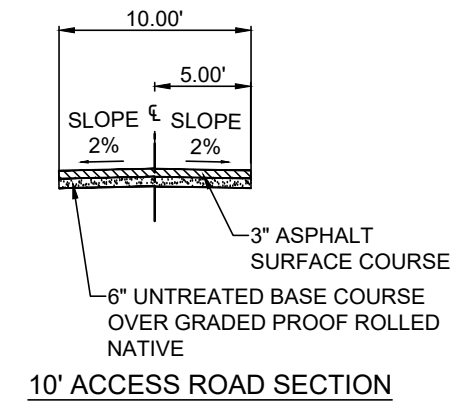
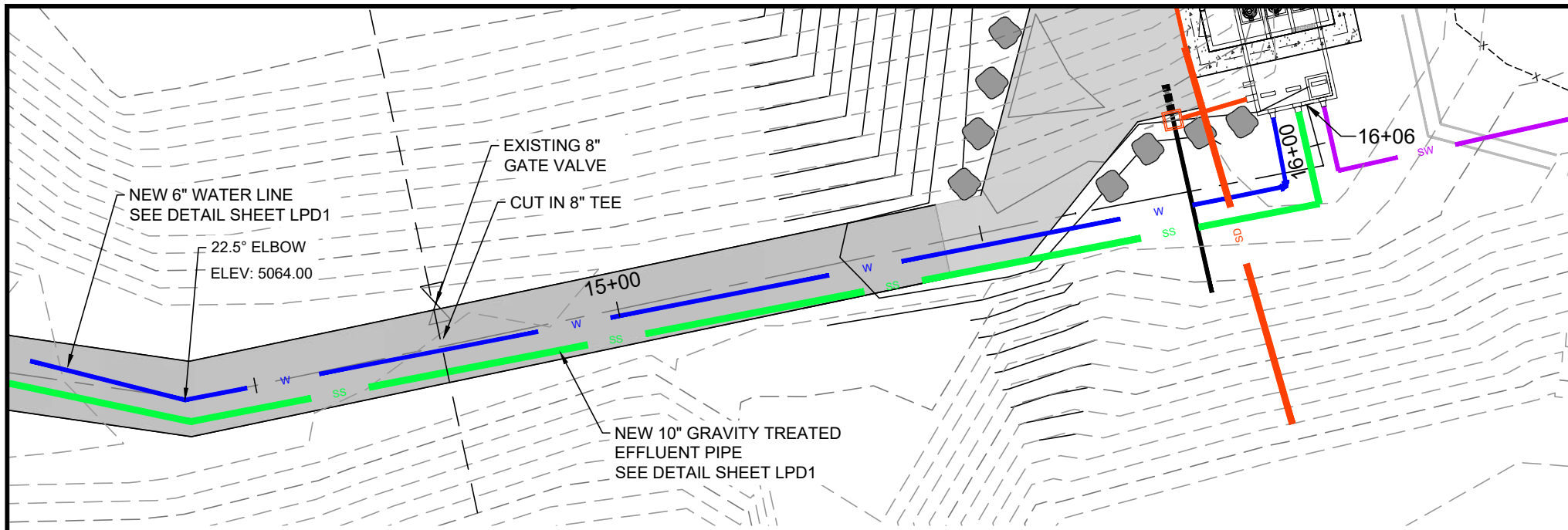
WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
 LOWER PUMP STATION
 PLAN AND PROFILE

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LPP1

R:\2319 - WOLF CREEK WATER AND SEWER\2302 - REUSE PIPELINE\DESIGN\DWG\LPS - RE-USE PLAN SET VA 9-27-23.DWG



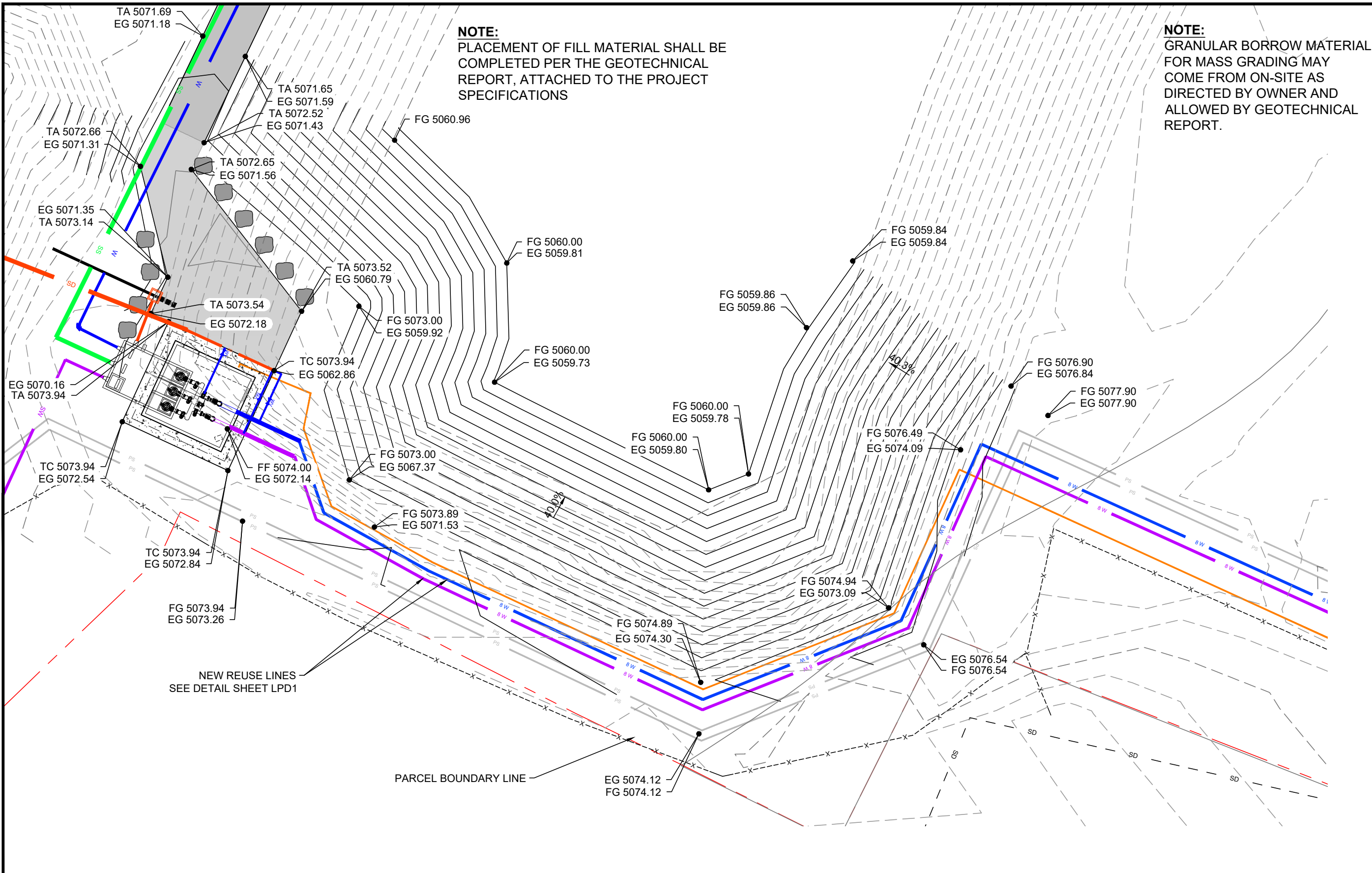
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WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
LOWER PUMP STATION
PLAN AND PROFILE

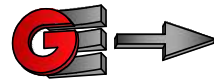
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LPP2

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NOTE: SEE SHEET LPSP FOR STORMWATER POLLUTION PREVENTION PLAN



Scale in Feet
1" = 20'

Date	7-18-23
Scale	1" = 20'
Designed	DW
Drafted	KAN
Checked	DW

Revisions	Date	Description

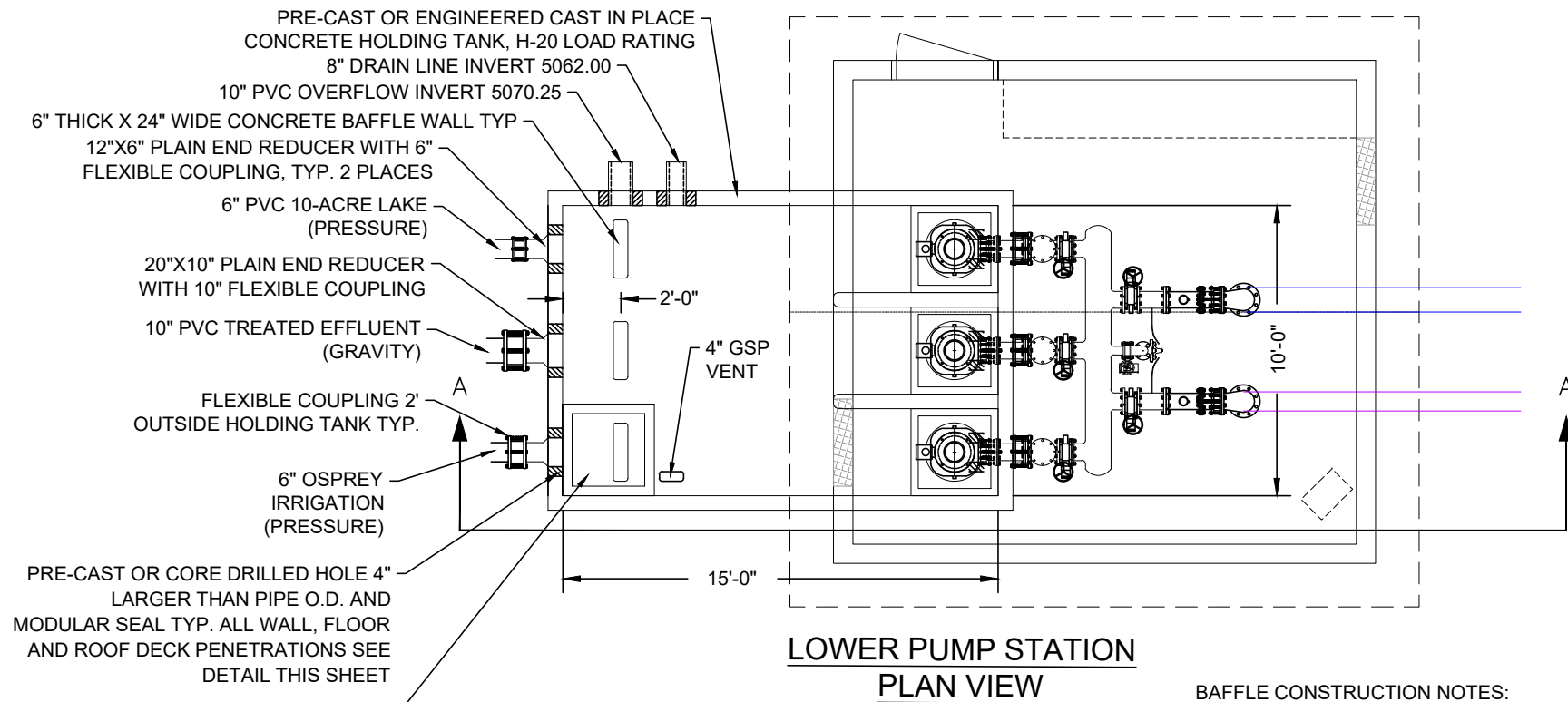
WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
LOWER PUMP STATION
GRADING PLAN

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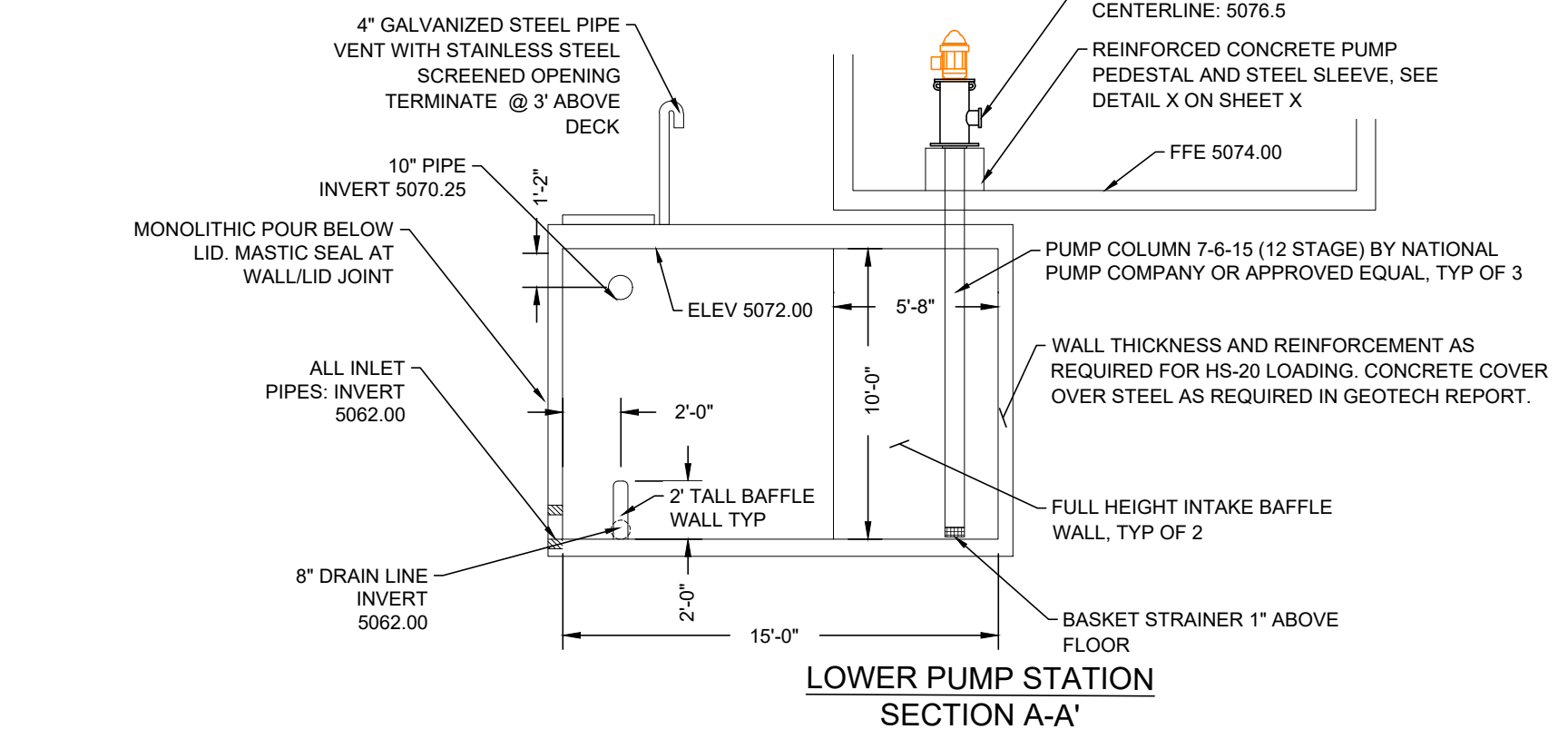


LPG1

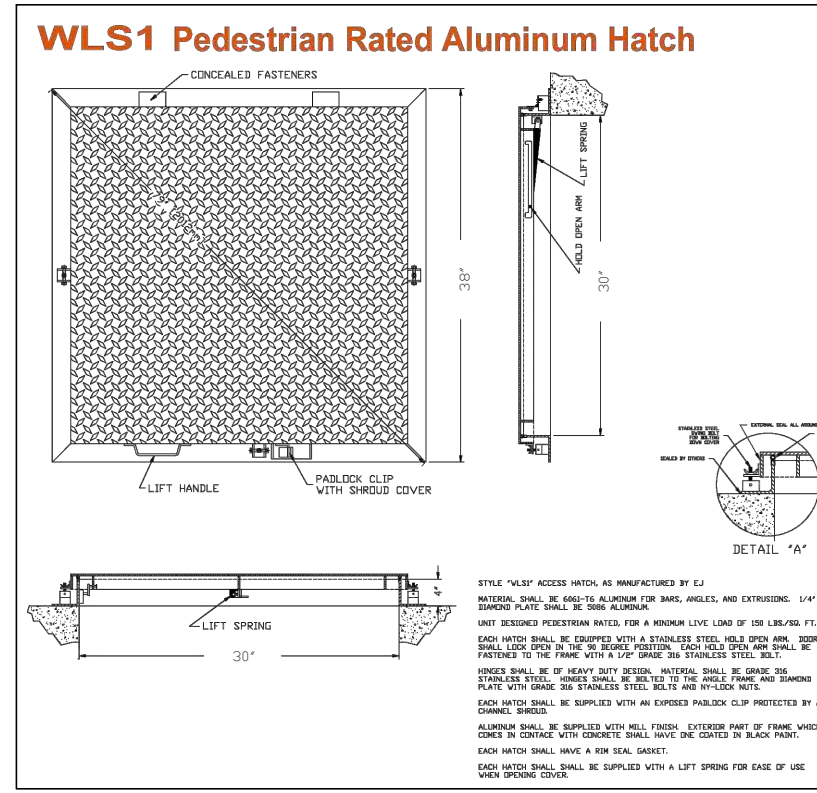
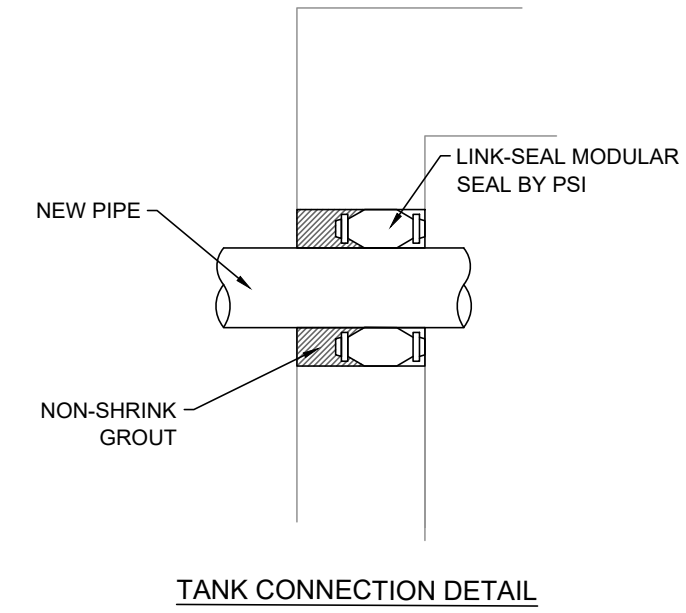
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30"X30" ACCESS PEDESTRIAN RATED HATCH W/4" CURB LIFT ASSIST, HOLD OPEN ARM AND SAFETY GRATE. WLS1 BY E.J. OR APPROVED EQUAL SEE DETAIL THIS SHEET (SHOWN IS 4'X4')



BAFFLE CONSTRUCTION NOTES:
 1"-2" BULL NOSE TYP OF ALL BAFFLE CORNER
 ALL BAFFLES SHALL BE ANCHORED TO FLOOR AND CEILING, APPLICABLE, PER STRUCTURAL SHEETS



30"X30" ACCESS HATCH

Date:	7-13-23
Scale:	Custom
Designed:	DW
Drafted:	KAN
Checked:	DW

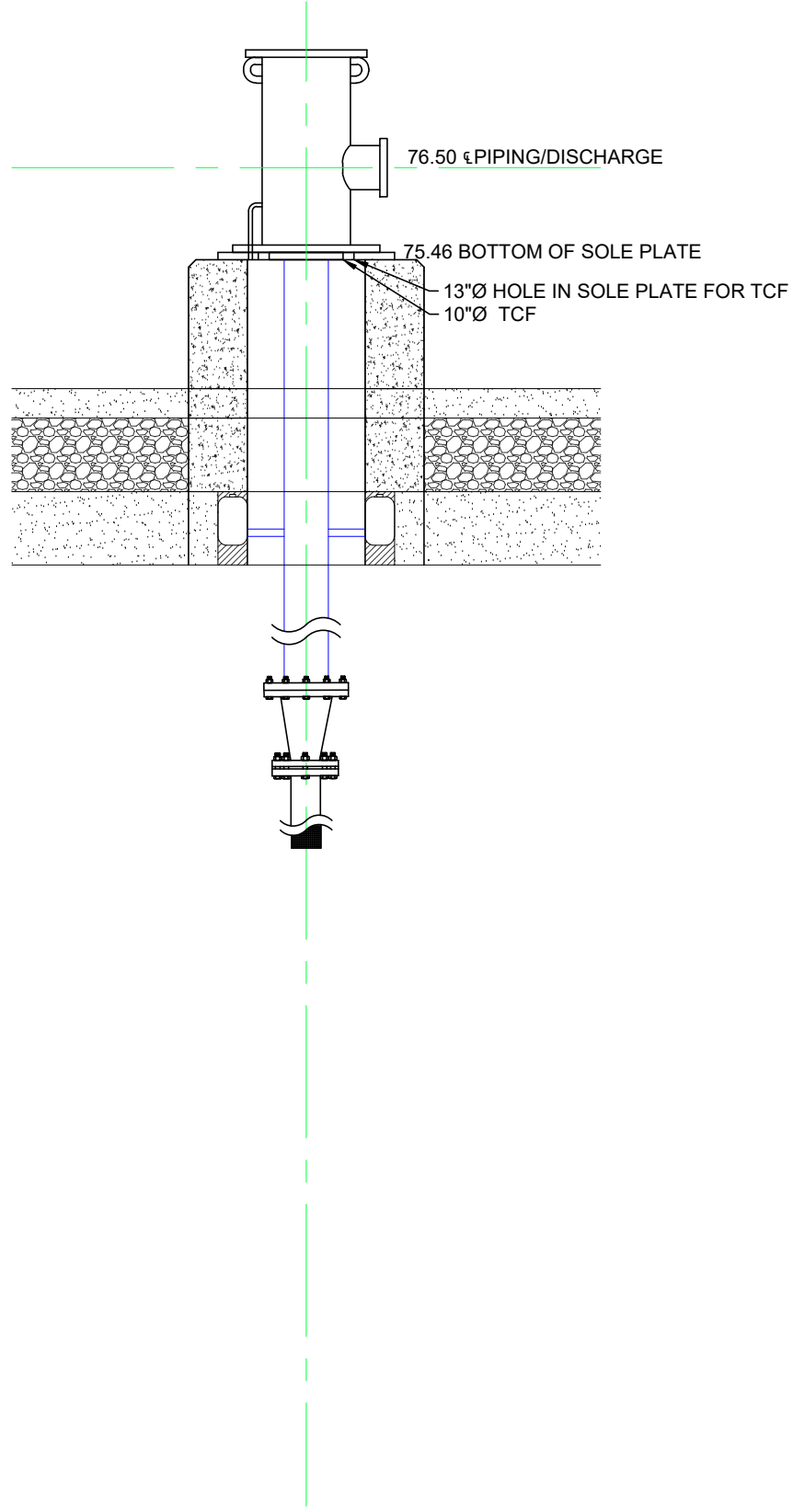
Revisions	Description
Date	

WOLF CREEK WATER AND SEWER I.D.
 REUSE PROJECT
 LOWER PUMP STATION
 LOWER PUMP DETAIL

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LPT1



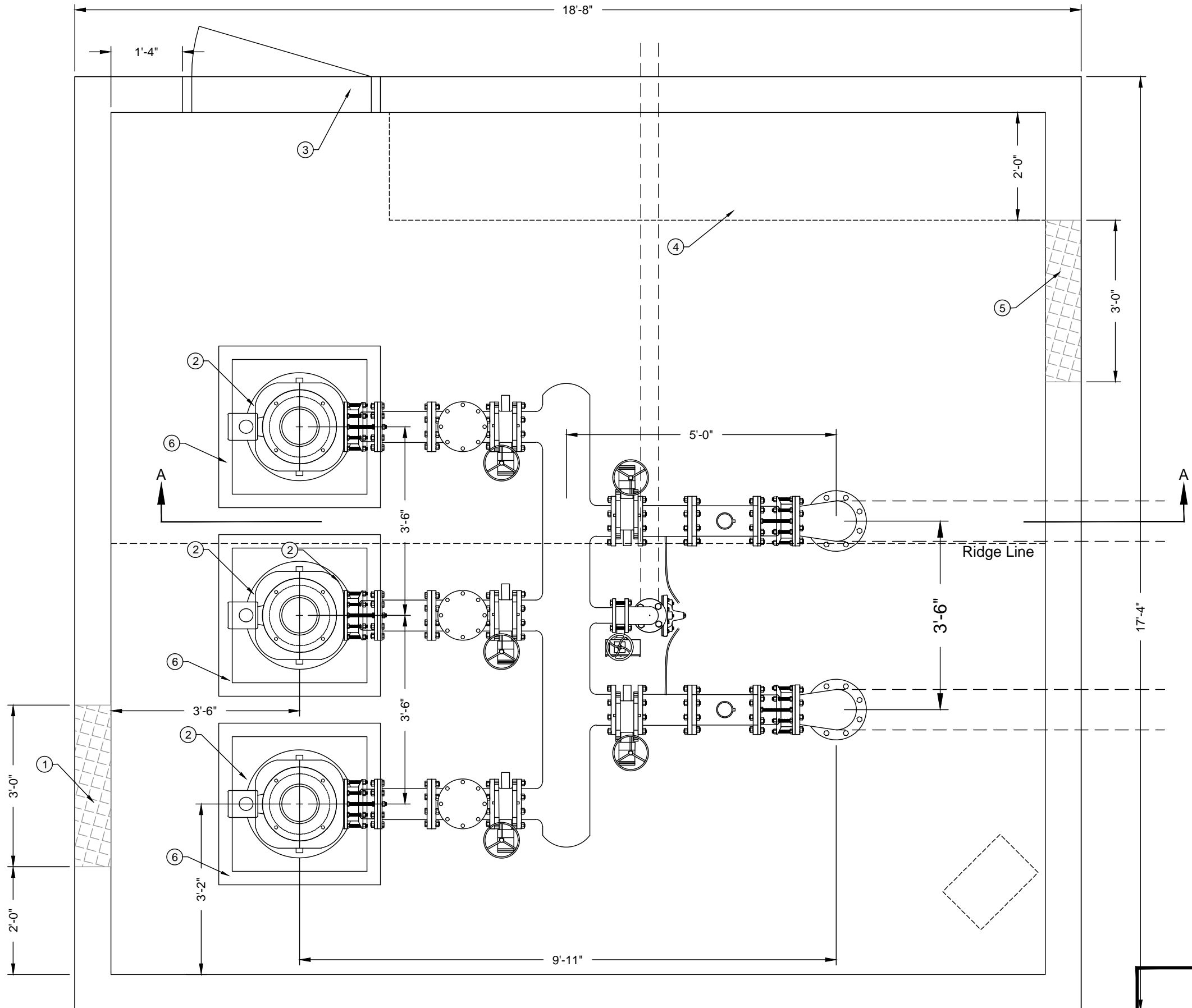
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WOLF CREEK WATER AND SEWER I.D.,
REUSE PROJECT
LOWER PUMP STATION
PEDESTAL STEEL SLEEVE

Revisions		Date	Description

Date: 7-13-23
Scale: #####
Designed: DW
Drafted: KAN
Checked: DW

LPT2



SEE LP-P1 FOR BILL OF MATERIALS

KEYNOTES:

- ① 3' SQ. EXHAUST FAN ON AT OPERATOR ADJUSTABLE 70F (HIGH MOUNT)
- ② CONCRETE PUMP PEDESTAL 3" LARGER THAN DISCHARGE HEAD BASE PLATE AND DIRECTION.
- ③ 3-0X7-0 INSULATED STEEL DOOR
- ④ 2' X 2'W X 11' LONG HOUSE KEEPING PAD RESERVED FOR ELECTRICAL
- ⑤ 3' SQ. SCREENED DAMPER WITH ACTUATOR INTERLOCKED WITH FAN MOTOR (LOW MOUNT)
- ⑥ (2)36X30 ACCESS HATCH WITH CLEAR OPENING CENTERED ABOVE EACH PUMP (CONTRACTOR SHALL COORDINATE ROOFING PLAN WITH ACCESS HATCH CONFIGURATION)
- ⑦ 1KW CEILING MOUNTED UNIT HEATER



Scale in Feet
1" = 2'

BUILDING PLUMBING FLOOR PLAN

Revisions		Date: 6-21-23
Date	Description	Scale: 1" = 2'
		Designed: DW / RP
		Drafted: RP
		Checked: CHECKED

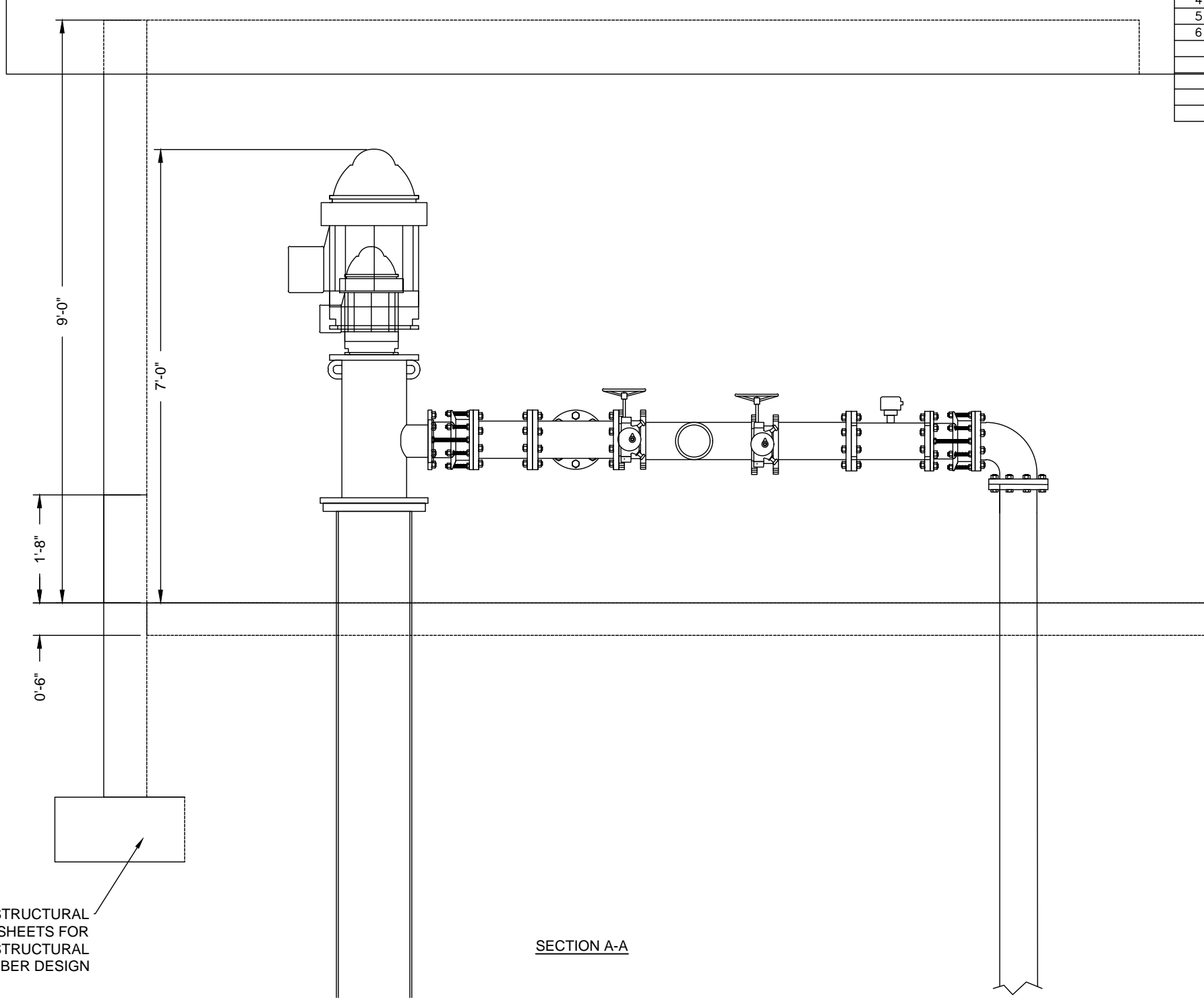
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REUSE PROJECT
LOWER PUMP STATION
PUMP BUILDING PLAN VIEW

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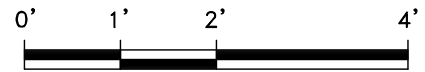
LP-P1

SEE STRUCTURAL SHEETS FOR STRUCTURAL MEMBER DESIGN



SECTION A-A

BILL OF MATERIALS			
NO.	QUANTITY	DESCRIPTION	NOTES
1			
2			
3			
4			
5			
6			



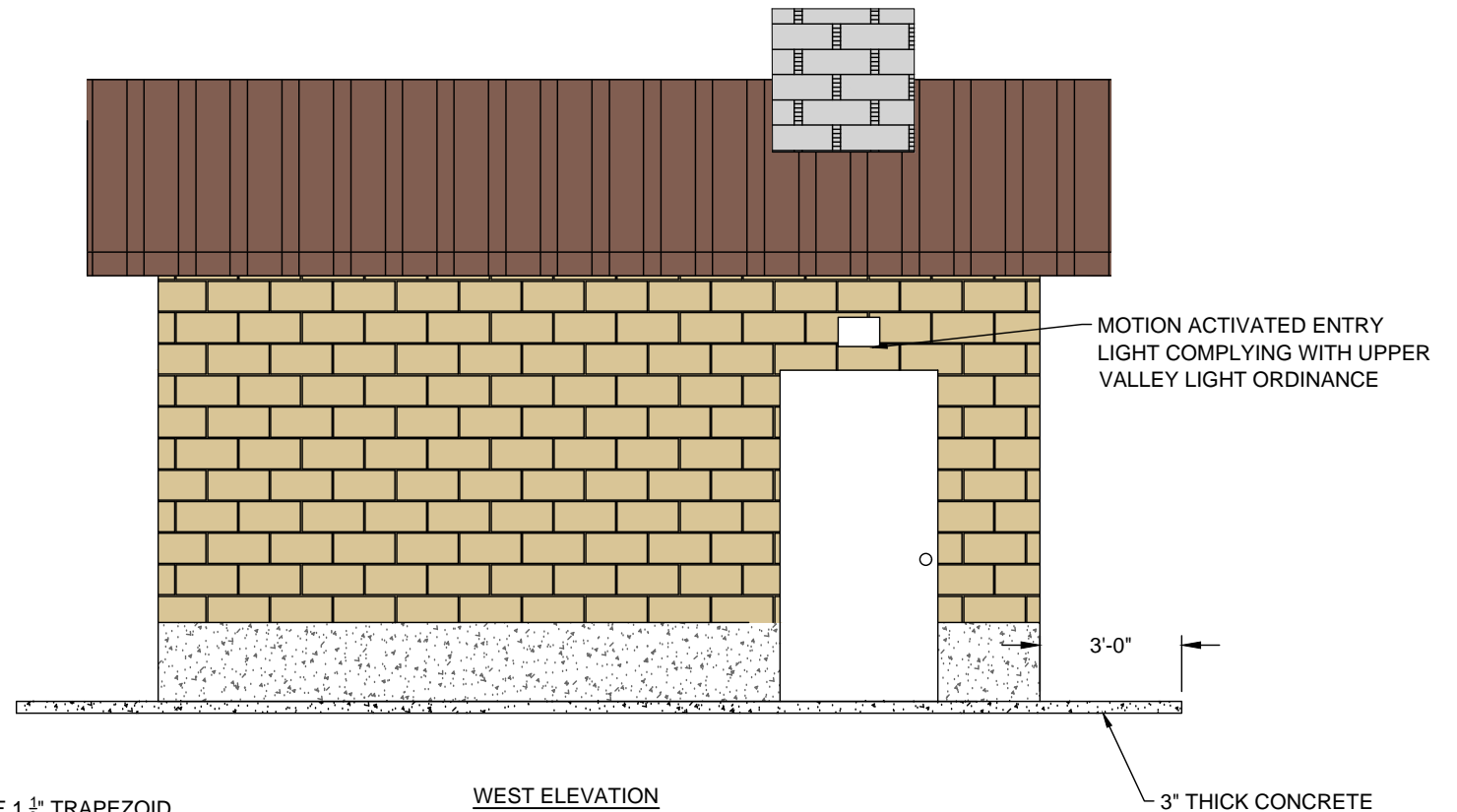
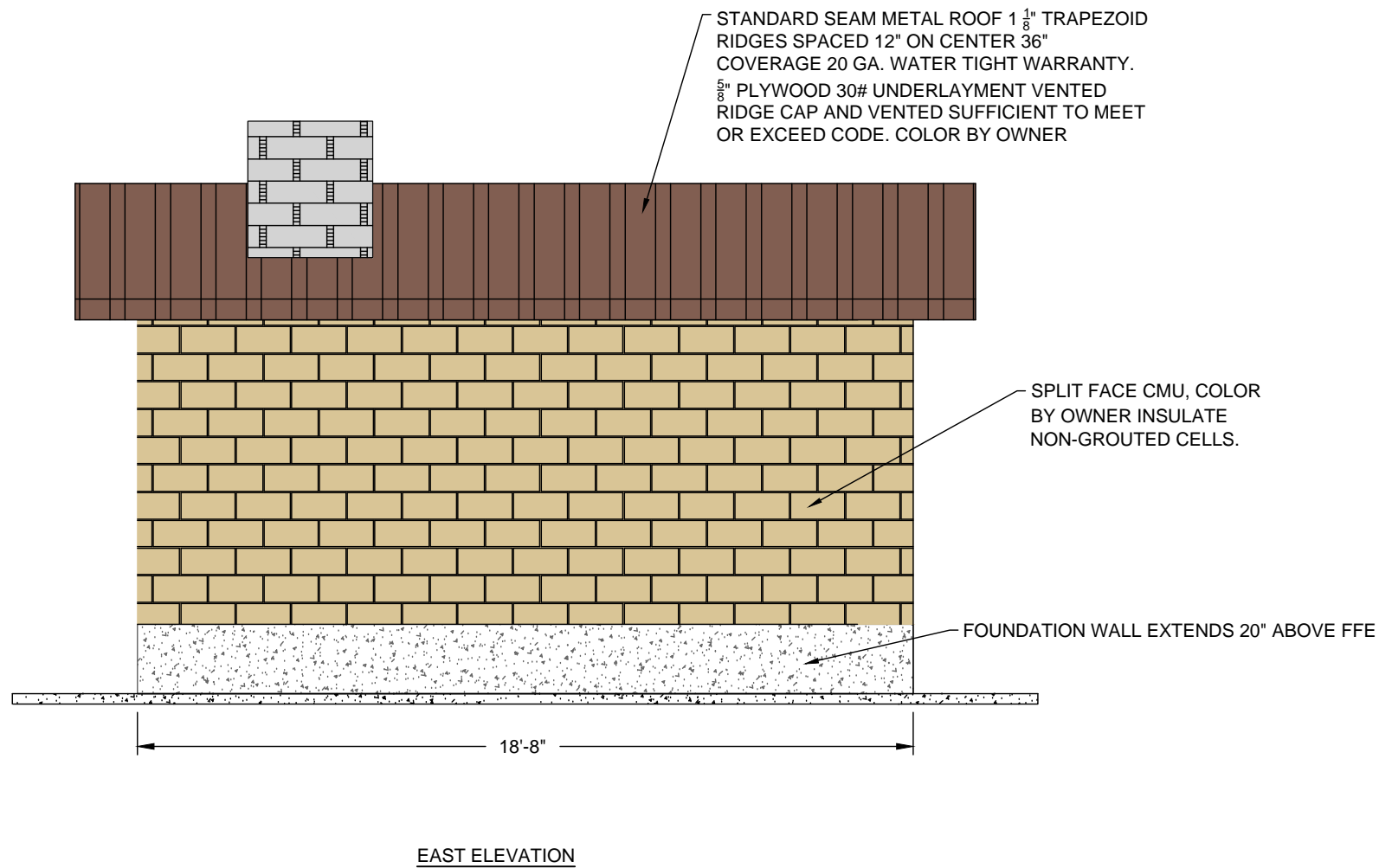
Scale in Feet
1" = 2'

Revisions		Date: 6-21-23
Date	Description	Scale: 1" = 2'
		Designed: DW / RP
		Drafted: RP
		Checked: CHECKED

WOLF CREEK WATER AND SEWER I.D.,
REUSE PROJECT
LOWER PUMP STATION
PUMP SECTION VIEW

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LP-P2



Revisions		Date	Description

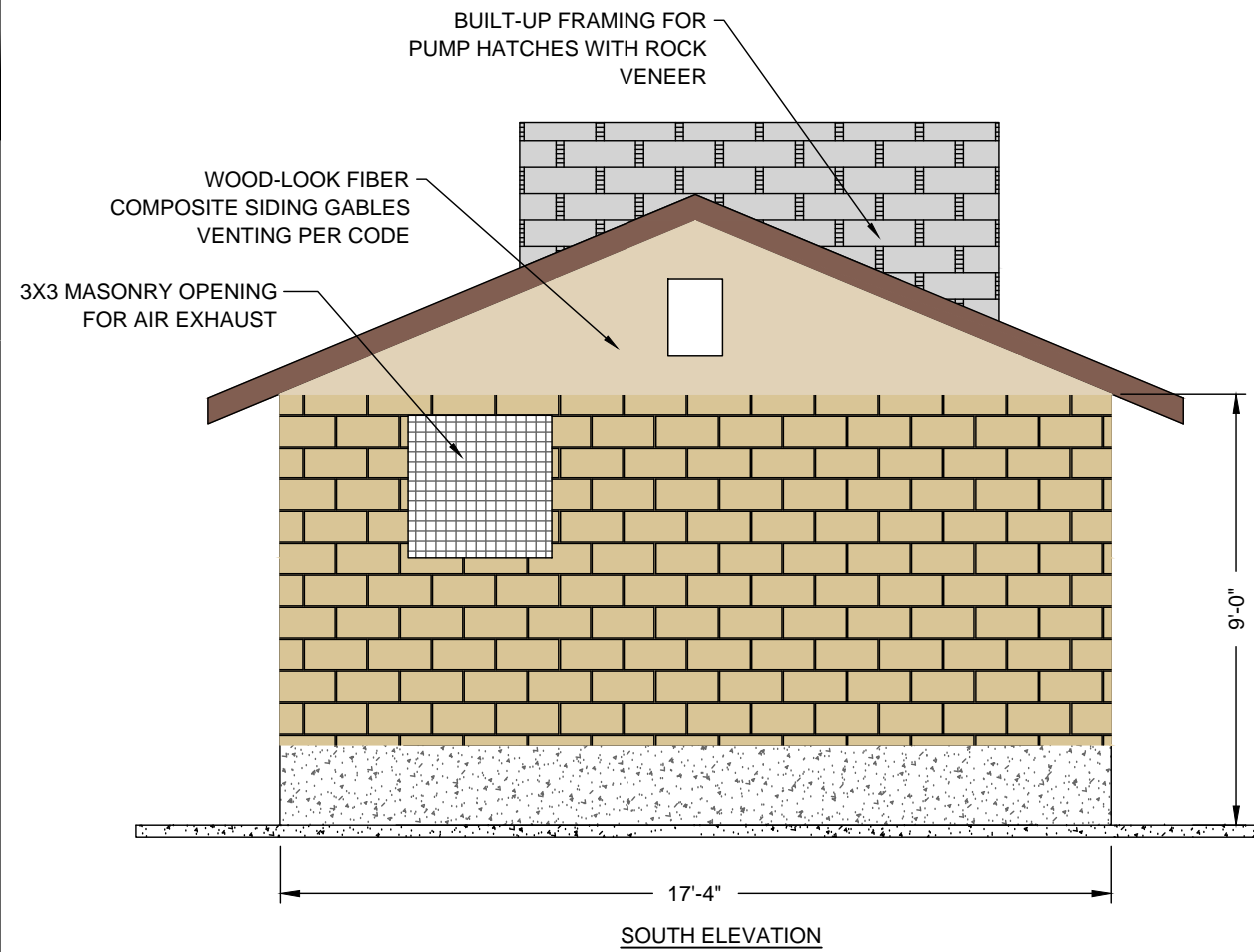
Date:	6-1-23
Scale:	Custom
Designed:	DW
Drafted:	KAN
Checked:	DW

WOLF CREEK WATER AND SEWER I.D.,
REUSE PROJECT
LOWER PUMP STATION
ELEV EAST-WEST

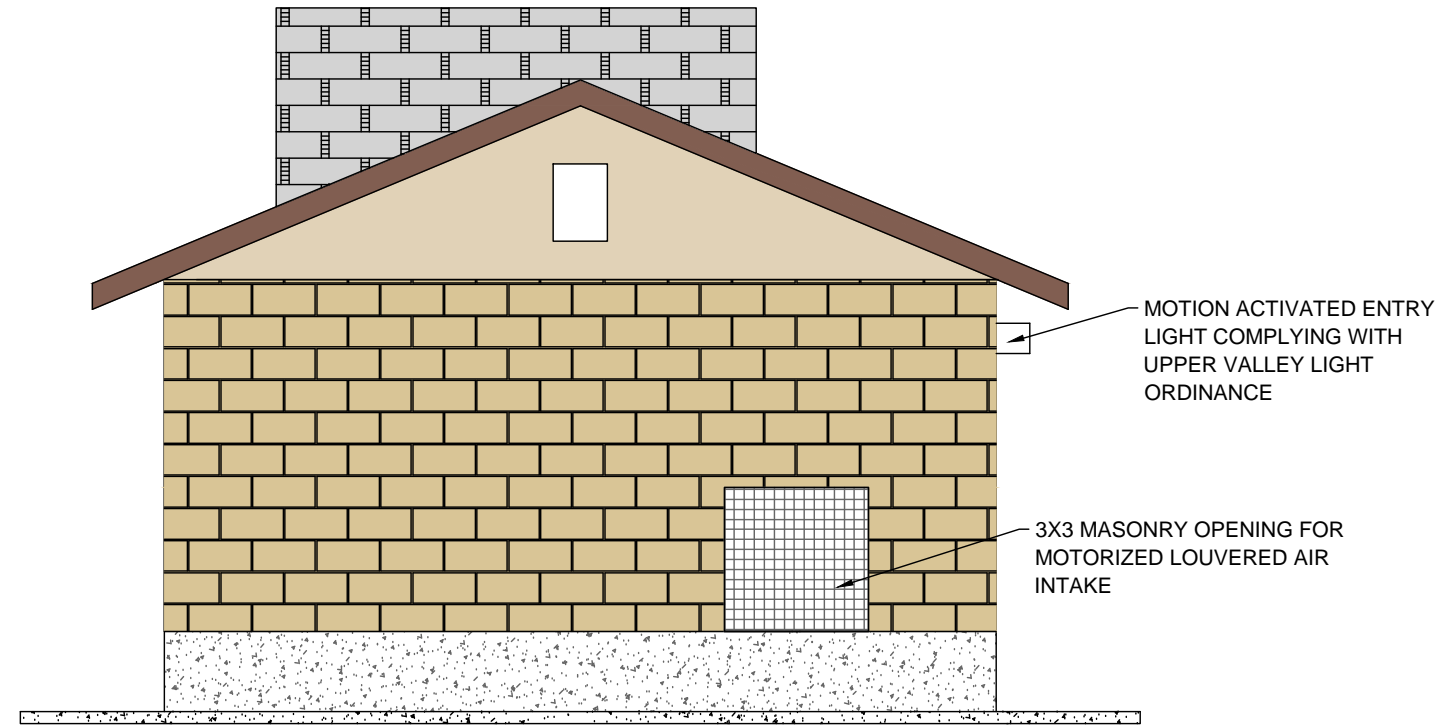
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LP-P3

R:\2319 - WOLF CREEK WATER AND SEWER\2302 - REUSE PIPELINE\DESIGN\DWG SHEETS\PUMP HOUSE BUILDING 17.X16.DWG



SOUTH ELEVATION



NORTH ELEVATION

Date:	6-1-23
Scale:	Custom
Designed:	DW
Drafted:	KAN
Checked:	DW

Revisions	Date	Description

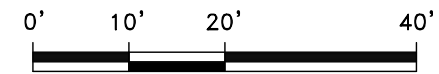
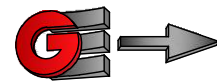
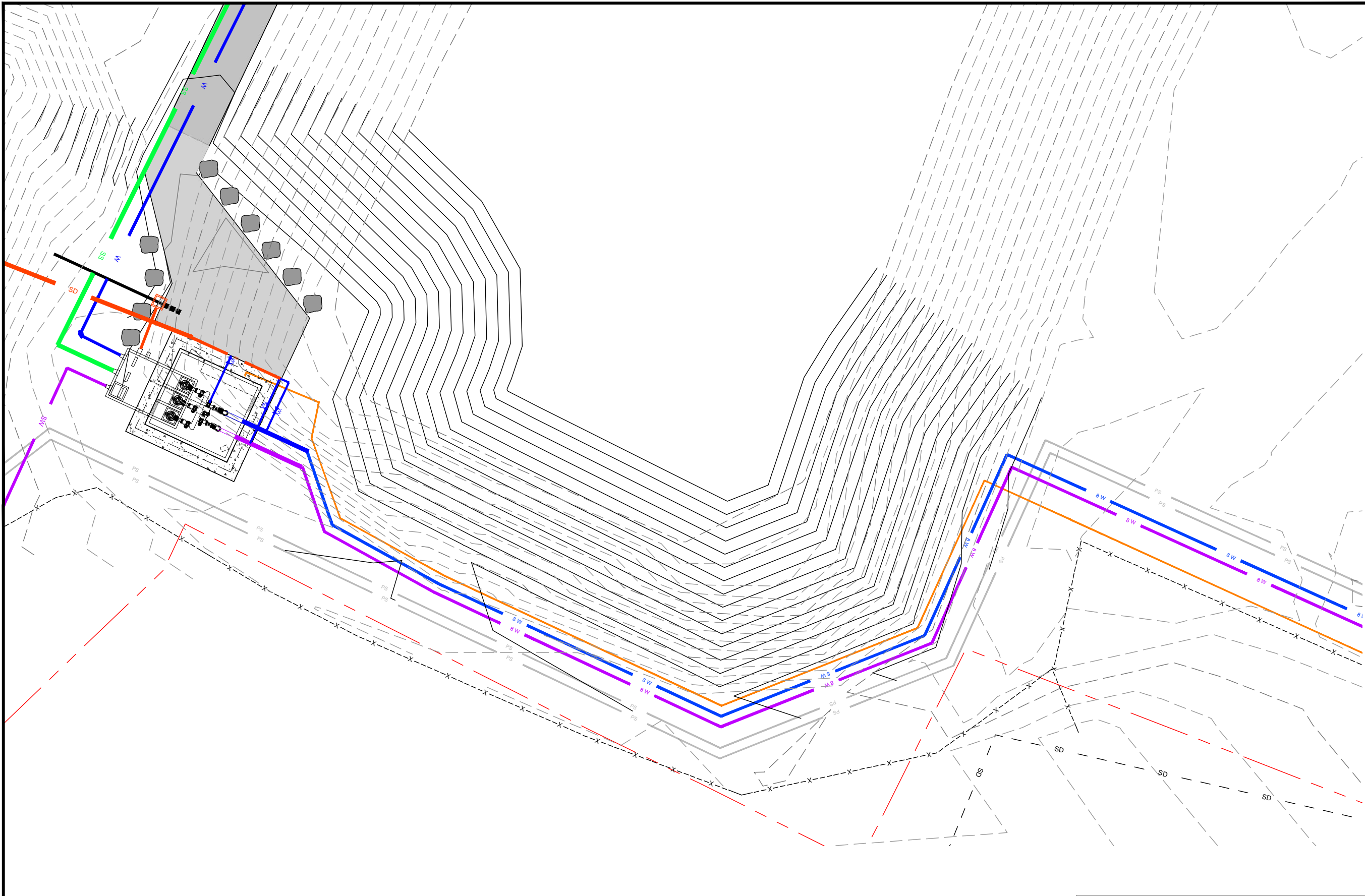
WOLF CREEK WATER AND SEWER I.D.,
REUSE PROJECT
LOWER PUMP STATION
ELVE NORTH-SOUTH

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LP-P4

R:\2319 - WOLF CREEK WATER AND SEWER\2302 - REUSE PIPELINE\DESIGN\DWG\LPS - RE-USE PLAN SET VA 9-27-23.DWG



Scale in Feet
1" = 20'



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WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
LOWER PUMP STATION
LANDSCAPE PLAN

Revisions		Date	Description

Date:	7-18-23
Scale:	1" = 20'
Designed:	DW
Drafted:	KAN
Checked:	DW

LPL1