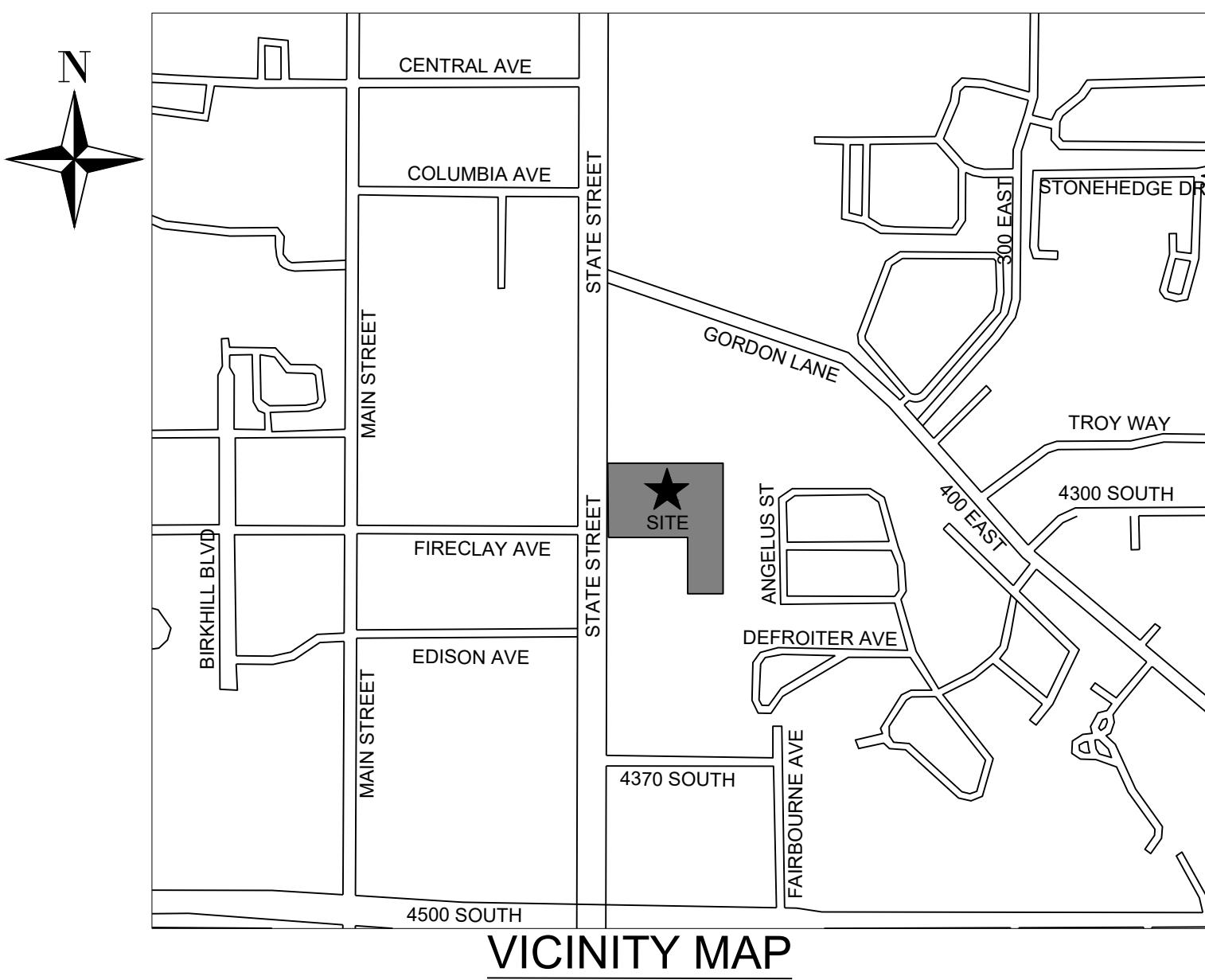




RC AUTOMOTIVE SERVICE BAYS

4293 SOUTH STATE STREET
MURRAY, UTAH 84107

NORTHWEST QUARTER OF SECTION 6
TOWNSHIP 2 SOUTH & RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MURRAY, SALT LAKE COUNTY, UTAH



1. ALL WORK SHALL CONFORM TO MURRAY CITY STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

GENERAL NOTES

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	C100	GENERAL NOTES
3	C200	EXISTING/DEMO PLAN
4	C300	SITE/UTILITY PLAN
5	C301	UTILITY PROFILE
6	C400	GRADING PLAN
7	C500	DRAINAGE PLAN
8	C600	EROSION CONTROL PLAN
9	C700-C702	DETAILS
10	LA100	LANDSCAPE PLAN

CLIENT/DEVELOPER CONTACT
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EMAIL: BROWN.CBADVISORS@GMAIL.COM

REV	COMMENT

SHEET NO.
C000
COVER PAGE

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPAKTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN AND SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY, PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPAKTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.

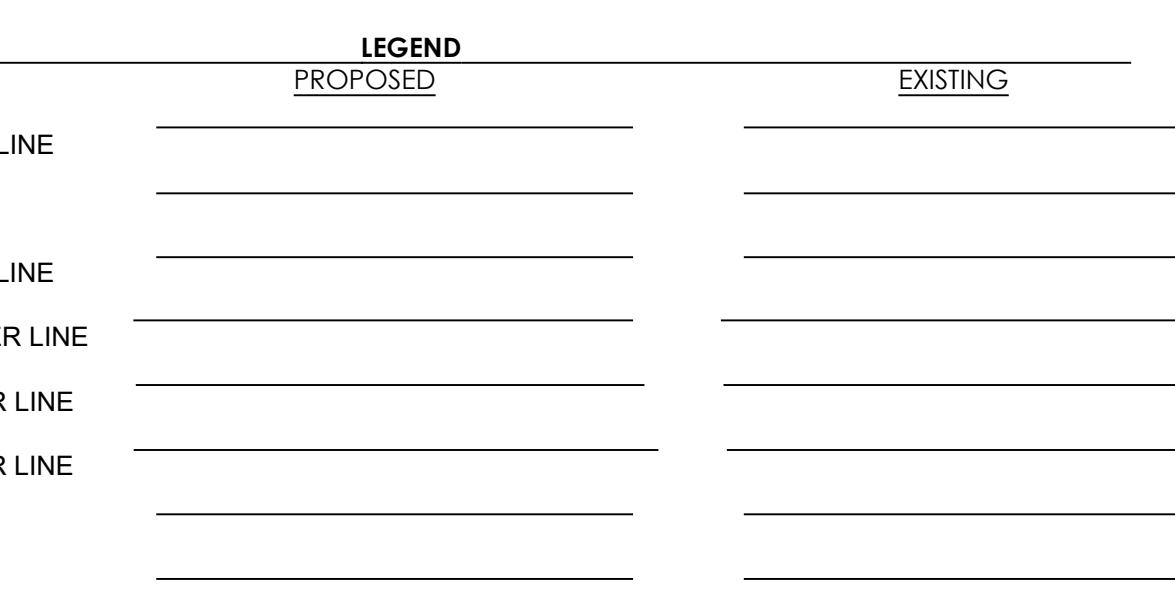
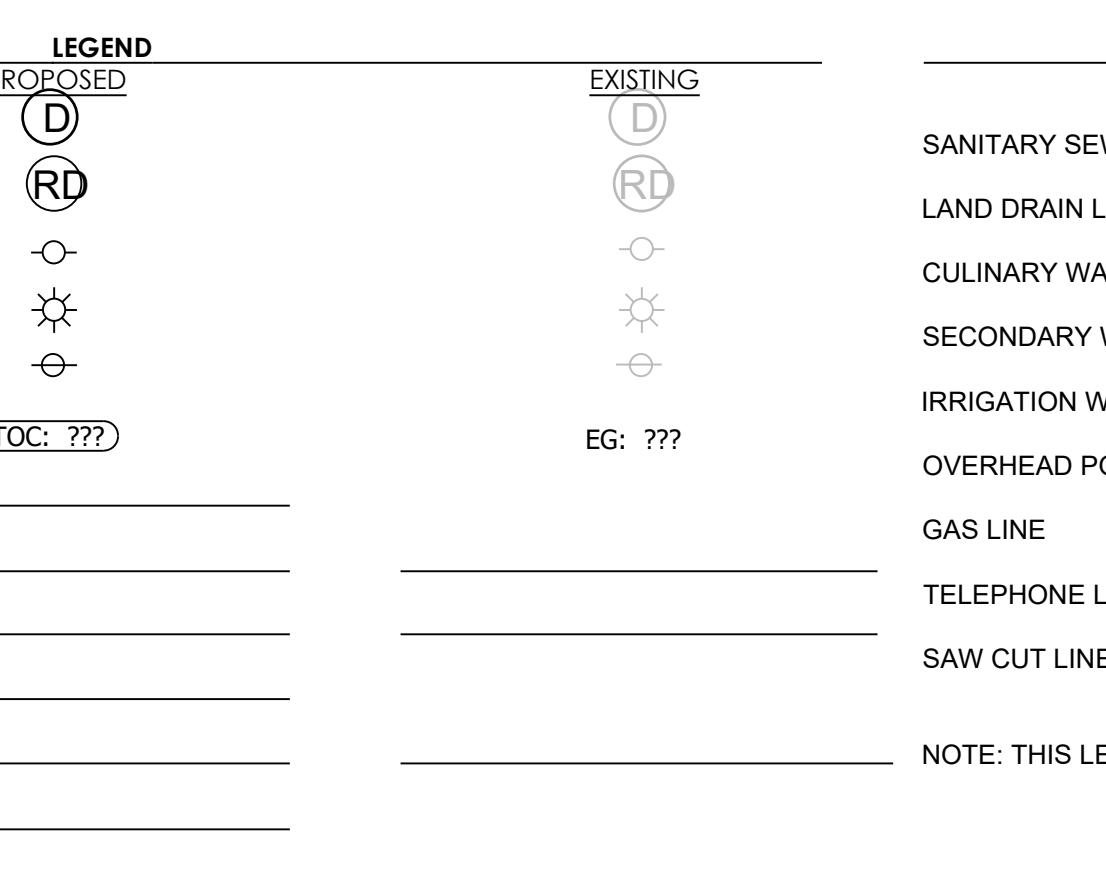
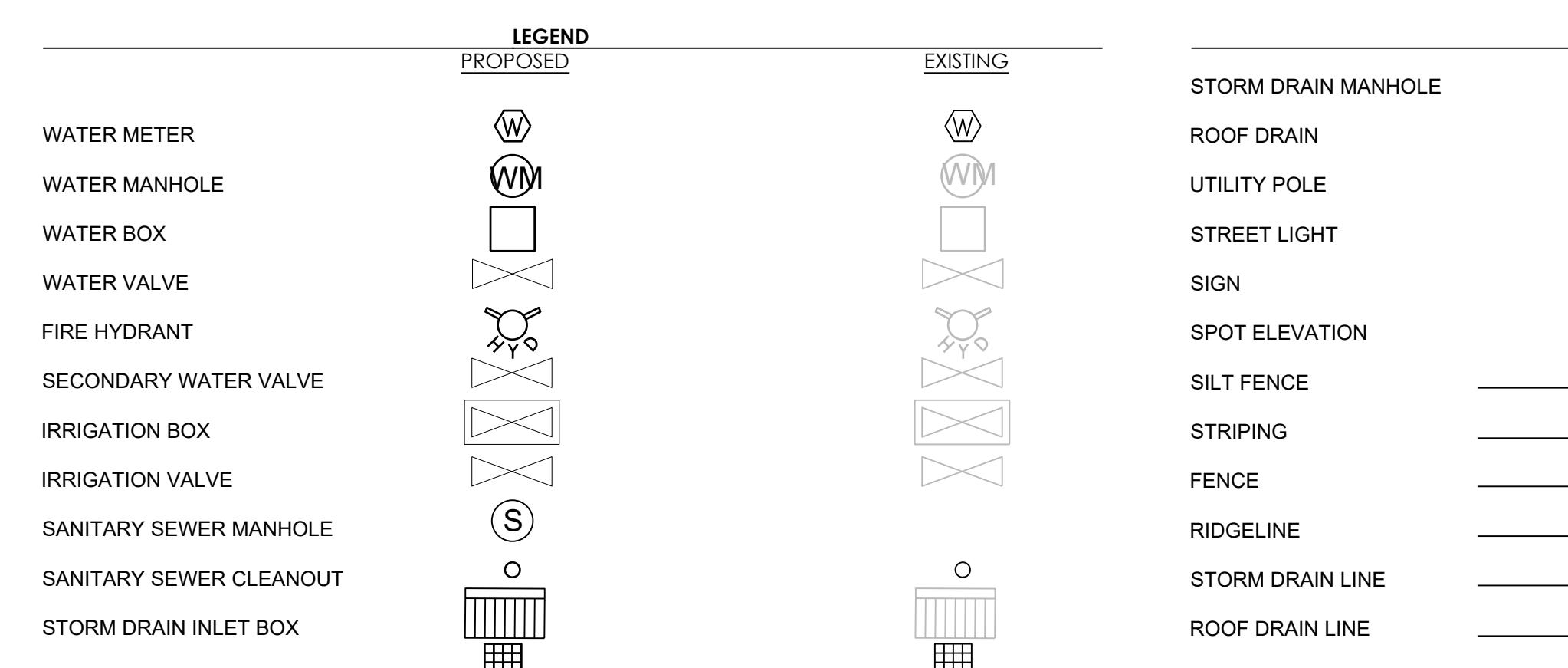
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.



DO NOT USE THIS PLAN SET FOR CONSTRUCTION. IT MAY INCLUDE SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

CLIENT/DEVELOPER CONTACT
NAME: **CAMERON BROWN**
ADDRESS: **4339 SOUTH STATE STREET**
MURRAY, UTAH 84107
PHONE: **984-0455#1722**

SHEET NO.

C100

GENERAL NOTES

RE CIVIL

246 E Driggs Ave
SLC, UT 84106
@irecivil.com (801) 860-2191

Digitized by srujanika@gmail.com

A circular engineering seal. The outer ring contains the words "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The inner circle contains the date "7/15/2025" at the top, the number "No. 9752808" in the center, and "ISAAC J. RICHES" below it. A large, blue ink signature of "ISAAC J. RICHES" is written across the center of the seal.

RC AUTOMOTIVE SERVICE BAYS
4293 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107

UTOMOTIVE SERVICE
14293 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107

RC AU
4
M

CLIENT/DEVELOPER CONTACT

SHEET NO.

C200

EXISTING/DEMO PLAN

CAUTION: NOTICE TO CONTRACTOR

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 ON 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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

The logo for IRE CIVIL features the letters 'IRE' in a large, bold, black, sans-serif font. Below 'IRE', the word 'CIVIL' is written in a smaller, bold, black, sans-serif font. The 'I' in 'IRE' is a vertical bar, the 'R' is a thick blocky shape, and the 'E' is a large 'C' shape with a vertical bar extending from its top.

1246 E Driggs Ave
SLC, UT 84106
ac@irecivil.com (801) 860-2191

Digitized by srujanika@gmail.com

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The inner circle contains the date "7/15/2025" at the top, the registration number "No. 9752808" in the center, and the name "ISAAC J. RICHES" below it. A blue ink signature of the name "ISAAC J. RICHES" is overlaid on the bottom left of the inner circle.

RC AUTOMOTIVE SERVICE BAYS
4293 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107

4293 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107

1

/DEVELOPER CONTACT

CAMERON BROWN
4339 SOUTH STATE STREET
MURRAY, UTAH 84107
385-225-1722

COMMENT

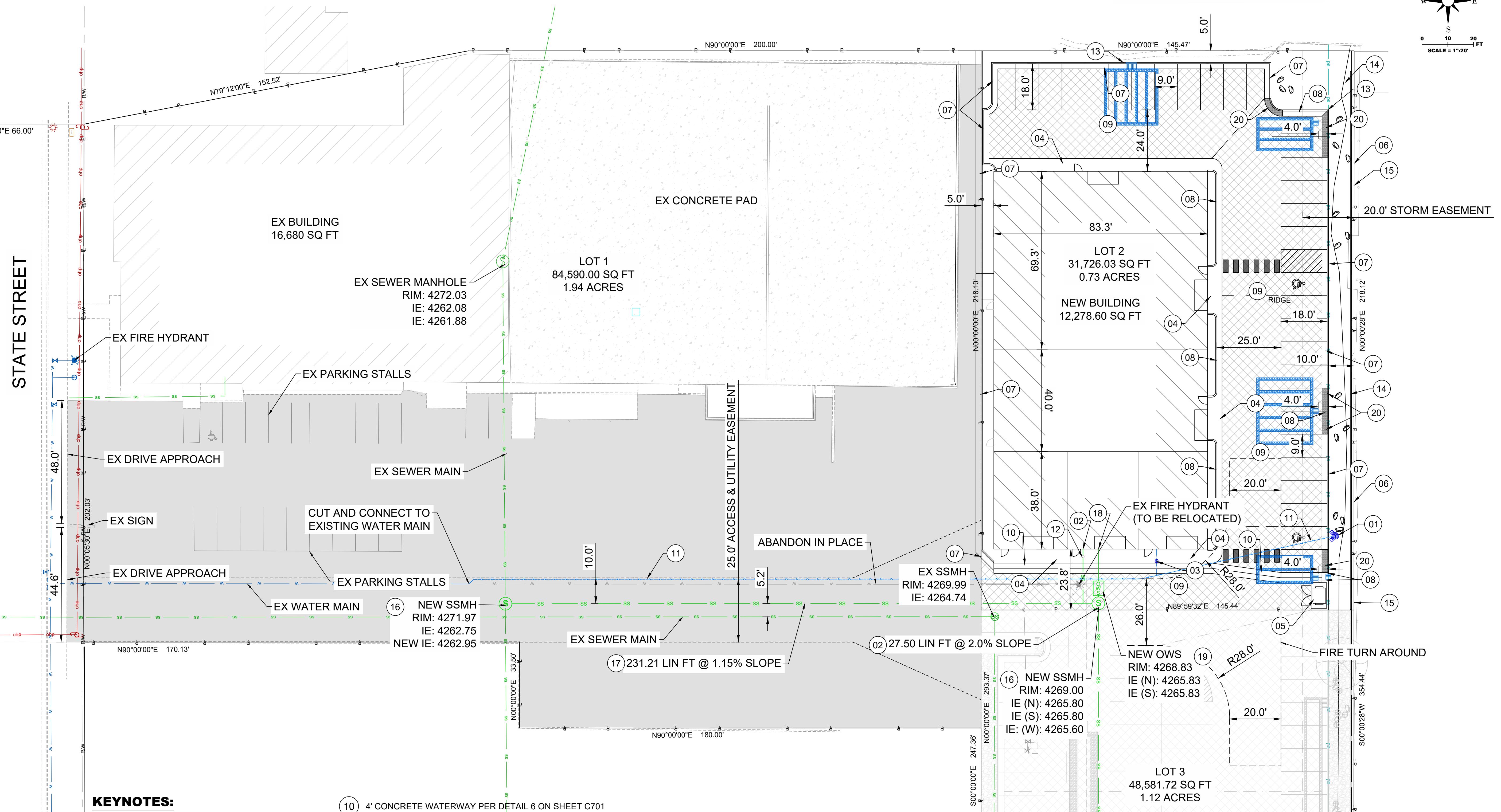
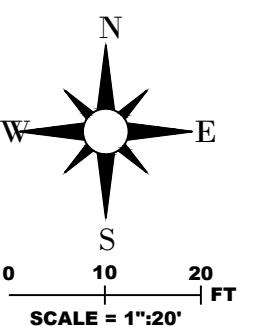
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C300

E/UTILITY PLAN

E/UTILITY PLAN

COTTONWOOD CREEK



KEYNOTES:

01 NEW FIRE HYDRANT & 4'X4' CONCRETE PAD PER MURRAY CITY WATER SPECIFICATIONS & REQUIREMENTS PAGE 9-10 (SEE DETAIL 1 ON SHEET C700)

02 4" DIA SDR35 SEWER LATERAL @ 2.0% SLOPE PER MURRAY CITY WASTERWATER SPECIFICATIONS & REQUIREMENTS PAGE #11 (SEE DETAILS 2 ON SHEET C700)

03 1" COPPER WATER LATERAL & METER W/ COLLAR PER MURRAY CITY WATER SPECIFICATION & REQUIREMENTS PAGE #16. POLY PIPE TO BE RUN AFTER METER (SEE DETAILS 4&5 ON SHEET C700)

04 CONCRETE APRON PER DETAIL 1 ON SHEET C701

05 DUMPSTER ENCLOSURE PER DETAIL 2 ON SHEET C701

06 RETAINING WALL PER DETAIL 6 ON SHEET C701

07 2.5' 'CATCH' CURB AND GUTTER PER DETAIL 3 ON SHEET C701

08 2.5' 'RELEASE' CURB AND GUTTER PER DETAIL 4 ON SHEET C701

09 3" ASPHALT PER DETAIL 5 ON SHEET C701 & GEOTECHNICAL REPORT

11 6" DIA POLY-WRAPPED CLASS 52 DUCTILE IRON WATER LINE

12 SEWER CLEANOUT (PER DETAIL 3 ON SHEET C700)

13 CURB CUT

14 STORM OVERFLOW ROUTE

15 6' CONCRETE MASONRY FENCE

16 5' SEWER MANHOLE PER APWA #411

17 8" DIA C700 SEWER MAIN'

18 6" DIA C700 SEWER LATERAL

19 OIL WATER SEPERATOR PER APWA #441

20 CURB TRANSITION

LAND USE TABLE - LOT 2

MURRAY CITY ZONING: CD (COMMERCIAL DEVELOPMENT)

PROPERTY SIZE & UTILIZATION (GROSS AREA & UTILIZATION)		
GROSS SQUARE FOOTAGE (ACRES)	31,706.50 SQ. FT. (0.73 ACRES)	100%
BUILDING FOOTPRINT	12,277.73 SQ. FT.	38.70%
HARDSCAPE	14,814.36 SQ. FT.	46.70%
LANDSCAPE	4,614.41 SQ. FT.	14.60%
PARKING STALLS	29 STALLS	
ADA STALLS	2 STALLS	
TOTAL PARKING	31 STALLS	

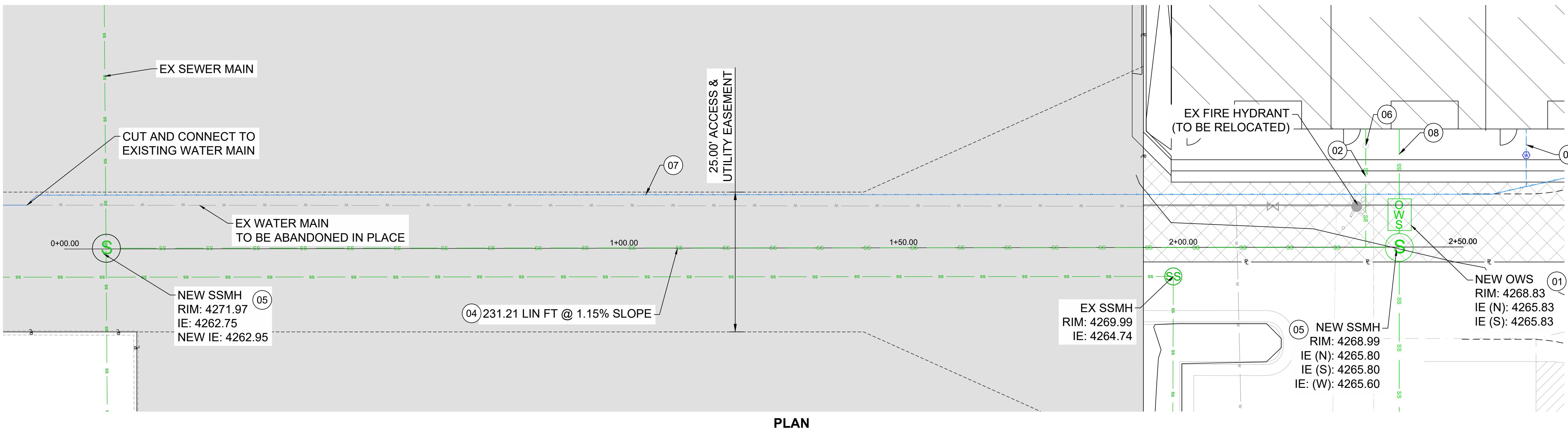


THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION

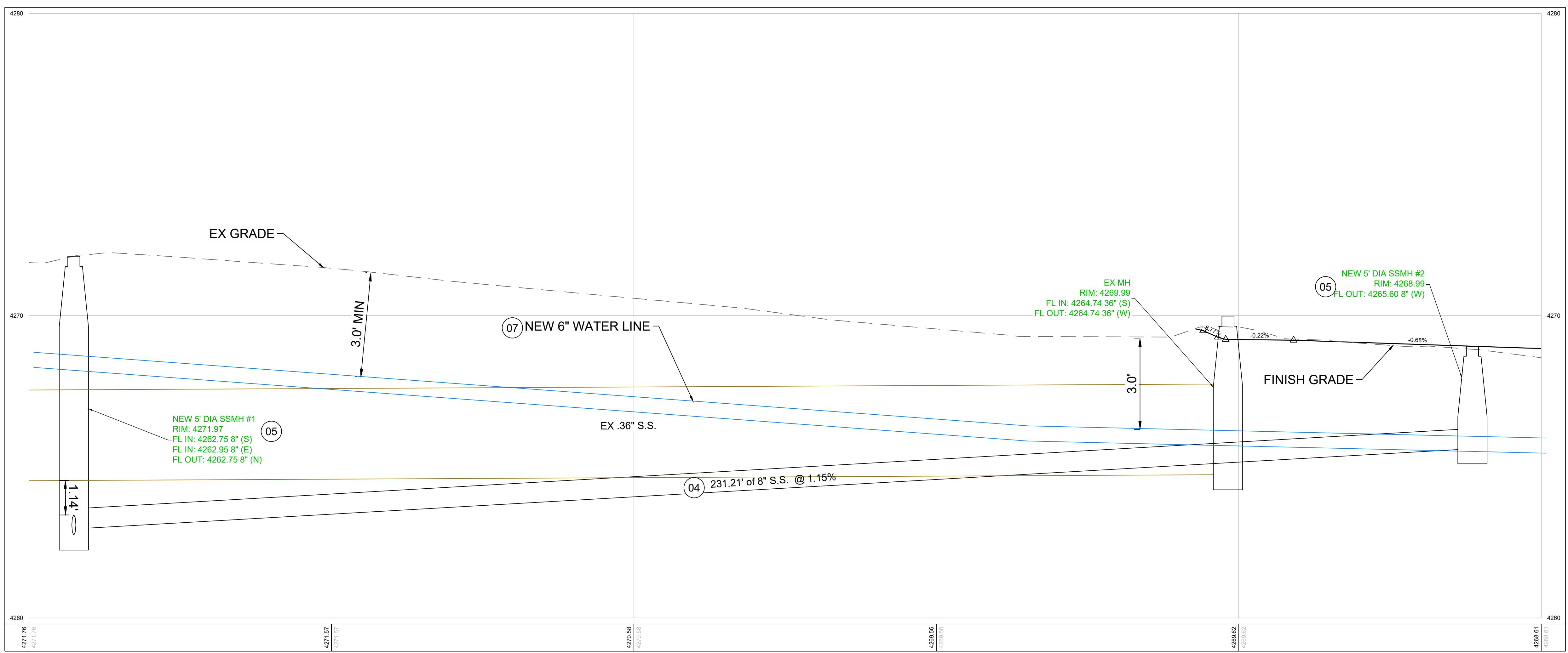
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THE EXISTING CHANNEL (COTTONWOOD CREEK)
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 RC AUTOMOTIVE SERVICE BAYS
 4293 SOUTH STATE STREET
 MURRAY CITY, UTAH, 84107


PLAN



PROFILE

KEYNOTES:

- 01 OIL WATER SEPARATOR PER APWA #441
- 02 4" DIA SDR35 SEWER LATERAL @ 2.0% SLOPE PER MURRAY CITY WASTERWATER SPECIFICATIONS & REQUIREMENTS PAGE #11 (SEE DETAILS 2 ON SHEET C700)
- 03 1" COPPER WATER LATERAL & METER W/ COLLAR PER MURRAY CITY WATER SPECIFICATION & REQUIREMENTS PAGE #16. POLY PIPE TO BE RUN AFTER METER (SEE DETAILS 4&5 ON SHEET C700)
- 04 8" DIA C700 SEWER MAIN'
- 05 5' SEWER MANHOLE PER APWA #411
- 06 SEWER CLEANOUT (PER DETAIL 3 ON SHEET C700)
- 07 6" DIA POLY-WRAPPED CLASS 52 DUCTILE IRON WATER LINE
- 08 6" DIA C700 SEWER LATERAL



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 EMAIL: BROWN.CBADVISORS@GMAIL.COM

REV	COMMENT

SHEET NO.

C301

PROFILE

RE CIVIL

1246 E Driggs Ave
SLC, UT 84106
ac@irecivil.com (801) 860-2191

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The inner circle contains the date "7/15/2025" in blue ink. Below the date, the engineer's number "No. 9752808" is printed, followed by the name "ISAAC J. RICHES" and a handwritten signature "ISAAC J. RICHES" in blue ink.

RC AUTOMOTIVE SERVICE BAYS
4293 SOUTH STATE STREET
MURRAY CITY, UTAH 84107

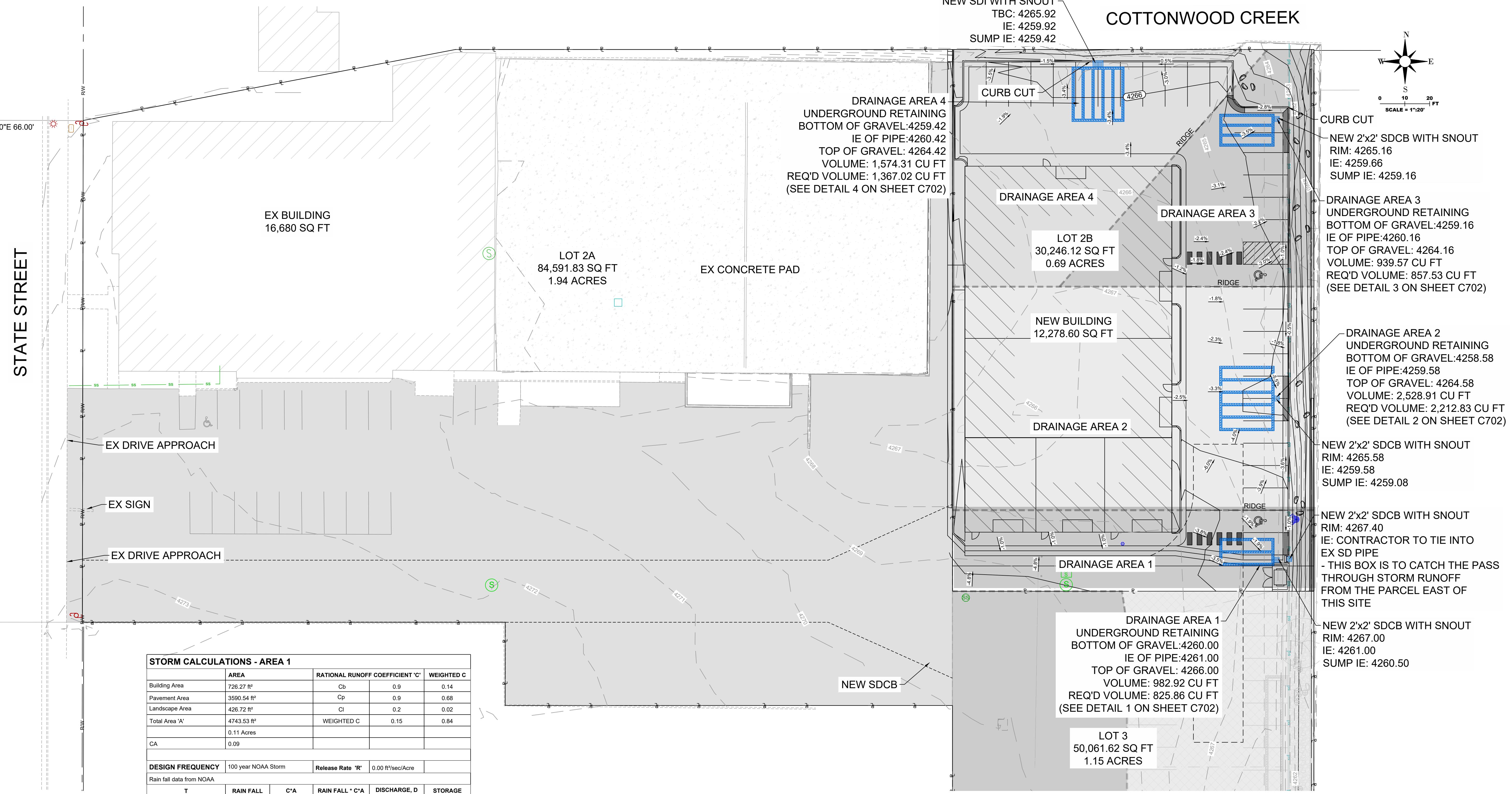
4293 SOUTH STATE STREET
MURRAY CITY, UTAH, 84107

NT/DEVELOPER CONTACT
CAMERON BROWN
S: **4339 SOUTH STATE STREET**
MURRAY, UTAH 84107
385-225-1722
BROWNCARVISORS@GMAIL.COM

SHEET NO

C500

DRAINAGE PLAN



STORM CALCULATIONS - AREA 2				
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	7499.99 ft ²	C _b	0.9	0.52
Pavement Area	3957.79 ft ²	C _p	0.9	0.27
Landscape Area	1633.04 ft ²	C _l	0.2	0.02
Total Area 'A'	13090.82 ft ²	WEIGHTED C	0.15	0.81
	0.30 Acres			
CA	0.24			

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre	
Rain fall data from NOAA				
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D
15 min	4.18 in/hr	10638.61 ft ²	926.45 ft ³	0.00 ft ³
30 min	2.81 in/hr	10638.61 ft ²	1245.60 ft ³	0.00 ft ³
60 min	1.74 in/hr	10638.61 ft ²	1542.60 ft ³	0.00 ft ³
180 min	0.64 in/hr	10638.61 ft ²	1707.50 ft ³	0.00 ft ³
360 min	0.35 in/hr	10638.61 ft ²	1856.44 ft ³	0.00 ft ³
720 min	0.21 in/hr	10638.61 ft ²	2191.55 ft ³	0.00 ft ³
1440 min	0.10 in/hr	10638.61 ft ²	2212.83 ft ³	0.00 ft ³
EQUATION		CA = C*A	F = d/12*C*A	D = F*A*60*T
				Storage = F-D

STORM CALCULATIONS - AREA 3				
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED
Building Area	1163.35 ft ²	C _b	0.9	0.18
Pavement Area	3074.25 ft ²	C _p	0.9	0.48
Landscape Area	1544.61 ft ²	C _l	0.2	0.05
Total Area 'A'	5782.21 ft ²	WEIGHTED C	0.15	0.71
	0.13 Acres			
CA	0.09			

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre	
Rain fall data from NOAA				
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D
15 min	4.18 in/hr	4122.76 ft ²	359.02 ft ³	0.00 ft ³
30 min	2.81 in/hr	4122.76 ft ²	482.71 ft ³	0.00 ft ³
60 min	1.74 in/hr	4122.76 ft ²	597.80 ft ³	0.00 ft ³
180 min	0.64 in/hr	4122.76 ft ²	661.70 ft ³	0.00 ft ³
360 min	0.35 in/hr	4122.76 ft ²	719.42 ft ³	0.00 ft ³
720 min	0.21 in/hr	4122.76 ft ²	849.29 ft ³	0.00 ft ³
1440 min	0.10 in/hr	4122.76 ft ²	857.53 ft ³	0.00 ft ³
EQUATION		CA = C*A	F = d/12*C*A	D = R*A*60*T
				Storage = F

STORM CALCULATIONS - AREA 4				
	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	2879.49 ft ²	C _b	0.9	0.32
Pavement Area	4192.41 ft ²	C _p	0.9	0.47
Landscape Area	1037.61 ft ²	C _l	0.2	0.03
Total Area 'A'	8109.51 ft ²	WEIGHTED C	0.15	0.81
	0.19 Acres			
CA	0.15			

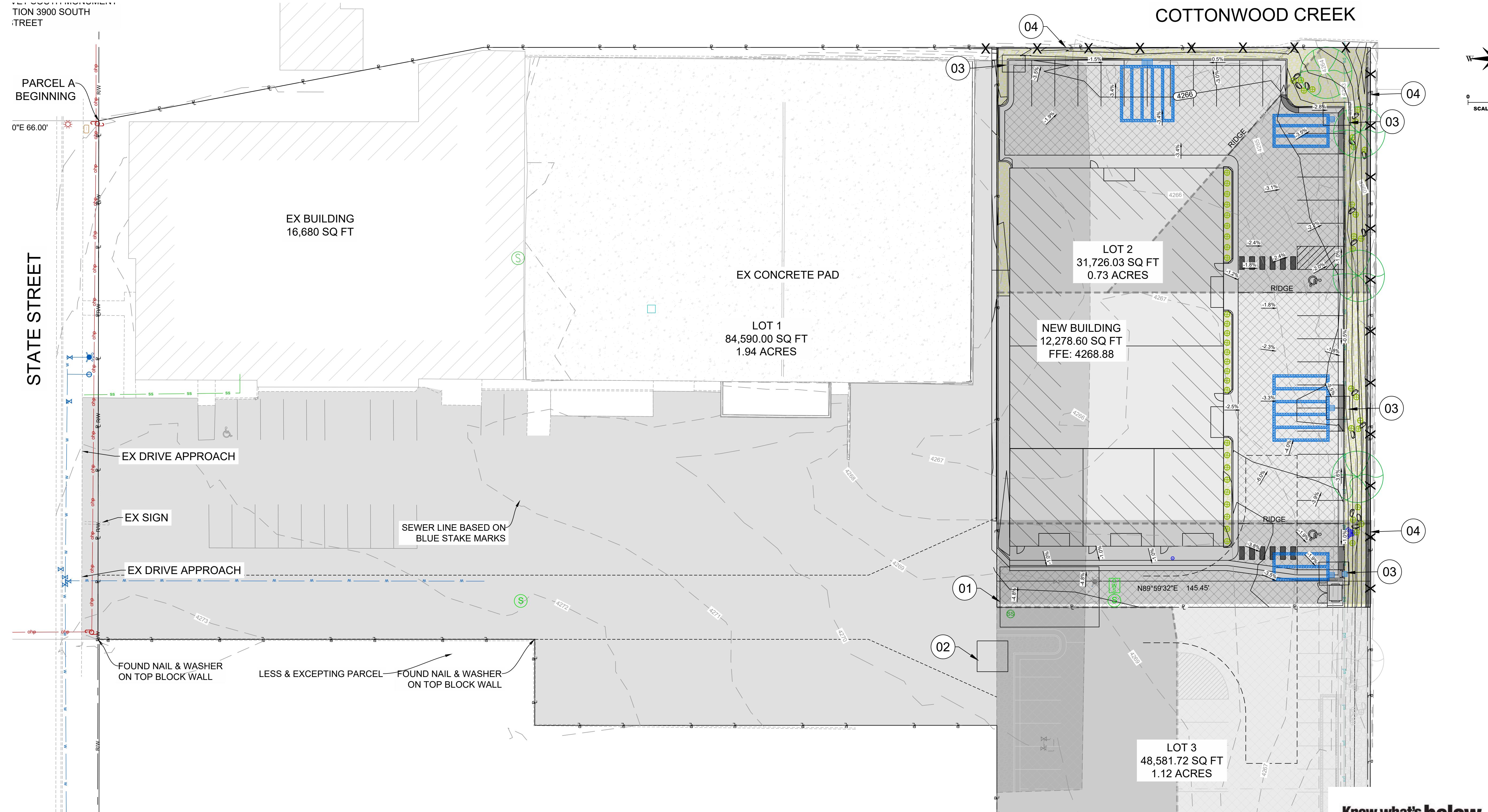
DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.00 ft ³ /sec/Acre	
Rain fall data from NOAA				
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D
15 min	4.18 in/hr	6572.23 ft ²	572.33 ft ³	0.00 ft ³
30 min	2.81 in/hr	6572.23 ft ²	769.50 ft ³	0.00 ft ³
60 min	1.74 in/hr	6572.23 ft ²	952.97 ft ³	0.00 ft ³
180 min	0.64 in/hr	6572.23 ft ²	1054.84 ft ³	0.00 ft ³
360 min	0.35 in/hr	6572.23 ft ²	1146.85 ft ³	0.00 ft ³
720 min	0.21 in/hr	6572.23 ft ²	1353.88 ft ³	0.00 ft ³
1440 min	0.10 in/hr	6572.23 ft ²	1367.02 ft ³	0.00 ft ³
EQUATION		CA = C*A	E = d/12*CA	D=R*A*60*T
				Storage = E-D

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An 811 logo featuring a stylized yellow and blue cartoon character with a smiling face, holding a shovel. To the right of the character is a large green '811' inside a speech bubble-like shape.

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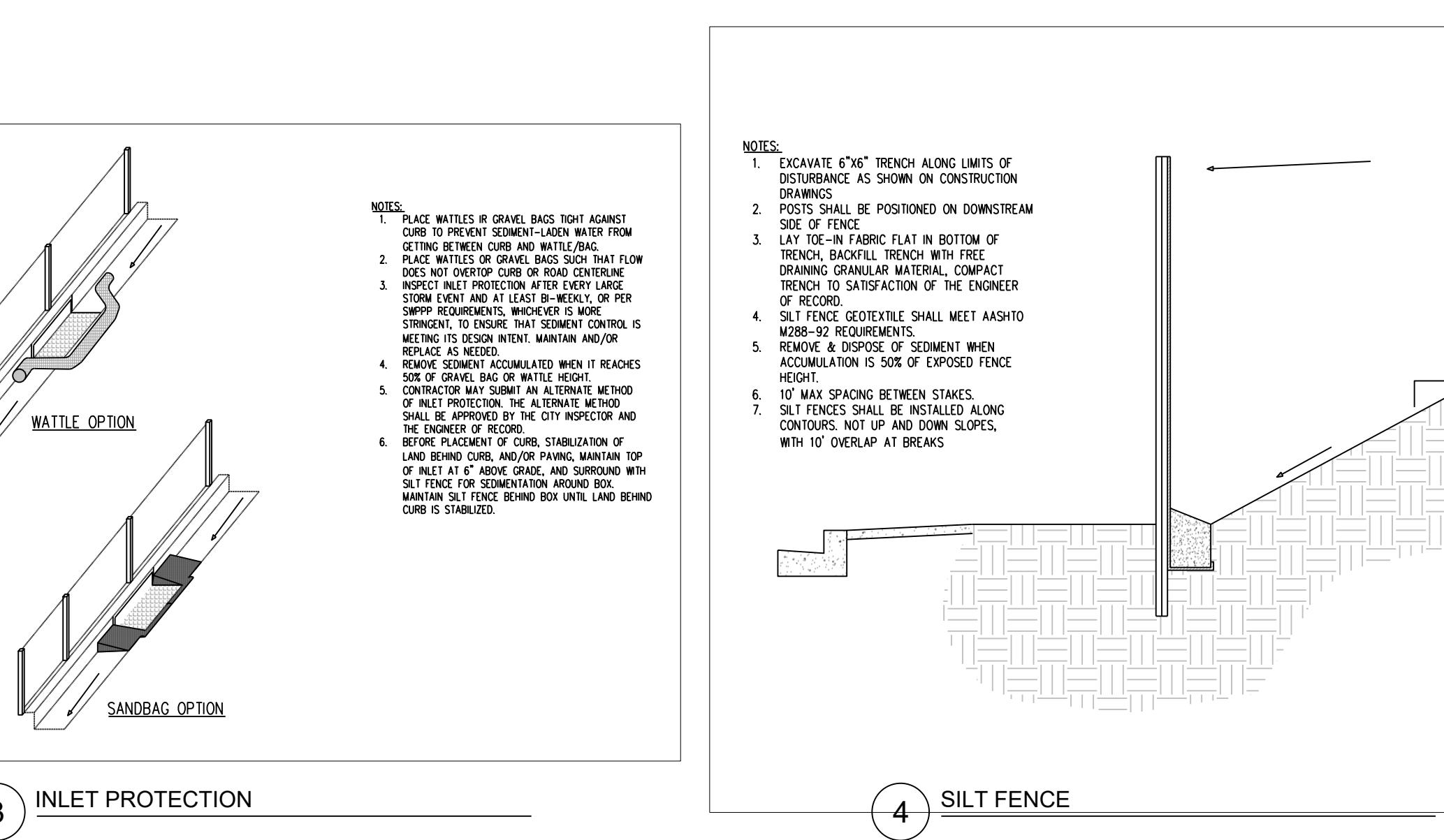
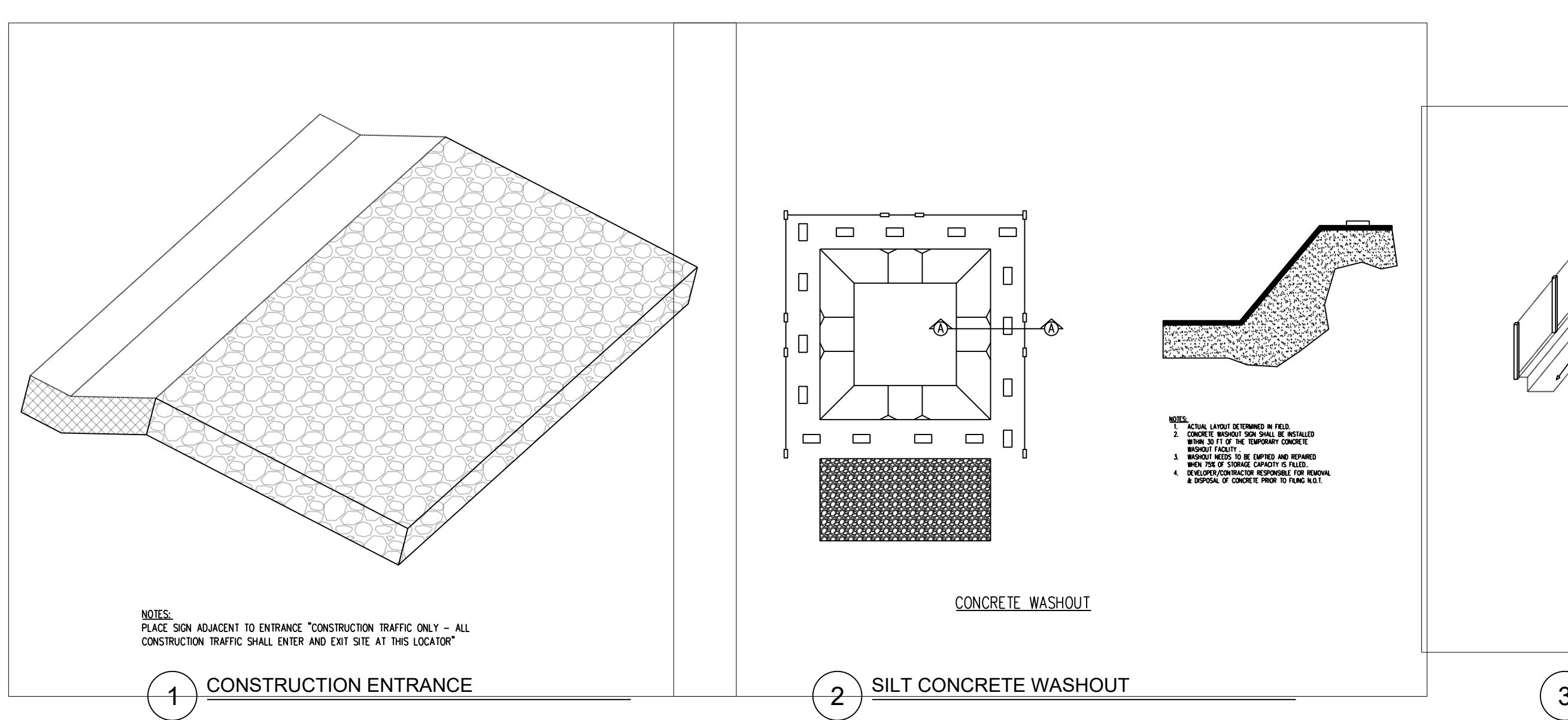


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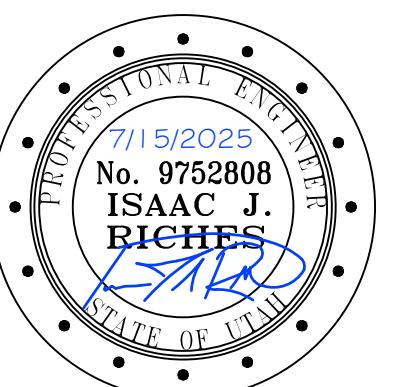
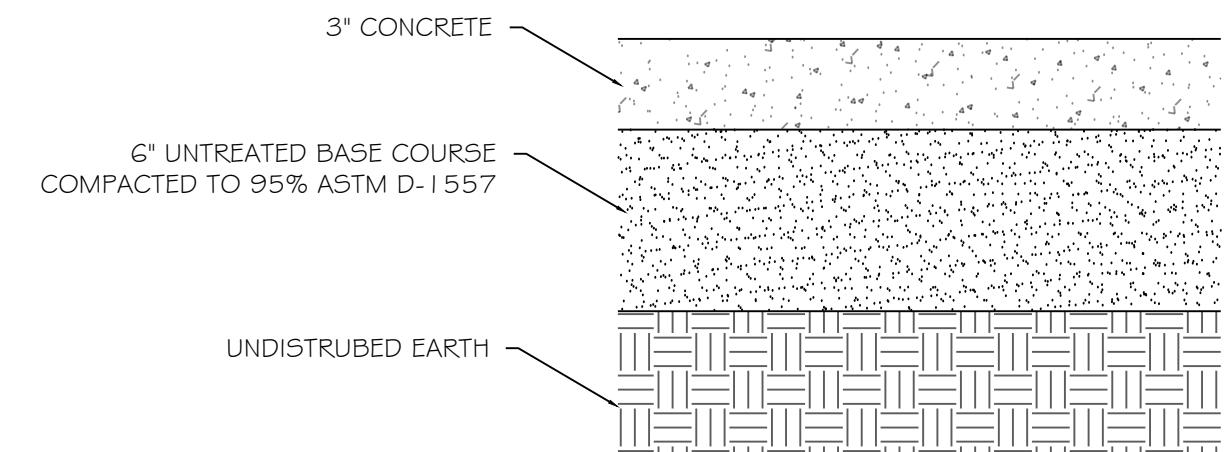
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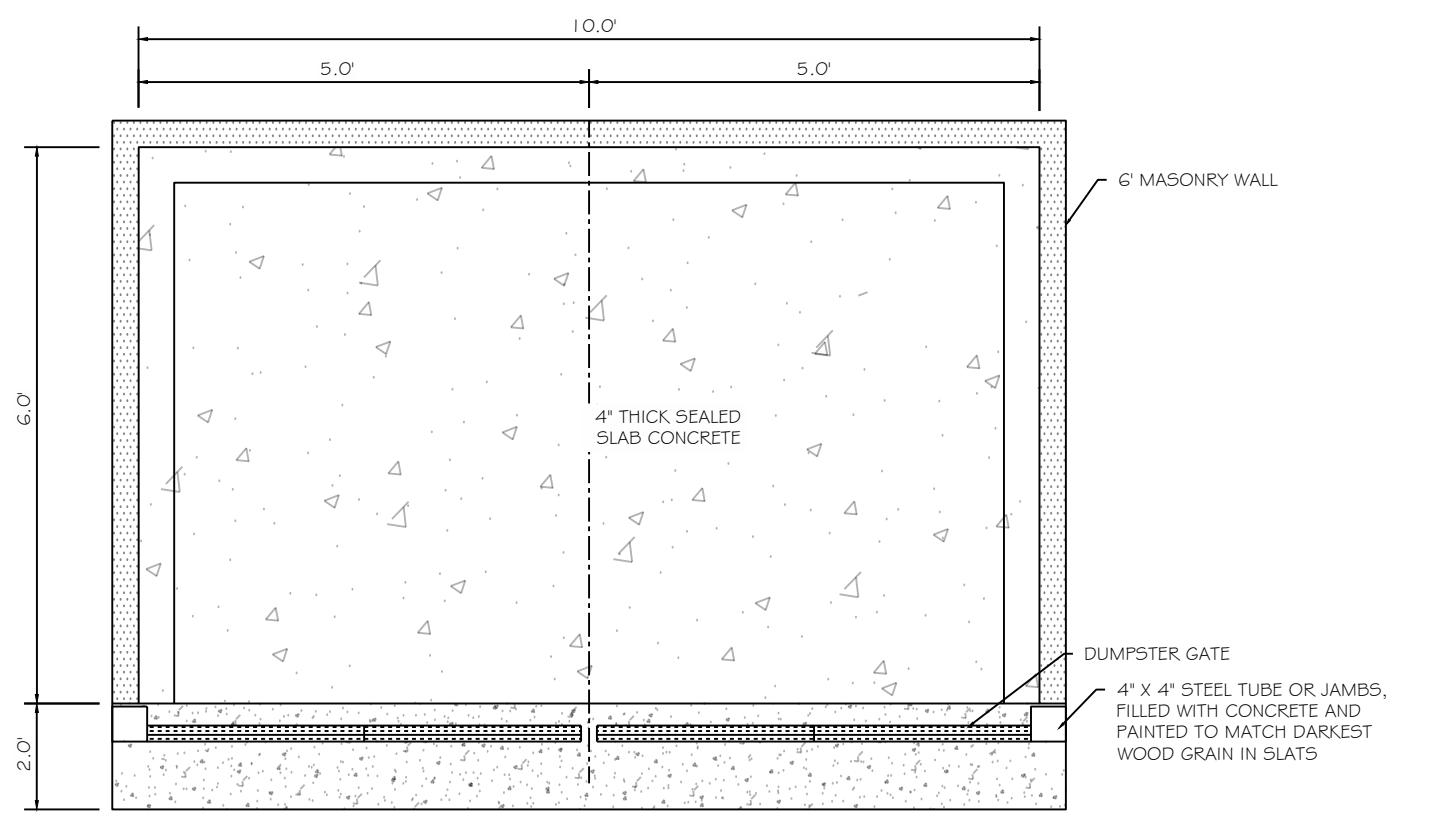


SHEET NO.
C600
EROSION CONTROL
PLAN


 RC AUTOMOTIVE SERVICE BAYS
 4293 SOUTH STATE STREET
 MURRAY CITY, UTAH, 84107


1 CONCRETE DETAIL

SCALE: NONE

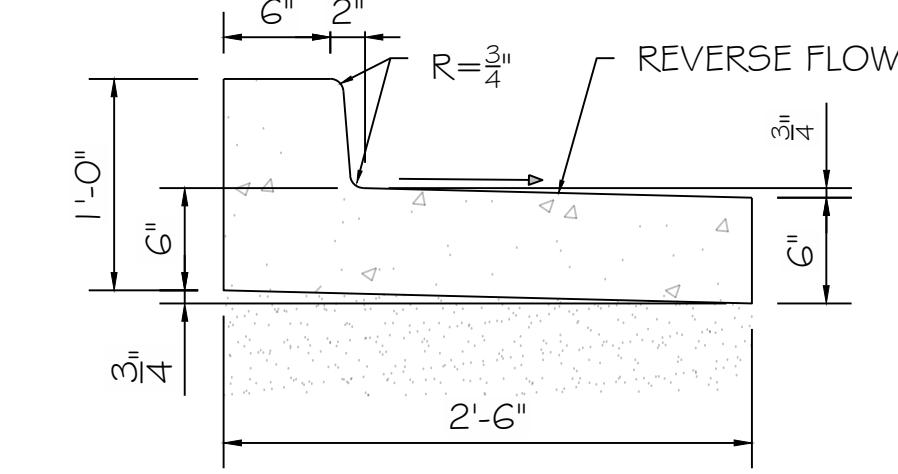


DUMPSTER ENCLOSURE PLAN

NOTE:
 * CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA PLAN NO. 205
 * CONCRETE AREA = 1.698 SQ. FT.

3 2.5' CATCH CURB & GUTTER DETAIL

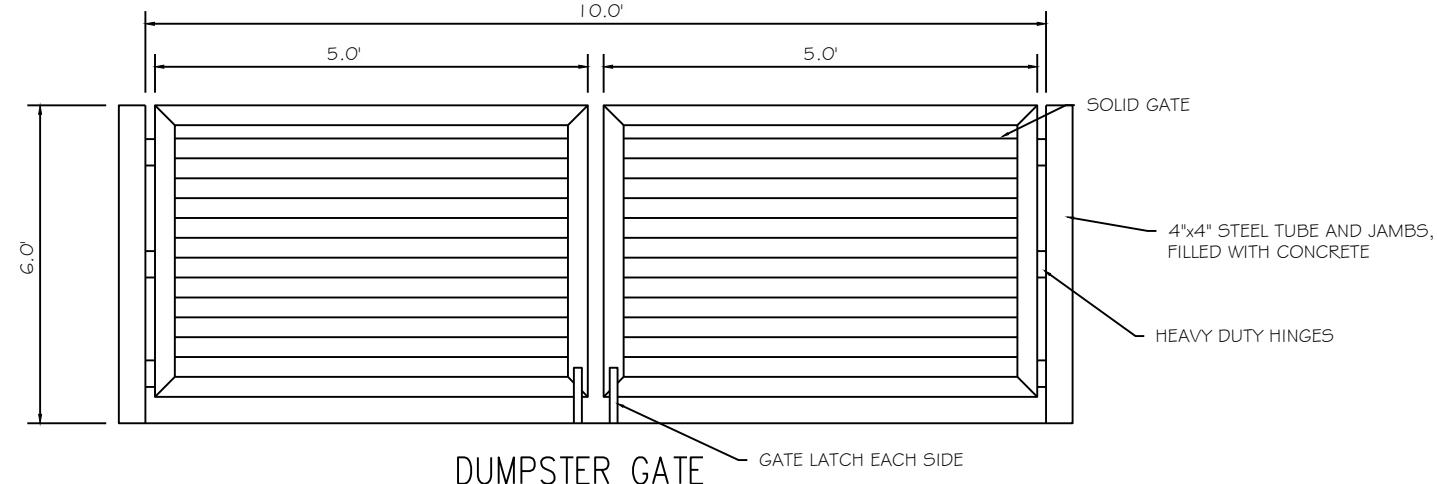
SCALE: NONE



NOTE:
 CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA PLAN NO. 205
 CONCRETE AREA = 1.546 SQ. FT.

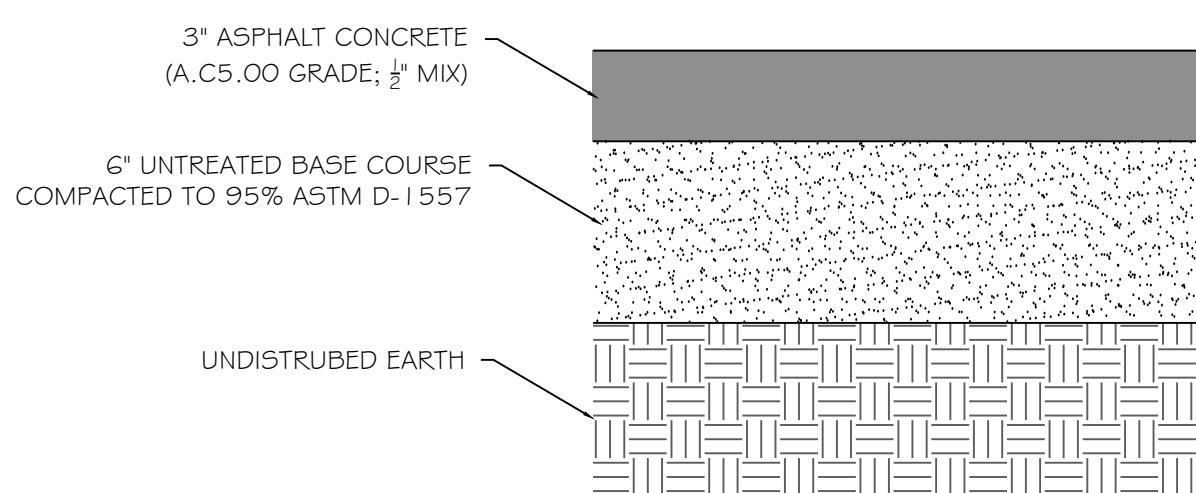
4 2.5' RELEASE CURB & GUTTER DETAIL

SCALE: NONE



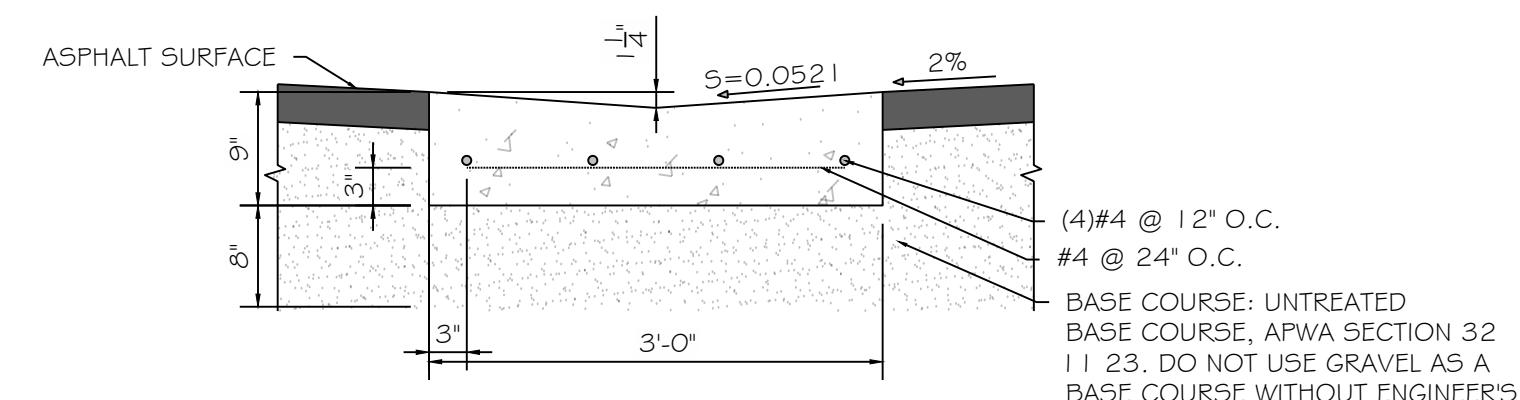
2 DUMPSTER PAD DETAIL

SCALE: NONE



5 ASPHALT DETAIL

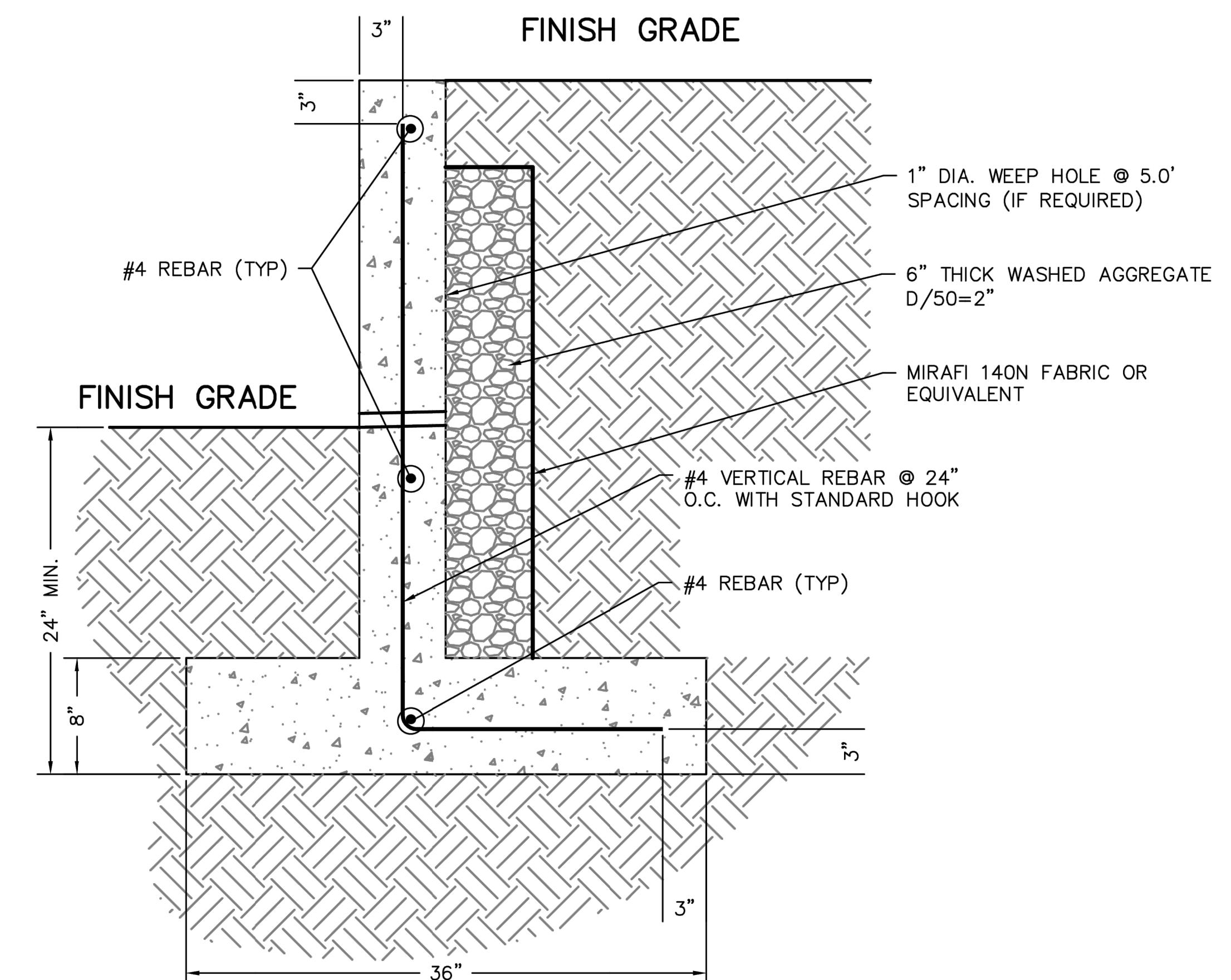
SCALE: NONE



6 4' CONCRETE WATRWAY DETAIL

SCALE: NONE

NOTE:
 CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA PLAN NO. 211
 CONCRETE AREA = 2.094 SQ. FT.



CONCRETE WALL NOTES:

1. COMPLY WITH CURRENT UNIFORM BUILDING CODE AND STANDARDS.
2. PLACE FOOTING ON UNDISTURBED SOILS OR FILL COMPAKTED TO 96% MAXIMUM DRY DENSITY (ASTM D698).
3. MAXIMUM WALL HEIGHT SHALL BE 4'-0" AT ANY LOCATION AS MEASURED FROM BOTTOM OF FOOTING.
4. BACKFILL SOILS SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING A THICKNESS OF 12 INCHES, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM, AND COMPAKTED TO A MINIMUM 90% OF THE MAXIMUM DRY DENSITY.

REINFORCING STEEL NOTES:

1. REINFORCING STEEL SHALL BE 60 GRADE.
2. STAGGER HORIZONTAL BAR LAP SPLICE LOCATIONS.
3. TERMINATE ALL REINFORCING STEEL WITH STANDARD HOOKS.
4. ALTERNATE STANDARD HOOKS IN FOOTING.
5. LAP SPLICE 48 BAR DIAMETERS IN WALLS.
6. SECURE ALL REINFORCING STEEL FROM DISPLACEMENT PRIOR TO CONCRETE PLACEMENT.

7 RETAINING WALL

SCALE: NONE

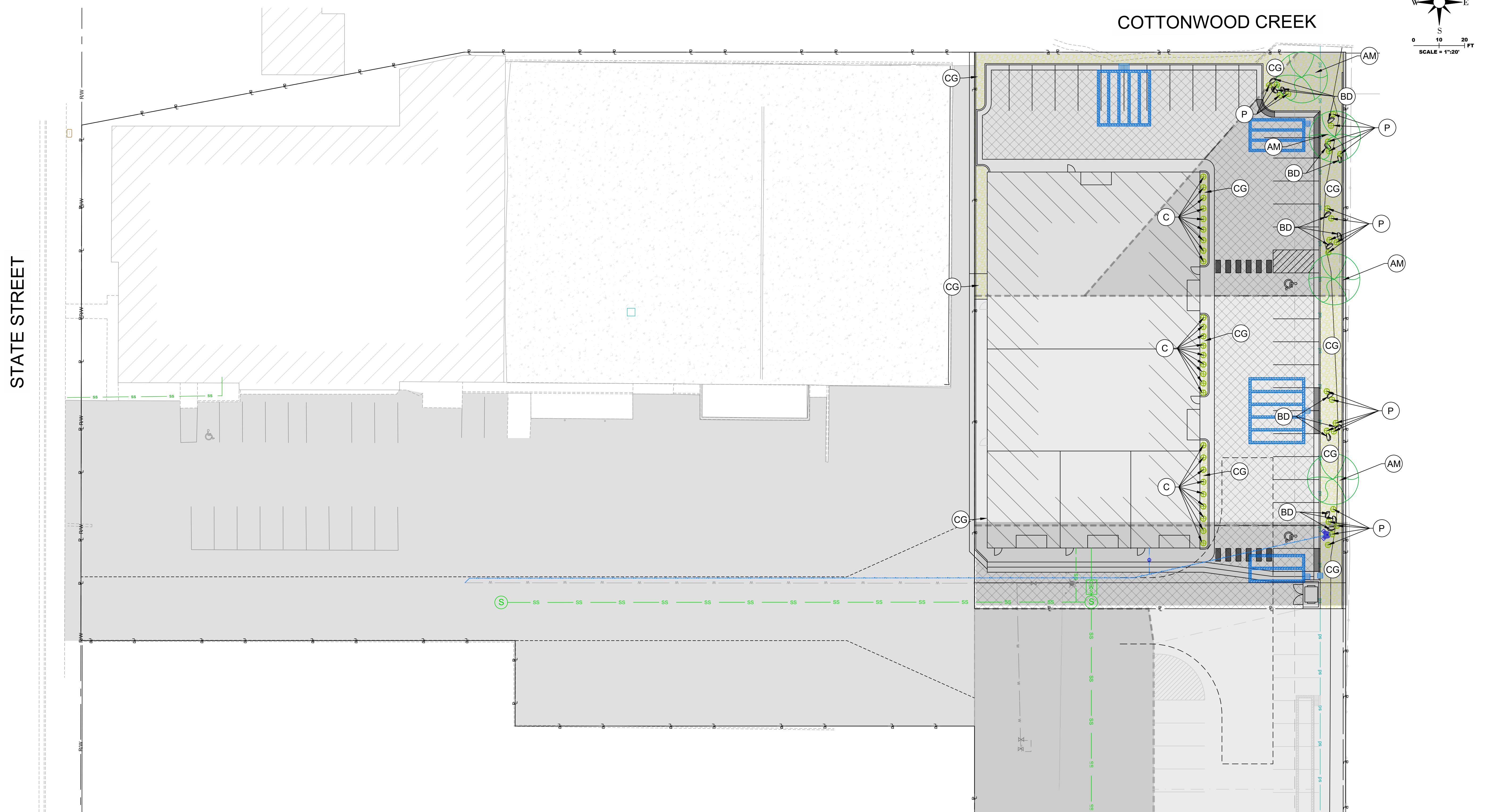
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REV	COMMENT

SHEET NO.

C701

DETAILS



PLANT LEGEND

Perennials and Grasses

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	H	W
P	34	Pennisetum Alopecuroides 'Hamlen'	Dwarf Fountain Grass	2 gal	3'-0"	2'-0"
C	27	Calamagrostis x Acutiflora 'Karl Foerster'	Karl Foerster Grass	2 gal	5'-0"	3'-0"

Trees

AM	4	Amelanchier laevis 'JFS-Arg' Spring Flurry	Serviceberry Tree	2" Cal	28'-0"	20'-0"
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Hardscape

BD	14		Landscape Boulder		2'-3"	4'-6"
CG	822 FT ³		2"-3" Cobble Rock			

NOTE: CONTRACTOR TO COMPARE QUANTITIES ON THIS LEGEND WITH THOSE ON THE PLAN BEFORE ORDERING.
PLANT QUANTITIES ON PLAN GOVERN.

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REV	COMMENT

SHEET NO.

LA100

LANDSCAPE PLAN



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(801) 860-2191
isaac@recivil.com

