

RECORDED
JAN 15 2013

2713854
BK 5686 PG 277

42

WHEN RECORDED MAIL TO:

Jordan Valley Water
Conservancy District
Attn: Property Manager
8215 South 1300 West
West Jordan, Utah 84088

E 2713854 B 5686 P 277-319
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/15/2013 11:52 AM
FEE \$0.00 Pgs: 43
DEP RT REC'D FOR JORDAN VALLEY WATER CONSERV

[PARCEL ID # 14-001-0051]

0108pt

ENCROACHMENT AGREEMENT

This Encroachment Agreement is made as of 2 Jan 2013, between the Jordan Valley Water Conservancy District, a water conservancy district organized under the laws of the State of Utah ("District"), and Clinton Property Investment, LLC ("Company").

RECITALS:

A. The District holds an easement and right-of-way (collectively referred to as the "Easement/Right-of-Way," and described on attached Exhibit A) under authority of a written agreement, and it utilizes, or will utilize, them for constructing, installing, operating, maintaining, inspecting, repairing and/or replacing a water pipeline and related facilities;

B. The Company has requested permission to encroach upon the Easement/Right-of-Way of the District in a manner more particularly specified in this Agreement; and,

C. The District is willing to agree to the encroachment, upon the terms and conditions set forth in this Agreement.

TERMS:

The parties agree:

1. The District hereby agrees to encroachment upon the Easement/Right-of-Way by the Company, but only to this extent and for this purpose: The Company may install (i) one six inch (6") SDR35 PVC sewer pipe with clean-out to connect to existing sewer line; (ii) one twelve inch (12") SDR35 PVC SD pipe with one four foot (4') precast concrete manhole to connect to existing SD; (iii) one six foot (6') vinyl coated chain link fence; and, (iv) sod, irrigation line, and sprinkler heads (collectively referred to as the "Encroachment Improvements"), as shown on attached Exhibit B.

2. The Company shall comply with the District's Guidelines for Encroachment upon the Easement/Right-of-Way as set forth in attached Exhibit C.

3. The Company and its contractor(s) and agent(s) shall perform all work within the Easement/Right-of-Way in accordance with the plans, drawings, guidelines, and/or maps set forth in Exhibit B, and in a manner satisfactory to the District.

4. If the installation, construction, operation, maintenance, repair, replacement or inspection of any structures, equipment, facilities or pipeline(s) of the District located, or to be located, in the Easement/Right-of-Way should be made more expensive by reason of

the Encroachment Improvements or the activities of the Company, the Company shall pay to the District the full amount of such additional expense upon receipt of an itemized statement.

The installation, construction, operation, maintenance, repair, replacement, and/or inspection of the District's structures, equipment, facilities, or pipelines located, or to be located, in the Easement/Right-of-Way will be made more difficult and expensive by reason of the Encroachment Improvements. Accordingly, the Company, (i) contemporaneously with the execution of this Agreement, shall pay to the District the amount of Six Hundred Sixty and 00/100 Dollars (\$660.00) as full payment for the additional expense to the District; and, (ii) hereby authorizes the District, at its expense, to remove the Encroachment Improvements, if necessary, during construction and installation of the District's structures, equipment, facilities, or pipelines, and to replace any removed Encroachment Improvements following completion. The District hereby acknowledges receipt of full payment from the Company.

5. The Company shall construct, install, use, maintain, repair and replace its Encroachment Improvements in such a manner as not to (i) damage or obstruct the District's structures, equipment, facilities and/or pipelines; or, (ii) interfere with the installation, construction, operation, maintenance, inspection, repair or replacement of the District's structures, equipment, facilities and pipelines.

6. In consideration of the District agreeing to encroachment upon the Easement/Right-of-Way, the Company shall:

(a) Indemnify, defend and hold harmless the District, its agents, employees, officers, trustees, assigns and successors from and against all claims,

demands, causes of action, liability or judgment of any kind, including attorney's fees and costs, which directly or indirectly arise from the negligence of the Company [or its agent(s) or contractor(s)], or from the existence, construction, installation, operation, maintenance, repair, replacement, condition, use or presence of the Encroachment Improvements within the Easement/Right-of-Way;

(b) Release the District and its agents, employees, officers, trustees, assigns and successors, from liability for all loss or damage of every description or kind whatsoever which may result to the Company from the construction, installation, operation, maintenance, inspection, repair and replacement of District structures, equipment, pipelines and facilities within the Easement/Right-of-Way, provided the loss or damage was not due solely to the negligence of the District; and,

(c) Hereby acknowledge that it accesses and uses the Easement/Right-of-Way at the Company's risk and hazard and, without limiting the generality of the foregoing, the Company agrees that the District shall not be responsible for any harm, damage or injury that may be suffered or incurred by the Company, its agents, employees, contractors, licensees, guests or invitees associated with the use or condition of the Easement/Right-of-Way, except to the extent the harm, damage or injury was caused by the reckless or intentional misconduct of the District.

7. The Company and its contractor(s) and agent(s) shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local governmental body having jurisdiction over the Encroachment Improvements and/or the Easement/Right-of-Way.

8. The provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties; provided, however, that no such successor or assign of the Company shall have the right to use, alter, or modify the Encroachment Improvements in a manner which will increase the expense or burden to the District of the Company's encroachment on the Easement/Right-of-Way.

9. (a) This Agreement, and the encroachment granted to the Company by this Agreement, shall terminate without further notice or condition if (i) the Company does not continuously use the Encroachment Improvements as intended by this Agreement for any twelve (12) month period; or, (ii) the Company breaches this Agreement.

(b) In the event of termination, the Company, at its expense, shall immediately remove the Encroachment Improvements from the Easement/Right-of-Way and restore the surface of the Easement/Right-of-Way to its pre-encroachment condition.

10. (a) The Company may assign this Agreement with the prior written consent of the District, which consent shall not be unreasonably withheld.

(b) The District may assign this Agreement.

11. This Agreement may be amended only by written instrument executed by all parties.

12. All of the grants, covenants, terms, provisions and conditions in this Agreement shall run with the land and shall be binding upon and inure to the benefit of the successors, assigns, heirs, executors and administrators of the parties.

13. This Agreement, including exhibits, constitutes the entire agreement of the parties and supersedes all prior understandings, representations or agreements of the parties regarding its subject matter.

14. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified.

15. The parties shall perform those acts and/or sign all documents required by this Agreement and which may be reasonably necessary to effectuate the terms of this Agreement.

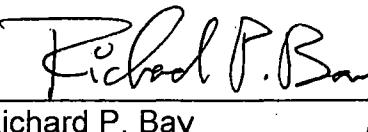
16. Any party may record this Agreement.

"District":

Jordan Valley Water Conservancy District

Dated: January 9, 2013

By:


Richard P. Bay
Its General Manager/CEO

Dated: 2 Jan 2013

"Company":

Clinton Property Investment, LLC

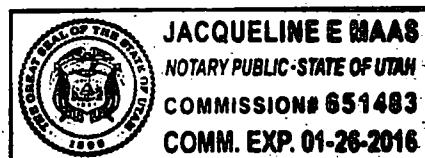
By:

~~Jed D. Stevenson~~
~~Its Manager~~

STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of January 2013, by Richard P. Bay as General Manager/CEO of the Jordan Valley Water Conservancy District.

Jacqueline E. Maas
Notary Public



STATE OF UTAH)
:SS.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 2nd day of January 2013, by Sed Stevenson as Manager of Clinton Property Investment, LLC.

Sed Stevenson
Notary Public

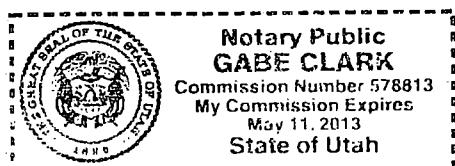


EXHIBIT A

DESCRIPTION OF DISTRICT'S EASEMENT/RIGHT-OF-WAY

A tract of land situated in the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Davis County, Utah, described as follows:

BEGINNING at a point on the North property line, said point being N 00°23'35" E, 660.00 and N 89°36'25" W, 546.66 feet from the center of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence S 00°31'35" W, 330.00 feet to a point on the South property line; thence N 89°36'25" W, 90.00 feet along said South property line; thence N 00°31'35" E, 330.05 feet to a point on North property line; thence S 89°34'38" E, 90.00 feet along said North property line intersecting the project line of the Bear River Pipeline Project at Engineers Station 303+36.50 to the point of beginning. Containing ±0.68 Acres.

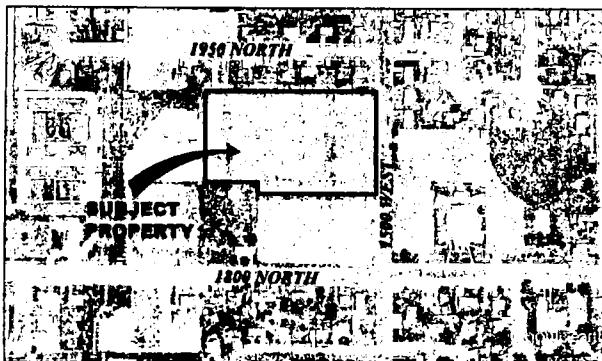
**EXHIBIT B
ENCROACHMENT IMPROVEMENTS**

CHARTER SCHOOL

VOYAGE ACADEMY

LOCATION:
1891 NORTH 1500 WEST
CLINTON, UTAH

VICINITY MAP



GOVERNING AGENCIES

CITY ENGINEER

JB ENGINEERS
466 NORTH 900 WEST
KAYSVILLE, UTAH 84037
PH: (801) 547-0343
FAX: (801) 547-0347

STORM DRAIN

CLINTON CITY
PUBLIC WORKS
2261 NORTH 1500 WEST
CLINTON, UTAH 84015
PH: (801) 614-0810

NATURAL GAS

QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-345-6806

SECONDARY WATER

DAVIS & HEBER COUNTIES
CANAL COMPANY
138 WEST 1300 NORTH
SUNSET, UTAH
PH: (801) 774-6373

SEWER

CLINTON CITY
PUBLIC WORKS
2261 NORTH 1500 WEST
CLINTON, UTAH 84015
PH: (801) 614-0810

POWER

ROCKY MOUNTAIN POWER
201 SOUTH MAIN ST, SUITE 2300
SALT LAKE CITY, UT 84111
CURTIS SALVEZ:
PH: 801-629-3479

FIRE DEPARTMENT

CLINTON CITY FIRE
2155 N 1500 W
CLINTON, UTAH 84015
PH: (801) 479-3177

CULINARY WATER

CLINTON CITY
PUBLIC WORKS
2261 NORTH 1500 WEST
CLINTON, UTAH 84015
PH: (801) 614-0810

TELEPHONE

CENTURYLINK TELEPHONE
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
GARY HEAVER:
801-629-5380

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT. COMPLETE THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

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

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

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICAADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, THE CURRENT CLINTON CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. ALL SIGNAGE AND TRAFFIC DEVICES TO BE USED DURING AND AFTER THE CONSTRUCTION PERIOD SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC), CLINTON CITY AND UDOT STANDARDS.

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

CONTRACTOR

ONE WEST CONST.

ATTN: TED LEWIS
352 N. FLINT STREET
KAYSVILLE, UTAH 84037
PHONE: (801) 860-0523

REVISION	
DATE	12-12-2023
PROJECT	CLINTON PT. C.G.
DRAWING NO.	00000000000000000000

SILVERPEAK ENGINEERING



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

GENERAL NOTES

- 1) ALL WORK WITHIN THE RIGHT OF WAY OWNER'S RIGHT OF WAY SHALL CONFORM TO THE RIGHT OF WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON CLINTON OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE CLINTON STANDARDS & SPECIFICATIONS. APWA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON STANDARDS AND DETAILS.
- 3) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

INDEX TO DRAWINGS

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C1.0	GENERAL NOTES
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C3.0	GRADING / DRAINAGE PLAN
C3.1	GRADING / DRAINAGE DETAILS
C4.0	UTILITY PLAN
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C4.2	PLAN AND PROFILE: 1500 WEST
C4.3	PLAN AND PROFILE
C5.0	STORM WATER POLLUTION PREVENTION PLAN
CS.1	STORM WATER POLLUTION PREVENTION NOTES
ES-1	ELECTRICAL SITE PLAN
ES-2	PHOTOMETRIC SITE PLAN

VOYAGE ACADEMY, 1891 NORTH 1500 WEST, CLINTON, UTAH



SHEET NUMBER:

C0.1
COVER

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 CLINTON CITY'S STANDARDS, DRAWINGS AND SPECIFICATIONS. APHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY CLINTON CITY'S AND SILVERPEAK ENGINEERS 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 CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

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 WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

CONTRACTOR SHALL LAYOUT AND POHOLE 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

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE 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 COMPAKTED TO 96% STANDARD PROCTOR DENSITY PER ASTM TEST D-1951. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW THE OPTIMUM. CONTRACTOR SHALL SUBMIT A SOILS 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 COMPAKTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- 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 OTHER SOURCES. DUE TO THE NATURE OF THE INFORMATION 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 CONTRACTOR'S 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

STORM DRAIN

SEE CLINTON 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. APHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON CITY STANDARDS AND DETAILS.

LIVD DRAIN: NOT USED

SANITARY SEWER

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

CULINARY WATER

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

SECONDARY WATER

SEE DAVID & WEBER CANAL COMPANY'S STANDARDS & SPECIFICATIONS FOR ALL DETAILS & SPECIFICATIONS GOVERNING THE CONSTRUCTION & INSPECTION OF THE SECONDARY WATER & APPURTENANCES SHOWN ON THIS PLAN.

DRIVE 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 PIT HOLEING 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.

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 BE BLOCKED.

CONTRACTOR IS 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.

APHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON CITY STANDARDS AND DEVICES.

DEMOLITION NOTES

- CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEOUS UTILITIES, STRUCTURES, IMPROVEMENTS & DEBRIS ON THE SITE PRIOR TO CONSTRUCTING THE IMPROVEMENTS SHOWN ON THIS PLAN.

- SAY DEMOLITION MAY INCLUDE, BUT IS NOT LIMITED TO UTILITY SERVICES AS WELL AS ASPHALT, CONCRETE, FENCES, TREES, SHRUBS & OTHER DELETERIOUS MATERIALS ON THE SITE.

- SAY DEMOLITION EXCLUDES UTILITY MAINS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.

- SAY DEMOLITION EXCLUDES PUBLICLY OWNED STREET IMPROVEMENTS UNLESS SPECIFICALLY SHOWN ON THIS PLAN.

- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

- CONTRACTOR IS TO COORDINATE ALL PERMITS, FEES & INSPECTIONS AS REQUIRED BY ANY AGENCY HAVING JURISDICTION.

- 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 CLINTON CITY STANDARDS AND SPECIFICATIONS. APHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON 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 SILVER PEAK 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 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A MINIMUM 6" 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, MON 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 BROKEN, 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.

SET 1

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

SILVERPEAK
ENGINEERING

VOYAGE ACADEMY
189 NORTH 1500 WEST
CLINTON, UT 44H

SHEET NUMBER:
C1.0

DRAWN BY:

REVIEWED BY:

APPROVED BY:

DATE: 12/12/12

PROJECT: —

DRAWN BY: —

CC:

DATE: 12-06-2012

PRINT: —

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
 SN NEW SANITARY SEWER
 NW NEW WATERLINE
 - IRR NEW CULINARY WATERLINE
 - OHP EX. IRRIGATION LINE
 - SD EX. OVERHEAD POWER LINE
 - ST EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - SWI EX. SECONDARY WATERLINE
 - G EX. GAS LINE
 - W EX. CULINARY WATERLINE
 ◊ SECTION CORNER
 ◊ MONUMENT
 ◊ CONTROL POINT
 x EX. SPOT ELEVATION

4250 EG CONTOUR MAJOR
 EG CONTOUR MINOR

_____ NEW ASPHALT
 _____ EXISTING ASPHALT

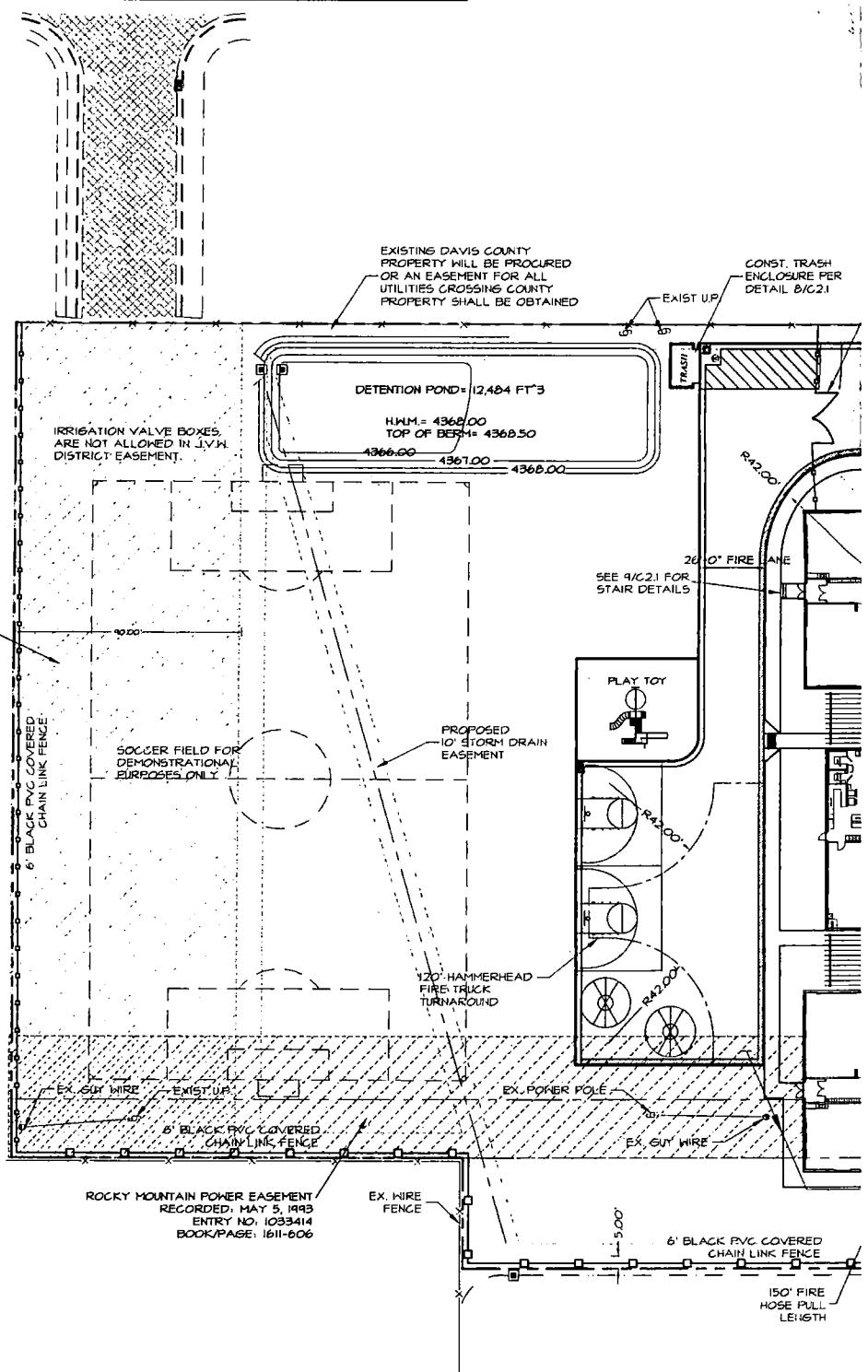
_____ 30° HIGH BACK CURB
 _____ 30° RELEASE GUTTER

x-240"

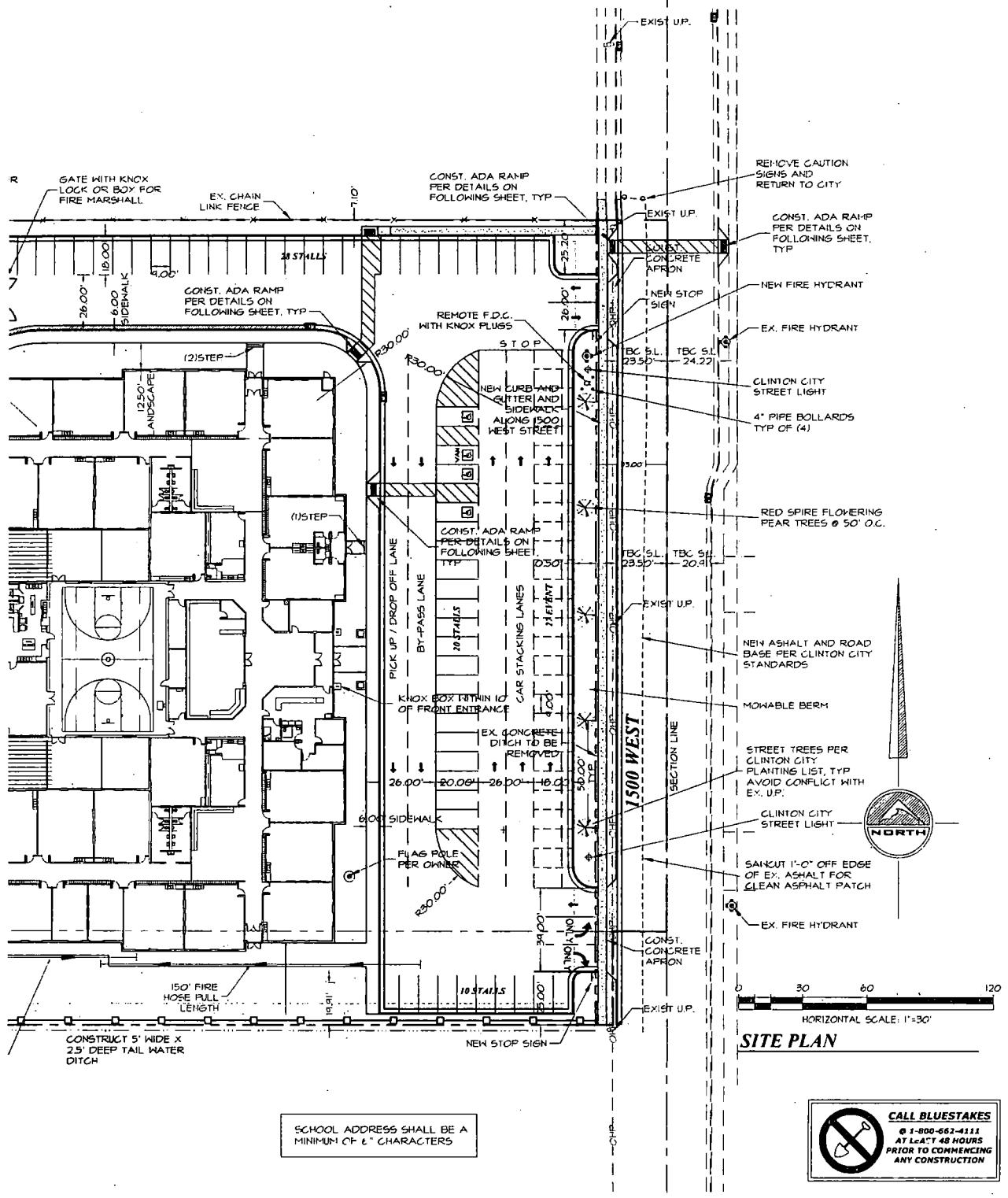
SITE AREA TABULATION

HARDSCAPE	66,181 SQ.FT.	1.53 AC.	30%
LANDSCAPE	110,106 SQ.FT.	2.60 AC.	51%
BUILDING	40,464 SQ.FT.	0.93 AC.	19%
TOTAL SITE	217,951 SQ.FT.	5.06 AC.	100.00%
PARKING TOTAL		85 STALLS	
EVENT PARKING		27 STALLS	
PARKING		58 STALLS	

JORDAN VALLEY W.C.D. EASEMENT
RECORDED: OCTOBER 5, 1999
ENTRY NO. 15550624
BOOK/PAGE: 2567/50



SEAL:



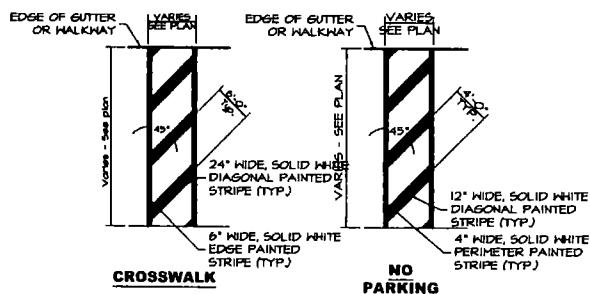
VOYAGE ACADEMY
1500 NORTH 1500 WEST
CLINTON, UTAH

SILVERPEAK
ENGINEERING

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

C2.0
SHEET NUMBER
177 E. PL. 1

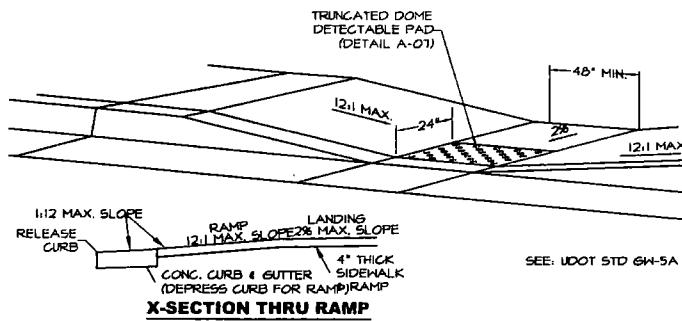
DRAWING DESCRIPTION:	DATE: <u>12/12/12</u>
PROJECT: <u>1500 W</u>	DESIGNER: <u>C.C.</u>
PLT. NO. <u>12-06-2012</u>	REVIEWED: <u> </u>



STRIPPING DETAILS

NOT TO SCALE

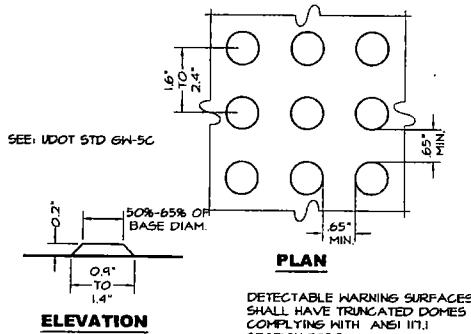
2
C2.1



ADA RAMP A-01

NOT TO SCALE

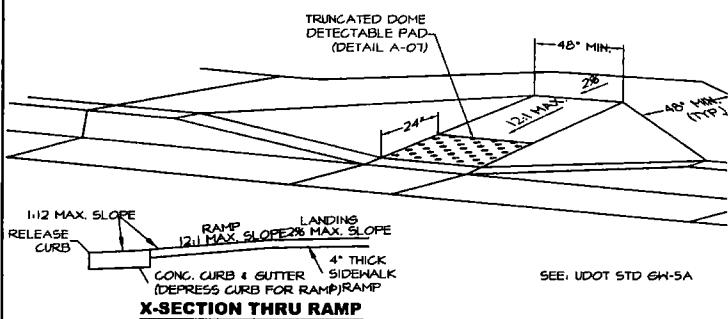
3
C2.1



TRUNCATED DOME DETECTABLE PAD

NOT TO SCALE

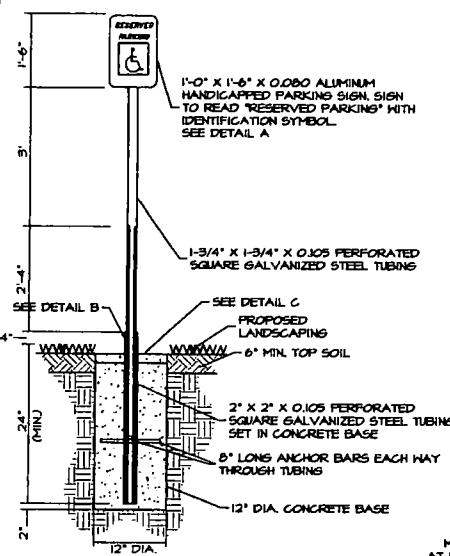
4
C2.1



ADA RAMP A-01

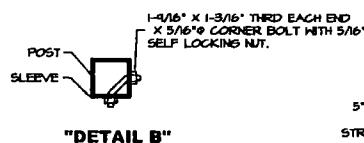
NOT TO SCALE

5
C2.1

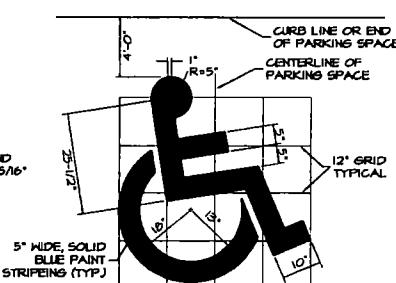


HANDICAPPED PARKING SIGN

"DETAIL A" SIGN MOUNTING

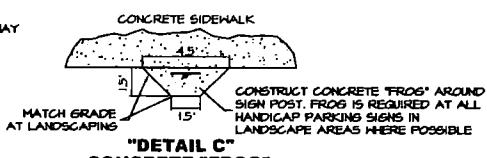


"DETAIL B" ANCHOR ASSEMBLY



HORIZ
BARS THIS
ALTERN
85 J-BARS @ 18

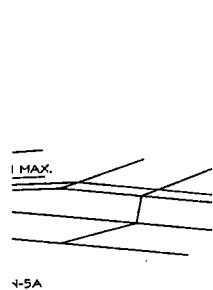
FO



HANDICAPP PARKING SIGN DETAILS

NOT TO SCALE

7
C2.1



SITE RAMP AND HANDRAIL NOTES:

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 1:45 IN ANY DIRECTION PER IBC.

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.

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 PROJECTIONS 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:

STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 7" MAXIMUM.

THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSINGS 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 12" PAST THE STAIRS AT THE BOTTOM OF THE STAIR WAY. THE STAIR TREADS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE LONGER THAN THE 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.

SEAL:

DATE: 12-06-2012
PROJECT: C.C.
DRAWN BY: C.C.
PLOT: 12-06-2012

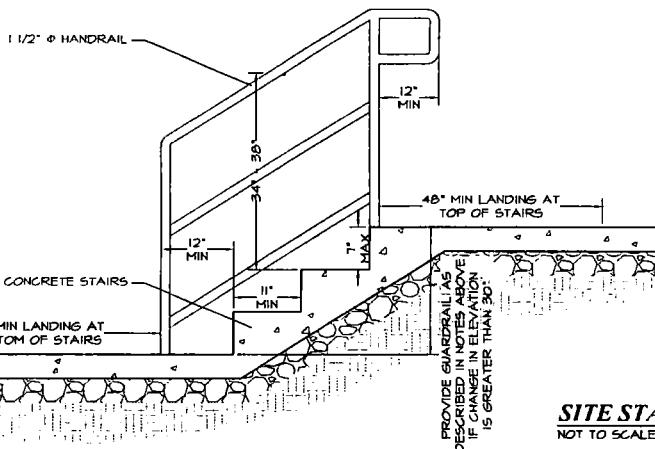
SITE PLAN DETAILS

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

**SILVERPEAK
ENGINEERING**

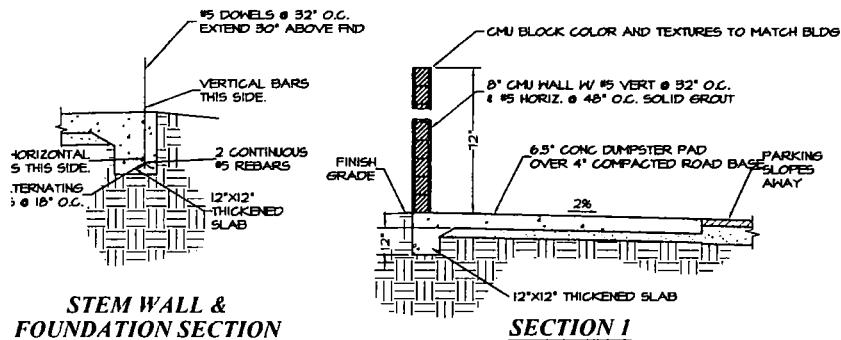
VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH

SHED NUMBER:
C2.1



SITE STAIR DETAIL
NOT TO SCALE

9
C2.1

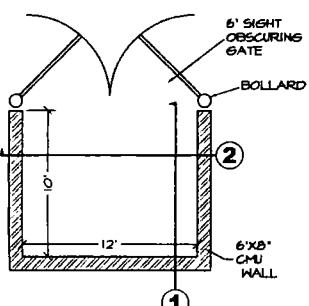


**STEM WALL &
FOUNDATION SECTION**

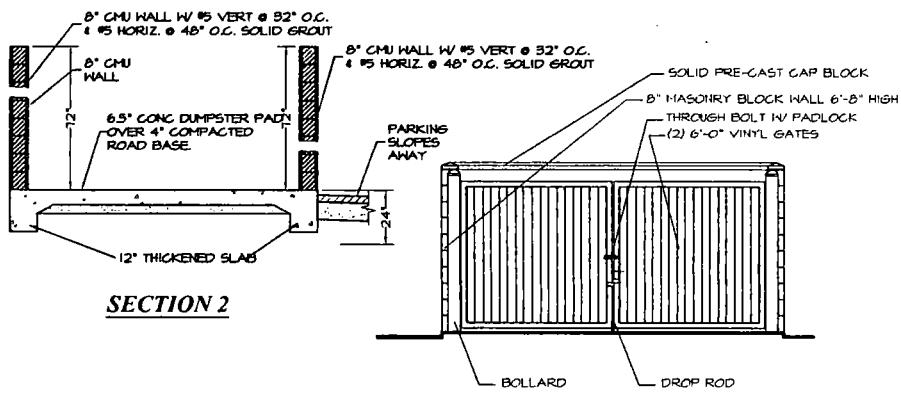
TYPICAL NO PARKING SIGN 6
NOT TO SCALE



6
C2.1



PLAN VIEW



DUMPSTER ENCLOSURE
NOT TO SCALE

8
C2.1

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
BOUNDARY LINE	
—	CENTERLINE
—	SETBACK LINE
—	NEW IRRIGATION LINE
—	NEW 12" 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. CULINARY WATERLINE
—	EX. TELEPHONE LINE
—	EX. GAS LINE
—	EX. CULINARY WATERLINE
—	SECTION CORNER
—	MONUMENT
—	CONTROL POINT
—	EX. SPOT ELEVATION
—	4250
—	EG CONTOUR MAJOR
—	EG CONTOUR MINOR
—	NEW ASPHALT
—	EXISTING ASPHALT
—	30° HIGH BACK CURB
—	30° RELEASE GUTTER

JORDAN VALLEY W.C.D. EASEMENT
RECORDED: OCTOBER 5, 1944
ENTRY NO: 0550624
BOOK/PAGE: 2367/50

Storm Water Detention Calculations
FOR
Voyage Academy School

LOCATION: Clinton Utah	PROJECT NO. -
BY: Joshua Jensen	
DATE: 12/20/12	
AREA CALCULATIONS	
LANDSCAPE AREA (A1):	3.64 acres
PAVED AND ROOF AREA (A2):	2.46 acres
GRAVEL AREA (A3):	0.00 acres
TOTAL AREA (A):	6 acres
TOTAL C = (A1 + C + A2 + C2 + A3 + C3) / A	
TOTAL C = (6 + 0.16 + 2.46 + 0.00 + 0.00) / 6	
TOTAL C = 0.519	

Rainfall data based on NOAA atlas 14, vol 1 Jordan & Ogden sugar Factory Station		Allowable Runoff = 0.3 cfs per acre	
100 year storm		1.00 cfs	
MINUTES	CA	I	T(min)
8	2.60	6.68	300
10	2.60	6.00	600
15	2.60	4.12	900
30	2.60	2.78	1,800
60	2.60	1.72	3,600
120	2.60	0.93	7,200
180	2.60	0.64	10,800
360	2.60	0.36	21,600
720	2.60	0.22	43,200
1440	2.60	0.12	86,400
CUMULATIVE RUNOFF		ALLOWABLE RUNOFF (ft ³)	
5.150		500	
7.785		7,185	
9.822		8,722	
12.885		11,185	
16.058		12,463	
21.800		18,000	
24.663		19,421	
26.905		19,537	
86,400		86,400	
STORAGE REQUIRED: 12,464 ft ³		STORAGE PROVIDED: 12,464 ft ³	

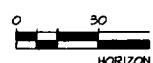
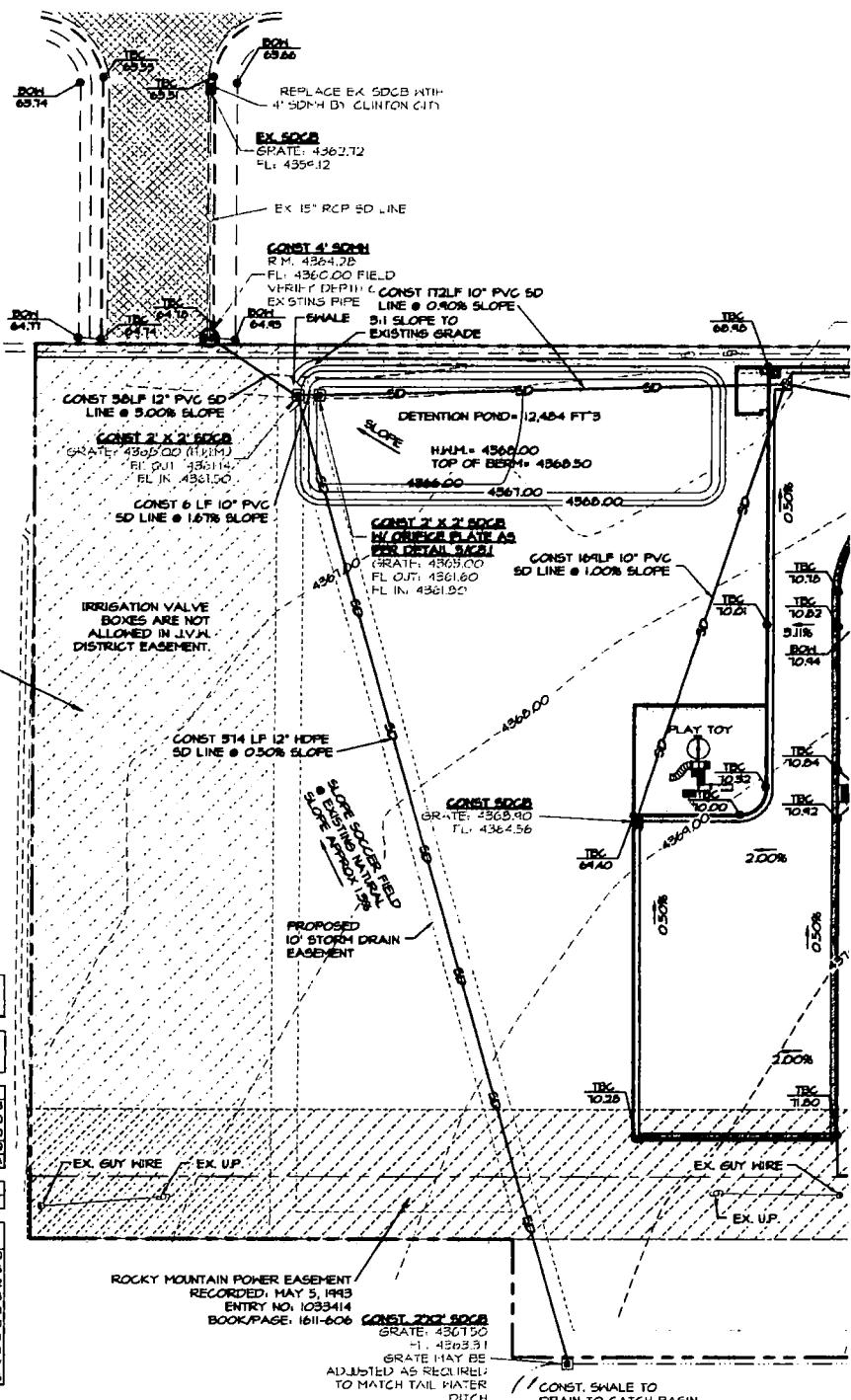
OUTLET CONTROL

Q (cfs) =	1.0	HMAX =	65.0	TYPE OF PIPE =	PC
Cs =	0.8	FL @ GATE =	82.0	ROUGHNESS (n) =	0.025
g (ft/s ²) =	32.2	h (ft) =	6.0	PIPE DI. (in) =	10

ARIA (ft²) = 12.21 = Q / (C x (2 x g x H^{0.5}))

Check Q (cfs) = OK

PROVIDE: 10" DI. pc PIPE
with 1/4" metal plate with 4" round hole as critic.



GRADING /

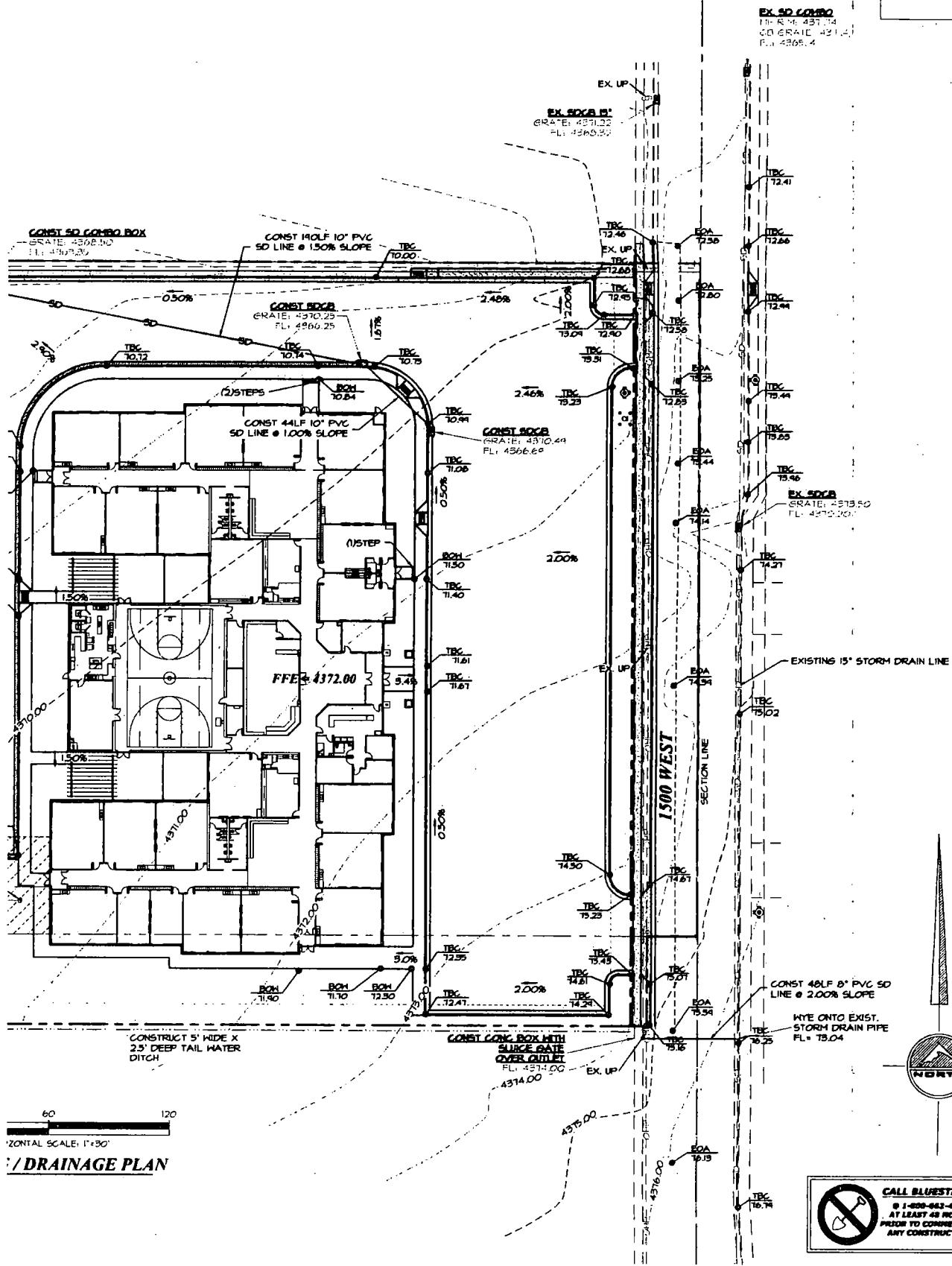
SEAL:

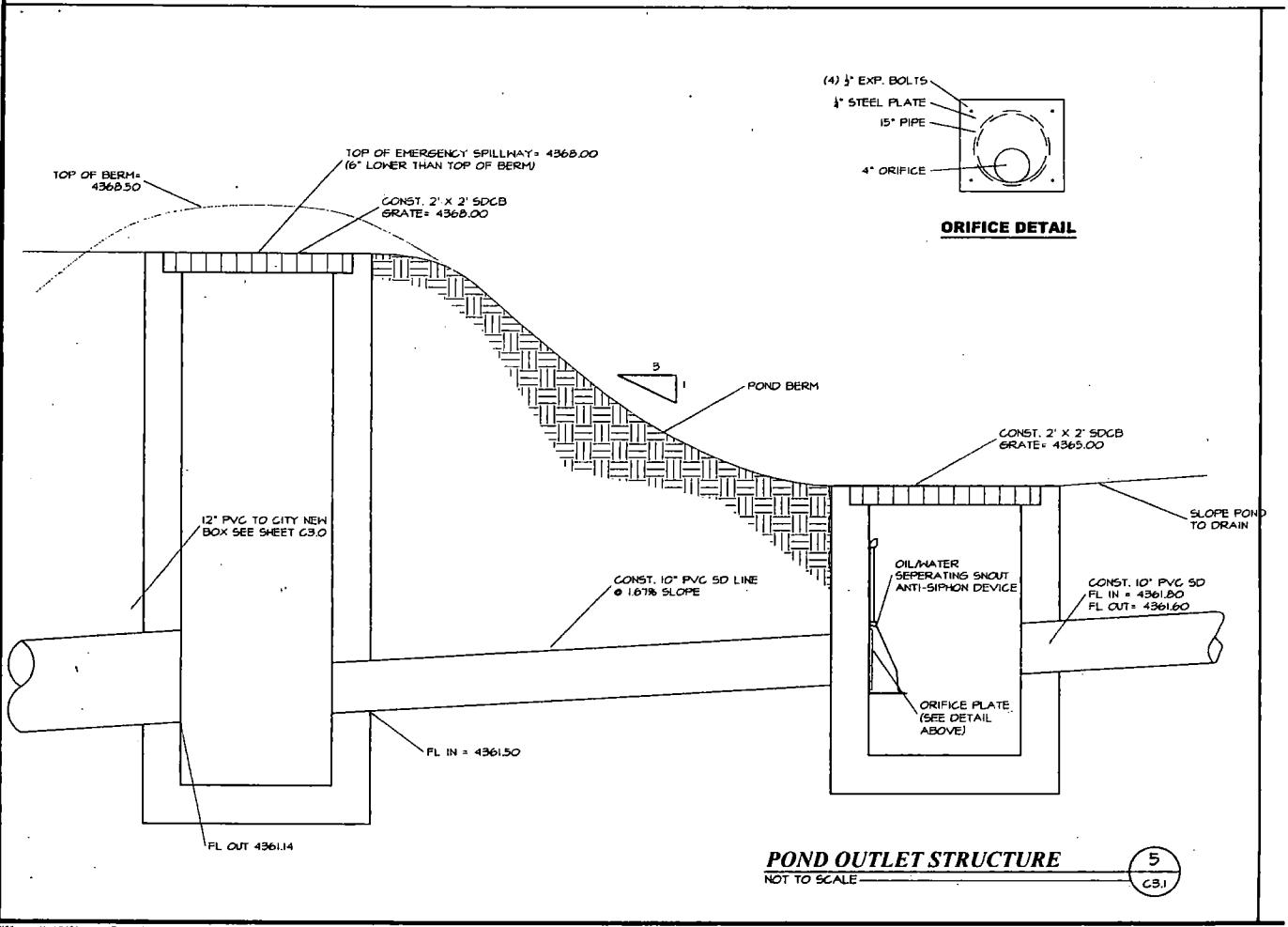
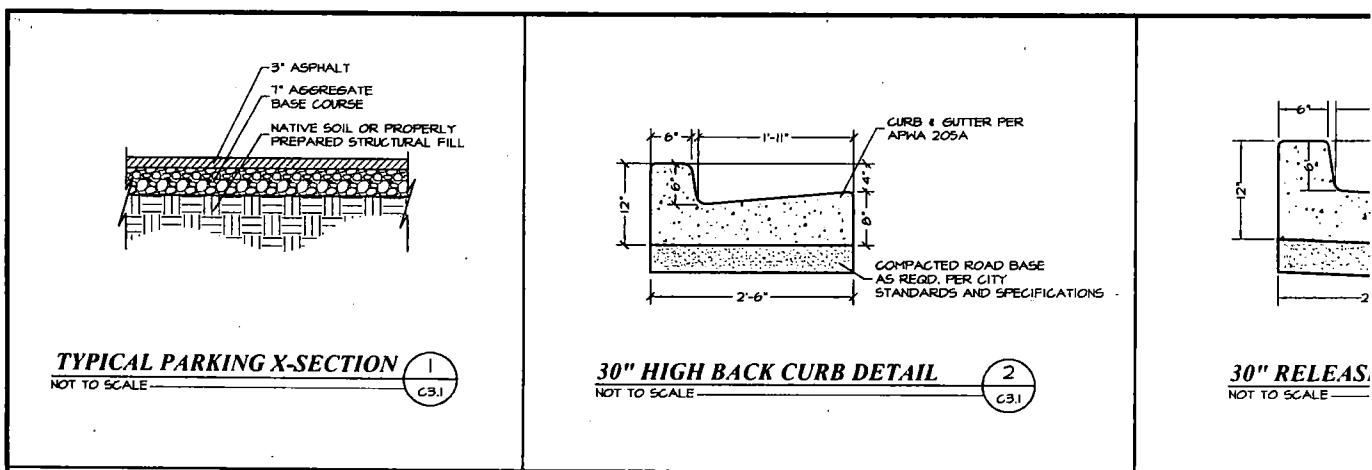
DATE: <u>12-12-12</u>	PROJECT: <u>177 E. ANTELOPE DR. #8</u>
DRAWING NUMBER: <u>C3.0</u>	DRAWING DESCRIPTION: <u>DRAINAGE / DRAINAGE PLAN</u>
PLAT: <u>12-06-012</u>	CREATED BY: <u>C.C.</u>

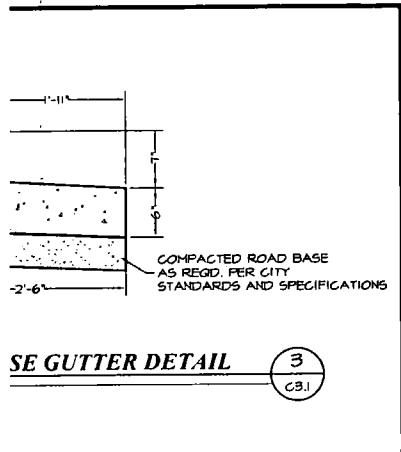
SILVERPEAK
ENGINEERING

VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH

C3.0
CLOUDS/REINFORCING

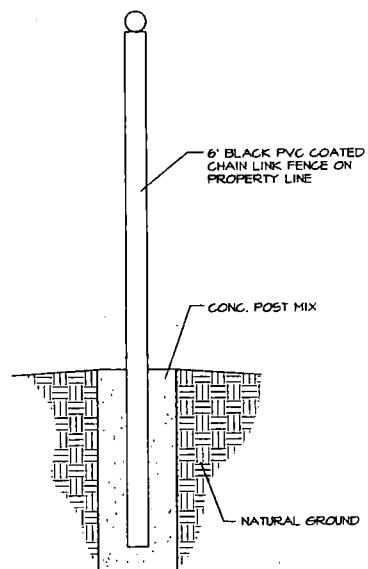






SE GUTTER DETAIL

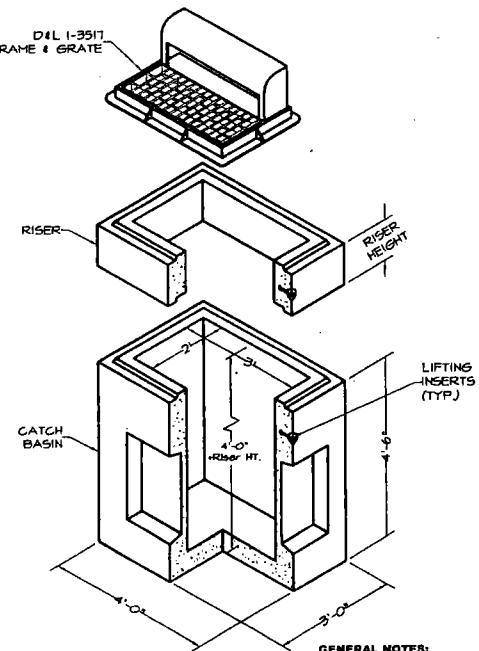
3
C3.1



FENCE DETAIL

NOT TO SCALE

4
C3.1



GENERAL NOTES:
1) CATCH BASINS ARE TO BE
DESIGNED TO MEET ASTM C658
WITH AASHTO HS-20 LOADING

STORM DRAIN CATCH BASIN (SDCB)

NOT TO SCALE

6
C3.1

STORM DRAIN CLEAN OUT (SDCO)

NOT TO SCALE

7
C3.1

GENERAL NOTES:
1) CATCH BASINS ARE TO BE
DESIGNED TO MEET ASTM C658
WITH AASHTO HS-20 LOADING

VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH

SILVERPEAK
ENGINEERING

STILET ACADMY
C3.1
CEILING DETAILS

SEAL:
RETRIEVED:

DATE: 12-12-2012
PROJECT: 177 E. ANTELOPE DR. #B
DR. GS. ST. C.C.
PHONE: (801) 499-5064
FAX: (801) 499-5065
NOTE: 12-06-2012

DRAWING DESCRIPTION:
177 E. ANTELOPE DR. #B
Layton, UT 84011
PHONE: (801) 499-5064
FAX: (801) 499-5065

GRADING DETAILS

DATE: 12-12-2012
PROJECT: 177 E. ANTELOPE DR. #B
DR. GS. ST. C.C.
PHONE: (801) 499-5064
FAX: (801) 499-5065
NOTE: 12-06-2012

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 CULINARY 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
 ▲ EX. SPOT ELEVATION

— 4250 — EG CONTOUR MAJOR
 EG CONTOUR MINOR

— NEW ASPHALT
 — EXISTING ASPHALT

— 30° HIGH BACK CURB
 — 30° RELEASE GUTTER

JORDAN VALLEY W.C.D. EASEMENT
RECORDED: OCTOBER 5, 1999
ENTRY NO. 15550629
BOOK/PAGE: 2561/50

Storm Water Detention Calculations
FOR
Yankee Academy School

LOCATION:	Clinton Utah	PROJECT NO.:	-
BY:	Joshua Jensen		
DATE:	12/8/2012		

AREA CALCULATIONS		AREA COEFFICIENTS	
LANDSCAPE AREA (A ₁)	2.84 acres	C ₁	0.11
PAVED AND ROOF AREA (A ₂)	2.46 acres	C ₂	0.91
GRAVEL AREA (A ₃)	0.60 acres	C ₃	0.61
TOTAL AREA (A)	5 acres	TOTAL C	0.51

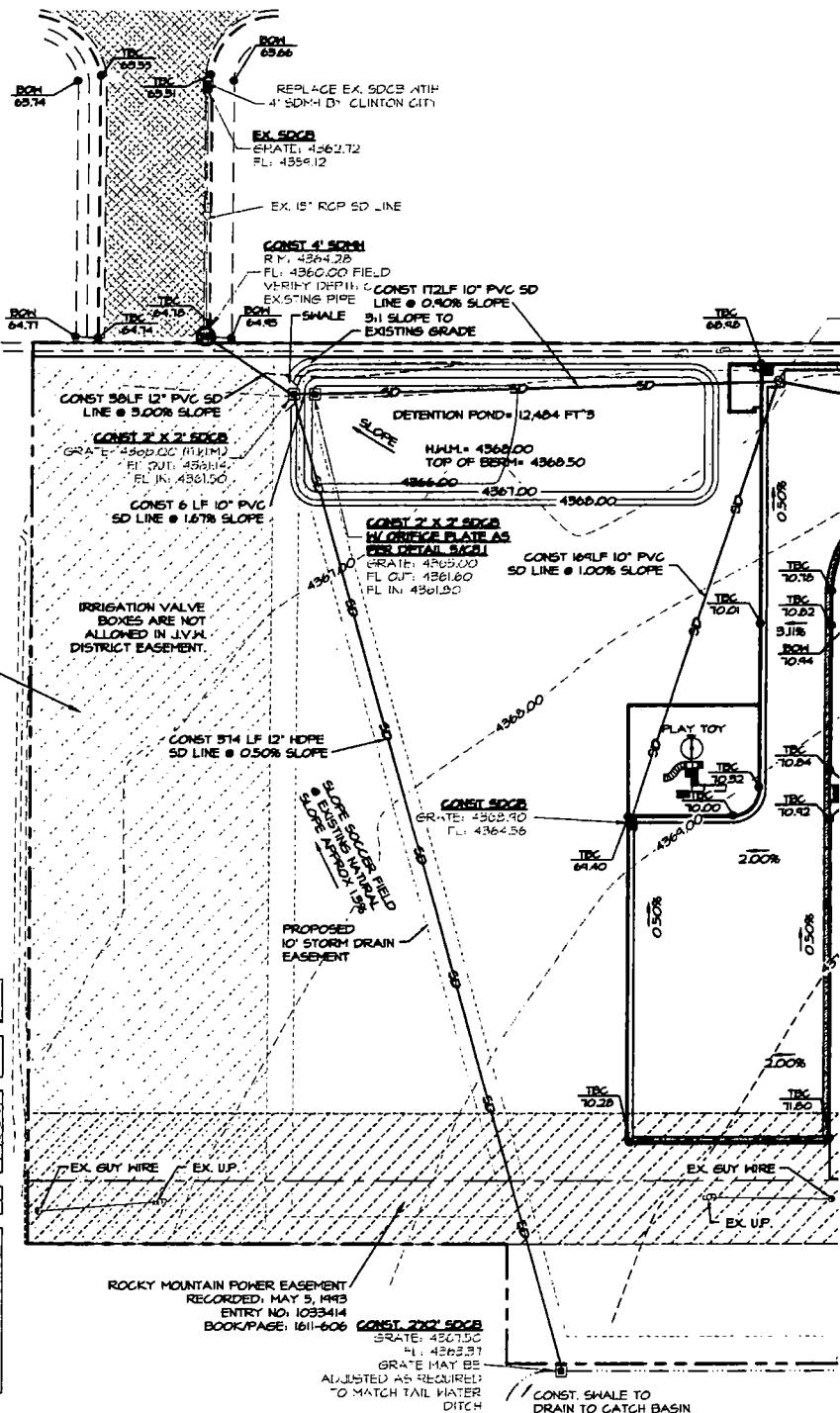
Rainfall data based on NOAA sites 14, vol 1
version 6 Ogden sugar Factory Station
100 year storm

MINUTES	CA	I	T(sec)	CUMULATIVE RUNOFF	ALLOWABLE RUNOFF	STORAGE (ft ³)
5	2.60	6.69	300	5,130	300	4,833
10	2.60	5.00	600	7,785	600	7,183
15	2.60	4.12	900	9,622	900	8,722
30	2.60	2.78	1,800	12,865	1,800	11,185
60	2.60	1.72	3,600	16,068	3,600	12,468
120	2.60	0.95	7,200	17,750	7,200	10,650
180	2.60	0.64	10,800	18,021	10,800	7,222
360	2.60	0.36	21,600	20,179	21,600	-1.42
720	2.60	0.22	43,200	24,863	43,200	-18.53
1440	2.60	0.12	86,400	26,805	86,400	-59.42

	STORAGE REQUIRED : 12.488 ft ³
	STORAGE PROVIDED : 12.484 ft ³

OUTLET CONTROL			
Q (cfs) =	1.0	HWM	88.0
C _f	0.6	FL @ GATE	62.0
g (ft/s ²)	32.2	h (ft) =	6.0
AREA (ft ²) =	12.21	Q = C / (C _f x g x h) ^{0.5}	Q allow = 2.24

Read. Orifice = 3.943769401 Check Q (cls) OK

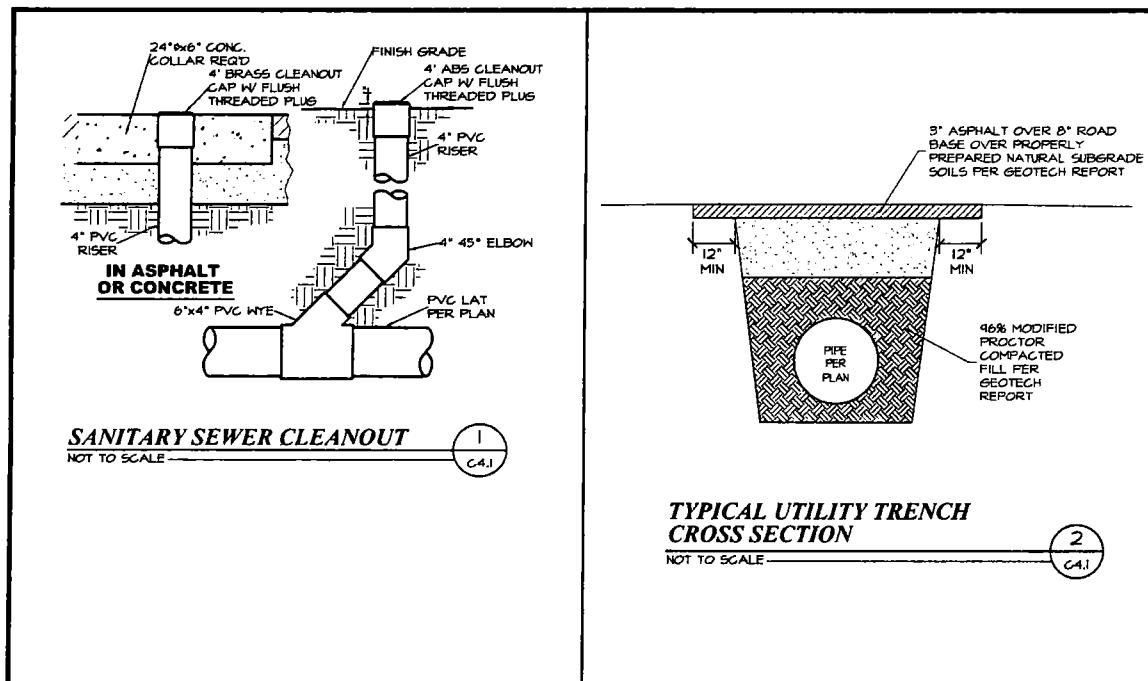


ROCKY MOUNTAIN POWER EASEMENT
RECORDED: MAY 5, 1993
ENTRY NO: 1033414

GRATE MAY BE
ADJUSTED AS REQUIRED
TO MATCH TAIL WATER
DITCH

11 CONST. SWALE TO
DRAIN TO CATCH BASIN

GRADING /

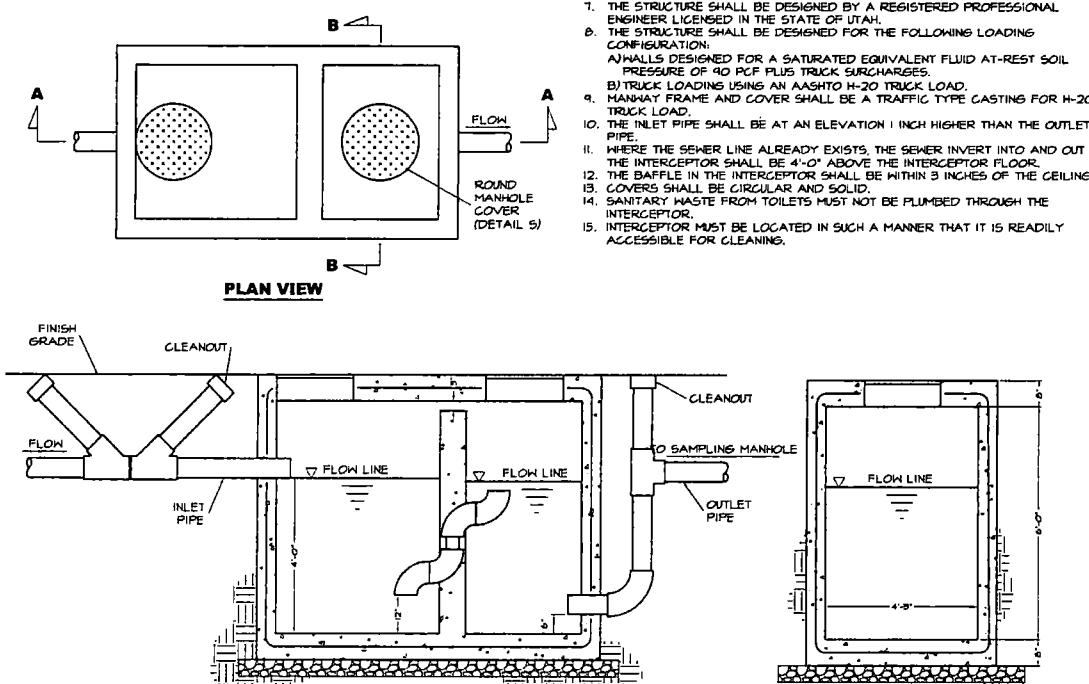


NOTES

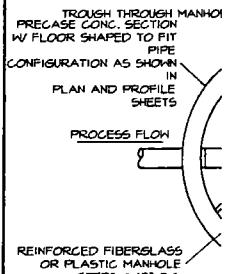
1. PIPING CLEANOUT CONFIGURATION, SIZE, AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SWRF PRIOR TO BACKFILLING IS REQUIRED.
2. INTERCEPTOR PIPING AND OTHER ASSOCIATED PIPING CHANGES THAT ARE NECESSARY TO INSTALL INTERCEPTOR MUST BE IN ACCORDANCE WITH LOCAL REGULATIONS.
3. INTERCEPTOR MUST BE PROPERLY VENTED IN ACCORDANCE WITH UNIFORM PLUMBING CODE STANDARDS.
4. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
6. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1/2 INCHES.
7. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
8. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CONFIGURATION:
 - A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 40 PCF PLUS TRUCK SURCHARGES.
 - B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
9. HANNAH FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
10. THE INLET PIPE SHALL BE AT AN ELEVATION 1 INCH HIGHER THAN THE OUTLET PIPE.
11. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE INTERCEPTOR SHALL BE 8-10" ABOVE THE INTERCEPTOR FLOOR.
12. THE CEILING IN THE INTERCEPTOR SHALL BE WITHIN 3 INCHES OF THE CEILING.
13. COVERS SHALL BE CIRCULAR AND SOLID.
14. SANITARY WASTE FROM TOILETS MUST NOT BE PLUMBED THROUGH THE INTERCEPTOR.
15. INTERCEPTOR MUST BE LOCATED IN SUCH A MANNER THAT IT IS READILY ACCESSIBLE FOR CLEANING.

NOTE,
NEW MET
THE PLA'
PROVIDE
MAIN, CC
METER A
PROPER'

TYPICA

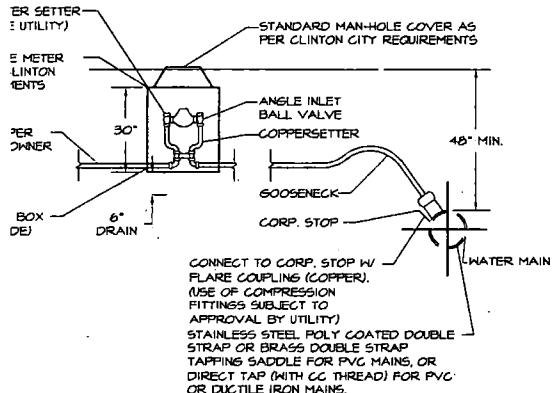


GREASE INTERCEPTOR



NOTES

1. PIPING, CLEANOUT CONF MATERIAL AS PER CITY SVRNF PRIOR TO BACK
2. WIDTH OF TROUGH IN TH INLET PIPE INTO MANHOLE AS 1/2 OF INLET PIPE DI
3. CONCRETE SHALL HAVE STRENGTH OF 4,000 PS
4. REINFORCEMENT STEEL
5. THE CONCRETE COVER : MINIMUM OF 1-1/2 INCHES
6. THE STRUCTURE SHALL E PROFESSIONAL ENGINEER
7. THE STRUCTURE SHALL E CONFIGURATION:
8. AVALIA DESIGNED FOR : SURFACE PRESSURE OF 40 BULLDOZER LOADING USING
9. MANHOLES OVER 4 FEET PLASTIC STRETCH
10. ALL MANHOLES MUST HA HOLE FOR REMOVAL
11. FOR NEW CONSTRUCTION: MUST BE AT LEAST 3 IN THROUGH THE MANHOLE.

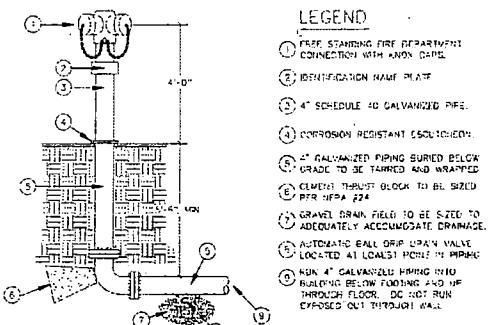


OTE:

W 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 LINE, 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.

'ICAL WATER METER DETAIL

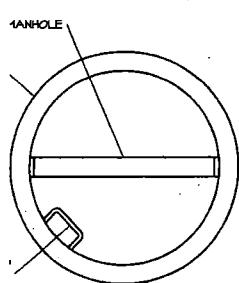
3
C4.1



FREE STANDING FIRE
DEPARTMENT CONNECTION
NOT TO SCALE

FIRE DEPARTMENT CONNECTION

4
C4.1



PLAN VIEW

CONFIGURATION, SIZE AND TYPE OF PIPING BY CITY OR SANITARY DISTRICT. INSPECTION BY BACKFILLING IS REQUIRED.

1 IN. IN MANHOLE MUST BE THE SAME SIZE AS THE TROUGH. WIDTH OF TROUGH MUST BE THE SAME PIPE DIAMETER.

HAVE A MINIMUM 28 DAY COMPRESSIVE 100 PSI.

STEEL SHALL BE ASTM A615 GRADE 60. OVER OVER REINFORCEMENT STEEL SHALL BE A INCHES.

HALL BE DESIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF UTAH. HALL BE DESIGNED FOR THE FOLLOWING LOADINGS

ED FOR A SATURATED EQUIVALENT FLUID AT-REST OF 40 PCF PLUS TRUCK SURCHARGES.

5 USING AN AASHTO H-20 TRUCK LOAD.

4 FEET IN DEPTH WILL HAVE STAINLESS OR

UST HAVE ROUND NOTCHED COVERS WITH PICK

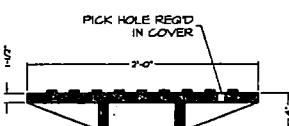
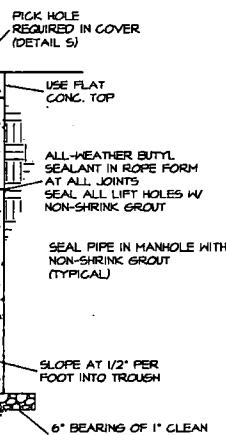
AL

CTION, BOTTOM OF INLET PIPE INTO MANHOLE

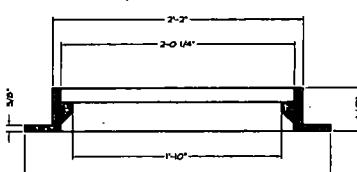
IT 3 INCHES ABOVE THE BOTTOM OF THE TROUGH

TROUGH DEPTH MUST BE SAME AS 1/2 DIAMETER OF MANHOLE INLET PIPE AND TROUGH WIDTH MUST BE SAME AS INLET PIPE DIAMETER

SECTION VIEW



MANHOLE COVER



MANHOLE RING

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

SAMPLING MANHOLE

NOT TO SCALE

6
C4.1

MANHOLE COVER & RING

NOT TO SCALE

7
C4.1

SHEET NUMBER:
C4.1

DRAWN BY:
C4.1

REVISIONS:
C4.1

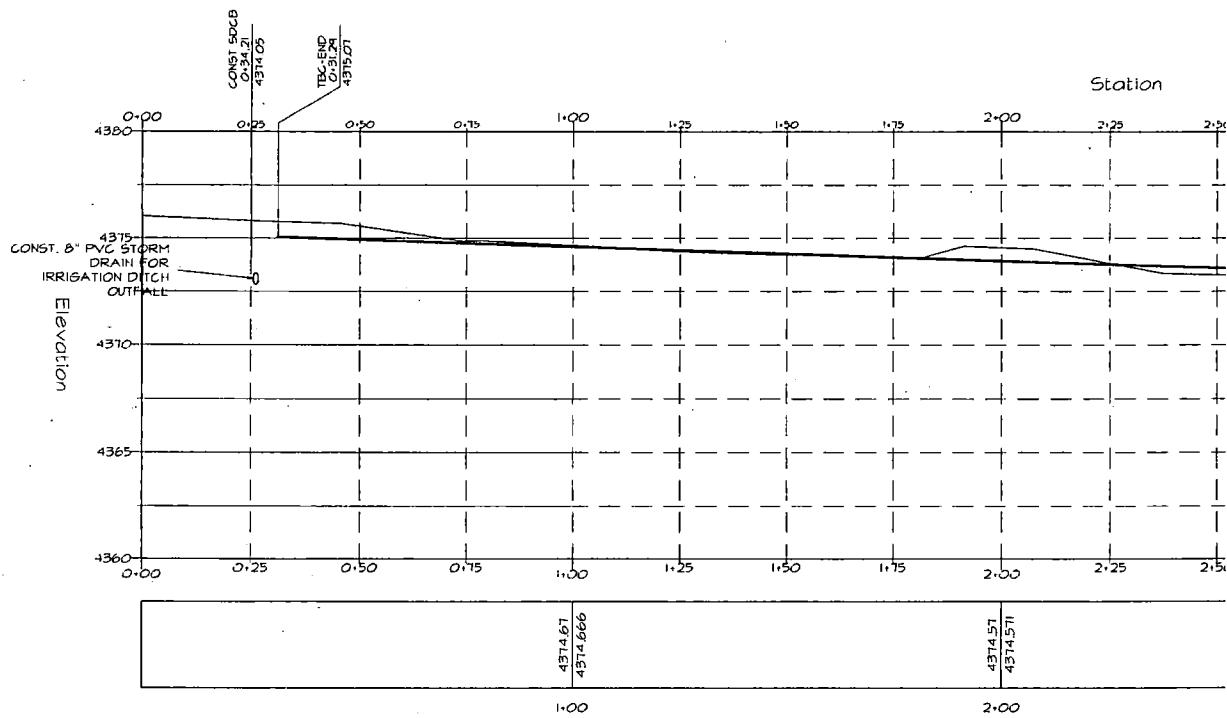
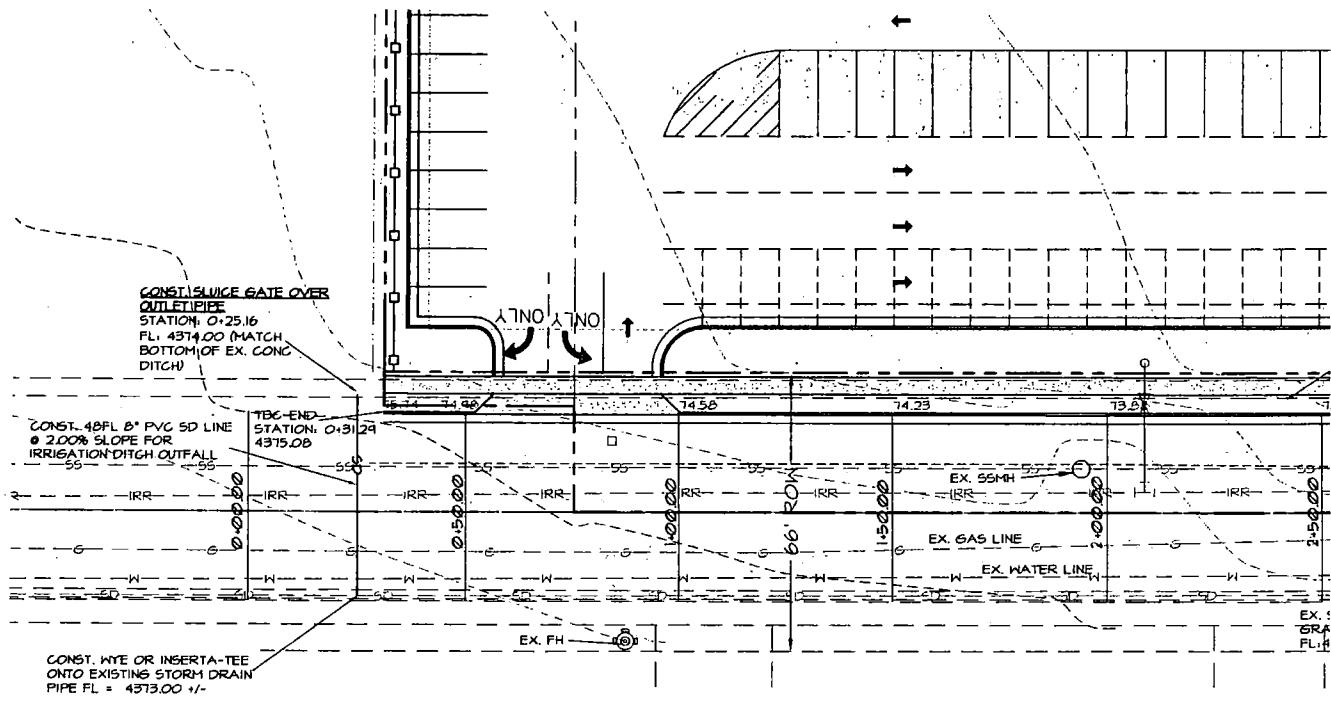
DATE:
12-06-2012

PROJECT:
177 E. ANTELOPE DR. #B
LAYTON, UT 84011
FAX: (801) 459-5065

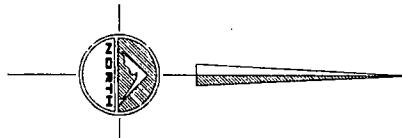
PLAT:

SILVERPEAK
ENGINEERING

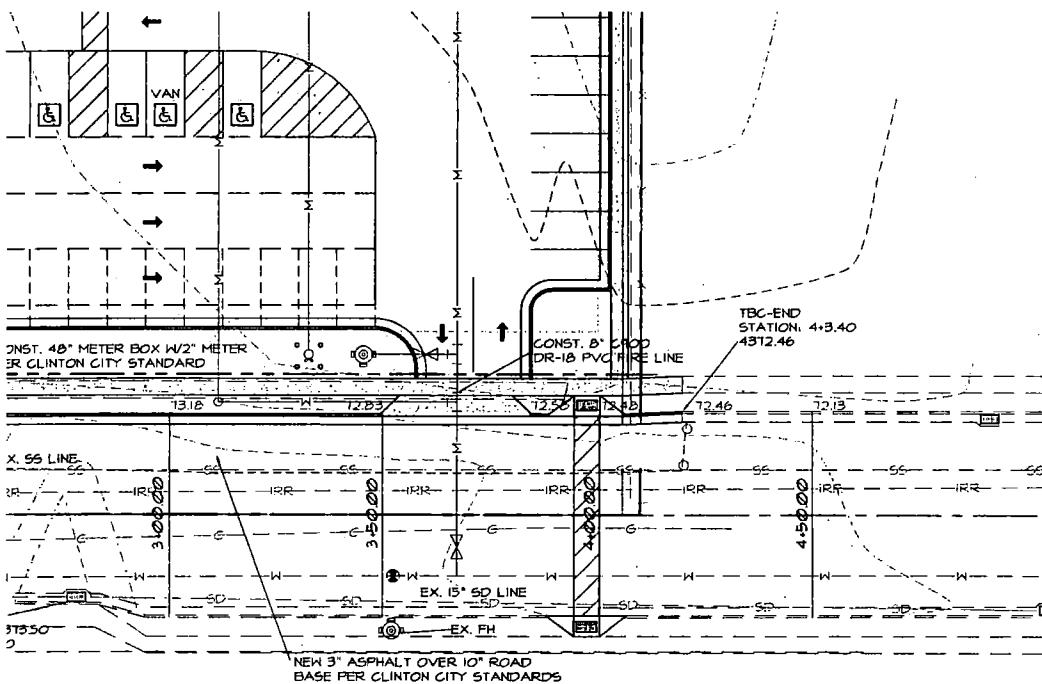
VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH



PLAN & PROFILE



SEAL:



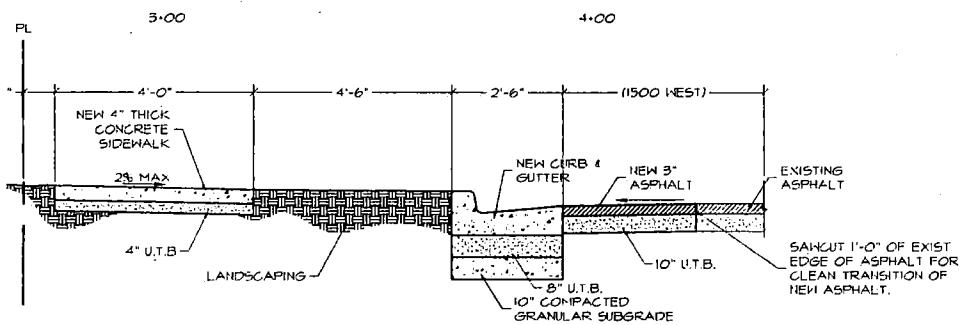
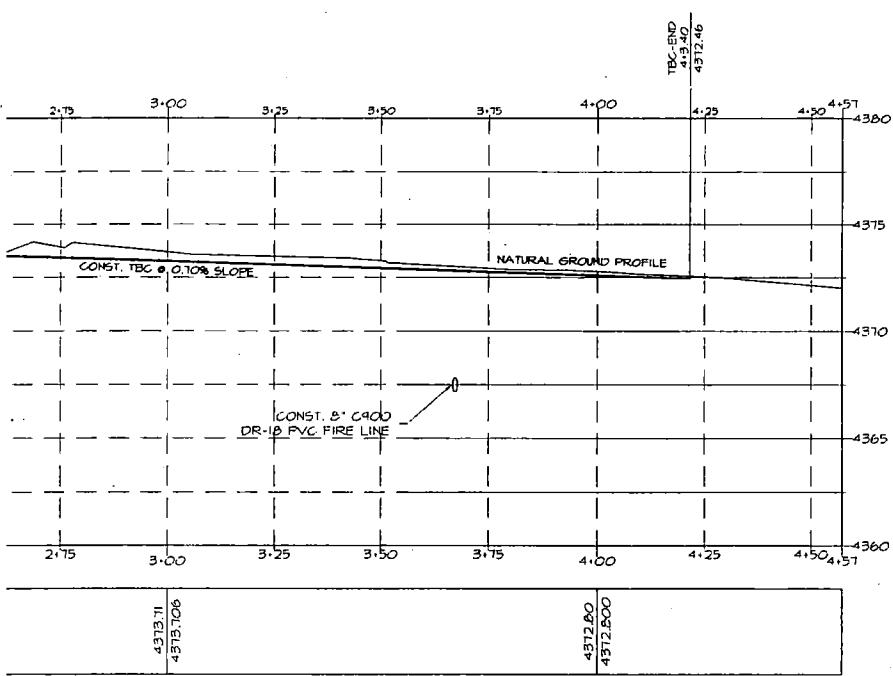
PLAN AND PROFILE DESCRIPTION:

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



SILVERPEAK
ENGINEERING

*VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH*



1500 WEST CROSS SECTION

NOT TO SCALE

1
C4

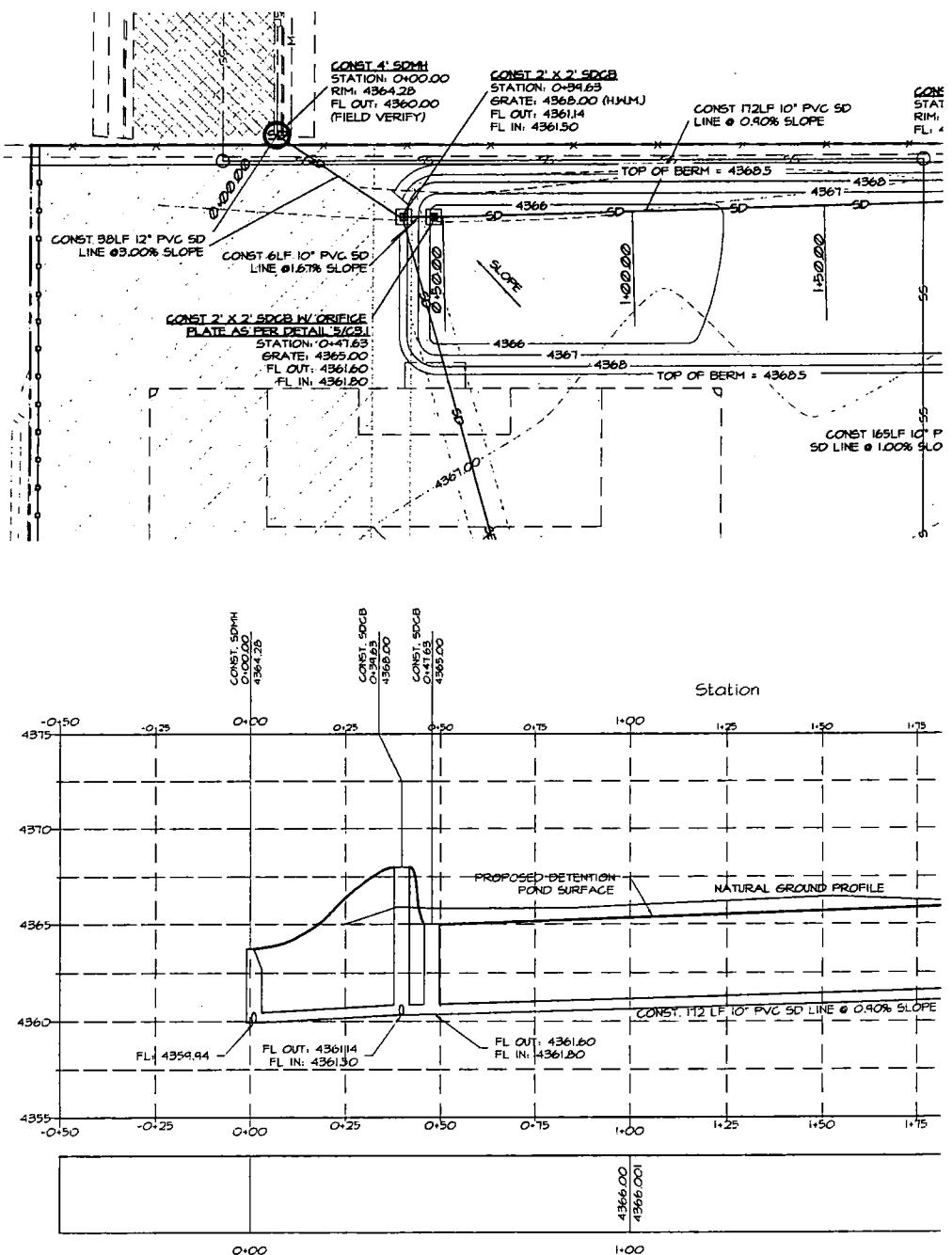


SHIRT NUMBER

STREET NUMBER.

CA 2

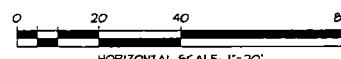
142



PLAN & PROFILE



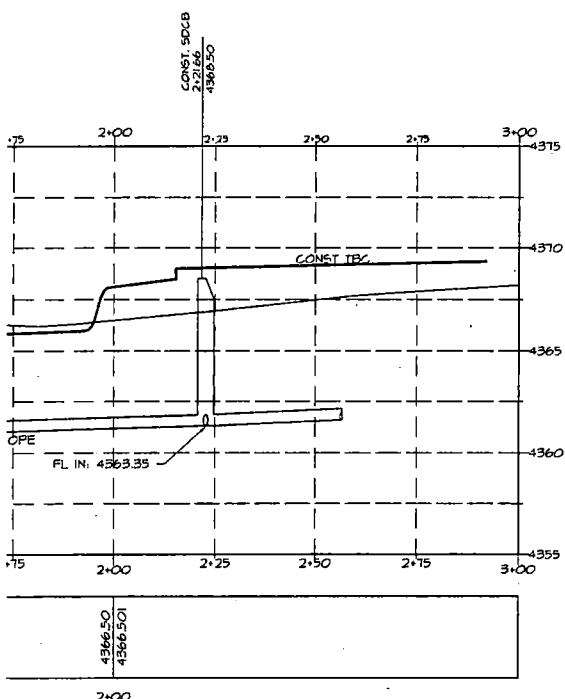
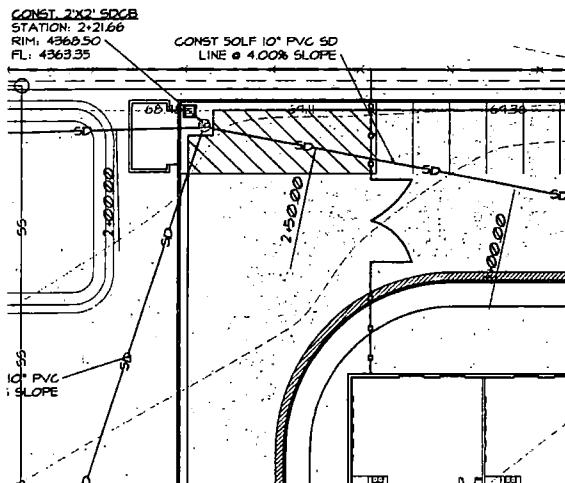
VERTICAL SCALE: 1" = 4'



HORIZONTAL SCALE: 1'=30'



SEAL:



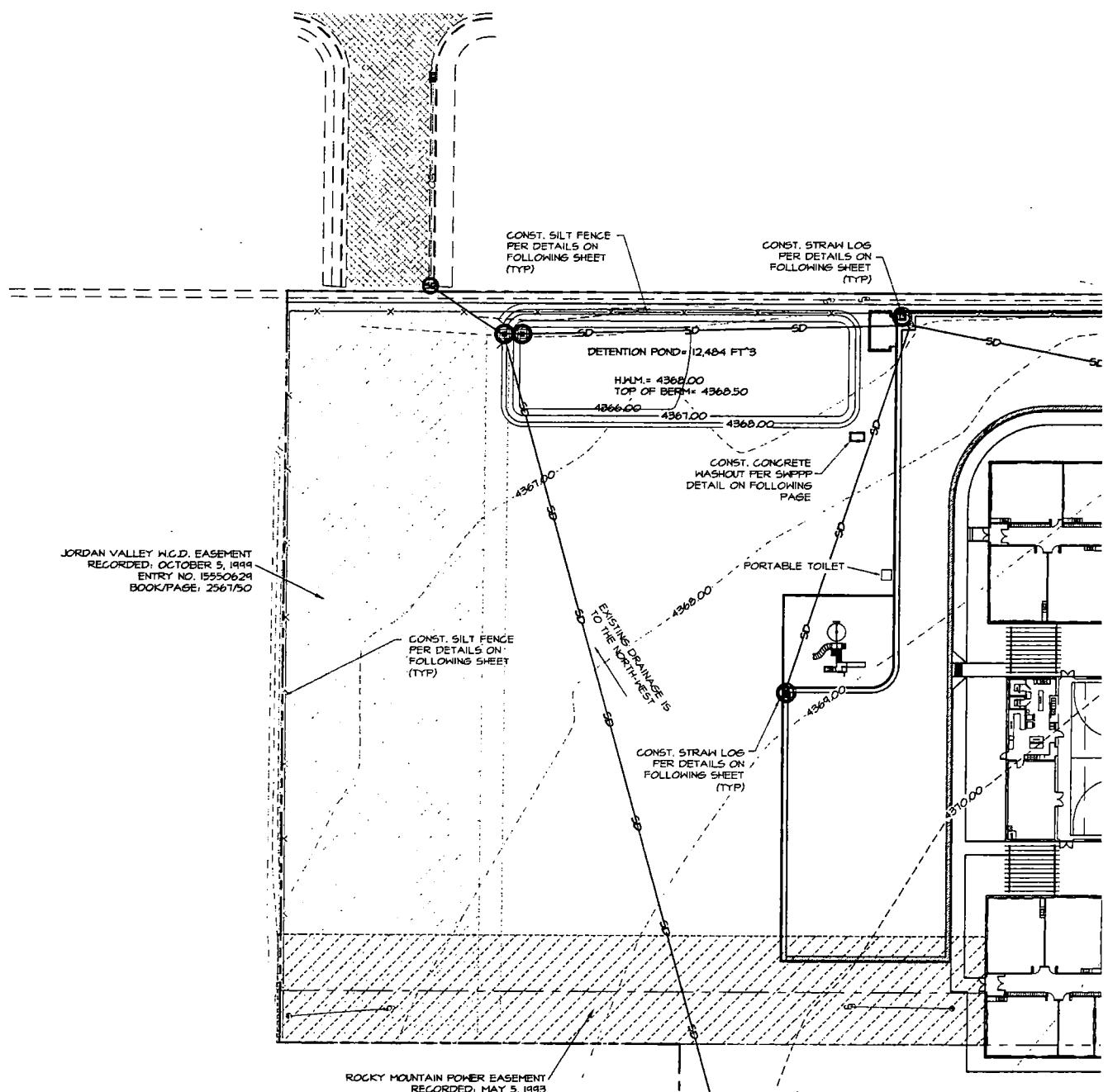
**VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH**

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

ORIGINATING DESCRIPTION:	PLAN AND PROFILE		
	DATE: <u>1-1-12</u>	REF ID: <u> </u>	REF ID: <u> </u>
PROJECT: <u> </u>			
ORIGINATING: <u>C.C.</u>			
NOTE: <u>12-06-2012</u>			



SHEET NUMBER



SEAL:

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 MAJOR
- 4250 EG CONTOUR MINOR
- EXIST. CONG. CAG OR SIDEWALK
- EXISTING ASPHALT PAVEMENT
- CONST. CONG. CAG PER X-SECTION
- PROPOSED ASPHALT PER X-SECTION
- CONST. STRAW LOGS

CONST. 15' X 15'
RUMBLE STRIP
CONSTRUCTION
ENTRANCE PER SWPPP
DETAIL ON FOLLOWING
PAGE

FINAL DRAINAGE
NORTH & WEST

CONSTRUCT 5' WIDE X
2.5' DEEP TAIL WATER
DITCH

4314.00
4315.00
4316.00

SITE DESCRIPTION

1. NATURE OF PROJECT- NEW PUBLIC CHARTER SCHOOL
2. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES
 - a. CLEAR AND
 - b. CONST. BUILDING PAD
 - c. EXCAVATE FOR BUILDING FOOTINGS
 - d. EXCAVATE FOR WATER & SEWER
 - e. BACKFILL BUILDING
 - f. CONST. STORM DRAIN & DETENTION POND
3. TOTAL SITE AREA= 4.91 ACRES
4. RUNOFF COEFFICIENTS
PRE-CONSTRUCTION= 0.15
POST CONSTRUCTION= 0.50
5. GREAT SALT LAKE

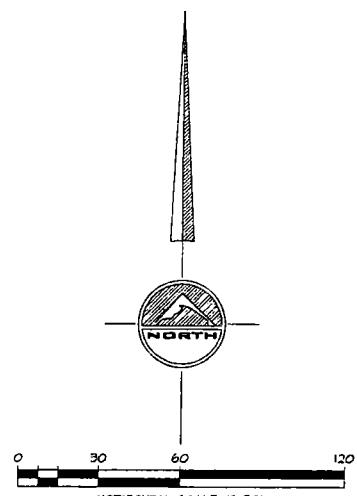
SILVERPEAK
ENGINEERING

VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH

C5.0

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

DATE: <u>12-06-2012</u>	PROJECT: <u>VOYAGE ACADEMY</u>	REVISED: <u>12-06-2012</u>
DRIVING DIRECTION:	STORMWATER POLLUTION PREVENTION PLAN	PLOT: <u>12-06-2012</u>



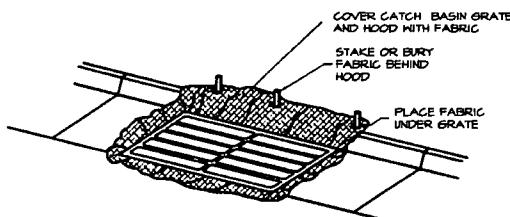
SWPPP



SHEET NUMBER:

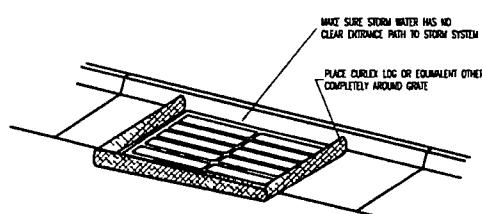
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

VOYAGE ACADEMY



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.



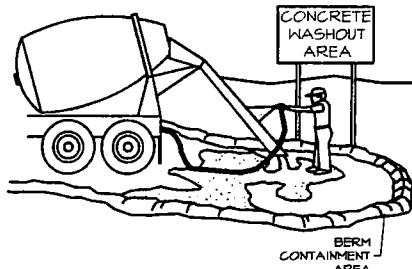
CURLEX LOG (STRAW/CLOTH SACK)

Maintenance: Remove & clean curlex 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

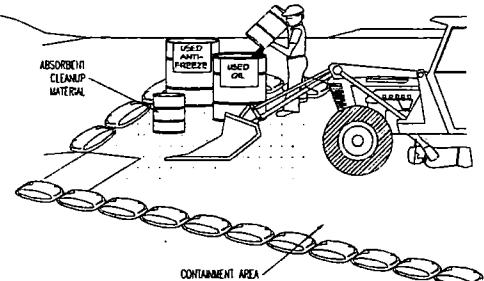
1. CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2. FOR CATCH BASINS LOCATED IN CURB AND GUTTER:
 - A "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
 - B CATCH BASIN PROTECTION 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.

REVEGETATION

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. LEAVING 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 DICES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUEST OF THE OWNER FOR THE CONSTRUCTION OF RI IN CLINTON CITY, DAVIS COUNTY, STATE OF UTAH. THIS POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENT CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE C QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION PI UNDER THE STATE GENERAL PERMIT. THE PERMIT IS U/ELIMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTR) DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. P FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWPPC.PDF

3. IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOT FILED WITH THE DIVISION OF WATER QUALITY.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE I CLINTON CITY, AND SILVERPEAK ENGINEERING IF NECESS REVISED TO REFLCT THE CHANGE IN CONDITIONS OF THE REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF I 117.3 OR 40 CFR 324.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAUSE POLLUTION OF STORM WATER SHALL BE MADE FA ADDITIONAL TRAINING FOR IMPLEMENTATION OF THE MEAS SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR P AND SUBCONTRACTORS. EVEN ON RESIDENTIAL CONSTRUC AREAS LESS THAN ONE ACRE, SHALL ADOPT BY THIS SW

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH AF SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE C AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NEC REVISED TO REFLCT THE CHANGE IN CONSTRUCTION OR

7. ALL PREVENTION AND CLEAN UP MEASURES SHALL BE CI WITH CLINTON CITY ORDINANCES, AS WELL AS STATE AND WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL OF STORM WATER MUST COMPLY WITH THE LAWS, REGULS REGARDING THE DISCHARGES OF STORM WATER TO STORM

8. THIS SWPPP SHALL NOT COVER THE REMOVAL OF HAZARD THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTA WASTE. WORK SHALL BE STOPPED UNTIL THE SPILL CAN NIGATION REPORT PREPARED BY A QUALIFIED ENVIRON NECESSARY, REVIEWED BY CLINTON CITY AND ANY OTHER JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC I UPON REQUEST BY MEMBERS OF DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY THE DIVISION OF WATER QUALITY OR DIRECTLY TO THE RE BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND M REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WAT LOCAL AGENCY.

10. CONTACTS

DEVELOPER	352 N. FLU
ADDRESS	KAYSVILLE,
CITY, STATE	(601) 444-
TELEPHONE	

10. CONTRACTOR/DISCHARGER

ONE WEST	352 N. FLU
ADDRESS	KAYSVILLE,
CITY, STATE	(601) 660-
TELEPHONE	

10. CIVIL ENGINEER

SILVERPEAK ENGINEERING	JOSH
171 E. ANTOLICE DR. #B	PR
LATTON, UTAH 84041	

10. CLINTON CITY

2267 NORTH 1500 W	208
CLINTON, UTAH 84015	P.O.
TEL: (801) 614-0700	SALT LA

10. STATE OF UTAH

DEPARTMENT OF ENVIRONMENTAL QUALITY	208
DIVISION OF WATER QUALITY	P.O.

10. U.S. EPA

ENVIRONMENTAL PROTECTION AGENCY	REG
DENVER, COLORADO	BOX

10. ENVIRONMENTAL PROTECTION AGENCY

WASHINGTON, D.C. 20460	202
------------------------	-----

11. REFERENCES

A. PLAN BY SILVERPEAK ENGINEERING,	208
B. STORMWATER POLLUTION PREVENTION PLAN PREPARED	P.O.

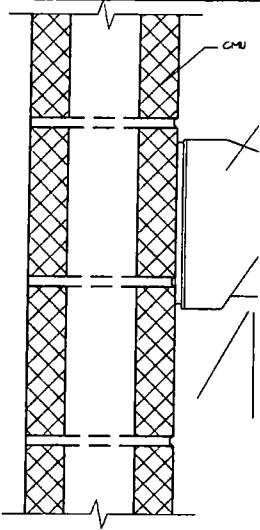
12. THE PROPOSED CONSTRUCTION ACTIVITY IS THE CONSTRUC SCHOOL, PLUS THE CONSTRUCTION OF ALL IMPROVEMENTS, DRAINAGE AND GRADING FEATURES AS SHOWN ON THE PL

13. THE ESTIMATED RUNN-OFF COEFFICIENT AFTER COMPLETION

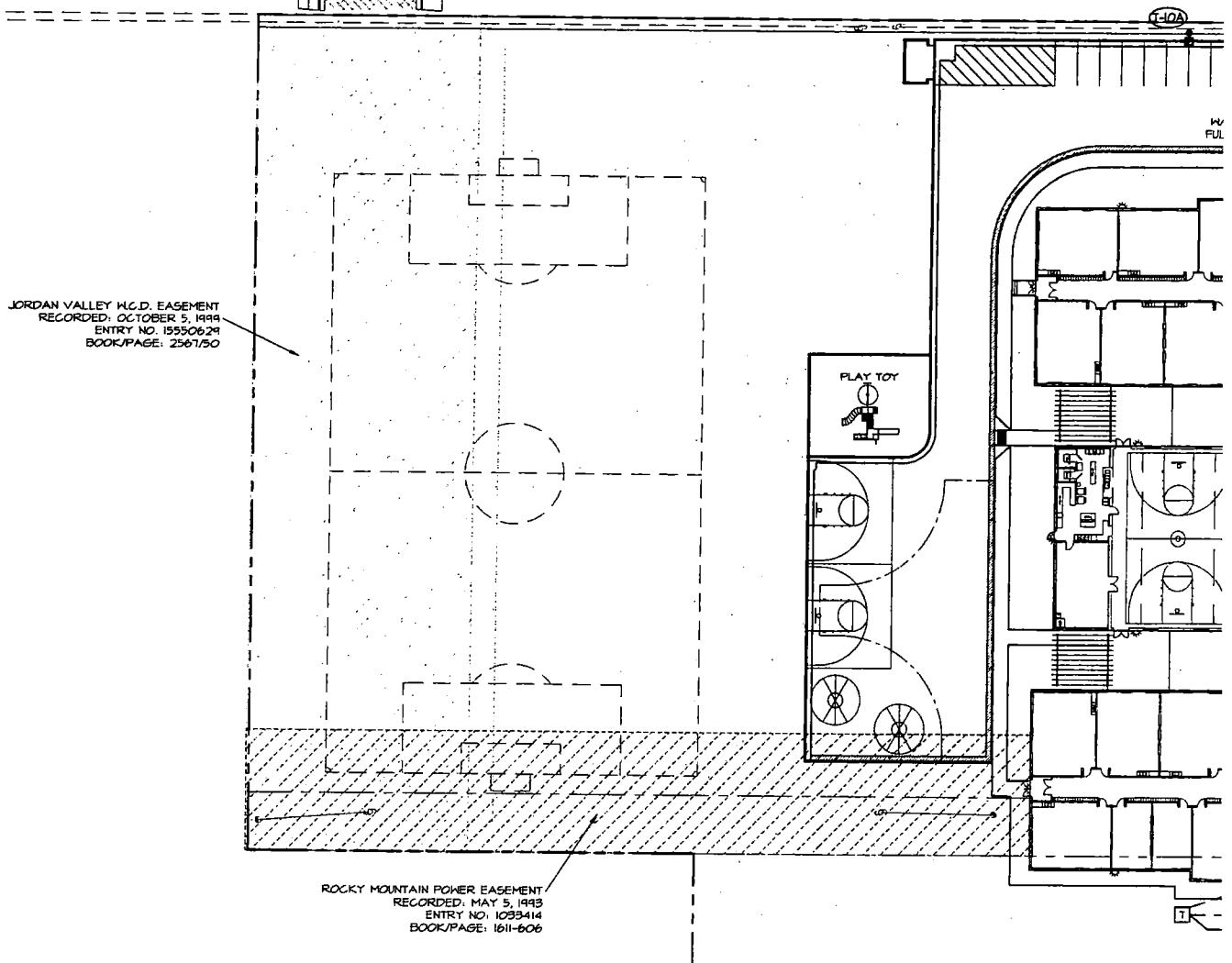
14. A NEGIGIBLE AMOUNT OF WATER FLOWS ONTO THE SITE.

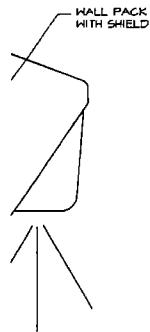
LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
—	BOUNDARY LINE
—	CENTERLINE
—	EXISTING LINE
—	SETBACK LINE
IRR	NEW IRRIGATION LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
—	NEW CULINARY WATERLINE
—	EX. IRRIGATION LINE
—	EX. CULINARY POWER LINE
—	EX. STORM DRAIN
—	EX. SANITARY SEWER
—	EX. SECONDARY WATERLINE
—	EX. TELEPHONE LINE
—	EX. GAS LINE
—	EX. CULINARY WATERLINE
◆	SECTION CORNER
MONUMENT	MONUMENT
CONTROL POINT	CONTROL POINT
EX. SPOT ELEVATION	EX. SPOT ELEVATION
—	EG CONTOUR MAJOR
—	EG CONTOUR MINOR
—	NEW ASPHALT
—	EXISTING ASPHALT
—	30' HIGH BACK CURB
—	30' RELEASE GUTTER

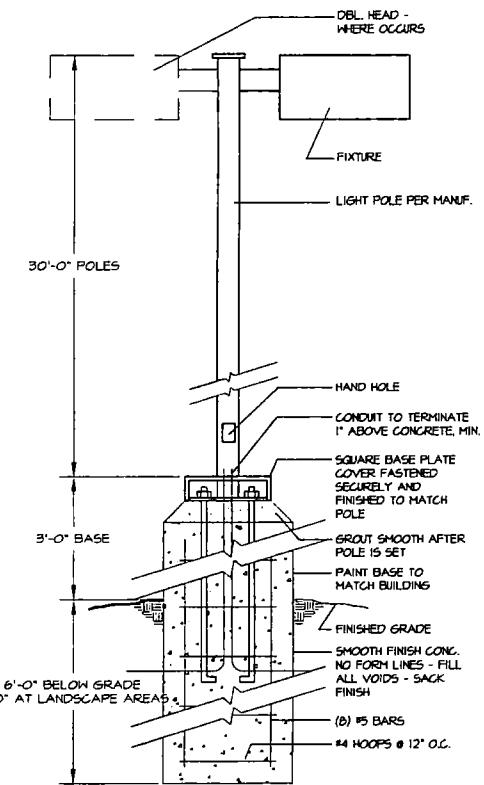
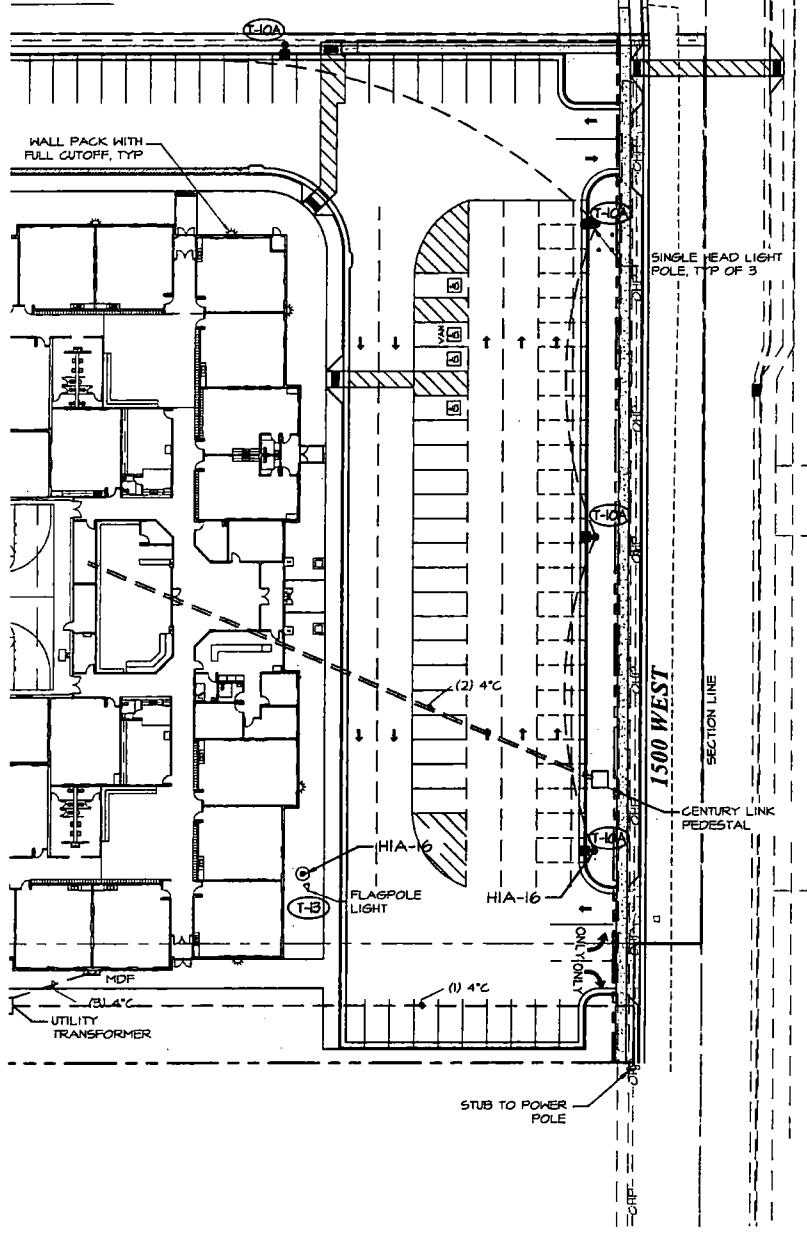


SHIELDED WALL PACK DET
NOT TO SCALE

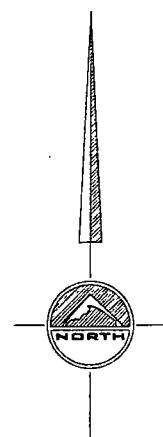




DETAIL



LIGHT POLE & BASE
NOT TO SCALE



0 30 60 120
HORIZONTAL SCALE: 1:30

ELECTRICAL SITE PLAN

SHEET NUMBER:

ES-1

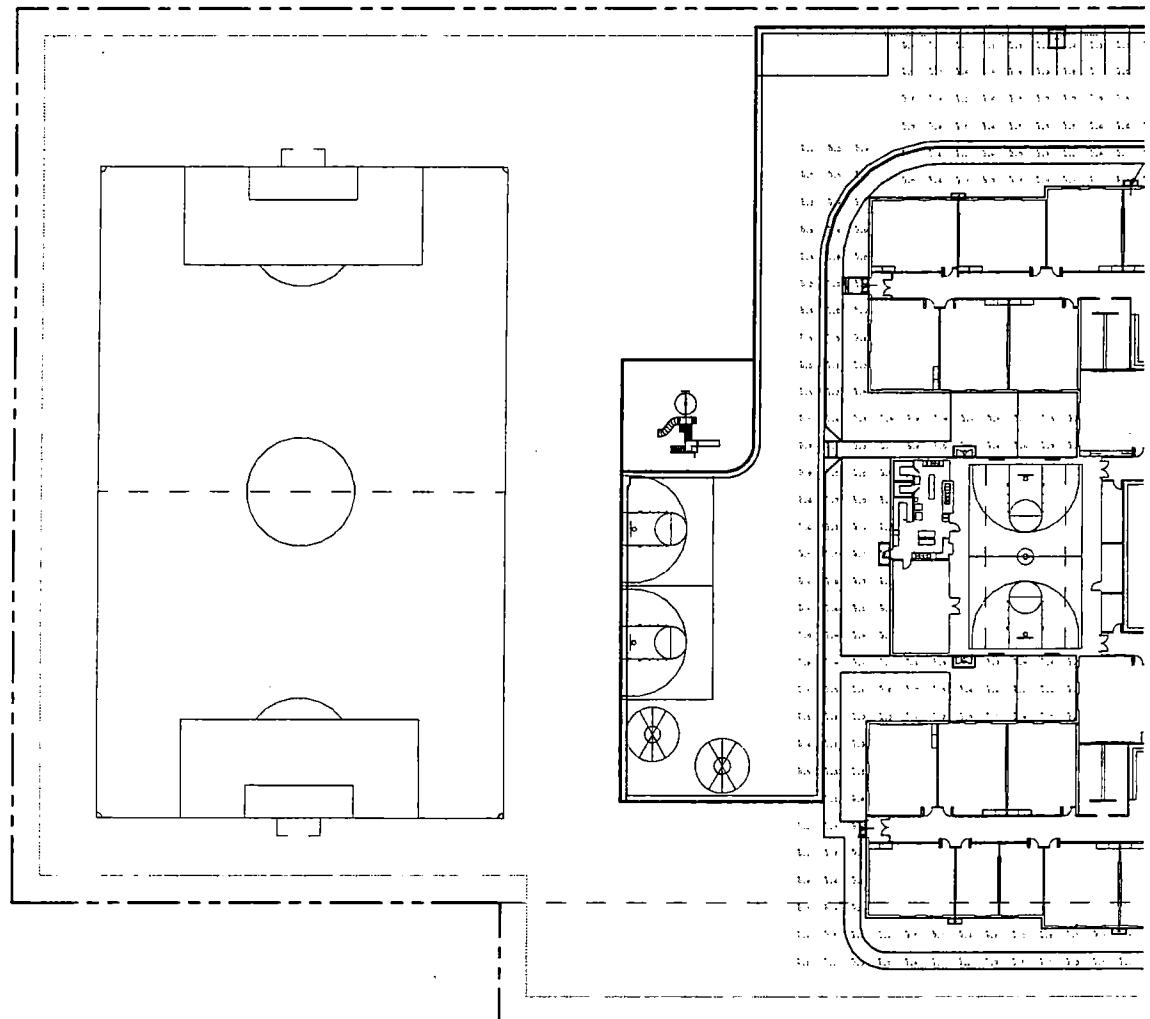
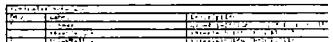
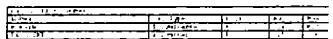
ELECTRICAL SITE PLAN

SEAL:
RELEASER:
DATE: _____
PROJECT: _____
DRAWN BY: _____
PLOT: _____

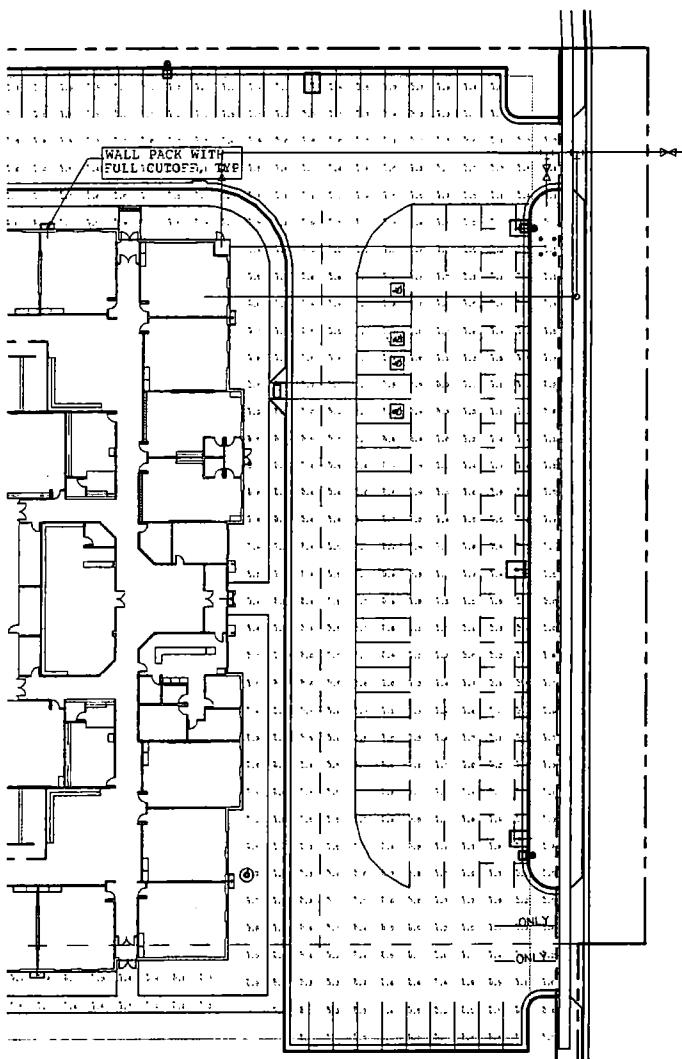
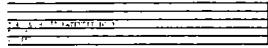
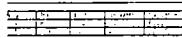
DRIVING DESCRIPTION:
177 E. ANTELOPE DR. #B
LAYTON, UT 84041
PHONE: (801) 99-5054
FAX: (801) 495-5065

SILVERPEAK
ENGINEERING

VOYAGE ACADEMY
1891 NORTH 1500 WEST
CLINTON, UTAH



SEAL:



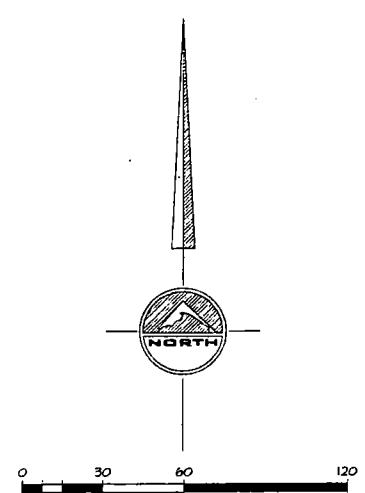
SILVERPEAK
ENGINEERING

VOYAGE ACADEMY
1691 NORTH 1500 WEST
CLINTON, UTAH



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

DRIVING DIRECTION:
PROJECT: _____
DELIVER TO: C.C.
PLOT: 12-06-2012



PHOTOMETRIC SITE PLAN

SHEET NUMBER:

ES-2

LEGEND

- Boundary Line
- Section Line
- Easement Line
- ◆ Section Corner
- ◆ PROPERTY / LOT CORNER
FOUND OR TO BE SET WITH
BAR & CAP OR
NAIL & WASHER
STAMPED SILVERPEAK ENG

VOYAGE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN,
DAVIS COUNTY, CLINTON CITY, UTAH

N89° 55' 03" W 603.66'

N89° 55' 03" W

KENDALL ESTATES SUBDIVISION

10' P.U.E.

10' STORM DRAIN EASEMENT

10' WIDE UTILITY EASEMENT IN
FAVOR OF JORDAN VALLEY
WATER CONSERVANCY DISTRICT.
RECORDED: OCTOBER 5, 1944
ENTRY NO. 10550620
BOOK/PAGE: 2561/30

VOYAGE SUBDIVISION

CURRENT TAX ID: #14-001-005 (RAY CHILD)
TO BE UPDATED AFTER CLOSING PRIOR TO RECORDING

LOT 1 (1891 N. 1500 W.)
220,164 SQ.FT.
5.01 ACRES

PACIFICOPI
TAX ID: #14-001-005-2

SP 03' 26" W 395.10'

25' ML

MARVINS SUBDIVISION

TAX ID: #14-00-0005

N89° 55' 21" E 180.00'

N89° 55' 21" E

180.00'

50° 03' 26" W 44.25'

ROCKY MOUNTAIN POWER

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE. AT NO TIME MAY AN PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

APPROVED BY ROCKY MOUNTAIN POWER ON THIS ____ DAY OF ____ 20____

BY _____

TITLE _____

**SILVERPEAK
ENGINEERING**



177 E ANTELOPE DR. #8
LAYTON, UTAH 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

APPROVED BY GUEST COMMUNICATIONS ON THIS ____ DAY OF ____ 20____

APPROVED THIS ____ DAY OF ____ 20____ BY THE CLINTON CITY PLANNING COMMISSION

CHAIRMAN, CLINTON CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ 20____ BY THE CLINTON CITY COUNCIL

ATTEST:
DENNIS W. CLIFF - CLINTON CITY RECORDER

L. MITCH ADAMS - CLINTON CITY MAYOR

WEST QUARTER CORNER
SEC. 27, T.5N, R.2W,
S.L.B. & M. (NOT FOUND)

JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT ON THIS ____ DAY OF ____ 20____

BY _____

ACKNOWLEDGEMENT OF CLINTON CITY COUNCIL

ON THE ____ DAY OF ____ 20____, PERSONALLY APPEARED BEFORE CLINTON CITY AND DENNIS W. CLIFF, CLINTON CITY RECORDER, WHO BEING BY ME DULY SWORN, SWEARED, AND TESTIFIED THAT THEY ARE THE MAYOR AND CITY RECORDER RESPECTIVELY AND SIGNED IN BEHALF OF THE CLINTON CITY COUNCIL AND ACKNOWLEDGED TO ME THAT THE CLINTON CITY COUNCIL SAME.

RESIDING AT _____

A NOTARY PUBLIC COMMISSIONED

COMMISSION EXPIRES _____

PRINT NAME _____

NOTE:
MAN AREAS IN CLINTON CITY HAVE WATER PROBLEMS
DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE.
APPROVAL OF THIS PLAT DOES NOT CONSTITUTE
REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY
SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS.
SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY
OF THE PERMIT APPLICANT AND PROPERTY OWNER.

0 40 80 160
SCALE 1:40'

10' P.U.E.
N89° 03'

N89°

PA
1136
021
TO BE D
CLINT
1500 W
A PUBI

	<p>SURVEYOR'S CERTIFICATE</p> <p>I, Arthur O. LeBaron do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 37517B as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and easements and public streets, hereafter to be known as VOYAGE SUBDIVISION</p> <p>and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.</p> <p>ARTHUR O. LeBARON, LS LICENSE NO. 37517B</p> <p></p>	
	<p>BOUNDARY DESCRIPTION</p> <p>PARCEL A BEGINNING AT A POINT LOCATED NORTH 00°03'26" EAST 064.14 FEET FROM THE CENTER OF SECTION 27, TOWNSHIP 5, NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 04°53'03" WEST 33.00 FEET; THENCE SOUTH 00°03'26" WEST 310.45 FEET; THENCE NORTH 04°54'21" EAST 8.00 FEET; THENCE NORTH 00°03'26" EAST 44.25 FEET; THENCE NORTH 04°54'21" EAST 25.00 FEET; THENCE NORTH 00°03'26" EAST 354.14 FEET TO THE POINT OF BEGINNING. CONTAINS 11,281 SQ.FT. (0.26 ACRES).</p> <p>LOT 1 BEGINNING AT A POINT LOCATED NORTH 00°03'26" EAST 064.14 FEET, AND SOUTH 04°53'03" WEST 33.00 FEET, FROM THE CENTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 04°53'03" WEST 603.66 FEET; THENCE SOUTH 0°03'26" WEST 355.16 FEET; THENCE NORTH 04°54'21" EAST 160.00 FEET; THENCE SOUTH 00°03'26" WEST 14.25 FEET; THENCE NORTH 04°54'21" EAST 428.66 FEET; THENCE NORTH 00°03'26" EAST 376.45 FEET TO THE POINT OF BEGINNING. CONTAINS 220,184 SQ.FT. (5.01 ACRES).</p>	
	<p>NARRATIVE</p> <p>THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 14-001-0051 WITH THE NORTH 44.25-FEET OF PARCEL 14-001-0105 TO CREATE PARCEL B FOR THE PURPOSE OF DEVELOPING A NEW SCHOOL. THE PURPOSE OF THIS PLAT IS ALSO TO DEDICATE THE AREA SHOWN AS PARCEL "A" TO CLINTON CITY AS A PUBLIC RIGHT OF WAY. THE BASIS OF BEARING IS DEFINED AS THE CENTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN. THOUGH THE ORIGINAL LEGAL DESCRIPTION BEARING DESCRIBES THE PROPERTY WITH TRUE NORTH-SOUTH AND EAST-WEST BEARINGS, OTHER ADJACENT PROPERTY LINES HAVE BEEN DIVIDED BY LINES WITH BEARINGS PARALLEL TO THE ADJACENT NORTH-SOUTH AND EAST-WEST SECTION LINES. BOUNDARIES FOR PARCELS "A" & "B" HAVE BEEN DRAWN USING THESE BEARINGS TO MORE CLOSELY FIT THE ADJACING PROPERTY BOUNDARIES.</p>	
	<p>OWNER'S DEDICATION AND CERTIFICATION</p> <p>I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract: VOYAGE SUBDIVISION, and do hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those thoroughfares forever; and also dedicate to Clinton City those certain strips as easements for public utility and drainage purposes as shown herein, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Clinton City.</p> <p>Signed this _____ day of _____ A.D. 20____.</p> <p>SHELDON KILLPACK, MANAGER CLINTON INVESTMENT PROPERTIES, LLC</p>	
	<p>ACKNOWLEDGMENT</p> <p>On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer () of the above Owner's dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.</p> <p>MY COMMISSION EXPIRES: _____</p> <p>NOTARY PUBLIC RESIDING IN DAVIS COUNTY</p>	
	<p>QUESTAR GAS</p> <p>QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRASSION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE AN APPROVAL, OR ACKNOWLEDGEMENT, OF ANY TERMS CONTAINED IN THE OWNER'S DEDICATION, AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS IF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-6532</p>	
	<p>VOYAGE SUBDIVISION</p> <p>LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, CLINTON CITY, UTAH</p> <p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE _____ PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK OF OFFICIAL RECORDS PAGE _____</p> <p>DAVIS COUNTY RECORDER BY: _____ DEPUTY RECORDER</p>	
	<p>OFFICIALS</p> <p>ME L. MITCH ADAMS, MAYOR OF CLINTON CITY BY THE CITY COUNCIL EXECUTED THE ED IN UTAH</p> <p>CITY ENGINEER'S APPROVAL</p> <p>HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p>SIGNED THIS _____ DAY OF _____ 20____.</p> <p>CLINTON CITY ENGINEER</p>	
	<p>QUESTAR GAS</p> <p>BY: _____ DEPUTY RECORDER</p>	

EXHIBIT C

GUIDELINES FOR ENCROACHMENT

A. Surface structures that may be constructed within the District's Easement/Right-of-Way, but only upon the prior written consent of the District, include asphalt roadway, with no utilities within roadway; non-reinforced parking lot, curb, gutter, sidewalk, walkway and driveway; and non-masonry fence with gated opening. However, where the District's facilities or pipeline(s) has specific maximum and minimum cover designations, the special requirements for structures crossing over the pipeline(s) shall be obtained from the District for the maximum allowable external loading or minimum cover. It is understood that all surface structures shall be analyzed and considered by the District on an individual basis.

B. Structures that may not be constructed in, on, over, across or along the District's Easement/Right-of-Way include but are not limited to permanent structures such as footings, foundations, masonry block walls, buildings, garages, decks, carports, trailers, swimming pools and athletic courts, as designated and characterized by the District.

C. No trees are allowed within the Easement/Right-of-Way.

D. All changes in ground surfaces within the Easement/Right-of-Way are considered encroaching structures. Earthfills and cuts on adjacent property shall not encroach onto the Easement/Right-of-Way without the prior written consent of the District.

E. Existing gravity drainage of the Easement/Right-of-Way shall be maintained. No new concentration of surface or subsurface drainage may be directed onto, under or across the Easement/Right-of-Way without adequate provision for removal of drainage water or adequate protection of the Easement/Right-of-Way.

F. Prior to any construction within the Easement/Right-of-Way, an excavation must be made to determine the location of existing District facilities and pipeline(s). The excavation shall be made by or in the presence of the District, at the Company's expense.

G. All construction activities within the Easement/Right-of-Way shall be limited to construction of the Encroachment Improvements previously approved by the District, and the Encroachment Improvements shall be constructed strictly in accordance with the plans and specifications previously approved by the District.

H. The ground surfaces within the Easement/Right-of-Way shall be restored to the condition, elevation and contour which existed prior to construction or as shown on the plans, drawings, guidelines and/or maps set forth in Exhibit B.

I. The Company shall notify the District upon completion of construction and shall, at its expense, provide the District with one (1) copy of as-built drawings showing actual Encroachment Improvements within the Easement/Right-of-Way.

J. Following completion of construction of the Encroachment Improvements, and except in case of emergency repairs, the Company shall give the District at least ten (10) days written notice before entering upon the Easement/Right-of-Way for the purpose of accessing, maintaining, inspecting, repairing, or removing the Encroachment Improvements.

K. If unusual conditions are proposed for the Encroachment Improvements or unusual field conditions within the Easement/Right-of-Way are encountered, as designated and characterized by the District, the District may, at its discretion, impose conditions or requirements which are different from or more stringent than those prescribed in these Guidelines.

L. All backfill material within the Easement/Right-of-Way shall be compacted to ninety percent (90%) of maximum density, unless otherwise allowed or required by the District. Mechanical compaction shall not be allowed within six inches (6") of any of the District's facilities and pipeline(s). Mechanical compaction using heavy equipment, as designated and characterized by the District, will not be allowed over District facilities and pipeline(s) or within eighteen inches (18") horizontally.

M. Backfilling of any excavation or around any facilities or pipeline(s) within the Easement/Right-of-Way shall be compacted in layers not exceeding six inches (6") thick to the following requirements: (1) cohesive soils to 90 percent (90%) maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent (70%) relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

N. To enable the District to locate non-metallic Encroachment Improvements below ground level, the Company shall install a "locator wire" as required by District specifications.

O. The Company shall notify the District at least seventy-two (72) hours in advance of commencing initial construction of the Encroachment Improvements in order to permit inspection by the District.

P. No encroachment shall involve the use or storage of hazardous material(s), as designated and characterized by the District.