Request for Proposals ("RFP")
For Design-Build Construction Services

This RFP is Being Issued by:

Syracuse Arts Academy
2965 W. 1700 S.
Syracuse, Utah 84075
Tel. (801) 784-5211

Date of RFP Issue: October 20, 2026

Deadline to Submit Proposals: November 12, 2026 at 4:00 p.m.

I – KEY DATES

A. Date of RFP Issue: October 20, 2026

B. Question and Answers: Any questions about this RFP must be submitted by email to Mary Johnston at mjohnston@saacharter.org by October 27, 2026 at 5:00 p.m. Any questions submitted after this date and time may not be answered. By October 30, 2026 at 5:00 p.m., the school will post on its website (https://saacharter.org) answers to all timely questions submitted by email.

C. Voluntary Site Visit: Interested offerors may contact Syracuse Arts Academy to schedule a site visit while the RFP is pending. There is no mandatory site visit, however.

D. Deadline to Submit Proposals: November 12, 2026 at 4:00 p.m.

E. Opening of Proposals: November 12, 2026 shortly after 4:00 p.m. at Syracuse Arts Academy's front office at 2965 W. 1700 S., Syracuse, Utah. **Offerors are not expected to attend the opening of proposals.**

F. Review of Submitted Proposals November 2026

G. Anticipated Contract Award Date: November/December 2026

H. Anticipated Contract Term: Approximately December 2026 to project completion.

I. Commencement of Construction: As soon as possible.

J. Completion of Construction: August 1, 2027, unless another completion date is agreed upon by Syracuse Arts Academy.

II – GENERAL INFORMATION

A. Background of Syracuse Arts Academy. Syracuse Arts Academy ("SAA" or the "School") is a Utah nonprofit 501(c)(3) corporation and public charter school located in Syracuse, Utah. SAA began operations in 2004 and has over 2,000 students in grades K-9 at three campuses. **The project that is the subject of this RFP will be at the North Campus located at 357 S. 1550 W., Syracuse.**

B. Purpose of RFP. SAA believes its students and the surrounding community would benefit from an expansion of the parking lot facilities at its North campus in order to make space for more on-site parking and more on-site stacking of cars during student pick-up and drop-off. The purpose of this RFP is to solicit proposals for the design and construction of an expanded parking lot at its North Campus with the following features:

- Finalize design and create plans for the expanded parking lot
- Construct the expanded parking lot, including grading, fill, storm drain and other utilities as required, paving, curb and gutter, striping, lighting, fencing, landscaping, and all other work required.

C. Site Plan. Attached to this RFP as **Exhibit A** are original construction plans, including the current site plan, for the North Campus, and attached as **Exhibit B** is a depiction of where the expanded parking lot will be located. SAA does not have any final plans for the proposed work and is therefore soliciting design-build construction services.

D. Construction Materials and Design. The construction materials for the proposed work should match and be equivalent in style and quality to the materials used to construct the original North Campus.

E. Award of Contract. The contract will be awarded to the offeror whose proposal is determined to be the most advantageous to SAA, taking into consideration all substantive evaluation criteria outlined in this RFP as well as cost. No other criteria will be used in the evaluation. Please note that the Utah Procurement Code requires that cost information be evaluated independently from the substantive evaluation criteria. The final determination shall be in writing and shall be determined at the sole discretion of SAA's Board of Directors. To the extent permitted by law, SAA may reject any and all proposals and may waive any informality or technicality in any proposal received if SAA's Board determines it would serve the best interests of the School.

F. Contract Documents. The successful offeror selected by SAA's Board pursuant to this RFP will be required to enter a written guaranteed maximum price contract consistent with the acceptable services, terms, and conditions outlined in the successful proposal and the requirements set forth in this RFP. However, the guaranteed maximum price amount will not be established by contract until after final plans and designs for the addition are completed and agreed upon by the parties. Pricing and payment for the design phase of this project, which pricing constitutes a portion of the guaranteed maximum price amount, will be established by contract within a reasonable time after the successful offeror has been notified of being selected by SAA's Board pursuant to this RFP.

G. Project Scope. SAA reserves the right to reduce or increase the scope of this project during project planning if the School determines that a change in the scope of the project is in the best interest of SAA.

III – PROPOSAL INFORMATION

A. **Proposals must be delivered by email in compliance with Section V of this RFP. Proposals received by any other unapproved form are not acceptable.**

B. **The content of a proposal must comply with the requirements stated in Section VI of this RFP.**

C. Submission of a proposal will be construed to mean that the offeror understands the requirements contained herein and that the offeror anticipates being able to supply the described services for the pricing proposal contained in its submitted proposal.

D. Proposals will be opened publicly at the School's front office on the date and time specified in Section I, above. Only the names of offerors who submitted proposals will be shared at the opening of proposals. However, upon request, a register of proposals will be prepared and shall be open for public inspection after the contract for this project is awarded. SAA will reasonably cooperate with all potential offerors in their attempt to obtain information. **Offerors are not expected to attend the opening of proposals.**

E. SAA's evaluation committee may, for the purpose of assuring full understanding of and responsiveness to the RFP's requirements, enter into discussions or conduct interviews with, or attend presentations by, offerors who submit proposals.

F. Offeror's acknowledge that SAA's issuance of this RFP does not obligate SAA to accept any of the proposals submitted in response to this RFP, nor does it guarantee that SAA will in fact accept

any of the said proposals. To the extent permitted by law, SAA's Board reserves the right to accept or reject any or all proposals and/or to waive any or all formalities in any proposal or in the proposal process deemed to be in the best interest of SAA. No agreement exists on the part of SAA and any offeror until a written contract is approved and executed by SAA's Board.

G. This RFP does not obligate SAA to pay for any costs of any kind whatsoever that may be incurred by an offeror or any third parties in connection with a proposal. All submitted proposals, responses, and supporting documentation shall become property of SAA. Further, SAA shall not be liable to any offeror, person, or entity for any losses, expenses, costs, claims or damages of any kind arising out of, by reason of, or attributable to, the offeror responding to the RFP.

H. At any time during the evaluation process, SAA's evaluation committee may, with appropriate approval, request best and final offers, as provided for in Utah Code § 63G-6a-707.5, from responsible offerors who submit responsive proposals that meet any minimum qualifications, evaluation criteria, or score thresholds identified in this RFP.

IV – SERVICE REQUIREMENTS

Expectations for SAA

A. SAA will permit the winning offeror to have adequate access to its land and building, as necessary, to complete this project. In addition, SAA officials or representatives will be reasonably available to consult with and advise the winning offeror throughout this project. SAA owns most of the land on which the project is to be located. The portion of the proposed project to the east of the existing fence is currently owned by Syracuse City, and SAA is currently in the process of negotiating an agreement whereby the school can use and construct a portion of the proposed project on that property.

B. SAA officials or representatives will be reasonably available to consult with and advise the winning offeror throughout the design and construction phase of the project.

Expectations for Offerors

A. It is expected that offerors will hold appropriate and current state licensure to engage in the business of commercial construction before, during, and for a period of at least three years after completion of the project.

B. It is expected that offerors utilizing subcontractors will ensure that the selected subcontractors hold appropriate and current state licensure to engage in the business of commercial construction during the project. It is also expected that subcontractors will sign an approved lien release form and have adequate insurance before any payments are disbursed to them.

C. It is expected that the architects and engineers selected to work on this project hold appropriate and current state licensure to engage in architectural or engineering services during the project.

D. It is expected that offerors will have adequate financing to fund their business and construction obligations during the project.

E. It is expected that offerors will have knowledge of and comply with construction reporting requirements for public schools in Utah.

F. It is expected that the winning offeror will act as a design-builder for SAA for the purpose of designing and constructing the proposed addition as described in this RFP.

G. It is expected that the winning offeror will enter into written guaranteed maximum price contract documents with SAA within the reasonable deadlines required by SAA's Board.

H. It is expected that the winning offeror will begin working and coordinating with SAA in a timely manner after entering into a written contract with the School.

I. It is expected that the winning offeror will commence project planning and renditions in a timely manner after entering into a written contract with the School.

J. It is expected that the winning offeror will commence design work immediately, commence construction as soon as possible, which may not be until spring/summer 2027, and complete construction of the project no later than August 1, 2027, in order to enable SAA to begin the 2027 school year on time. Offerors may propose alternative deadlines in their proposals. The offeror must demonstrate in its proposal how it will ensure student safety during construction work at the School while school is in session, if applicable.

K. It is expected that the winning offeror will meet all legal requirements of public school construction in the State of Utah and will comply with all applicable building codes, statutes (including the ADA), rules, and regulations governing public school construction.

L. It is expected that the winning offeror will obtain all necessary and appropriate approvals (including but not limited to site plan approval), permits, and authorizations to commence construction at the School's property as indicated herein, including, if necessary, any and all approvals from the Utah State Board of Education.

M. It is expected that the winning offeror will, upon request, secure a payment and performance bond for a sufficient amount in connection with the project.

N. It is expected that the winning offeror will, upon request, agree to a reasonable liquidated damages amount for each day the project goes beyond the scheduled completion date.

<u>Expectations Regarding Pricing Proposal</u>

A. Proposals must include a total anticipated guaranteed maximum price to be charged by the offeror to complete the project.

B. SAA understands that because it has not provided offerors with final plans or designs for the project, all pricing proposals submitted by offerors in response to this RFP will only be reasonable estimates based on the design and construction work specified and solicited in this RFP. The final guaranteed maximum price to be charged by the winning offeror to complete this project may be agreed upon by the parties after final plans and designs are completed and agreed upon by the parties. Final pricing will be included in the guarantee maximum price contract documents entered into by SAA and the winning offeror.

1. **<u>NOTE TO OFFERORS</u>: Notwithstanding the foregoing, offerors should not use the lack of details and the early stage of the project as justification for submitting unreasonably low pricing in their proposals in order to obtain an advantage in the procurement. Offerors are responsible for identifying and anticipating costs associated with the project. The School expects bidders to have sufficient experience**

and expertise to estimate project costs with a reasonable amount of accuracy given the details of the project at this stage. As the School evaluates proposals, the School reserve the right to deduct points from an offeror who fails to account for project costs in a manner that demonstrates reasonable experience and expertise. In the event a proposal is selected, offerors will be expected to reasonably honor pricing outlined in the proposal, and failure to do so, or a demonstrated failure to have accounted for costs that should reasonably have been anticipated, will be considered justification for terminating the award prior to executing a definitive construction contract or for terminating the contract once executed.

V – PROPOSAL SUBMISSION REQUIREMENTS

Potential offerors are hereby invited to submit a proposal for the design and construction of SAA's this project. The scope of the design and construction work for this project is described above in **Section II(B)-(D)**.

A. **Delivery Requirements. Proposals must be emailed to Mary Johnston at** mjohnston@saacharter.org**. Proposals must be submitted by the date set forth in Section I, above.**

B. **Format Requirements. Proposals must be separated by cost and non-cost related information. An offeror's email must contain two separate PDF files – one containing (and labeled) non-cost information and another containing (and labeled) cost information. No cost information may be submitted in the same file/document that includes non-cost information. All cost and non-cost information in proposals must be separate.**

C. **Submission of Protected Information.** Protection of disclosure of information submitted by an offeror in response to this RFP is governed by Utah's Government Records Access and Management Act in Utah Code Ann. § 63G-2-101 *et seq*. and Utah Administrative Code Rules R33-7-105 and R33-7-106. An offeror that desires to request protected status of any information it submits to SAA in response to this RFP must specifically identify the information that it desires to protect and the reasons that the information should be afforded protected status under the law. In making this request, the offeror shall comply with the requirements in Utah Code Ann. § 63G-2-305, Utah Code Ann. § 63G-2-309, and Utah Administrative Code Rule R33-7-105. In turn, SAA will comply with Utah Code Ann. § 63G-2-309 and Utah Administrative Code Rule R33-7-106 with respect to disclosing such information. Submission of protected information in response to this RFP shall be deemed an acknowledgment and consent by the offeror that the offeror agrees with this paragraph and will indemnify, defend, and hold harmless SAA, its members, directors, officers, staff, and agents from any and all liability relating to the proper disclosure of information provided by the offeror in response to this RFP, even if the offeror requested protected or other confidential status for the information.

D. **Submission of Proposals with Protected Business Confidential Information.** In accordance with Utah Administrative Code Rule R33-7-107, if an offer submits a proposal that contains information claimed to be business confidential or protected information, the offeror must submit two separate proposals as follows:

1. One redacted version for public release, with all protected business confidential information either blacked-out or removed, clearly marked as "Redacted Version;" and

2. One non-redacted version for evaluation purposes clearly marked as "Protected Business Confidential."

Please note that pricing may not be classified as business confidential and will be considered public information. In addition, an entire proposal may not be designated as "protected," "confidential," or "proprietary" and shall be considered non-responsive unless the offeror removes the designation.

VI – PROPOSAL CONTENT REQUIREMENTS

A. Content of Proposals. Offerors must address the following in their proposals:

2. *Experience, Qualifications, and Track Record*. Provide information demonstrating that the offeror has the experience and qualifications necessary to complete this project and that it has a proven and successful track record of engaging in charter school construction. The information may include such things as:

   a. Summaries/examples of the offeror completing projects similar to the one described in this RFP for charter schools; and
   b. A copy of the offeror's valid Utah contractor's license.

3. *Past Performance for SAA and/or References.* Identify any construction projects the offeror has completed for SAA in the past. If the offeror has not completed any construction projects for SAA, the offeror must provide a list of references for at least three construction projects similar to the project described in this RFP. Offerors who have completed construction projects for SAA may also provide a list of references.

4. *Management Plan.* Provide a summary of how the offeror will manage and complete the project set forth in this RFP. The summary must include information about at least the following:

   a. Project schedule; and
   b. Project safety.

   If the offeror is aware of any major obstacle to completing the proposed project that hasn't already been identified in this RFP (such as the existence of any easements, storm drains, or underground utilities that must be relocated; unsuitable soil conditions on site; etc.), please identify those obstacles in your management plan and describe how the offeror would overcome the obstacle.

5. *Pricing.* Provide the total anticipated guaranteed maximum price to be charged by the offeror to complete the project. Pricing must be reasonably itemized among construction and design. **NOTE TO OFFERORS: Offerors should not use the lack of details and the early stage of the project as justification for submitting unreasonably low pricing in their proposals in order to obtain an advantage in the procurement. Offerors are responsible for identifying and anticipating costs associated with the project. The School expects bidders to have sufficient experience and expertise to estimate project costs with a reasonable amount of accuracy given the details of the project at this stage. As the School evaluates proposals, the School reserve the right to deduct points from an offeror who fails to account for project costs in a manner that demonstrates reasonable experience and expertise. In the event a proposal is selected, offerors will be expected to reasonably honor pricing outlined in the proposal, and failure to do so, or a demonstrated failure to have accounted for costs that should reasonably have been anticipated, will be considered justification for terminating the award prior to**

executing a definitive construction contract or for terminating the contract once executed.

B. Selection and Scoring. Selection of a general contractor will be based on offerors' responses to these content requirements in relation to the Evaluation Criteria set forth in **Section VII**. The successful proposal will address each of the required content areas, demonstrate how the offeror meets or exceeds SAA's needs with respect to this project, and communicate clearly how the offeror will complete this project in a timely and economical manner. The Evaluation Criteria set forth in **Section VII** contains a numerical score for each of the proposal specifications and proposals will be ranked based on their score. The Evaluation Criteria Unrelated to Cost will be subjectively scored by the Evaluation Committee based on offerors' responses to the content requirements contained in **Section VI (A)(1)-(3)** above. The Evaluation Criteria Related to Cost will be scored by the Evaluation Committee after the Evaluation Committee has scored the Evaluation Criteria Unrelated to Cost so that cost and non-cost criteria is scored separately. The Evaluation Committee will use the following formula to score a proposal's cost: *Total Cost Points Possible x (Lowest Proposed Price ÷ Proposal Price Being Evaluated.* The offeror with the lowest proposed price (which proposed price is provided by offerors in response to the specification in **Section VI(A)(4)** above) meeting the requirements of the RFP*)*, subject to the conditions set forth above regarding completeness and accuracy of pricing, will receive 100% of the cost points (30) and all other offerors will receive a portion of the cost points based on the formula above.

VII – EVALUATION CRITERIA

Evaluation Criteria Unrelated to Cost

A. Offeror's Experience, Qualifications, and Track Record (40 points possible). This criterion is based on the information provided in response to the specifications contained in **Section VI(A)(1)**.

B. Past Performance for SAA and/or References (30 points possible). This criterion is based on the information provided in response to the specifications contained in **Section VI(A)(2)**.

C. Management Plan (25 points possible). This criterion is based on the information provided in response to the specifications contained in **Section VI(A)(3)**.

Evaluation Criteria Related to Cost*

D. Pricing (5 points possible). This criterion is based on the pricing proposal provided in response to the specifications in **Section VI(A)(4)**.

Total points possible based on Evaluation Criteria: 100 points

*** NOTE:** Cost will be scored independently from the substantive evaluation factors.

EXHIBIT A

GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

ALL WORK TO CONFORM TO **SYRACUSE CITY'S** STANDARDS, DRAWINGS,AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **SYRACUSE CITY** STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY **SYRACUSE CITY'S** AND SILVERPEAK ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

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 SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

TRAFFIC CONTROL TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS 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.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

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 NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

GEOTECHNICAL NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

UNDERGROUND INFORMATION

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION GATHERED FROM UTILITIES AND/OR FROM ABOVE-GROUND STRUCTURES OR EVIDENCE FOUND AT THE TIME OF SURVEY. AS SUCH, THE UNDERGROUND INFORMATION IS A BEST ESTIMATE. SILVER PEAK DOES NOT REPRESENT OR GUARANTEE THAT THE UNDERGROUND INFORMATION PROVIDED IS CORRECT OR UP TO DATE.

IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CALL BLUESTAKES A MINIMUM OF 48 HOURS PRIOR TO BEGINNING ANY DIGGING OR UTILITY WORK.

NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

UTILITY NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF **SYRACUSE CITY**. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE UTILITY OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK ON NET UTILITIES. CONTRACTOR IS TO COORDINATE DRY UTILITY WORK WITH THE UTILITY OWNERS.

STORM DRAIN
SEE **SYRACUSE CITY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **STORM DRAIN** & APPURTENANCES **WITHIN THE PUBLIC RIGHT-OF-WAY** SHOWN ON THIS PLAN. SEE THE DETAILS PROVIDED ON THIS SET OF DRAWINGS FOR ALL OTHER STORM DRAIN CONSTRUCTION. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **SYRACUSE CITY** STANDARDS AND DETAILS.

LAND DRAIN: NOT USED

SANITARY SEWER
SEE **SYRACUSE CITY STANDARDS &** SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **SANITARY SEWER** & APPURTENANCES SHOWN ON THIS PLAN.

CULINARY WATER
SEE **SYRACUSE CITY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **CULINARY WATER** & APPURTENANCES SHOWN ON THIS PLAN.

SECONDARY WATER
SEE **LAKE BOTTOM IRRIGATION CANAL COMPANY** STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE **SECONDARY WATER** & APPURTENANCES SHOWN ON THIS PLAN.

DRY UTILITIES
THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.

CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

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

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 NOTIFICATION HAS NOT BEEN GIVEN.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **SYRACUSE CITY** STANDARDS AND DEVICES.

DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES , STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.
2. SAID DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.
3. SAID DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
4. SAID DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.
5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.
7. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT **SYRACUSE CITY** STANDARDS AND SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY **SYRACUSE CITY** STANDARDS AND DETAILS. CONTRACTOR IS TO OBTAIN ANY REQUIRED PERMITS AND NOTIFY THE STREET OWNER AND SILVER PEAK ENGINEERING PRIOR TO BEGINNING ANY WORK WITHIN SAID STREET.

SITE WORK OUTSIDE OF THE PUBLICLY OWNED RIGHT OF WAY SHALL CONFORM WITH THE NOTES AND DETAILS **SHOWN ON THIS SET OF PLANS**. CONTRACTOR IS TO NOTIFY THE **OWNER** AND SILVERPEAK ENGINEERING PRIOR TO BEGINNING SAID WORK.

ALL DIMENSIONS, AND GRADES 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 NOTIFICATION HAS NOT BEEN GIVEN.

ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6A BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6A CONCRETE RING.

FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 40 FEET.

UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (96% STANDARD PROCTOR DENSITY) SUB GRADE.

ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

ABBREVIATIONS

NOT ALL ITEMS MAY BE APPLICABLE

∅	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ARCH	ARCHITECTURAL
B&C	BAR & CAP
BL	BOUNDARY LINE
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BVC	BEGIN VERTICAL CURVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMBO	COMBINATION
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
E	EAST
EG	EXISTING GRADE
EOA	EDGE OF ASPHALT
ELEC	ELECTRICAL
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EXIST	EXISTING
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FND	FOUND
FND	FOUNDATION
FTG	FOOTING
GB	GRADE BREAK
GR	GRATE
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION
HPS	HIGH POINT STATION
HWM	HIGH WATER MARK
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LG	LIP OF GUTTER
LP	LIGHT POLE
LPE	LOW POINT ELEVATION
LPS	LOW POINT STATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
N	NORTH
NE	NORTHEAST
NR	NON-RADIAL
NW	NORTHWEST
OC	ON CENTER
PL	PROPERTY LINE
PROP	PROPERTY
PUE	PUBLIC UTILTIY EASEMENT
PUⅆE	PUBLIC UTILITY & DRAINAGE EASEMENT
PUEⅆE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYLCHLORIDE
R	RADIUS
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SEC	SECONDARY
SEC	SECTION
SLB&M	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
STDS	STANDARDS
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOG	TOP OF GRATE
TOW	TOP OF WALL
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
UP	UTILITY POLE
UTIL	UTILITY
V	VALVE
VC	VERTICAL CURVE
W	WATER
W	WEST
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE
X	CROSS
X-SECT	CROSS-SECTION

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

DRAWING DESCRIPTION: GENERAL NOTES

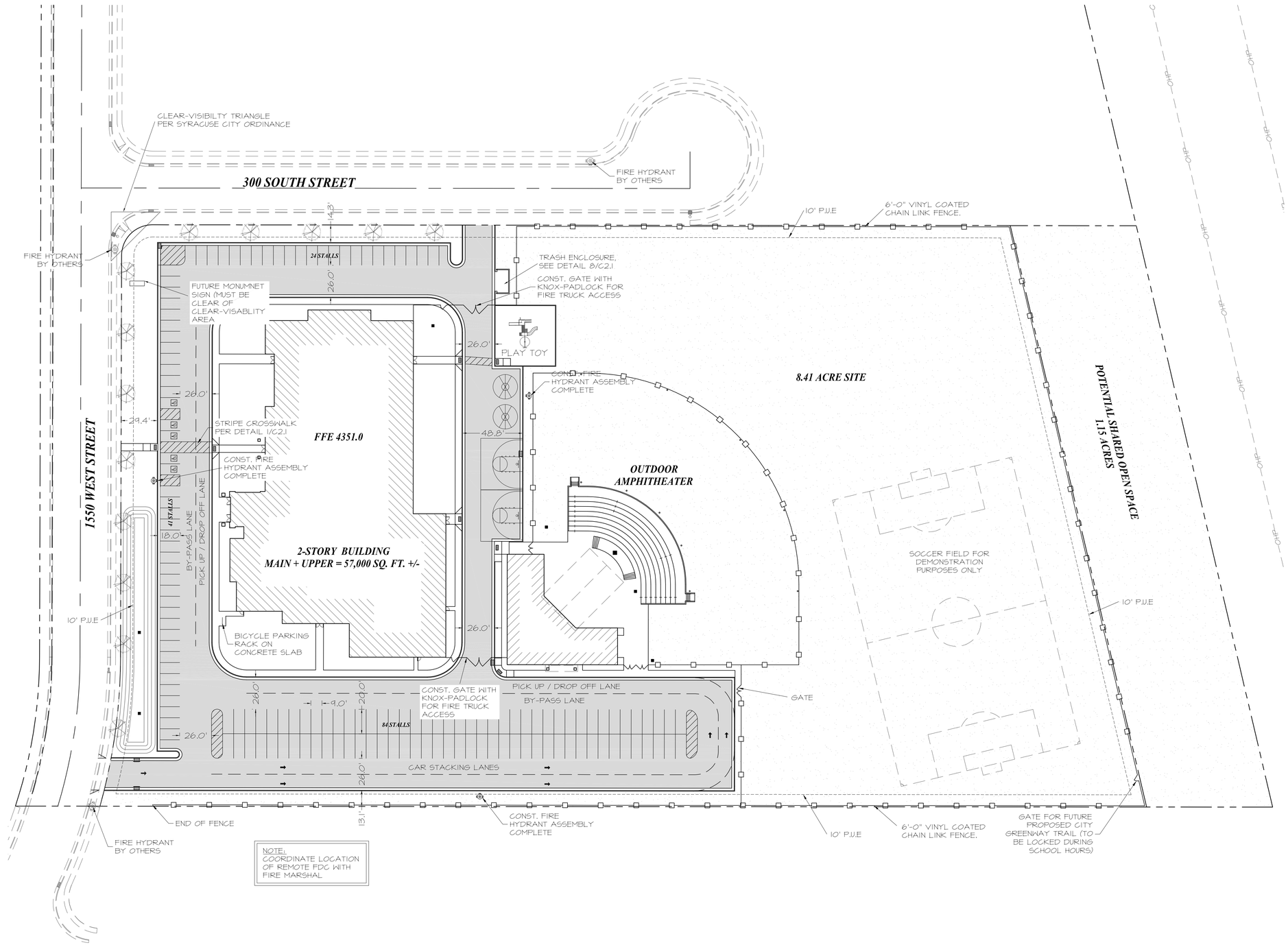
DATE: 1/8/2015
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

REVISED:

SHEET NUMBER: C1.0
GENERAL NOTES

\\10.10.10.10\Public\Silverpeak Projects\AcademicaWest\Utah\Syracuse Arts Satelite Campus\Civil\Civil Syracuse Satellite (16).dwg 1/8/2015 4:21:51 PM

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. SILVER PEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



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- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER

SITE AREA TABULATION

HARDSCAPE	110,759 SQ.FT.	2.54 AC.	30.21%
LANDSCAPE	218,747 SQ.FT.	5.02 AC.	59.68%
BUILDING	37,073 SQ.FT.	0.85 AC.	10.11%
TOTAL SITE	366,629 SQ.FT.	8.41 AC.	100.00%

PARKING PROVIDED	149 STALLS
DAYTIME PARKING REQUIRED	70 STALLS
70 STAFF MEMBERS x 1 = 70 STALLS	
EVENT PARKING REQUIRED	140 STALLS
1 STALL PER 5 SEATS APPROX. 500 SEATS + APPROX. 200 OPEN GRASS SEATING BERM	

FEMA FLOOD ZONE: X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
PER FEMA MAP PANEL: 49011C0210E
DATED JUNE 18, 2007

0 40 80 160

HORIZONTAL SCALE: 1"=40'

SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

JOSHUA R. JENSEN — No. 375250 — 01/08/2015 — REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH

REVISED:

DATE: --/--/--
PROJECT: ---
DRAWN BY: M.L.
PLOT: 01-08-2015

DRAWING DESCRIPTION: SITE PLAN

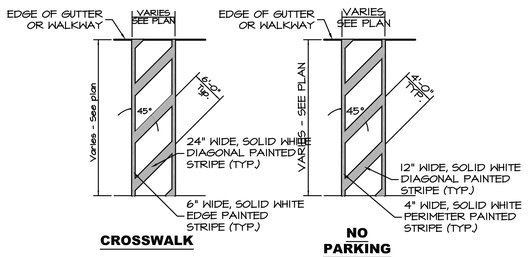
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LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

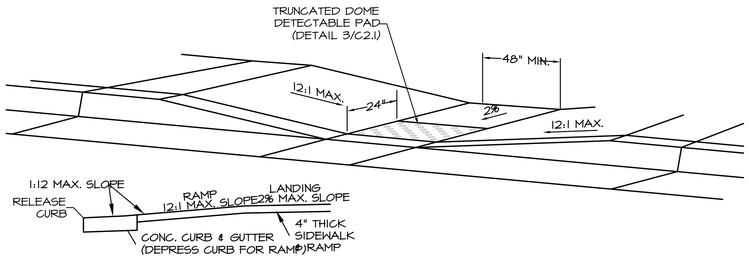
SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C2.0
SITE PLAN

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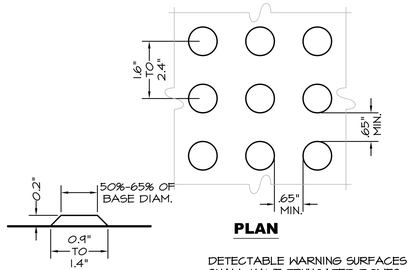


STRIPING DETAILS
NOT TO SCALE — 1 / C2.1



X-SECTION THRU RAMP

ADA RAMP A-01
NOT TO SCALE — 2 / C2.1

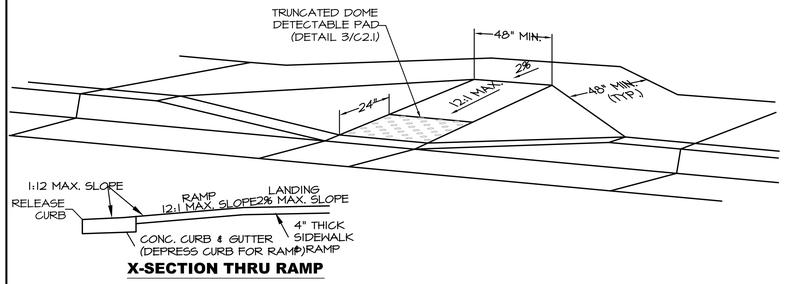


PLAN

ELEVATION

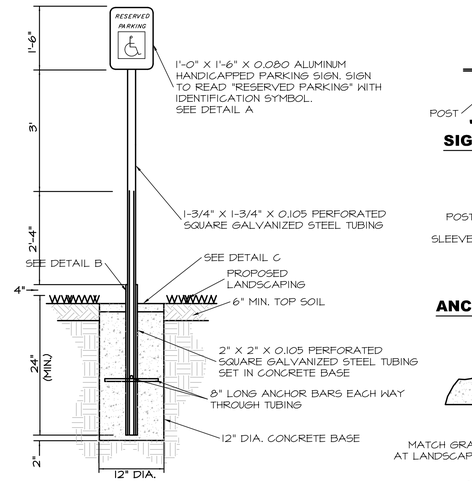
DETECTABLE WARNING SURFACES SHALL HAVE TRUNCATED DOMES COMPLYING WITH ANSI 117.1 SECTION 705.5

TRUNCATED DOME DETECTABLE PAD
NOT TO SCALE — 3 / C2.1

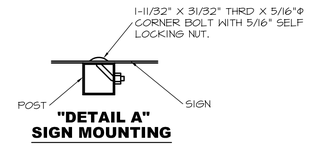


X-SECTION THRU RAMP

ADA RAMP A-01
NOT TO SCALE — 4 / C2.1



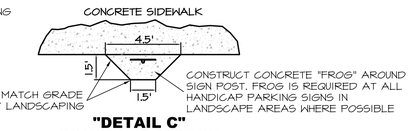
HANDICAPPED PARKING SIGN



"DETAIL A" SIGN MOUNTING

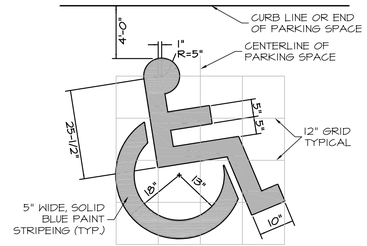


"DETAIL B" ANCHOR ASSEMBLY



"DETAIL C" CONCRETE "FROG"

HANDICAP PARKING SIGN DETAILS
NOT TO SCALE — 5 / C2.1

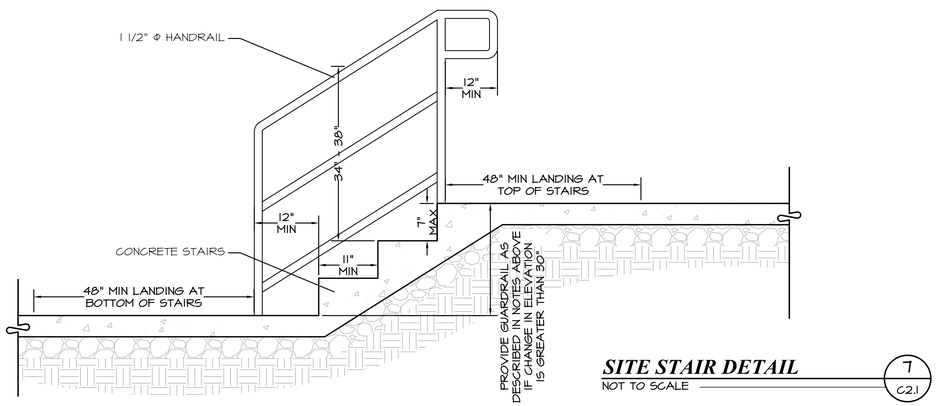


SITE RAMP AND HANDRAIL NOTES:

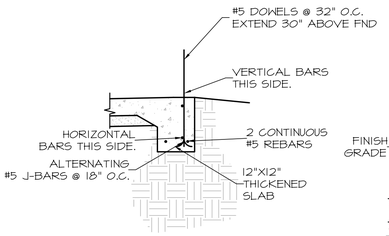
1. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 IN ANY DIRECTION PER IBC.
2. RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP. RAMP LANDINGS SHALL BE A MINIMUM OF 60" IN LENGTH, AND AT LEAST AS WIDE AS THE RAMP RUN PER IBC.
3. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE RAMP. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP AND SHALL BE PROVIDED ON BOTH SIDES OF RAMP, PLUS 12" PAST THE RAMP AT THE TOP & BOTTOM OF THE RAMP. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.

SITE STAIR AND RAILING NOTES:

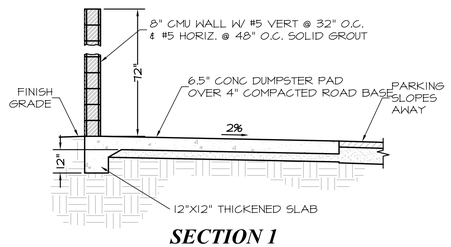
1. STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 7" MAXIMUM.
2. THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE PROVIDED ON BOTH SIDES OF STAIRWAY, PLUS 12" PAST THE STAIRS AT THE TOP OF THE STAIR WAY AND 1 RISER LEGTH PAST THE STAIRS AT THE BOTTOM OF THE STAIRWAY. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE CONT. TO NEXT STAIR. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.
3. ALL OPEN SIDES OF LANDINGS AND STAIRS, BALCONIES, PORCHES, DECKS, AND UN-ENCLOSED FLOOR AND ROOF OPENINGS USED FOR OTHER THAN SERVICE WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
4. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN-NOT PASS THROUGH THE GUARDRAIL PER IBC.
5. HANDRAILS NOT REQUIRED PER 2012 IBC 1009.15 EXCEPTION #3 FOR WALKWAYS HAVING A SINGLE CHANGE IN ELEVATIONS WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATIONS IS GREATER THAN WHAT IS REQUIRED FOR A LANDING.



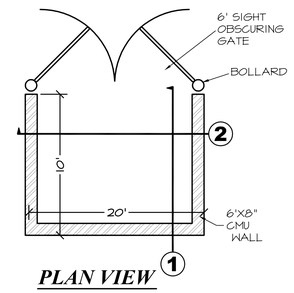
SITE STAIR DETAIL
NOT TO SCALE — 7 / C2.1



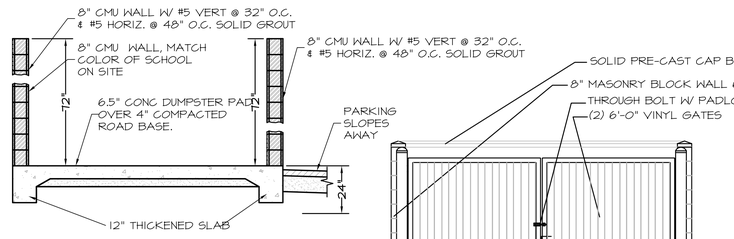
STEM WALL & FOUNDATION SECTION



SECTION 1



PLAN VIEW



SECTION 2

DUMPSTER ENCLOSURE
NOT TO SCALE — 8 / C2.1



TYPICAL NO PARKING SIGN
NOT TO SCALE — 6 / C2.1

SEAL:

REVISED:

DATE: --/--/--
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

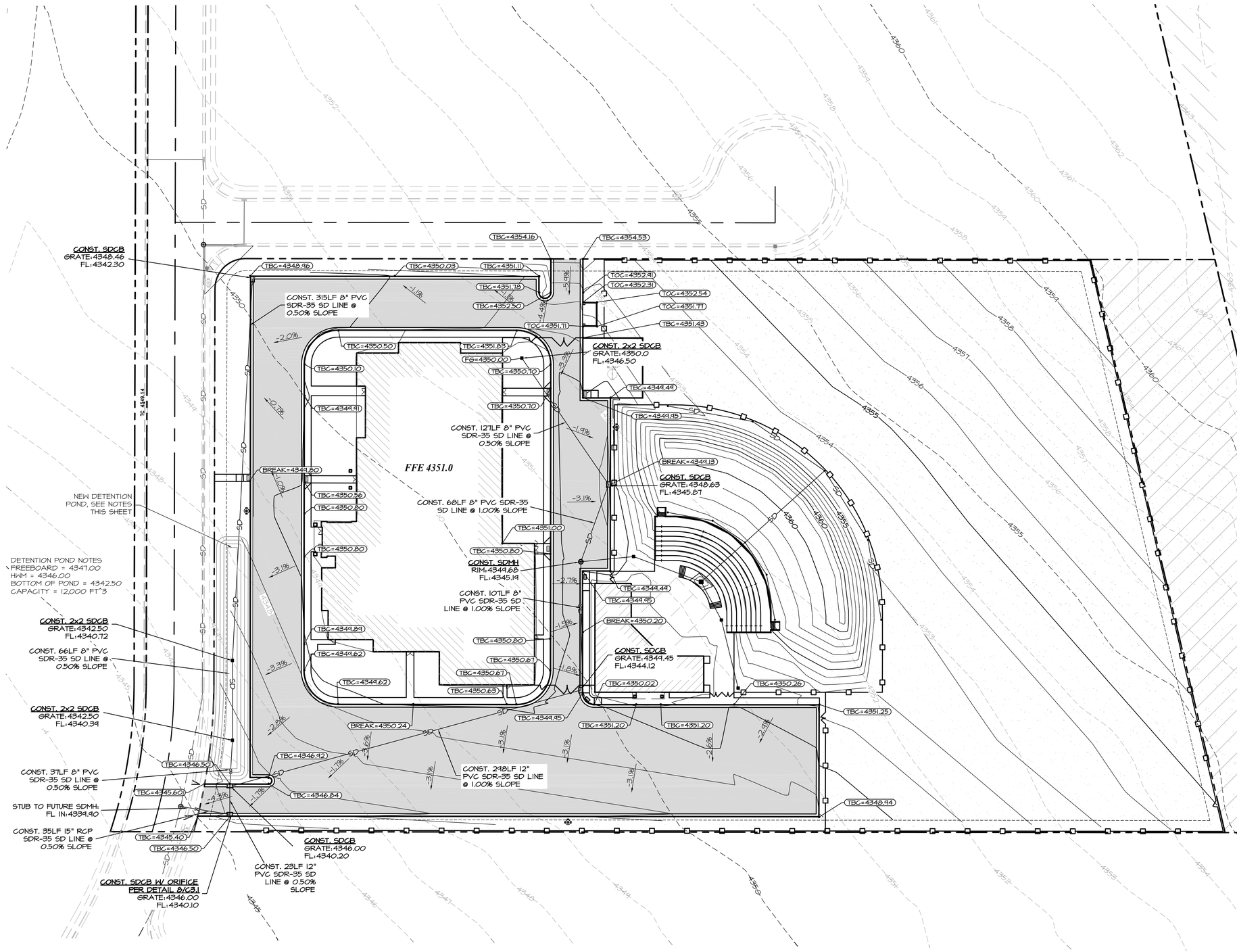
DRAWING DESCRIPTION: SITE PLAN DETAILS

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C2.1
SITE PLAN DETAILS

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- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER

Storm Water Detention Calculations
FOR
Syracuse Arts Satellite Campus

LOCATION:	Approx 300 N. 1550 W. Syracuse	PROJECT NO. –
BY:	Josh Jensen	
DATE:	11/11/2014	

AREA CALCULATIONS			AREA COEFFICIENTS	
LANDSCAPE AREA (Al):	5.02	acres	Cl :	0.15
PAVED AND ROOF AREA (Ar):	3.39	acres	Cr :	0.90
GRAVEL AREA (Ag):	0.00	acres	Cg :	0.60
TOTAL AREA (A):	8.41	acres	TOTAL C:	0.452318688

25 year storm (Depth = 1.14" in 1 hour) — TOTAL C = (Al x Cl + Ar x Cr + Ag x Cg) / A

NOAA Ogden Sugary Factory Station

Calculated Runoff = 0.2 cfs per acre
1.68 cfs

MINUTES	CA	I	T(sec)	CUMULATIVE RUNOFF	ALLOWABLE RUNOFF	STORAGE (ft^3)
5	3.80	4.36	300	4,976	505	4,471
10	3.80	3.32	600	7,578	1,009	6,568
15	3.80	2.74	900	9,381	1,514	7,867
30	3.80	1.85	1,800	12,667	3,028	9,640
60	3.80	1.14	3,600	15,612	6,055	9,556
120	3.80	0.65	7,200	17,693	12,110	5,583
180	3.80	0.45	10,800	18,487	18,166	322
360	3.80	0.28	21,600	22,596	36,331	-13,735
720	3.80	0.17	43,200	28,265	72,662	-44,397
1440	3.80	0.10	86,400	33,524	145,325	-111,801

NOTE: 100 Year 24 Hour Storm

Required Storage 9,640 ft^3
Storage Provided in Pond 12,000 ft^3

OUTLET CONTROL

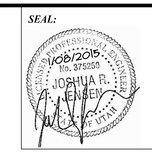
Q (cfs)=	1.7	HWM	46.00	TYPE OF PIPE:	RCP
C=	0.6	FL @ GATE	41.50	ROUGHNESS (n) =	0.013
g (ft/s^2)=	32.2	h (ft)=	4.5	PIPE DIA. (d) =	15
				%SLOPE (s) =	0.005
AREA (in^2) =	23.71	= Q / (C x (2 x g x h)^0.5)		Q allow =	4.58
Reqd. Orifice =	5.496157796			Check Q (cfs)	OK

PROVIDE: 15" DIA. RCP PIPE
with 1/4" metal plate with 5-1/2" round hole as orifice.

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

GRADING / DRAINAGE PLAN

SEAL:



REVISED:

DATE: -/-/-
PROJECT: ----
DRAWN BY: M.J.
PLOT: 01-08-2015

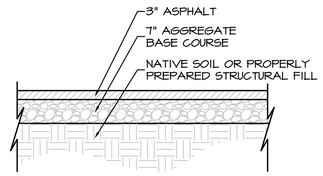
DRAWING DESCRIPTION:
GRADING / DRAINAGE PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

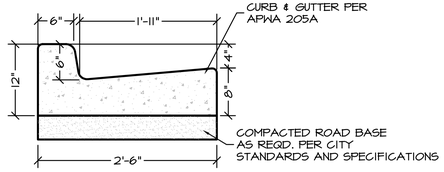
SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER:
C3.0
GRADING / DRAINAGE

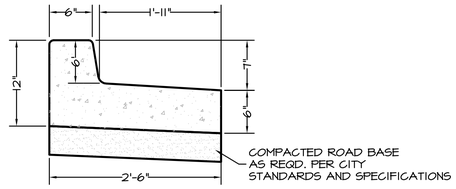
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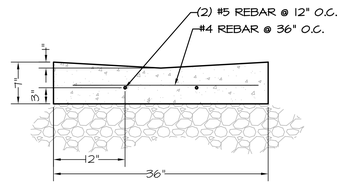
TYPICAL PARKING X-SECTION (1 / C3.1)
NOT TO SCALE



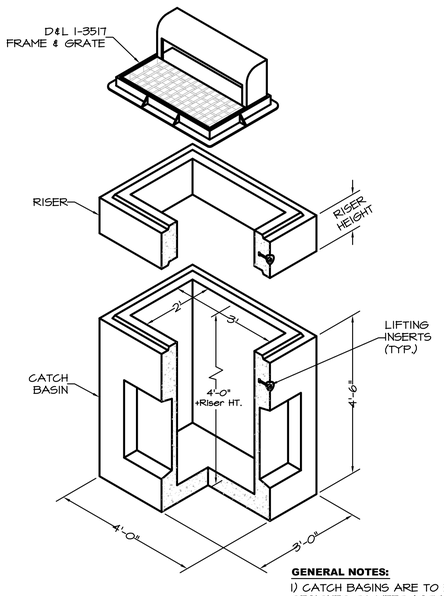
30" HIGH BACK CURB DETAIL (2 / C3.1)
NOT TO SCALE



30" RELEASE GUTTER DETAIL (3 / C3.1)
NOT TO SCALE



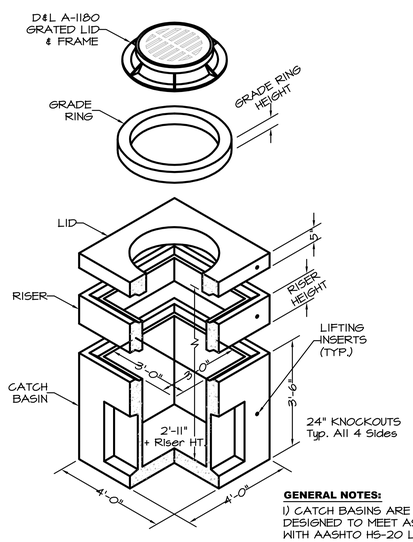
3' WATER WAY (4 / C3.1)
NOT TO SCALE



GENERAL NOTES:

1) CATCH BASINS ARE TO BE DESIGNED TO MEET ASTM C858 WITH AASHTO H5-20 LOADING

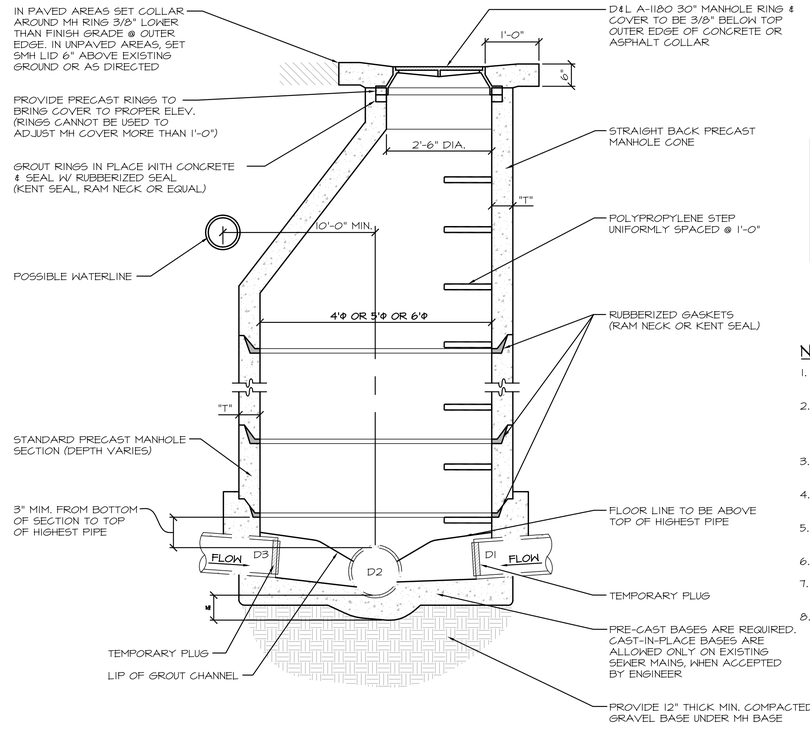
STORM DRAIN CATCH BASIN (SDCB) (5 / C3.1)
NOT TO SCALE



GENERAL NOTES:

1) CATCH BASINS ARE TO BE DESIGNED TO MEET ASTM C858 WITH AASHTO H5-20 LOADING

STORM DRAIN CLEAN OUT (SDCO) (6 / C3.1)
NOT TO SCALE

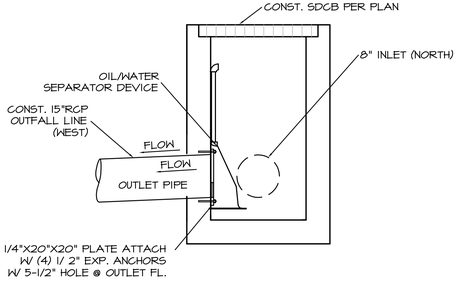


WALL THICKNESS (T)	
SMH DIA.	T (INCHES)
4'-0"	5"
5'-0"	6"
6'-0"	7"

NOTES:

1. IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL MATCH TOP OF D2 OTHERWISE AS APPROVED BY DISTRICT.
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED & FINAL SURFACING IS IN PLACE, REMOVE DEBRIS & TEMPORARY PLUGS OR PLYWOOD FROM INSIDE OF MANHOLE.
3. IF MANHOLE BASE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN. WALL THICKNESS.
4. MANHOLES DEEPER THAN 20'-0" SHALL HAVE AN 18" THICK CONCRETE BASE.
5. SET MANHOLE FRAME & COVER TO 3/8" BELOW FINISH GRADE AFTER FINAL STREET GRADING IS COMPLETE.
6. CONE & WALL SECTIONS TO CONFORM TO ASTM C-478.
7. JUNCTIONS OF (3) OR MORE PIPES REQUIRE 5[OR LARGER MANHOLE.
8. DEFLECTION ANGLE OF 75° OR HIGHER REQUIRE 5[OR LARGER MANHOLE.

TYPICAL MANHOLE DETAIL (7 / C3.1)
NOT TO SCALE



STORM DRAIN W/ ORIFICE PLATE (8 / C3.1)
NOT TO SCALE

SEAL:

PROFESSIONAL ENGINEER
10/8/2015
No. 375258
JOSHUA R. JENSEN
STATE OF UTAH

REVISED:

DATE: --/--/--
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION: GRADING DETAILS

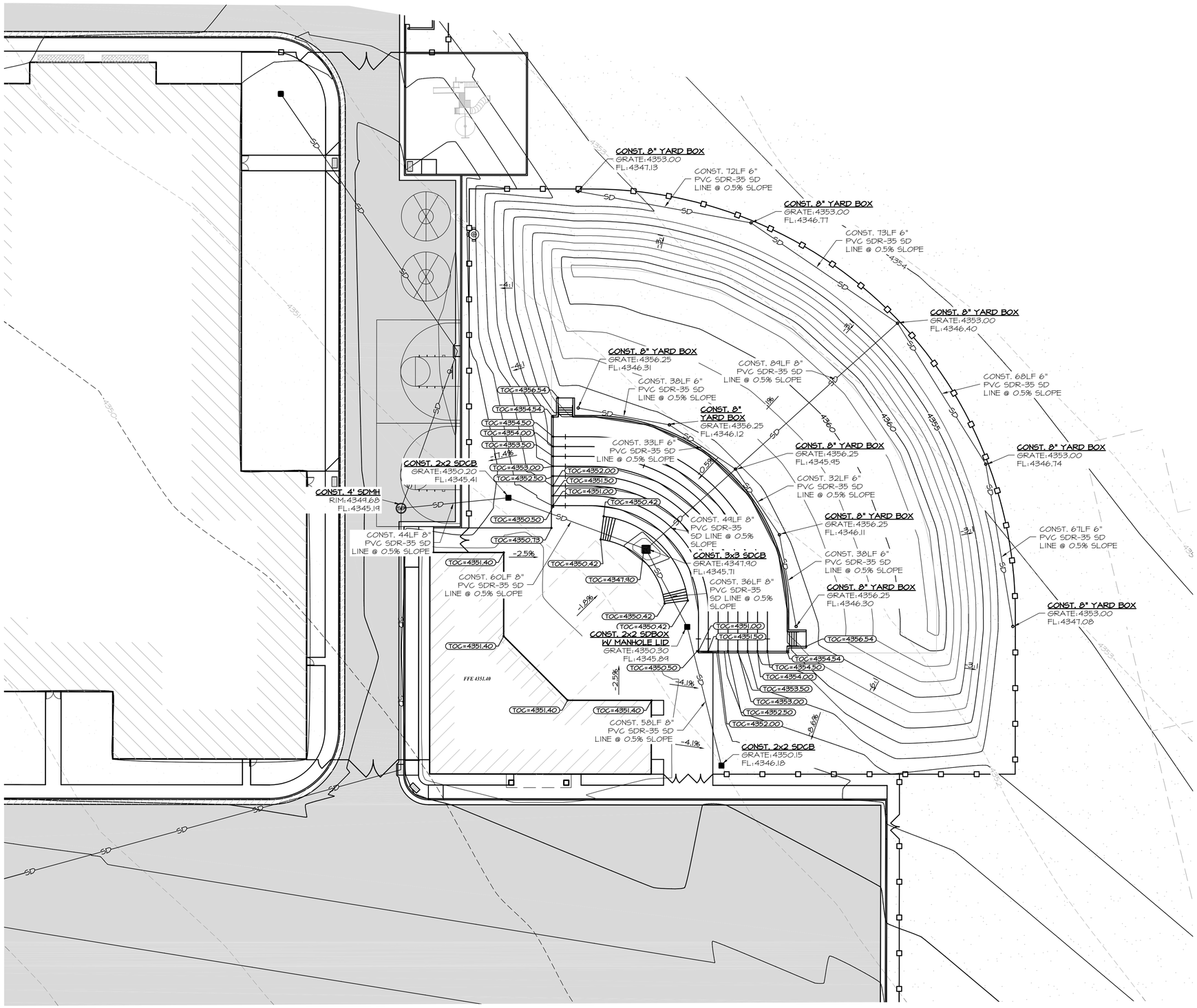
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C3.1
GRADING DETAILS

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LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR — NEW IRRIGATION LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- SW — NEW SECONDARY WATERLINE
- W — NEW CULINARY WATERLINE
- IRR — EX. IRRIGATION LINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- SW — EX. SECONDARY WATERLINE
- T — EX. TELEPHONE LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER

0 10 20 40

HORIZONTAL SCALE: 1"=10'

AMPHITHEATER GRADING PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

REVISED:

DATE: -/-/-
PROJECT: ----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION: AMPHITHEATER GRADING / DRAINAGE PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C3.2
AMPH. GRADING

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. SILVER PEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

HOT TAP OR TIE ONTO WATER LINE

FIRE HYDRANT BY OTHERS

CONST. SDCB
GRATE:4348.46
FL:4342.30

FIRE HYDRANT BY OTHERS

CONST. 315LF 8" PVC SDR-35 SD LINE @ 0.50% SLOPE

CONST. 2x2 SDCB
GRATE:4350.0
FL:4346.50

CONST. FH ASSEMBLY COMPLETE

CONST. 127LF 8" PVC SDR-35 SD LINE @ 0.50% SLOPE

HOT TAP OR TIE ONTO WATER LINE

4' SSMH
RIM: 4348.02
FL(S): 4339.65
FL(N): 4339.75

CONST. 8" PVC C-900 WATER LINE

CONST. FH ASSEMBLY COMPLETE

FFE 4351.0

CONST. 68LF 8" PVC SDR-35 SD LINE @ 1.00% SLOPE

CONST. SDCB
GRATE:4348.63
FL:4345.87

NEW DETENTION POND, SEE NOTES THIS SHEET

2" STOP AND WASTE

DEFERRED SUBMITTAL REQUESTED: BOOSTER PUMP SYSTEM FOR SECONDARY WATER

DETE... FREEBC... HWM = ... BOTTOM OF POND = 4342.00 CAPACITY = 12,000 CUFT

FUTURE 2" POLY IRRIGATION LINE

CONNECT TO WATER LINE

CONST. 2" POLY WATER LINE TO BUILDING

FL=4342.54

CONST. SDMH
RIM:4344.68
FL:4345.19

CONST. 107LF 8" PVC SDR-35 SD LINE @ 1.00% SLOPE

CONST. 2" WATER METER

F.F.

EXTEND 2" POLY TO AMPHITHEATER

CONST. 2x2 SDCB
GRATE:4342.50
FL:4340.72

CONST. 800 GALLON GREASE INTERCEPTOR PER DETAIL 5/C4.1

SAMPLING MANHOLE

CONST. 66LF 8" PVC SDR-35 SD LINE @ 0.50% SLOPE

CONST. 6" PVC C-900 FIRE LINE TO RISER

COTG
FL=4340.84

COTG
FL=4341.68

COTG
FL=4344.28

CONST. SDCB
GRATE:4344.45
FL:4344.12

FL=4344.72

TIE INTO FUTURRE SEWER LINE
FL:4338.69

COTG
FL=4339.50

CONST. 2x2 SDCB
GRATE:4342.50
FL:4340.39

CONST. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1% (MIN) SLOPE

4' SSMH
RIM: 4345.39
FL(S): 4337.29
FL(N): 4337.39

CONST. 3" PVC SDR-35 SS-GREASE LINE @ 2% (MIN) SLOPE

CONST. 37LF 8" PVC SDR-35 SD LINE @ 0.50% SLOPE

CONST. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 2% SLOPE.

CONST. 298LF 12" PVC SDR-35 SD LINE @ 1.00% SLOPE

STUB TO FUTURE SDMH; FL IN:4339.90

CONST. FH ASSEMBLY COMPLETE

CONST. 35LF 15" RCP SDR-35 SD LINE @ 0.50% SLOPE

FIRE HYDRANT BY OTHERS

CONST. SDCB
GRATE:4346.00
FL:4340.20

CONST. 23LF 12" PVC SDR-35 SD LINE @ 0.50% SLOPE

CONST. SDCB W ORIFICE PER DETAIL 8/C3.1
GRATE:4346.00
FL:4340.10

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- NEW IRRIGATION LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 EG CONTOUR MINOR
- 4250 EG CONTOUR MAJOR
- 4250 FG CONTOUR MINOR
- 4250 FG CONTOUR MAJOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER

0 40 80 160

HORIZONTAL SCALE: 1"=40'

UTILITY PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

10/8/2015
No. 375050
JOSHUA P. JENSEN
STATE OF UTAH

REVISED:

DATE: -/-/-
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

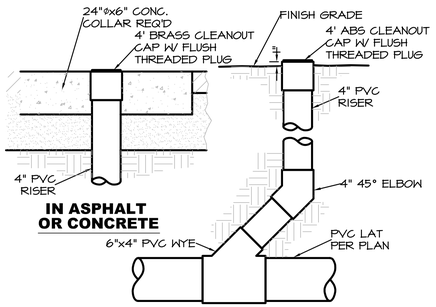
DRAWING DESCRIPTION: UTILITY PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

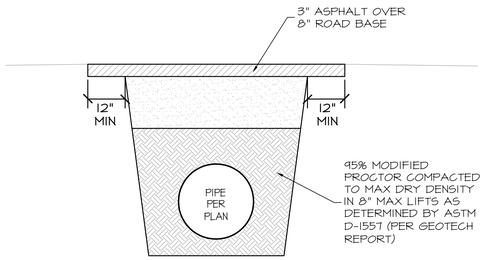
SHEET NUMBER:
C4.0
UTILITY PLAN

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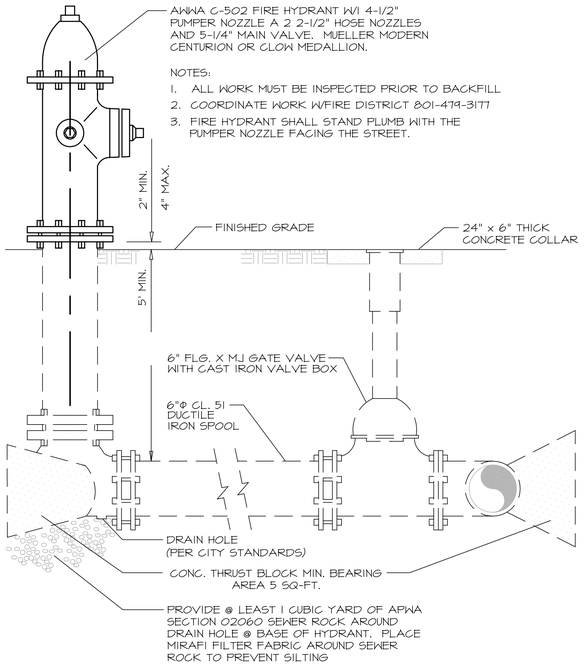
SANITARY SEWER CLEANOUT

NOT TO SCALE — 1 / C4.1



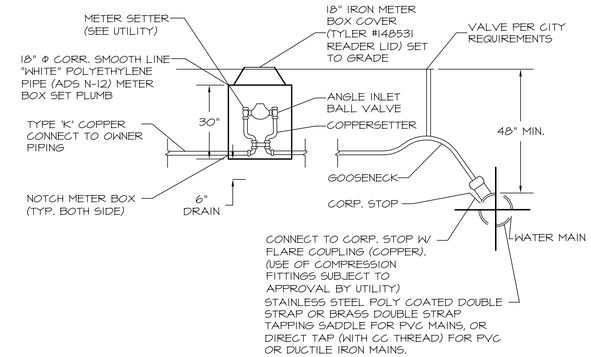
TYPICAL UTILITY TRENCH CROSS SECTION

NOT TO SCALE — 2 / C4.1



FIRE HYDRANT ASSEMBLY

NOT TO SCALE — 3 / C4.1

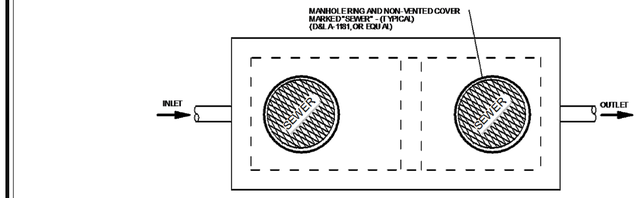


NOTE:

NEW METERS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS. THE LID, BOX, METER, AND SETTER WILL BE PROVIDED BY THE CONTRACTOR. CONNECTION TO THE SUPPLY MAIN, CORP. STOP, AND SERVICE PIPING FROM THE MAIN TO THE METER AND FROM THE METER TO 10'-0" ONTO THE OWNERS PROPERTY SHALL BE PROVIDED BY THE CONTRACTOR.

WATER METER DETAIL

NOT TO SCALE — 4 / C4.1



NORTH DAVIS SEWER DISTRICT

SPECIFICATIONS AND NOTES:

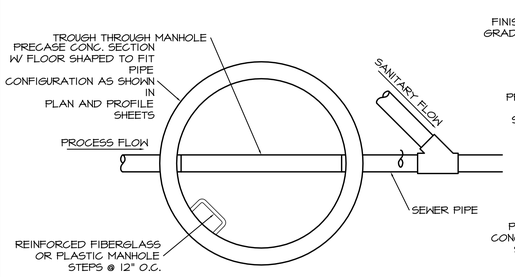
1. GREASE INTERCEPTOR SHALL BE LOCATED TO BE CONTINUOUSLY AND EASILY ACCESSIBLE FOR INSPECTION AND CLEANING AND AS CLOSE AS PRACTICAL TO THE SOURCE OF WASTEWATER. IT SHALL NOT BE LOCATED IN DRIVE-UP LANES, PARKING STALLS, OR SIMILAR AREAS THAT COULD BE PERIODICALLY BLOCKED.
2. WHEN LOCATED IN PAVED AREA TRAP, MANHOLE COVERS, ETC. SHALL BE TRAFFIC RATED.
3. INLET AND OUTLET TEES SHALL BE LOCATED DIRECTLY BELOW MANHOLE ACCESSES.
4. GREASE INTERCEPTORS SHALL HAVE A MINIMUM OF TWO COMPARTMENTS.
5. GREASE RETENTION CAPACITY OF TRAP SHALL BE AT LEAST TWICE IN POUNDS THE FLOW CAPACITY IN GALLONS PER MINUTE. MINIMUM HYDRAULIC VOLUME OF THE TRAP SHALL BE 1000 GALLONS.
6. FOR RESTAURANTS, CAFES, CLUBS, BARS, CAFETERIAS, ETC., THE GREASE INTERCEPTOR SHALL BE SIZED ACCORDING TO THE FORMULA FOUND IN APPENDIX H IN THE UNIFORM PLUMBING CODE (UPC). IF THE SIZE DETERMINED BY THE ABOVE FORMULA INDICATES A VOLUME OF LESS THAN 450 GALLONS, A GREASE TRAP LOCATED IN THE KITCHEN MAY BE USED AND MUST BE SIZED ACCORDING TO THE UPC AND MANUFACTURER'S RECOMMENDATIONS.
7. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL UTILITIES, PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.
8. CONTRACTOR SHALL NOTIFY DISTRICT 24 HOURS BEFORE INSTALLATION BEGINS.
9. CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.

Standard Grease Interceptor

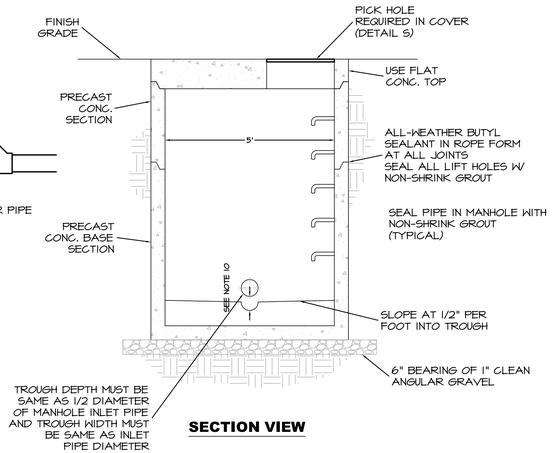
Rev. 2/16/2006

NORTH DAVIS SEWER DISTRICT GREASE INTERCEPTOR

NOT TO SCALE — 5 / C4.1



PLAN VIEW



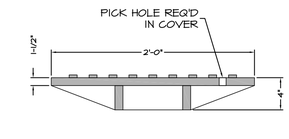
SECTION VIEW

NOTES

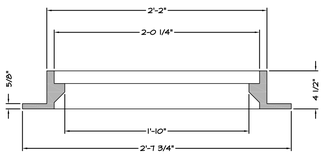
1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SWARF PRIOR TO BACKFILLING IS REQUIRED.
2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2" INCHES.
6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
   A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGES.
   B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THROUGH THE MANHOLE.

SAMPLING MANHOLE

NOT TO SCALE — 6 / C4.1



MAHOLE COVER



MAHOLE RING

NOTE:
IF CONCRETE GRADE RINGS ARE USED ON A SAMPLING MANHOLE INSTALLATION, THE TOTAL HEIGHT OF THE STACKED RINGS MUST NOT EXCEED 12".

MANHOLE COVER & RING

NOT TO SCALE — 7 / C4.1

SEAL:

REVISED:

DATE: -/-/-
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION: UTILITY DETAILS

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C4.1
UTILITY DETAILS

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CONST. STRAW LOG PER DETAILS ON FOLLOWING SHEET (TYP)

CONST. STRAW LOG PER DETAILS ON FOLLOWING SHEET (TYP)

CONST. STRAW LOG PER DETAILS ON FOLLOWING SHEET (TYP)

CONST. STRAW LOG PER DETAILS ON FOLLOWING SHEET (TYP)

CONST. STRAW LOG PER DETAILS ON FOLLOWING SHEET (TYP)

PORTABLE TOILET

CONST. CONCRETE WASHOUT PER SWPPP DETAIL ON FOLLING PAGE

CONST. GRAVEL CONSTRUCTION ENTRANCE

CONST. SILT FENCE PER DETAILS ON FOLLOWING SHEET (TYP)

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- SD — CONST. STORM DRAIN
- SD — EX. STORM DRAIN
- X — CONST. SILT FENCE
- 4250 — EG CONTOUR MINOR
- 4250 — EG CONTOUR MAJOR
- 4250 — FG CONTOUR MINOR
- 4250 — FG CONTOUR MAJOR
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT PAVEMENT
- CONST. CONC. C&G PER X-SECTION
- PROPOSED ASPHALT PER X-SECTION
- CONST. STRAW LOG

0 40 80 160

HORIZONTAL SCALE: 1"=40'

SWPPP

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

1/08/2015
Rq. 372250
JOSHUA R. JENSEN
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

REVISED:

DATE: 1-8-15
PROJECT: ----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION:
STORM WATER POLLUTION PREVENTION PLAN

177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SILVERPEAK ENGINEERING

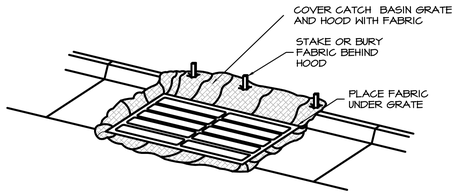
SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER:
C5.0
SWPPP

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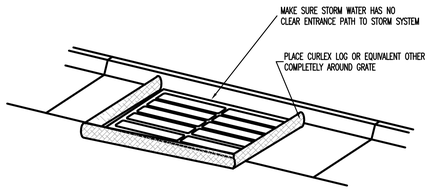
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

SYRACUSE SATELLITE CAMPUS



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



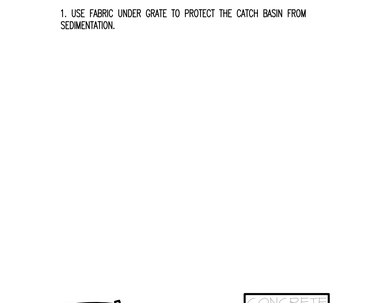
CURLEX LOG (STRAW/CLOTH SACK)

MAINTENANCE: REMOVE & CLEAN CULEX LOGS THOROUGHLY EACH WEEK OR AFTER A STORM. TAKE CARE WHILE MOVING ROCK SACKS TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.

INLET PROTECTION

NOTES:

1. USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.



CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

CONSTRUCTION & BMP SEQUENCING

BMP INSPECTION AND MAINTENANCE SHALL BEGIN WITH THE INSTALLATION OF THE FIRST BMP AND CONTINUE UNTIL THE LAST BMP (REVEGETATION) HAS BEEN COMPLETED.

CATCH BASIN PROTECTION

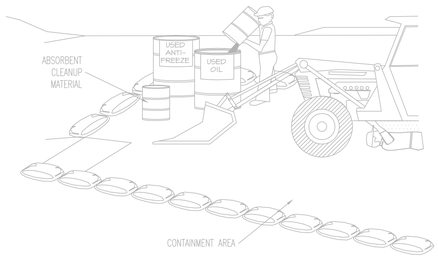
1 CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2 FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
  A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
  B CATCH BASIN PROTECTION PER DETAIL LABELED "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF CURB AND GUTTER CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL FINISH GRADING IS COMPLETED.
3 FOR CATCH BASINS LOCATED IN LANDSCAPE AREAS:
  A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL SITE GRADING OCCURS.
  B CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF SITE GRADING, AND SHALL REMAIN IN PLACE UNTIL ALL GRADING & LANDSCAPING IS COMPLETED.

CONCRETE WASTE MANAGEMENT

1 A CONCRETE WASTE MANAGEMENT FACILITY SHALL BE CONSTRUCTED PRIOR TO POURING ANY CONCRETE ON THE SITE, AND SHALL REMAIN IN PLACE UNTIL THE LAST CONCRETE POUR HAS BEEN COMPLETED.
2 CONTRACTOR IS TO REMOVE THE CONCRETE WASTE MANAGEMENT FACILITY BY LEGALLY REMOVING AND DISPOSING OF WASTE CONCRETE AND, IF NECESSARY, ANY NON-SOIL BERM MATERIALS.

REGEVETATION

1 SEEDING AND PLANTING OF THE SITE PER THE LANDSCAPE PLAN SHALL OCCUR WITHIN 14 DAYS OF COMPLETION OF THE FINISH GRADING, IF SAID 14 DAYS OCCUR BETWEEN APRIL 15 AND SEPTEMBER 15. OTHERWISE, SEEDING AND PLANTING SHALL BEGIN APRIL 15.
2 PLANTING EFFORTS SHALL BE COMPLETED WITHIN 15 DAYS.
3 SEEDING AND PLANTING SHALL BE CONSIDERED COMPLETE WHEN 70% OF PLANTINGS ARE ESTABLISHED.



EQUIPMENT MAINTENANCE/REPAIR

NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

3. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

4. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

5. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE CONSTRUCTION OF COMMERCIAL CONSTRUCTION IN SYRACUSE CITY, UTAH COUNTY, STATE OF UTAH. THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH DIVISION OF WATER QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR 300000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT FORMS ARE AVAILABLE FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWCON02.PDF

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE DIVISION OF WATER QUALITY.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE UTAH RESPONSE CENTER, SYRACUSE CITY, AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHALL BE MADE FAMILIAR WITH THIS SWPPP PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL. ALL CONTRACTORS AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCTION WITH DISTURBANCE AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWPPP.

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, SKYLAND INVESTMENTS AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NECESSARY, THIS SWPPP WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CONDUCTED IN ACCORDANCE WITH SYRACUSE CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER. ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF SYRACUSE CITY REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

8. THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY SYRACUSE CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE REQUESTER. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WATER QUALITY AND/OR THE LOCAL AGENCY.

10. CONTACTS

DEVELOPER	SHELDON KILLPACK
ADDRESS	290 N. FLINT STREET, SUITE A
CITY, STATE	KAYSVILLE, UTAH 84037
TELEPHONE	(801) 444-9878
CONTRACTOR/DISCHARGER	ONE WEST CONSTRUCTION TED LEWIS
ADDRESS	290 N FLINT STREET
CITY, STATE	KAYSVILLE, UTAH 84037
TELEPHONE	(801) 860-0523
CIVIL ENGINEER	
SILVERPEAK ENGINEERING	JOSHUA R. JENSEN, P.E, S.E.
177 E ANTELOPE DR #B	PROJECT MANAGER
LAYTON, UTAH 84041	(801) 499-5054
SYRACUSE CITY	
1979 WEST 1900 SOUTH	
SYRACUSE , UTAH 84075	
TEL: (801) 825-1477	
STATE OF UTAH	288 NORTH 1460 WEST
DEPARTMENT OF ENVIRONMENTAL QUALITY	P.O. BOX 144870
DIVISION OF WATER QUALITY	SALT LAKE CITY, UTAH 84114-4870
U.S. EPA	
ENVIRONMENTAL PROTECTION AGENCY	REGION VIII
DENVER, COLORADO	800-759-4372
ENVIRONMENTAL PROTECTION AGENCY	202-475-9518
WASHINGTON, D.C. 20460	

11. REFERENCES
A. PLAN PER SILVERPEAK ENGINEERING,
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED BY SILVERPEAK ENGINEERING

12. THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUCTION OF ONE CHARTER SCHOOL PLUS THE CONSTRUCTION OF ALL IMPROVEMENTS, UTILITIES, AND DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PLANS.

13. THE ESTIMATED RUNN-OFF COEFFICIENT AFTER COMPLETION IS 0.46.

14. A NEGLIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. POTENTIAL SOURCES OF STORM WATER POLLUTANTS

POTENTIAL STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

1. COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2. IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3. DISTURBED AREAS SHALL BE SEEDED BY THE THE DEVELOPER. SILT BARRIERS SHALL BE MAINTAINED BY THE DEVELOPER IN THE MEAN TIME. OR, THE DEVELOPER SHALL RE-SEED DISTURBED AREAS AS THEY SEE FIT AND REMOVE THE SEDIMENT CONTROLS.
4. THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1. WASTE DISPOSAL

A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2. SWEEPING OF SITE

A. PROVIDE DAILY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS IF NECESSARY DURING PERIODS OF CONSTRUCTION.
B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3. SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED OF IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER. TOILETS SHALL BE ANCHORED AGAINST OVERTURNING.

4. SPILLS

A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5. CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6. VEHICLES AND EQUIPMENT

A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

7. CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

A. DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS,MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B. PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHALL BE CONDUCTED BY CONTRACTOR.
C. PROVIDE, DESIGNATE AND POST A SIGN MARKING A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD BE CONTAINED OR FLOW TO A HOLDING TANK.

8. LANDSCAPING OPERATIONS

A. USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B. DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM LANDSCAPING.
C. DO NOT PLACE LANDSCAPING MATERIAL IN THE STREET ONCE PAVING IS COMPLETE.

9. STORM WATER INLETS

CONTRACTOR SHALL PROVIDE STRAW FILLED BAGS OR SOCKS AROUND INLETS WITHIN 1000 FEET OF CONSTRUCTION AS BARRIERS TO PREVENT SEDIMENT ENTERING THE INLETS. TRAPPED SEDIMENT SHALL BE REMOVED FOLLOWING STORM EVENTS. BARRIERS SHALL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION.

E. INSPECTION

1. REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

A. VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B. BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C. AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
D. THE DIVISION OF WATER QUALITY MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2. CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3. PREPARATION OF REPORTS AND RETENTION OF RECORDS

A. EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 1, 2009, AND EACH JULY 1 THEREAFTER.
B. THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F. MAINTENANCE OF CONTROLS

1. MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHALL BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION. IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHALL BE PROMPTLY REPAIRED OR RESTORED.
2. PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G. FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

1. AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2. ALL LANDSCAPING AND PLANTING AREAS SHALL BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3. ALL PAVED AREAS SHALL BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4. WASTE MATERIALS ON-SITE SHALL BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5. TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6. STORM DRAIN LINES SHALL BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7. ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H. COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

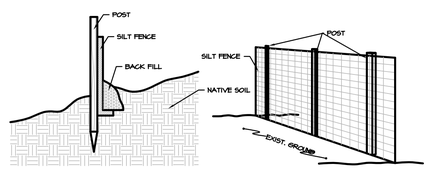
7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(l)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

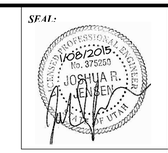
10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH , OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.



SILT FENCE DETAIL

SEAL:



REVISED:

DATE: 1-1-15
PROJECT: ----
DRAWN BY: M.J.
PLOT: 01-08-2015

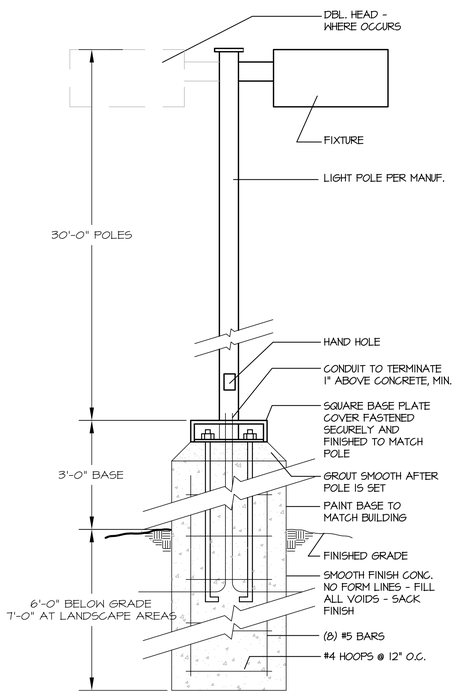
DRAWING DESCRIPTION: STORM WATER POLLUTION PREVENTION NOTES

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

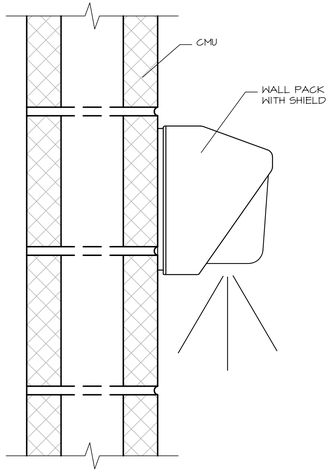
SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: C5.1
SWPP NOTES

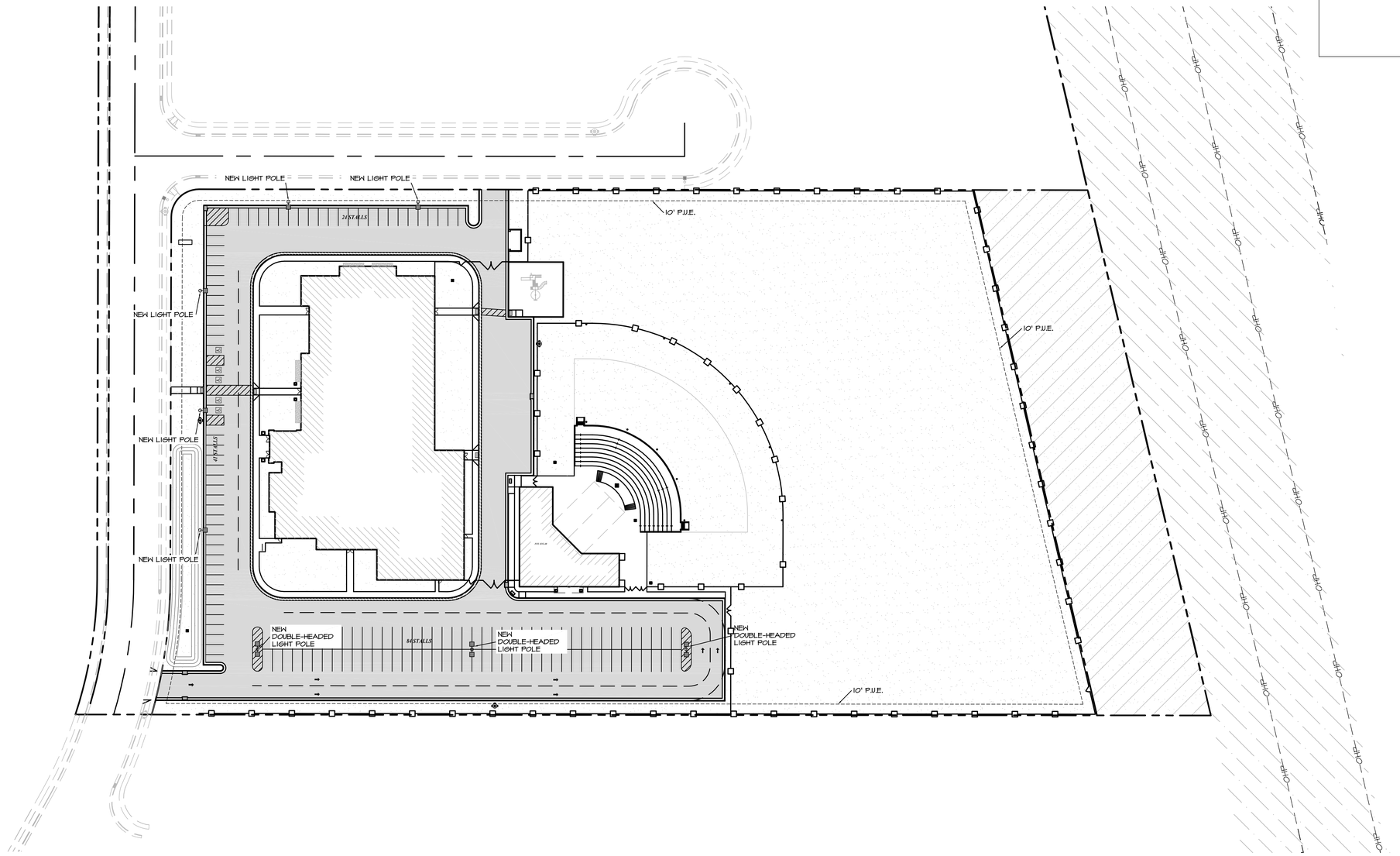
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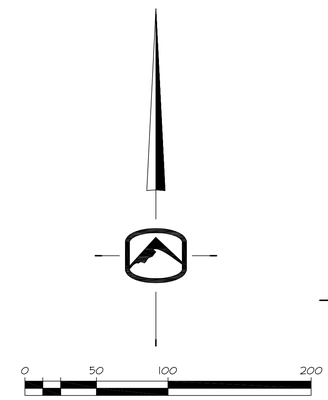


LIGHT POLE & BASE
NOT TO SCALE



SHIELDED WALL PACK DETAIL
NOT TO SCALE





ELECTRICAL SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

SEAL:

REVISED:

DATE: -/-/-
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

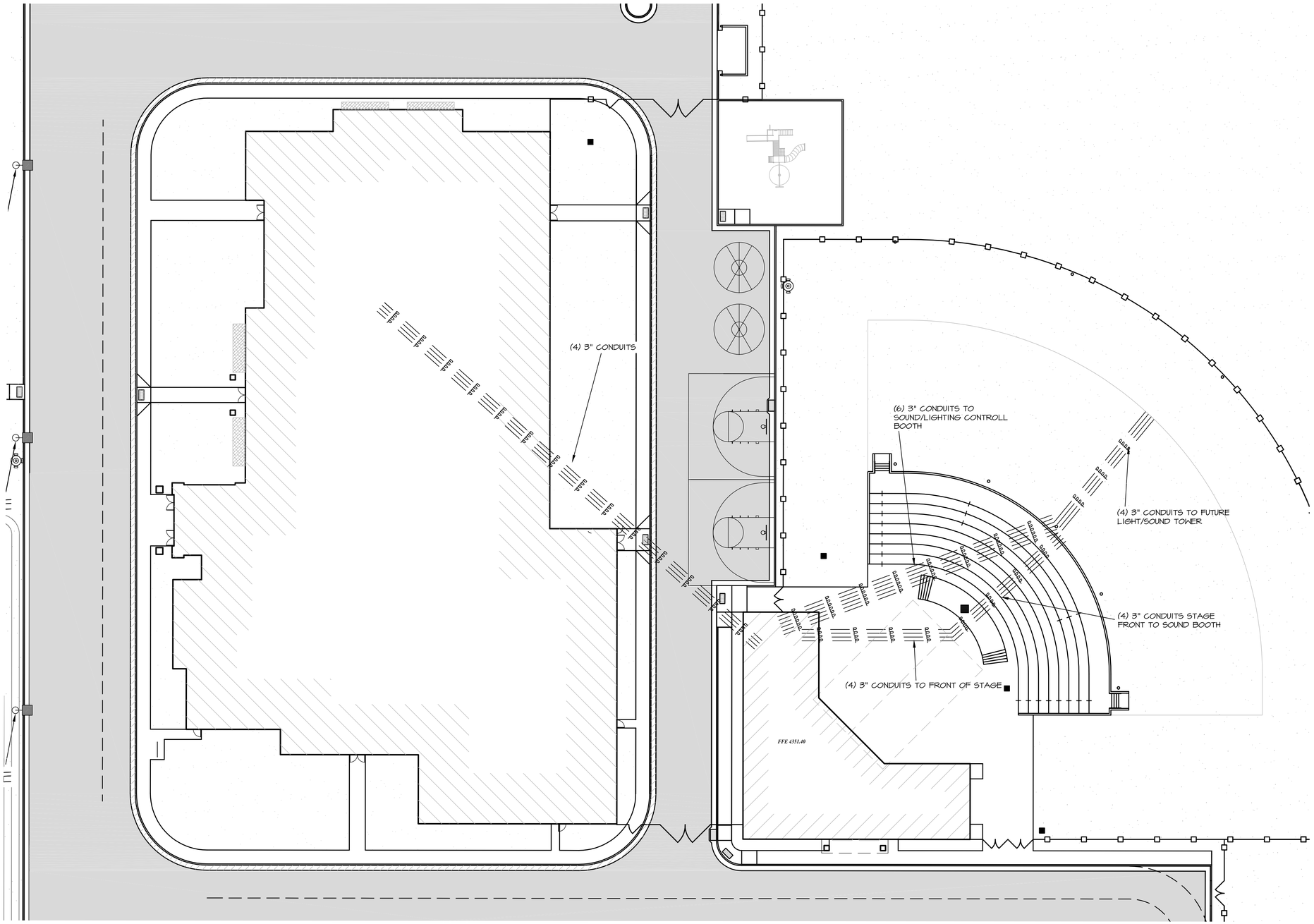
DRAWING DESCRIPTION:
ELECTRICAL SITE PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER:
ES-1
ELECTRICAL SITE PLAN

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✳ SEPARATE ALL ELEC / DATA CONDUITS BY 18" (MIN) TO PREVENT FEEDBACK / NOISE TRANSFER TO SOUND SYSTEM.

ELECTRICAL POWER / CONDUIT PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

REVISED:

DATE: --/--/--
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION: CONDUIT PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: ES-2
E.P. / CONDUIT PLAN

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PLANTING NOTES

1. The planting plan is diagrammatic, and all plant locations are approximate. Plant symbols take precedence over plant quantities shown on the plans and in the Plant Material Schedule. The Contractor shall verify all plant quantities and notify the Landscape Architect of any discrepancies between the quantities and the symbols shown. The Plant Materials Schedule is for the Contractor's convenience only.

2. Prior to any planting operations, the existing and new irrigation systems shall be fully operational and all planting areas shall be thoroughly moistened.

3. All turf planting areas shall receive a minimum of three (3) inches of stockpiled or imported topsoil and twelve (12) inches in planting beds.

4. The following procedure shall be followed in placing all topsoil:
   a. All areas to receive topsoil which have a slope of less than ten (10) percent shall be cross-ripped to a depth of four (4) to six (6) inches.
   b. The subgrade material shall be rough graded to plus or minus one tenth (±0.1) foot of the final rough grade, which will allow the Contractor to achieve final finished grade through the placement of the topsoil.
   c. The surface of the subgrade shall be scarified to a depth of two (2) inches to provide a transition zone between the subgrade and the topsoil. Place the topsoil on the subgrade and fine grade to the final finished grade and topsoil depths as indicated on the drawings and in these specifications.
   d. Granular fertilizer is to be added, it may be applied to the surface and raked in during the fine grading process.

5. The Contractor shall maintain a minimum of two (2) percent drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

6. All plants used for this project shall conform to the following:
   a. Plants shall be fresh and vigorous, of normal habit and growth, and free of disease, insects and insect eggs and insect larvae, weeds and weed seed. No heeled-in plants from cold storage shall be accepted except on approval by the Landscape Architect prior to installation.
   b. Plants shall be subject to inspection and approval at the place of growth or upon delivery to the site for their quality, size, species, and variety. Such approval shall not impair the right of inspection and rejection at the site or during progress of work for size and condition of the plants, latent defects, or injuries. Any and all rejected plants shall be removed immediately from the premises by the Contractor.

7. All plants shall be installed using the following procedures:
   a. Plants shall be generally located as indicated by the drawing. The Contractor shall stake out the location of all plants and planting areas, and no excavation or installation shall commence until such locations have been approved by the Landscape Architect.
   b. All trees and shrubs shall be planted in pits as detailed in the planting details contained herein or as noted on the drawings. Tree and shrub pits shall be circular in outline. They shall be one to two and one half (1 - 2 ½) inches shallower than the rootball depth. When the plant is properly placed in the plant pit, the root collar shall be approximately one (1) inch above finished grade. The sides of the plant pit shall be roughened, and not smooth or sculpted.
   c. Plant backfill mix shall be one hundred (100) percent native site soil.
   d. For container grown plants, remove the container and place the plant vertically in the plant pit, directly on undisturbed soil. The root crown or collar shall be at or just above the finished grade.
   e. For balled and burlapped plants, place the plant vertically in the center of the pit, with the rootball resting on undisturbed soil. Cut and remove the wire basket and burlap or other wrapping material from the rootball. This may be done with the rootball in the pit. Any burlap or wire pieces underneath the rootball may be left in place if they cannot be removed. Do not fold the burlap over, but cut away as much as possible without disturbing the rootball. No burlap shall be pulled from under the rootball. Backfill the bottom one third (1/3) of the pit as the wire and burlap are removed. In all cases, maintain the integrity of the rootball.
   f. The plant pit shall then be completely backfilled with native soil and tamped well. A shallow watering basin or rain cup shall be formed around each plant. This basin will be equal in diameter to that of the original planting pit.
   g. After planting, the following operations shall be performed:
   h. Stake and mulch all trees per installation details.

A. Remove all nursery stakes ties, and tags from all plants. Prune and remove any dead, damaged, or broken branches. Maintain side growth on all trees.

8. Staking shall be performed as follows:
   a. Two (2) 2"x 2" square or 2" diameter round wood stakes, minimum eight (8) feet in length, shall be used to support each tree planted under this contract unless otherwise indicated. Metal t-posts shall not be used.
   b. Tree ties shall conform to the staking detail shown on the planting detail sheet. Wire and vinyl hose shall not be used.
   c. Each stake will be located adjacent to the rootball, on opposing sides, to provide maximum support to the trunk. Do not penetrate the rootball with the stake.
   d. The stakes will be driven into the pit bottom after the tree has been placed in the pit, but before backfilling begins so as to avoid damage to the roots.
   e. Stakes and ties shall be removed after one (1) full growing season from the time the tree was installed.

9. All plants shall be thoroughly watered immediately after planting. This shall mean full and thorough saturation of all backfill in the pits and beds during the same day of planting. Water shall be applied only by open end hose at very low pressure to avoid air pockets, injury to the plant, or washing away of backfill. When installed, watered, and fully settled, the plants shall be vertical. Subsequent watering shall be provided by the site's irrigation system.

10. NOT USED

11. All sod used for this project shall be free of grassy and broad-leaf weeds, contain no bare or burned spots, and be clean and strongly rooted. It shall be of the varieties noted in the plans and notes. The sod shall be cut using approved methods and equipment. It shall be cut in pieces not exceeding one (1) square yard, with a minimum of one (1) inch and maximum one and one half (1 ½) inch thickness. The Contractor shall notify the Landscape Architect of the source of the sod prior to placement. The sod shall be stripped and delivered to the site not more than twenty four (24) hours prior to laying. It shall be maintained in a moist and healthy condition to encourage immediate growth.

12. The following procedure shall be followed when installing the sod:
   a. Lay the sod on smooth, moist topsoil, working off planks if required.
   b. Rake the topsoil to loosen and level prior to placing each course of sod.
   c. Lay strips perpendicular to the direction of the slope. Strips shall be parallel to each other, with their end seams staggered. The sod shall be neither stretched nor overlapped, and all joints shall be butted tightly together.
   d. Roll the sod immediately after placing and thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and the soil immediately below the sod are thoroughly wet.
   e. On slopes two (2) horizontal to one (1) vertical or steeper, lay the sod perpendicular to the slope and secure every row with wooden pegs at two (2) feet maximum on center. Drive the pegs flush with the soil portion of the sod.

Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass.

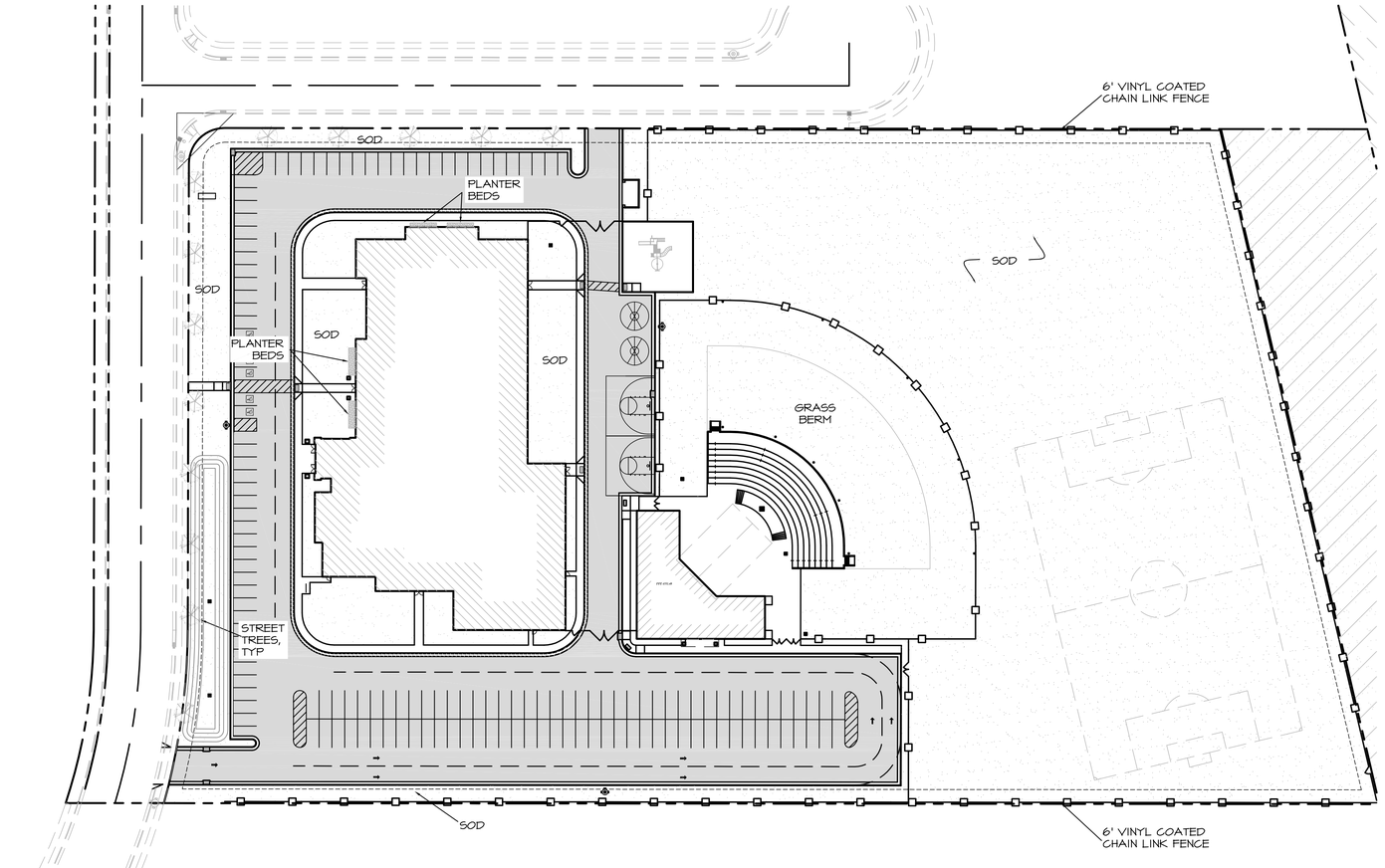
13. Substantial Completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety. Substantial completion shall not be given on designated portions of a project.
   a. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship.
   b. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the Landscape Architect so that proper scheduling can be made for those who are to attend.
   c. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made.
   d. A list of incompleted items (punch list) shall be generated by the Project Manager and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted by the Project Manager. The Contractor will be back charged for time spent by the City and any consultants who have been brought to the site for a final inspection when the project is not ready for said inspection.

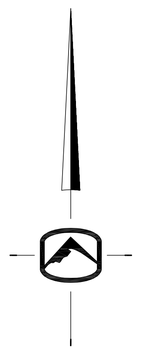
14. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system. The Contractor shall maintain all plantings until the turf is fully established. The turf shall be considered fully established when grass stands come in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the grass. This shall be a minimum period of sixty (60) days. The maintenance work required shall include but not be limited to the following:
   a. Appropriate watering of all plant materials.
   b. Weeding and removal of all weeds from groundcover and planting areas.
   c. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
   d. Filling and replanting of any low areas which may cause standing water.
   e. Adjusting or sprinkler head heights and watering patterns.
   f. Filling and recompaction of eroded areas, along with any required reseeding and/or replanting.
   g. The grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon grass height and growth rate.
   h. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the grass areas at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet.
   i. At intervals of thirty (30) days after the first application of fertilizer to the grass, apply a balanced fertilizer (16-16-16) at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet until the grass is established.

15. A final inspection shall be held prior to the end of the maintenance period to insure that all punch list items have been completed and the entire project is ready for acceptance by the Owner. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings, mylars and maintenance manuals have been submitted, the Owner shall accept the project. An official letter of final acceptance shall be prepared and issued to the Contractor, Landscape Architect, and the Owner. Upon final acceptance of the project by the Owner, the Owner shall assume full responsibility for the project, and the guarantee period shall begin.

16. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
   a. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
   b. All trees shall be guaranteed by the contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.

17. The Contractor shall, within fifteen (15) days after receiving written notification by the Landscape Architect, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.





0 50 100 200

HORIZONTAL SCALE: 1"=50'

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

REVISED:

DATE: -/-/-
PROJECT: -----
DRAWN BY: M.J.
PLOT: 01-08-2015

DRAWING DESCRIPTION: LANDSCAPE PLAN

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SYRACUSE SATELLITE CAMPUS
APPROX. 300 SOUTH 1550 WEST
SYRACUSE, UTAH

SHEET NUMBER: L1
LANSCAPE PLAN

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EXHIBIT B


S 1550 W
S 1550 W
S 1550 W
S 1550 W
Syracuse Arts Academy
North Elementary
New Parking Lot