

2713854  
BK 5686 PG 277

RETURNED

JAN 15 2013

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 WAT  
ER 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  
Richard P. Bay  
Its General Manager/CEQ

"Company":

Clinton Property Investment, LLC

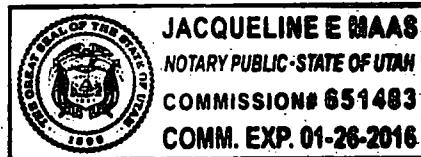
Dated: 2 Jan 2013

By: Jed D. Stevenson  
Jed D. Stevenson  
Its Manager

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

The foregoing instrument was acknowledged before me this 9<sup>th</sup> 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 2<sup>nd</sup> day of January 2013, by Sed Stevenson as Manager of Clinton Property Investment, LLC.

[Signature]  
Notary Public

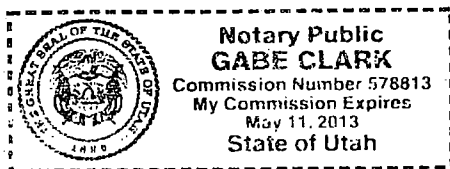




EXHIBIT A

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.

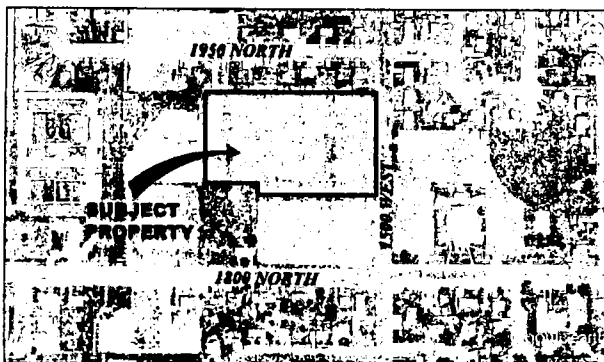
EXHIBIT B  
ENCROACHMENT IMPROVEMENTS

# CHARTER SCHOOL VOYAGE ACADEMY

## LOCATION:

**1891 NORTH 1500 WEST  
CLINTON, UTAH**

## VICINITY MAP



## 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. 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 PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR 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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING 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 DRAWINGS, 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 (MUTCD), 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.

## GOVERNING AGENCIES

### CITY ENGINEER

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

### SECONDARY WATER

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

### FIRE DEPARTMENT

CLINTON CITY FIRE  
2158 N 1500 W  
CLINTON, UTAH 84015  
PH: (801) 479-3171

### STORM DRAIN

CLINTON CITY  
PUBLIC WORKS  
2267 NORTH 1500 WEST  
CLINTON, UTAH 84015  
PH: (801) 614-0870

### SEWER

CLINTON CITY  
PUBLIC WORKS  
2267 NORTH 1500 WEST  
CLINTON, UTAH 84015  
PH: (801) 614-0870

### CULINARY WATER

CLINTON CITY  
PUBLIC WORKS  
2267 NORTH 1500 WEST  
CLINTON, UTAH 84015  
PH: (801) 614-0870

### NATURAL GAS

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

### POWER

ROCKY MOUNTAIN POWER  
201 SOUTH MAIN ST, SUITE 2300  
SALT LAKE CITY, UT 84111  
CURTIS GALVEZ  
PH: 801-624-3474

### TELEPHONE

CENTURYLINK TELEPHONE  
1425 WEST 3100 SOUTH  
SALT LAKE CITY, UT 84119  
GARY HAEVER  
801-624-5380

# CONTRACTOR

## ONE WEST CONST.

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

# SILVERPEAK ENGINEERING



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

DATE: 12-19-2022  
PROJECT: VOYAGE ACADEMY  
DRAWN BY: C.C.  
CHECKED BY: P.J.

## INDEX TO DRAWINGS

### 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.

C0.1	CIVIL COVER SHEET
C1.0	GENERAL NOTES
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING / DRAINAGE PLAN
C3.1	GRADING / DRAINAGE DETAILS
C4.0	UTILITY PLAN
C4.1	UTILITY DETAILS
C4.2	PLAN AND PROFILE: 1500 WEST
C4.3	PLAN AND PROFILE
C5.0	STORM WATER POLLUTION PREVENTION PLAN
C5.1	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. ALPHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON CITY STANDARDS AND DETAILS.

CONTRACTOR TO NOTIFY CLINTON 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 AGENCIES 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 ENGINEER 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 90% 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 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. ALPHA STANDARDS WILL BE USED IN THE ABSENCE OF ANY CLINTON CITY STANDARDS AND DETAILS.

### LIND DRAIN: NOT USED

### SEWERS

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 DAVIS & NEEDER CANAL COMPANY'S 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 STUDS. 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.

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 DRAININGS.

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

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

## ABOVE-GROUND IMPROVEMENTS

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT CLINTON CITY STANDARDS AND SPECIFICATIONS. ALPHA 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 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 6" BELOW FINISH GRADE. A 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 FEET. THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

CONCRETE WATERWAYS, CURB WALLS, 14" 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 6" 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 (90% 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 HEAT 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-HATCHINGS, 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.

## DEMOLITION NOTES

1. CONTRACTOR TO LEGALLY REMOVE & DISPOSE OF ALL EXTRANEANOUS 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 GUARANTEES 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.

SEAL:

REVISION:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 12-12-12  
PROJECT: CC  
DRAWN BY: CC  
PLOT: 12-08-2012

DRAWING DESCRIPTION:  
GENERAL NOTES

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












VOYAGE ACADEMY  
1891 NORTH 1500 WEST  
CLINTON, UT-AH

SHEET NUMBER:  
**C1.0**

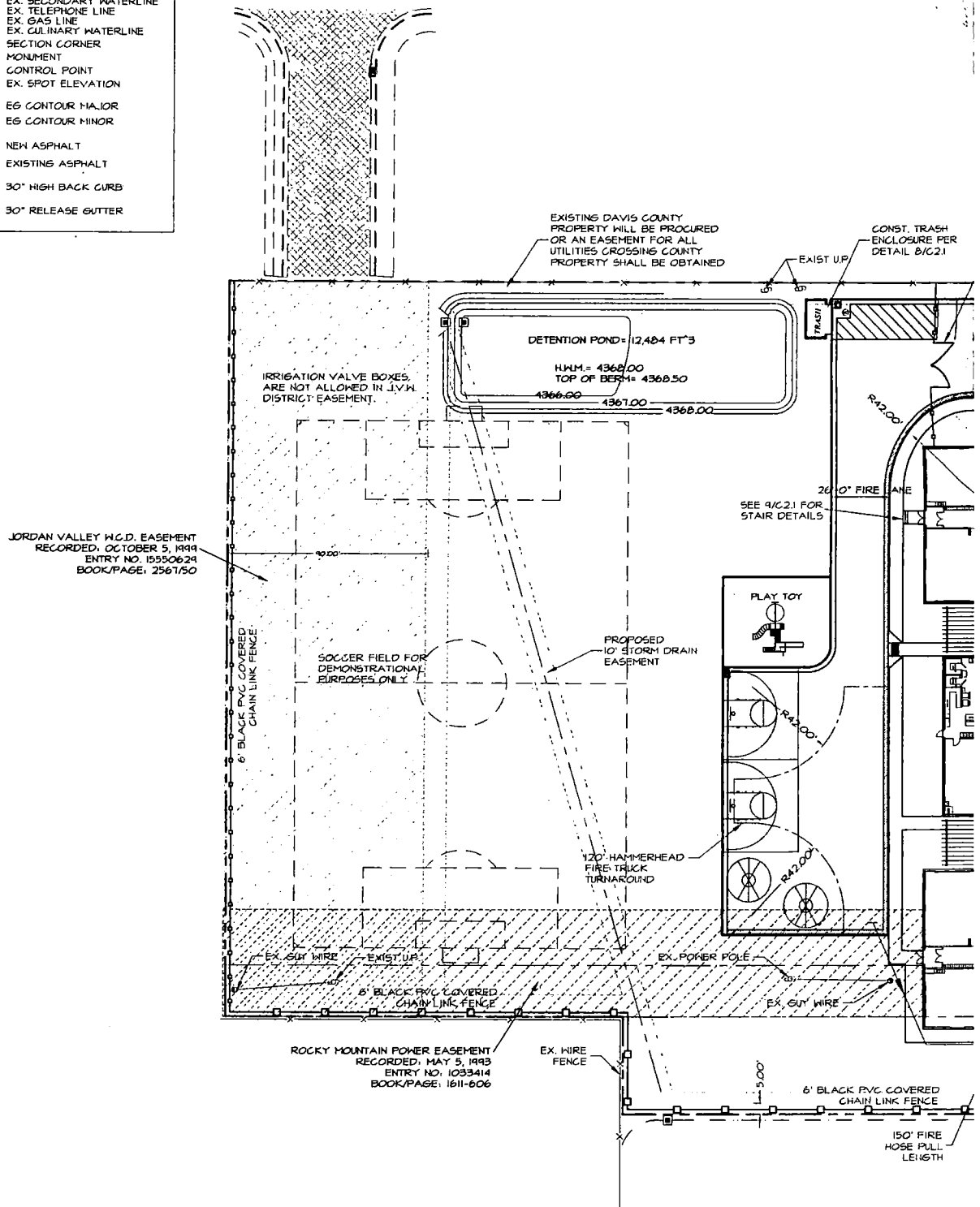
### LEGEND

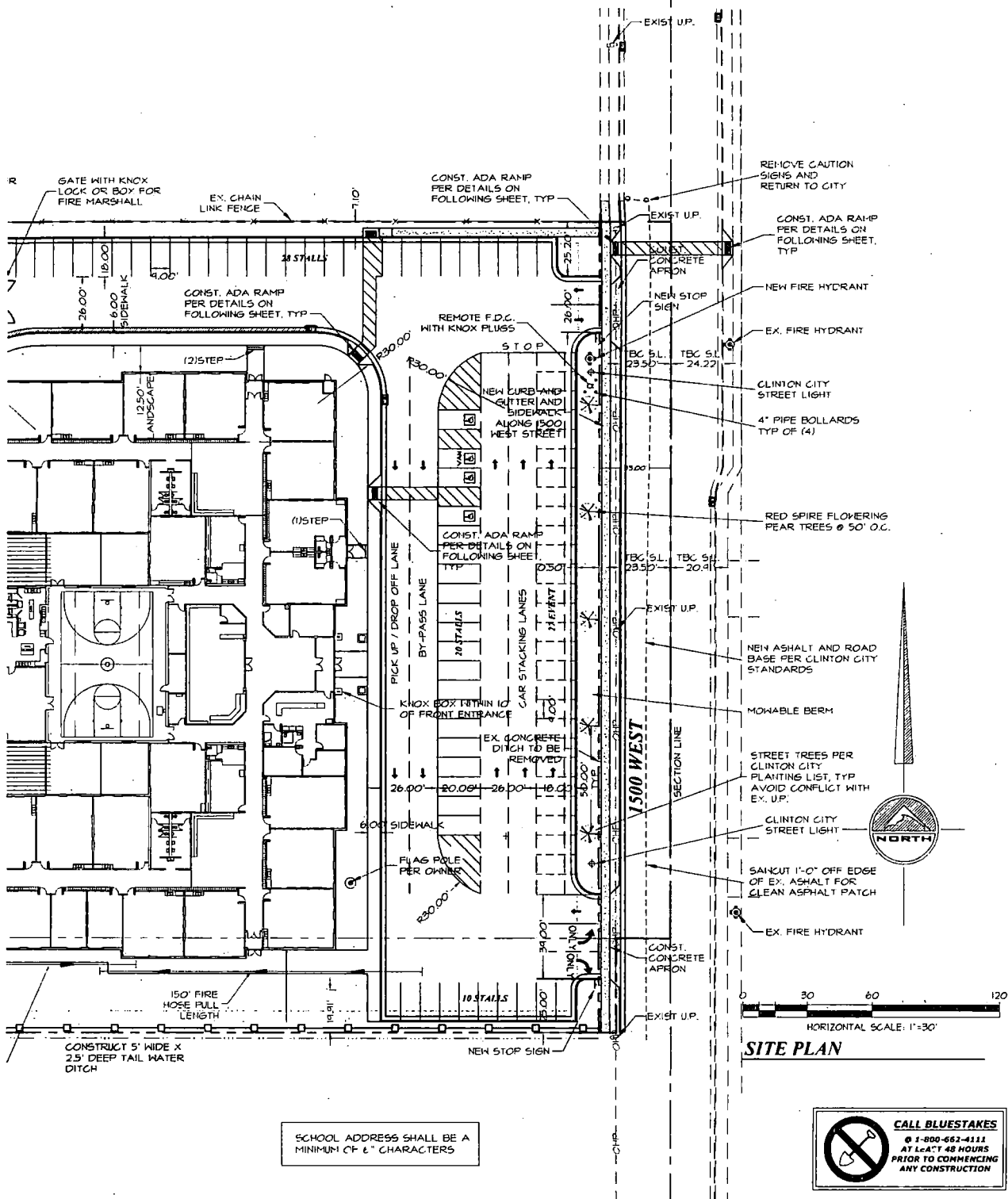
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- |   |                         |
|---|-------------------------|
| _____   | 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  |
| _____   | EX. IRRIGATION LINE     |
| IRR _____   | EX. OVERHEAD POWER LINE |
| OHF _____   | EX. STORM DRAIN         |
| SD _____  | EX. SANITARY SEWER      |
| SS _____  | EX. SECONDARY WATERLINE |
| SW _____  | EX. TELEPHONE LINE      |
| I _____   | EX. GAS LINE            |
| S _____   | EX. CULINARY WATERLINE  |
| W _____   | SECTION CORNER          |
|  | MONUMENT                |
|  | CONTROL POINT           |
|  | EX. SPOT ELEVATION      |
|  | EG CONTOUR MAJOR        |
|  | EG CONTOUR MINOR        |
|  | NEW ASPHALT             |
|  | EXISTING ASPHALT        |
|  | 30" HIGH BACK CURB      |
|  | 30" RELEASE GUTTER      |

### SITE AREA TABULATION

HARDSCAPE	66,787 SQ.FT.	153 AC.	30%
LANDSCAPE	110,706 SQ.FT.	2.60 AC.	51%
BUILDING	40,464 SQ.FT.	0.93 AC.	19%
TOTAL SITE	217,957 SQ.FT.	5.06 AC.	100.00%
PARKING TOTAL		85 STALLS	
EVENT PARKING		27 STALLS	
PARKING		58 STALLS	





SEAL:

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

DRAWING DESCRIPTION:  
SITE PLAN

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

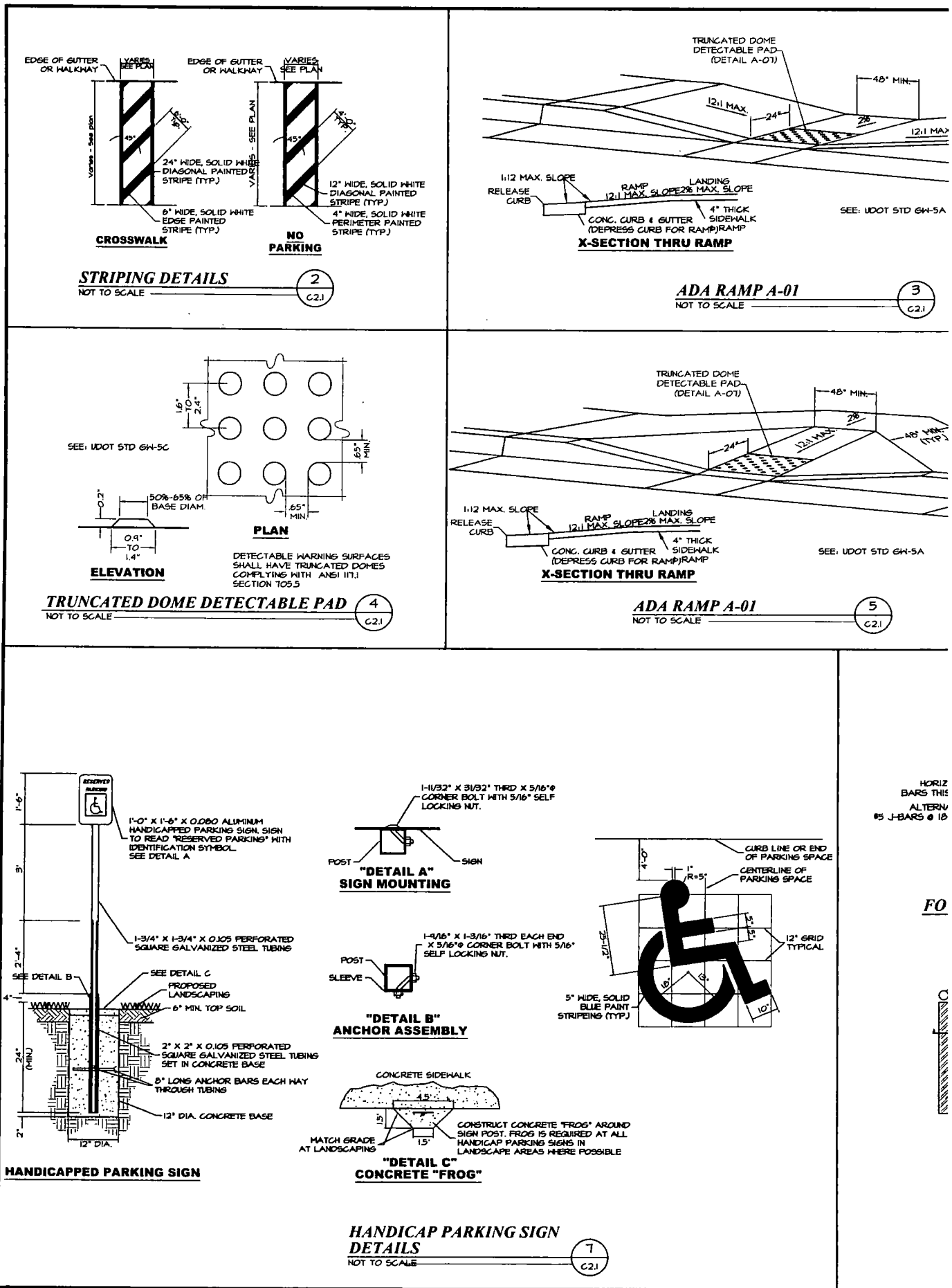


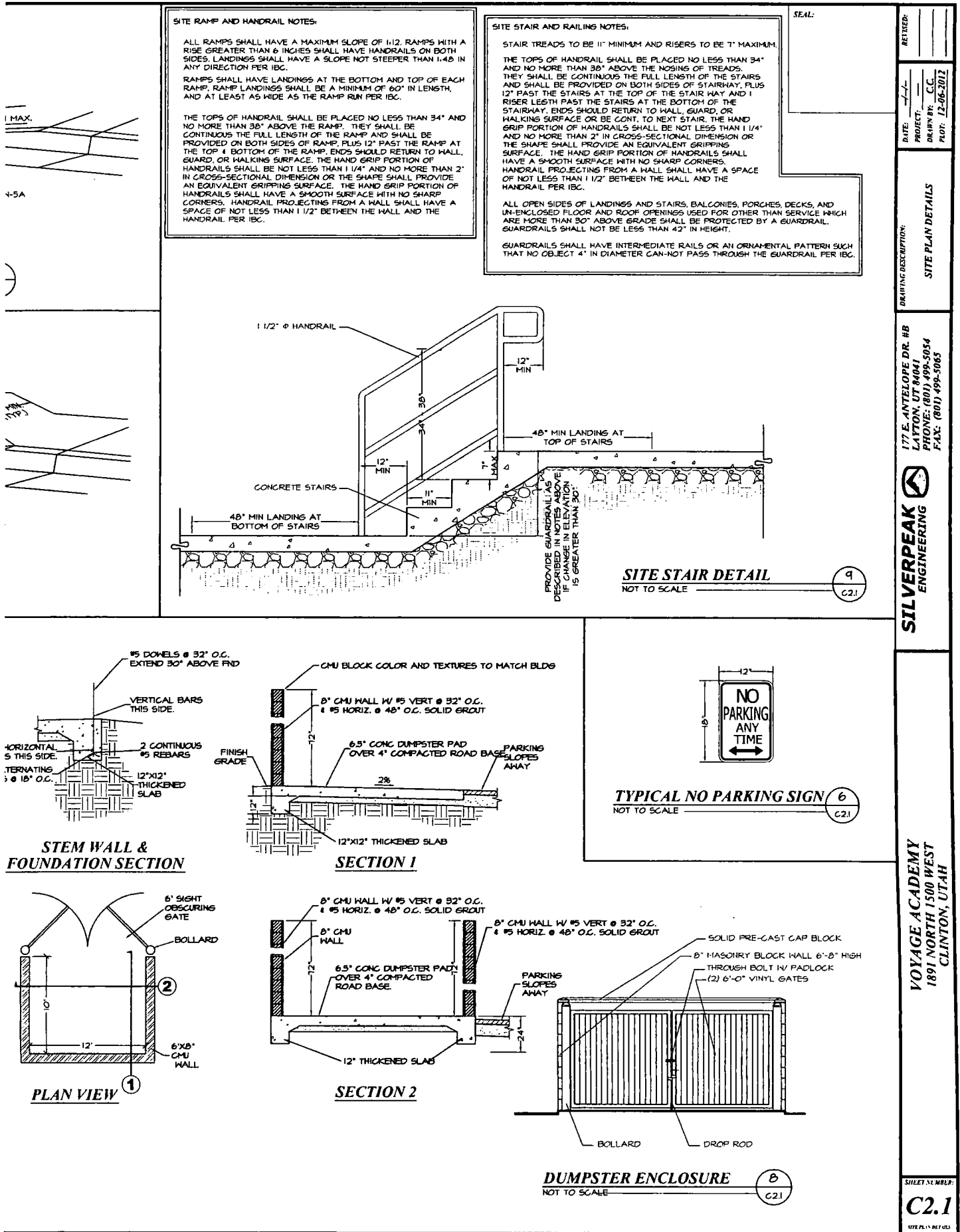
VOYAGE ACADEMY  
1891 NORTH 1500 WEST  
CLINTON, UTAH

SHEET NUMBER:  
**C2.0**

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







REVISION: \_\_\_\_\_

DATE: 12-05-2012

PROJECT: C.C.

DRAWN BY: C.C.

PLUT: 12-05-2012

DRAFTING DESCRIPTION: 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

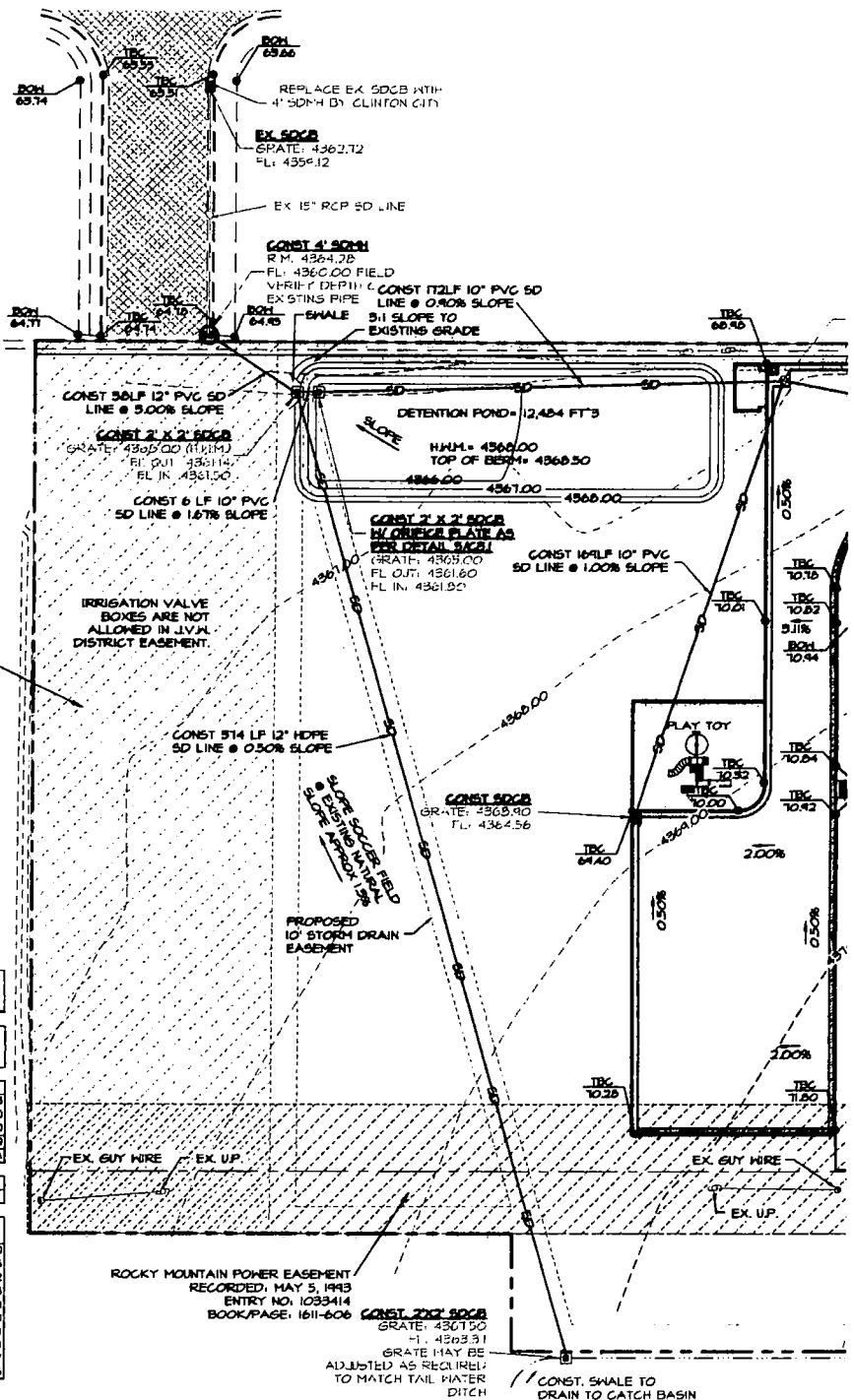
SHEET NUMBER: C2.1

SITE PLAN - REGUL

**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
- EX. SPOT ELEVATION
- ES CONTOUR MAJOR
- ES CONTOUR MINOR
- NEW ASPHALT
- EXISTING ASPHALT
- 30" HIGH BACK CURB
- 30" RELEASE GUTTER



**Storm Water Detention Calculations**  
FOR  
Voyage Academy School

LOCATION: Chien Utah  
BY: Joshua Jensen  
DATE: 12/8/2012

PROJECT NO. -

AREA CALCULATIONS		AREA COEFFICIENTS	
LANDSCAPE AREA (A <sub>L</sub> )	2.54 acres	C <sub>L</sub>	0.18
PAVED AND ROOF AREA (A <sub>P</sub> )	2.46 acres	C <sub>P</sub>	0.80
GRAVEL AREA (A <sub>G</sub> )	0.00 acres	C <sub>G</sub>	0.80
TOTAL AREA (A)	5.00 acres	TOTAL C	0.519

Formula:  $TOTAL C = (A_L \times C_L + A_P \times C_P + A_G \times C_G) / A$

Rainfall data based on NOAA atlas 14, vol 1  
version 8 Ogden sugar Factory Station  
100 year storm

MINUTES	CA	I	T (sec)	CUMULATIVE RUNOFF	ALLOWABLE RUNOFF	STORAGE (cu ft)
5	2.50	6.68	300	5,130	500	4,630
10	2.50	6.00	600	7,755	600	7,155
15	2.50	4.12	900	9,822	900	8,922
30	2.50	2.78	1,800	12,985	1,800	11,185
60	2.50	1.72	3,600	16,068	3,600	12,468
120	2.50	0.95	7,200	17,750	7,200	10,550
180	2.50	0.84	10,800	18,021	10,800	7,221
360	2.50	0.36	21,600	20,179	21,600	-1,421
720	2.50	0.22	43,200	24,863	43,200	-18,337
1440	2.50	0.12	86,400	26,005	86,400	-59,405

STORAGE REQUIRED: 12,484 cu ft  
STORAGE PROVIDED: 12,484 cu ft

**OUTLET CONTROL**

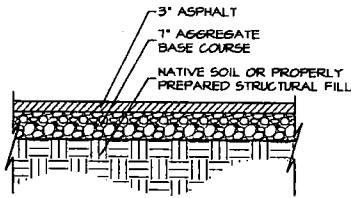
Q (cfs) = 1.0	HMM = 65.0	TYPE OF PIPE = PVC
C = 0.8	FL @ GATE = 62.0	ROUGHNESS (n) = 0.009
g (ft/s²) = 32.2	h (ft) = 6.0	PIPE DIA. (ft) = 10
AREA (sq ft) = 12.21 = Q / (C * (2 * g * h)^(0.5))	%SLOPE (s) = 0.005	Q slow = 2.24
Reqd. Orifice = 3.943768401	Check Q (cfs) = OK	

PROVIDE: 10" DIA. PVC PIPE  
with 1/4" metal plate with 4" round hole as orifice.

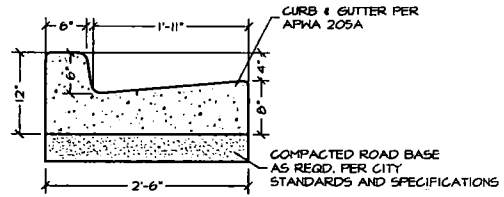


GRADING /

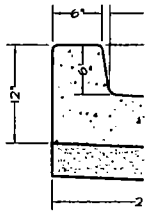




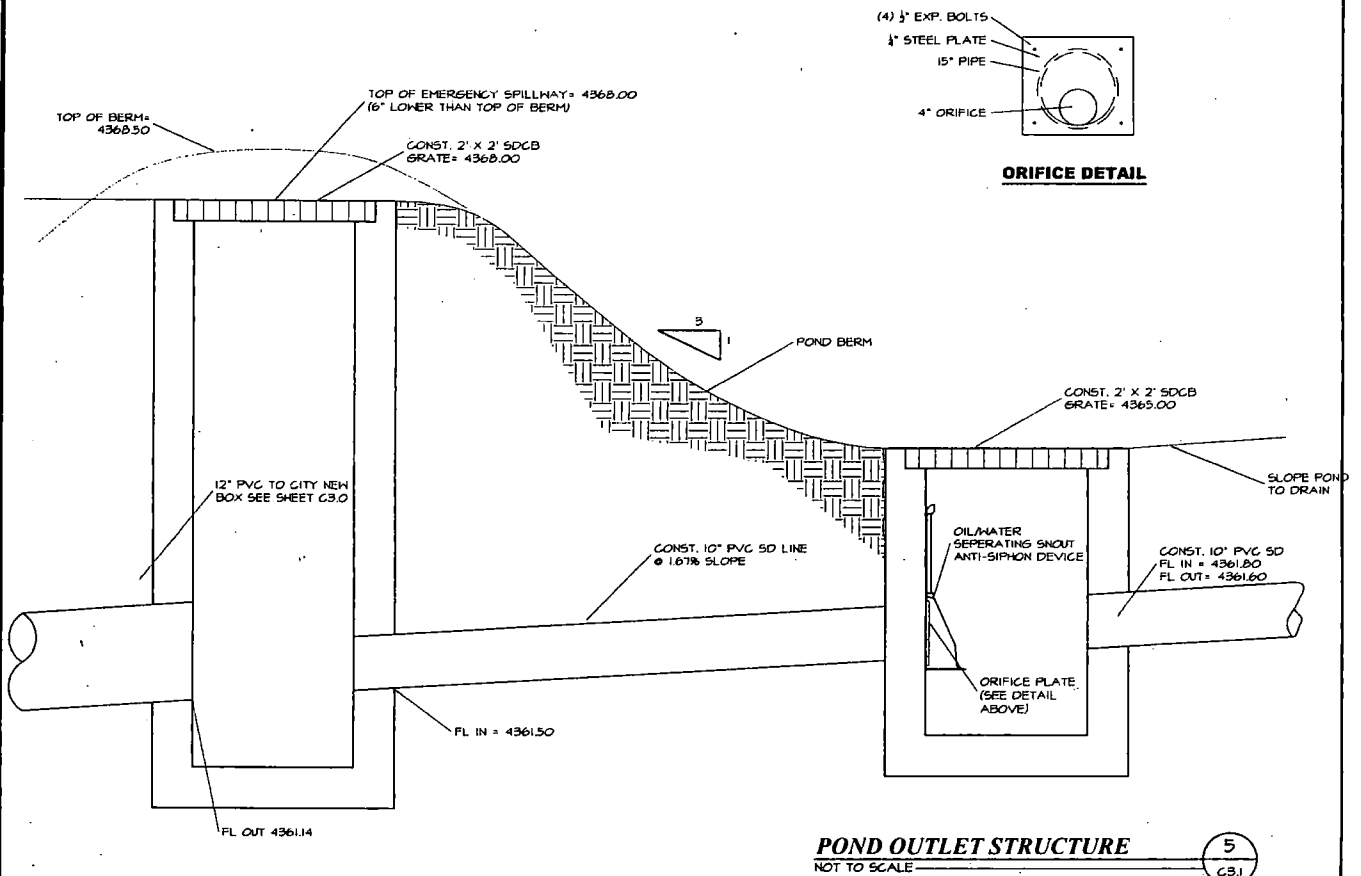
**TYPICAL PARKING X-SECTION** 1  
NOT TO SCALE C3.1

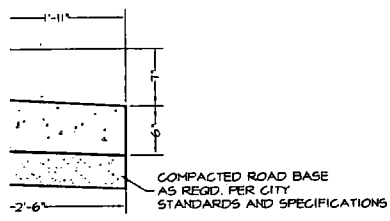


**30" HIGH BACK CURB DETAIL** 2  
NOT TO SCALE C3.1

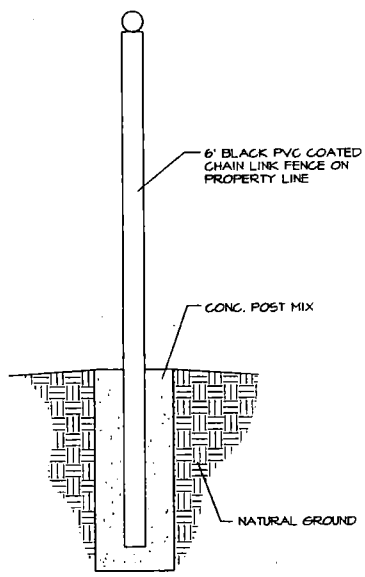


**30" RELEASE**  
NOT TO SCALE





**SE GUTTER DETAIL** (3)  
C3.1



**FENCE DETAIL** (4)  
NOT TO SCALE C3.1

SEAL:

REVISED:

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

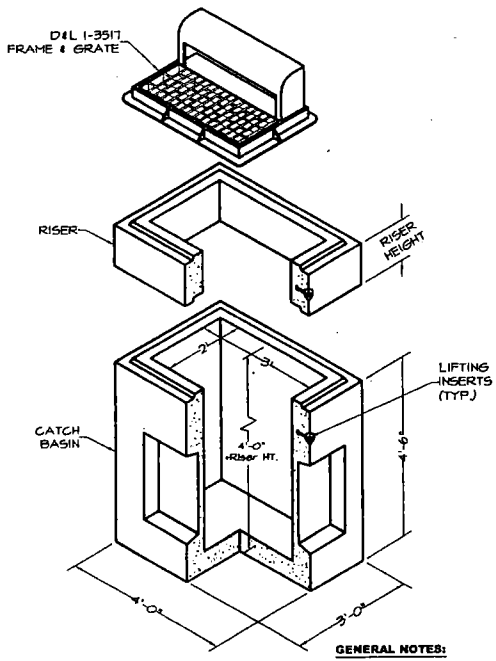
DETAILED DESCRIPTION:  
GRADING DETAILS

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

**SILVERPEAK**  
ENGINEERING

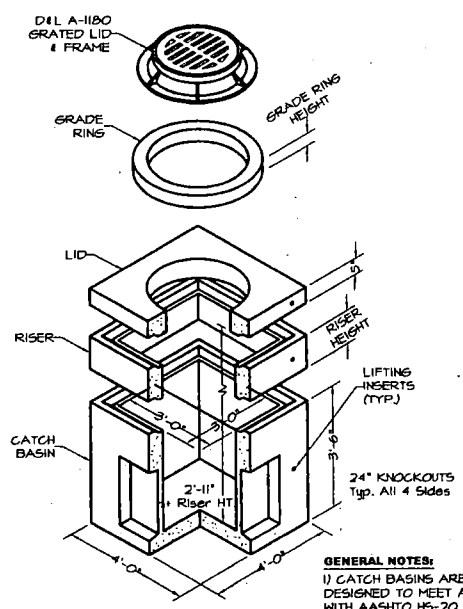
**VOYAGE ACADEMY**  
1891 NORTH 1500 WEST  
CLINTON, UTAH

SHEET NUMBER:  
**C3.1**  
CLINING DETAIL



**GENERAL NOTES:**  
1) CATCH BASINS ARE TO BE  
DESIGNED TO MEET ASTM C658  
WITH AASHTO H5-20 LOADING

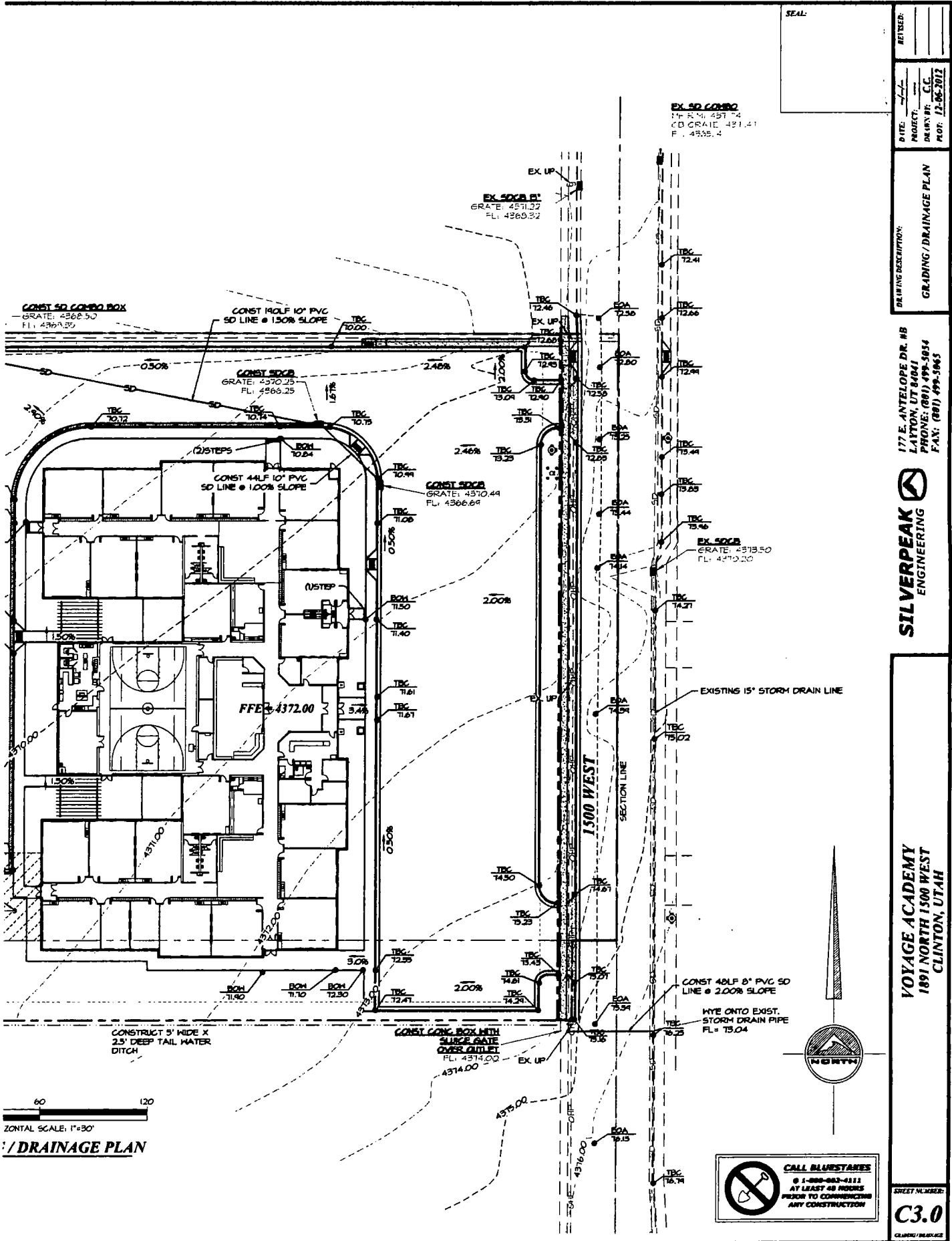
**STORM DRAIN CATCH BASIN (SDCB)** (6)  
NOT TO SCALE C3.1



**GENERAL NOTES:**  
1) CATCH BASINS ARE TO BE  
DESIGNED TO MEET ASTM C658  
WITH AASHTO H5-20 LOADING

**STORM DRAIN CLEAN OUT (SDCO)** (7)  
NOT TO SCALE C3.1





**SEAL:**

**EX. SD CONDUIT**  
14" R.M. 457.74  
CD GRADE 457.41  
F.L. 4555.4

**EX. 50" 8"**  
GRATE: 4571.32  
F.L. 4569.32

**CONST. 50" CONDUIT BOX**  
GRATE: 4568.50  
F.L. 4569.39

**CONST. 14" 10" PVC SD LINE @ 1.50% SLOPE**

**CONST. SD BOX**  
GRATE: 4570.25  
F.L. 4566.25

**CONST. 44" 10" PVC SD LINE @ 1.00% SLOPE**

**CONST. SD BOX**  
GRATE: 4570.44  
F.L. 4566.64

**EXISTING 15" STORM DRAIN LINE**

**CONST. 48" 8" PVC SD LINE @ 2.00% SLOPE**

**WYE ONTO EXIST. STORM DRAIN PIPE**  
F.L. 4570.04

**CONST. CONC. BOX WITH SLURRY GATE OVER OUTLET**  
F.L. 4574.00

**CONST. 5' WIDE X 2.5' DEEP TAIL WATER DITCH**

**177 E. ANTELOPE DR. #B**  
**LAYTON, UT 84041**  
**PHONE: (801) 499-5934**  
**FAX: (801) 499-5965**

**SILVERPEAK ENGINEERING**

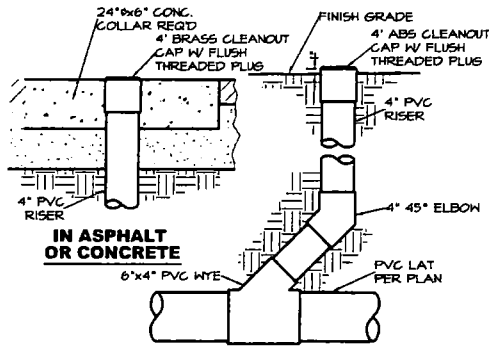
**VOYAGE ACADEMY**  
**1891 NORTH 1500 WEST**  
**CLINTON, UTAH**

**CALL BLUESTAIRS**  
@ 1-888-883-4111  
AT LEAST 48 HOURS  
PRIOR TO COMMENCING  
ANY CONSTRUCTION

**SHEET NUMBER:**  
**C3.0**

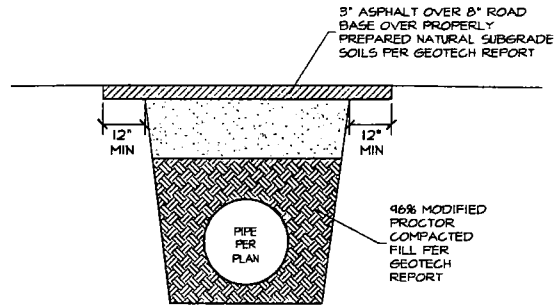
**CLARIFY / REVISIONS**





**SANITARY SEWER CLEANOUT**  
NOT TO SCALE

1  
C4.1



**TYPICAL UTILITY TRENCH  
CROSS SECTION**  
NOT TO SCALE

2  
C4.1

METER SET  
(SEE UTIL)

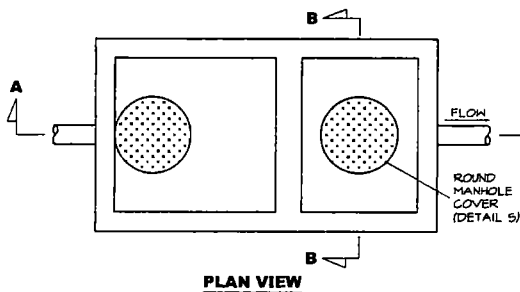
48\"/>

TYPE 'K' COPPER  
CONNECT TO OWNER  
PIPING

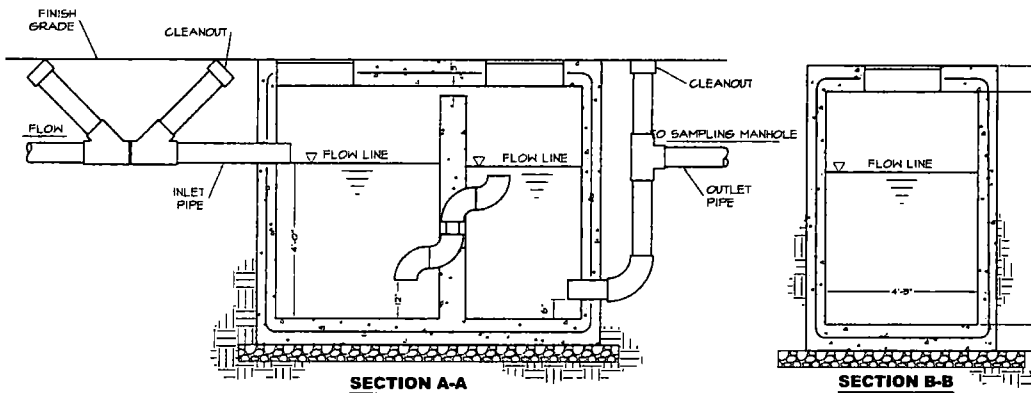
NOTCH METER BOX  
(TYP. BOTH SIDE)

### NOTES

1. PIPING CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVHRF 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 1-1/2\"/>
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 90 PCF PLUS TRUCK SURCHARGES.  
B) TRUCK LOADING USING AN 80,000 LB H-20 TRUCK LOAD.
9. MANHOLE FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
10. THE INLET PIPE SHALL BE AT AN ELEVATION 1\"/>
11. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE INTERCEPTOR SHALL BE 4\"/>
12. THE BAFFLE 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.



**PLAN VIEW**



**SECTION A-A**

**SECTION B-B**

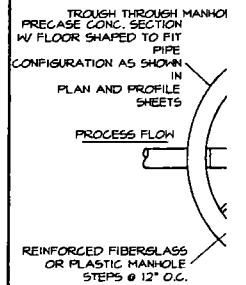
**GREASE INTERCEPTOR**  
NOT TO SCALE

5  
C4.1

NOTE:

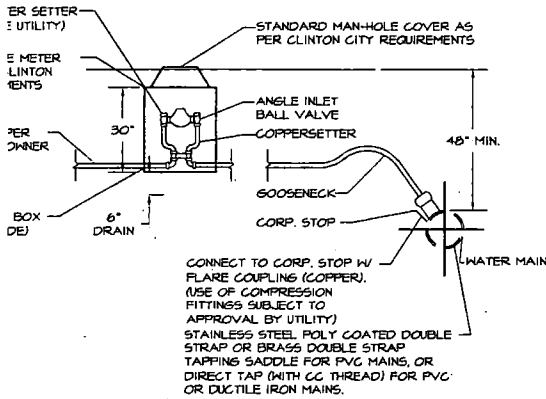
NEW MET  
THE P.A.  
PROVIDE  
MAIN, CC  
METER A  
PROPER

**TYPICAL**  
NOT TO SCALE



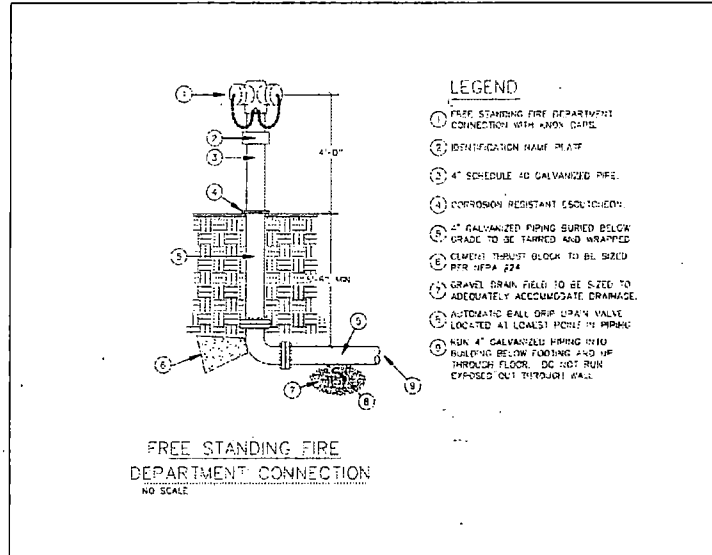
### NOTES

1. PIPING, CLEANOUT CONF. MATERIAL AS PER CITY SVHRF PRIOR TO BACK.
2. WIDTH OF TROUGH IN THE INLET PIPE INTO MANHOLE AS 1/2\"/>
3. CONCRETE SHALL HAVE STRENGTH OF 4,000 PSI.
4. REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1-1/2\"/>
5. THE CONCRETE COVER SHALL BE A MINIMUM OF 1-1/2\"/>
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 80,000 LB H-20 TRUCK LOAD.
8. MANHOLES OVER 4 FEET SHALL HAVE PLASTIC STEPS.
9. ALL MANHOLES MUST HAVE A HOLE FOR REMOVAL.
10. FOR NEW CONSTRUCTION THE INVERT MUST BE AT LEAST 3 INCHES THROUGH THE MANHOLE.

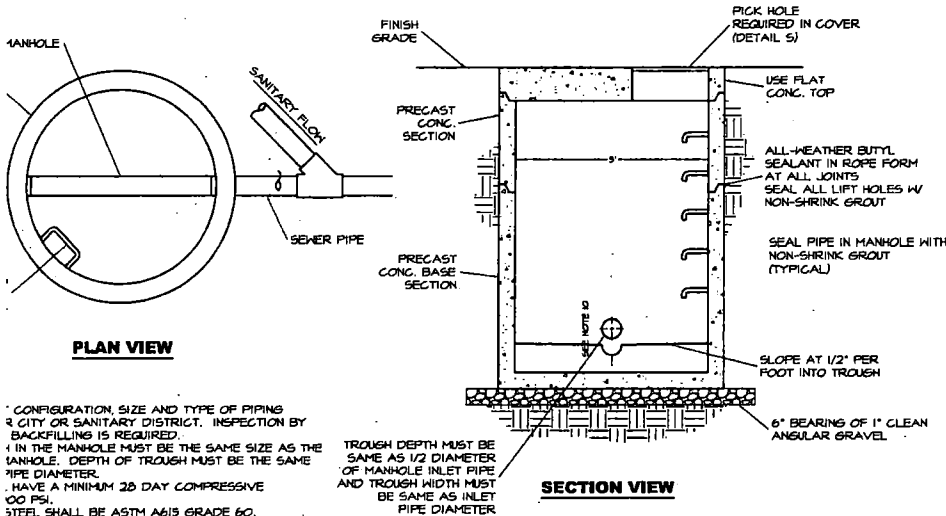


NOTE:  
W METERS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON  
E PLANS. THE LID, BOX, METER, AND SETTER WILL BE  
OVIDED BY THE CONTRACTOR. CONNECTION TO THE SUPPLY  
IN, CORP. STOP, AND SERVICE PIPING FROM THE MAIN TO THE  
ETER AND FROM THE METER TO 10'-0" ONTO THE OWNERS  
PROPERTY SHALL BE PROVIDED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

**TYPICAL WATER METER DETAIL** 3  
NOT TO SCALE C4.1



**FIRE DEPARTMENT CONNECTION** 4  
NOT TO SCALE C4.1



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

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

2. HAVE A MINIMUM 28 DAY COMPRESSIVE  
4000 PSI.

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

4. SHALL BE DESIGNED BY A REGISTERED  
ENGINEER LICENSED IN THE STATE OF UTAH.  
SHALL BE DESIGNED FOR THE FOLLOWING LOADING

5. 3D FOR A SATURATED EQUIVALENT FLUID AT-REST  
OF 40 PCF PLUS TRUCK SURCHARGES.

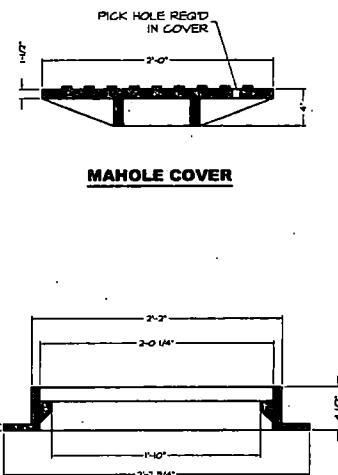
6. USING AN AASHTO H-20 TRUCK LOAD.

7. 4 FEET IN DEPTH WILL HAVE STAINLESS OR

8. MUST HAVE ROUND NOTCHED COVERS WITH PICK  
HOLE.

9. LOCATION, BOTTOM OF INLET PIPE INTO MANHOLE  
MUST BE 3 INCHES ABOVE THE BOTTOM OF THE TROUGH  
WHOLE.

**SAMPLING MANHOLE** 6  
NOT TO SCALE C4.1



**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".

**MANHOLE COVER & RING** 7  
NOT TO SCALE C4.1

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

DRAWING DESCRIPTION: UTILITY DETAILS

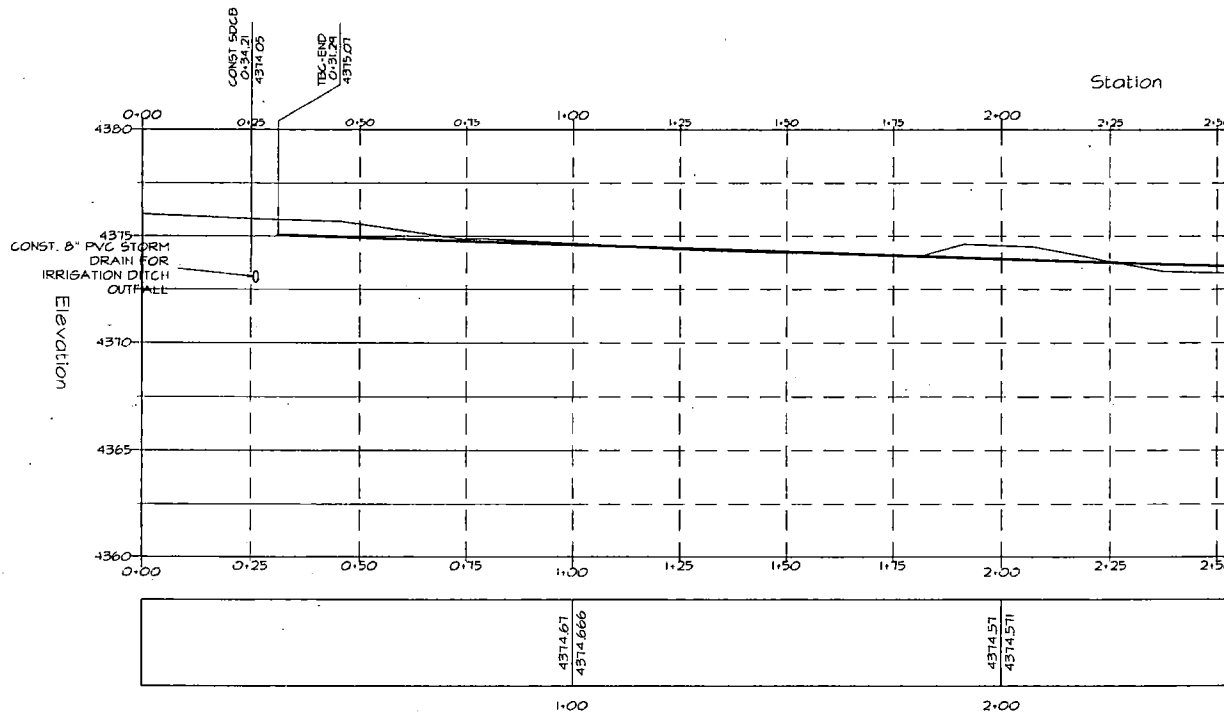
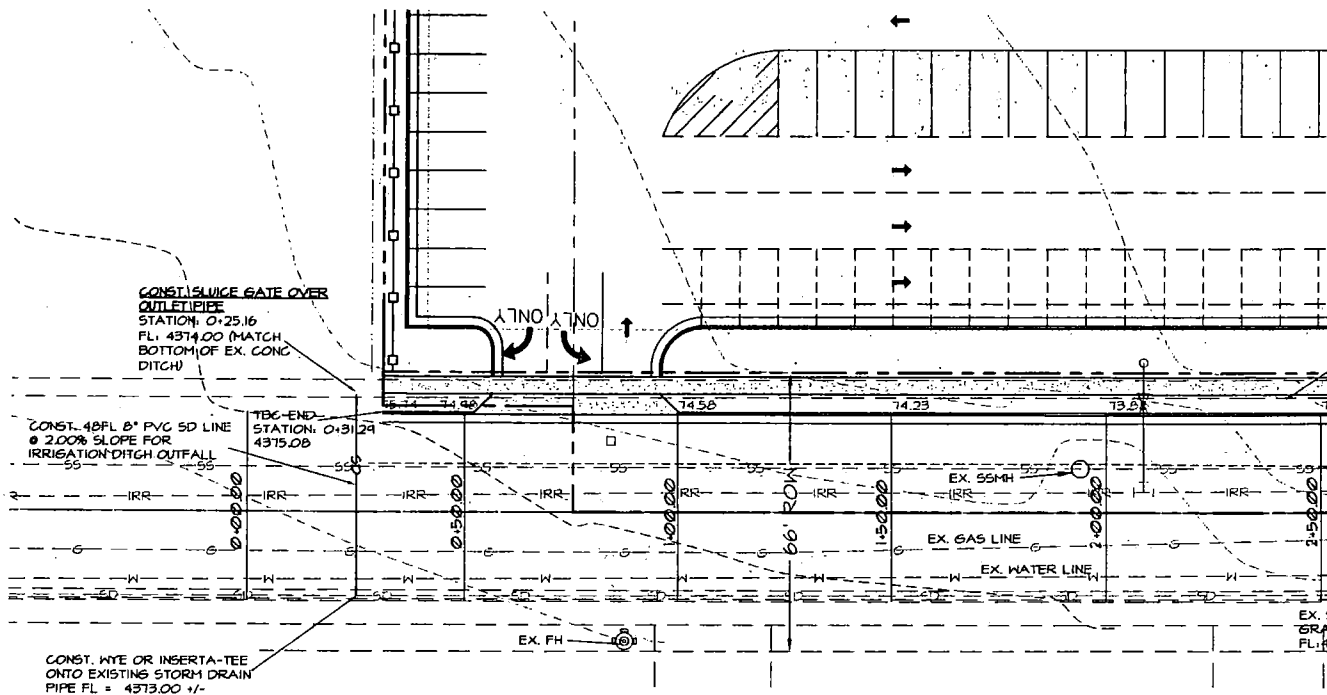
177 E. ANTELOPE DR. #B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

SILVERPEAK  
ENGINEERING

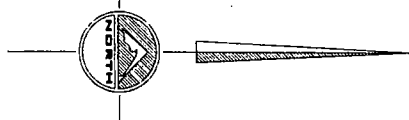
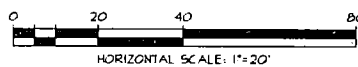
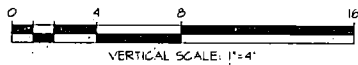
VOYAGE ACADEMY  
1891 NORTH 1500 WEST  
CLINTON, UTAH

SHEET NUMBER: C4.1

UTILITY DETAILS



**PLAN & PROFILE**



SEAL:

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

PLAN AND PROFILE

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

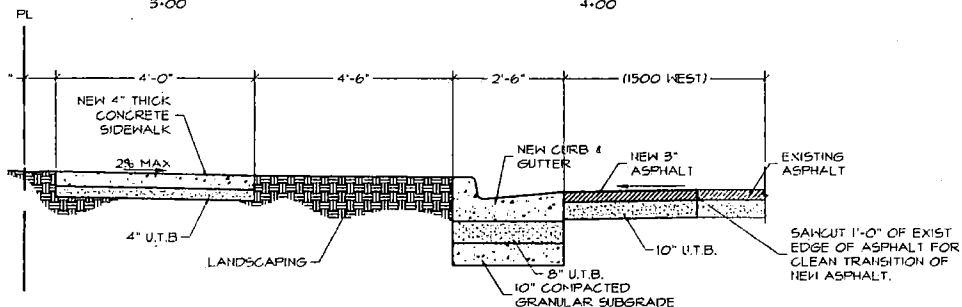
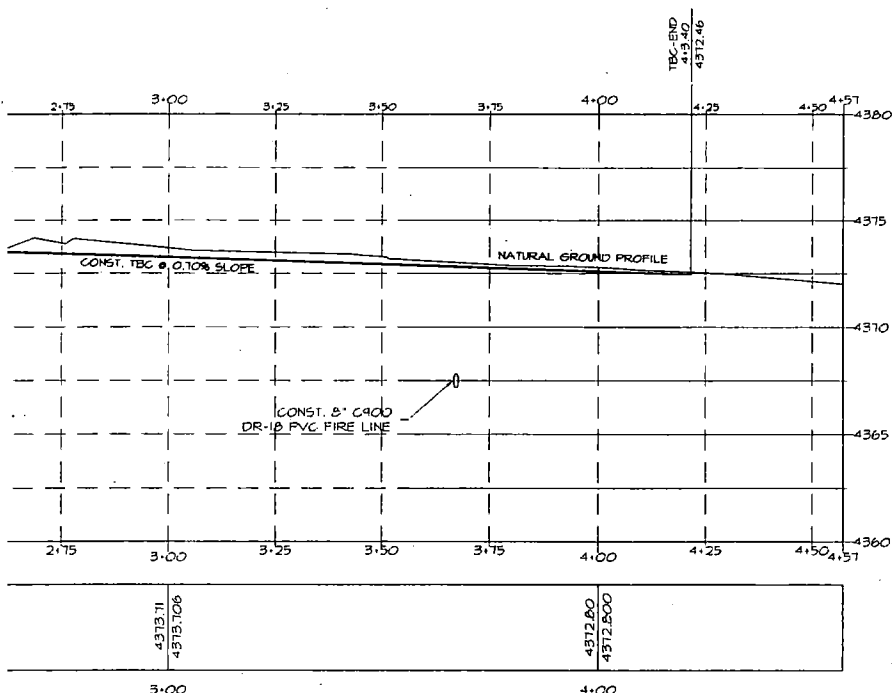
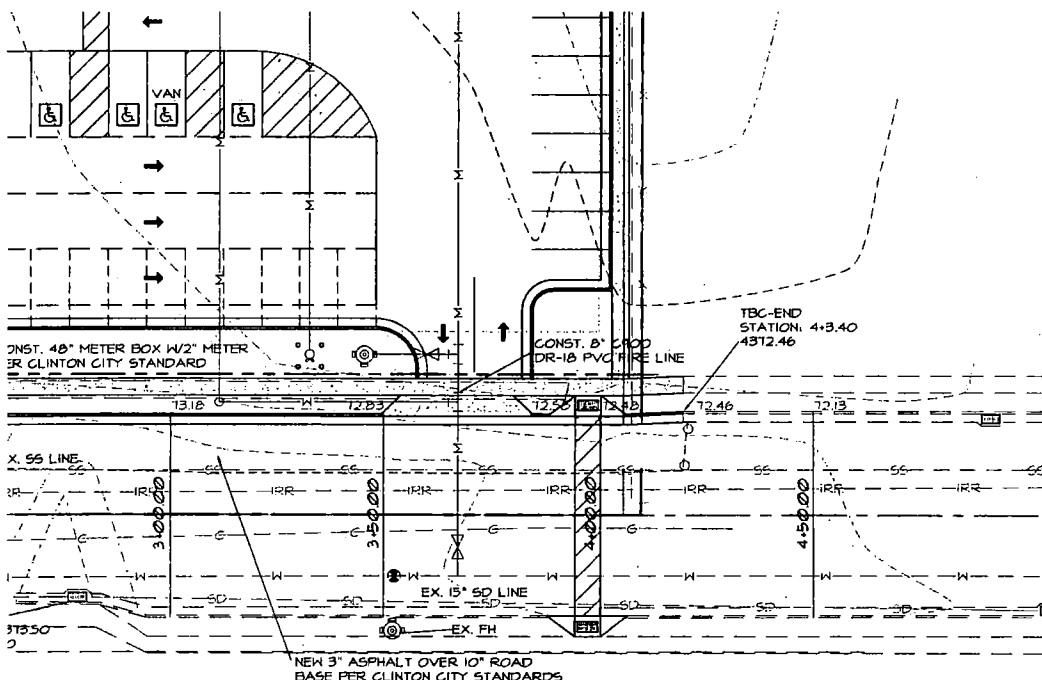
**SILVERPEAK**  
ENGINEERING

**VOYAGE ACADEMY**  
1891 NORTH 1500 WEST  
CLINTON, UT 84

SHEET NUMBER

**C4.2**

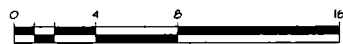
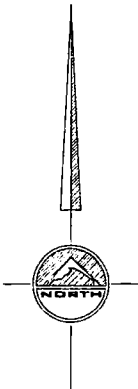
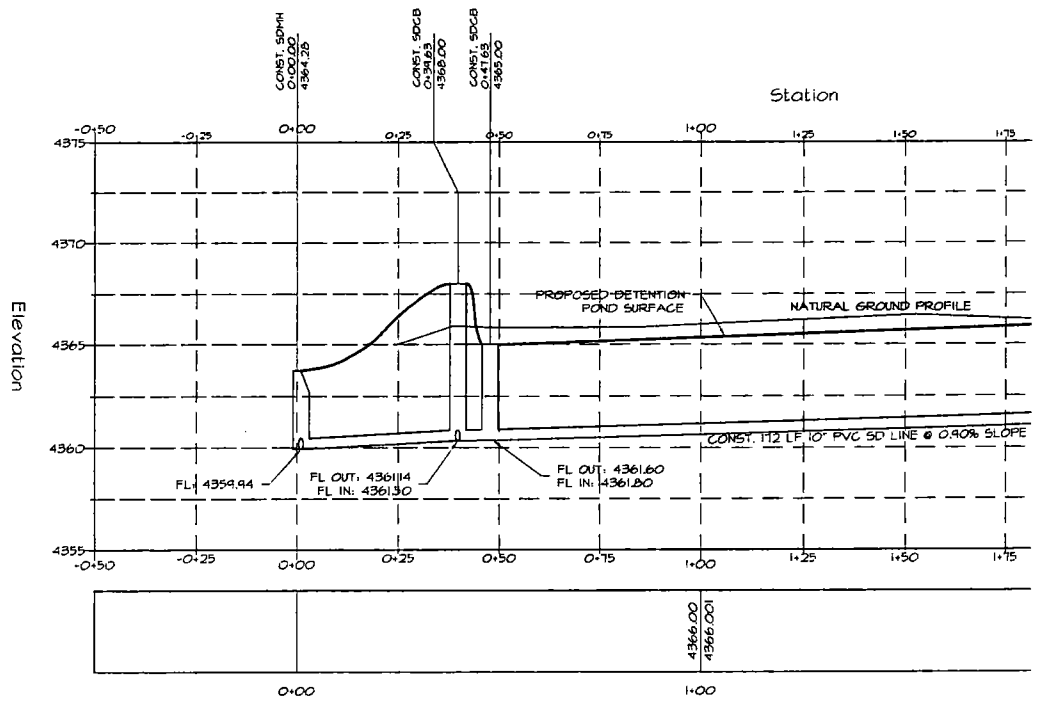
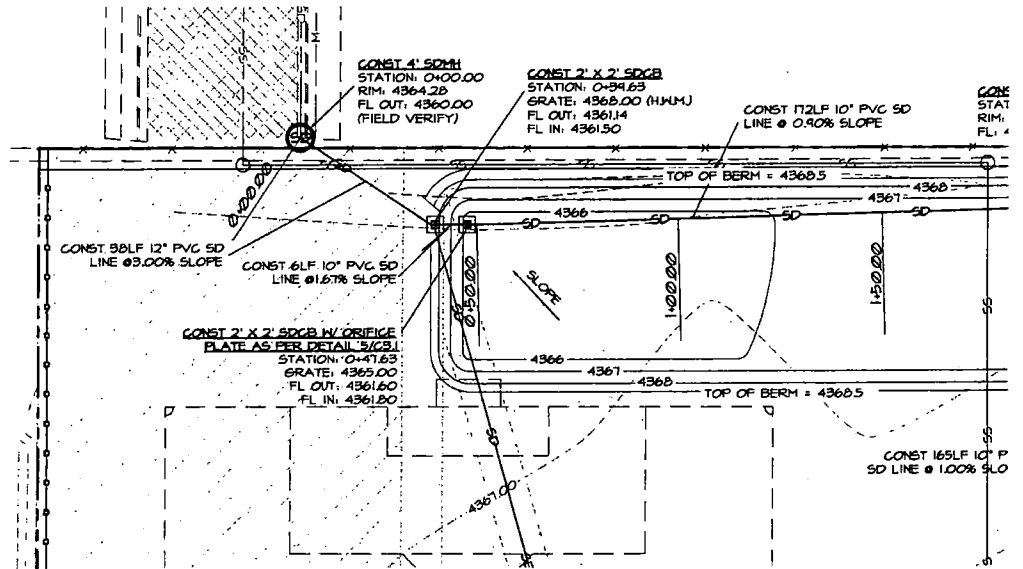
PLAN & PROFILE



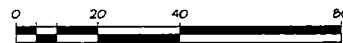
**1500 WEST CROSS SECTION**  
NOT TO SCALE

1  
C4.2





VERTICAL SCALE: 1"=4'



HORIZONTAL SCALE: 1"=20'

## **PLAN & PROFILE**

SEAL:

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

DRAWING DESCRIPTION:  
PLAN AND PROFILE

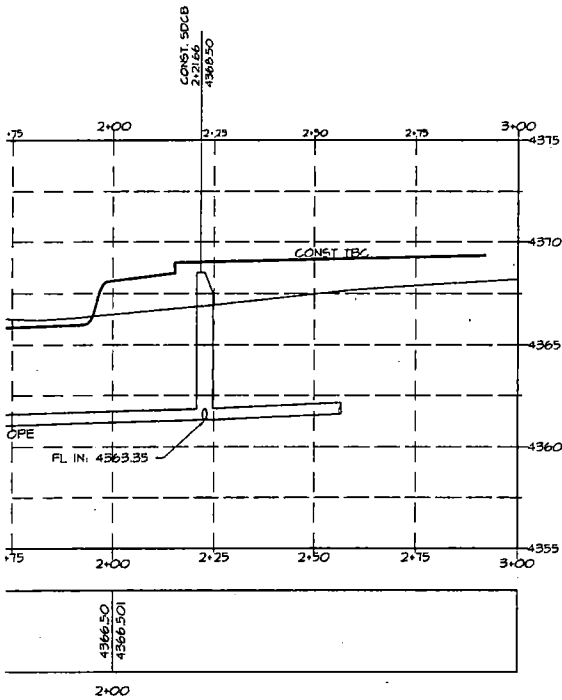
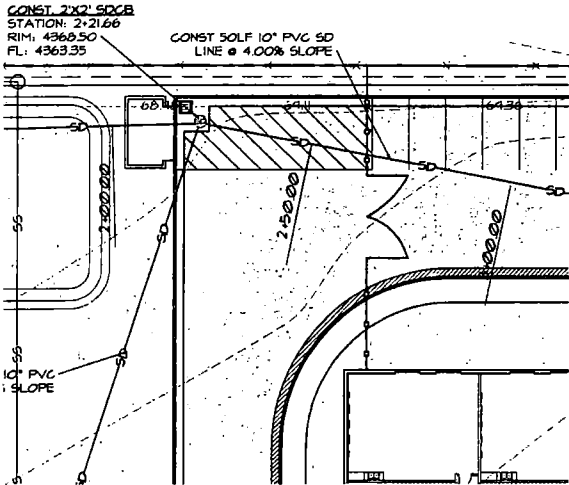
177 E. ANTELOPE DR. #B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

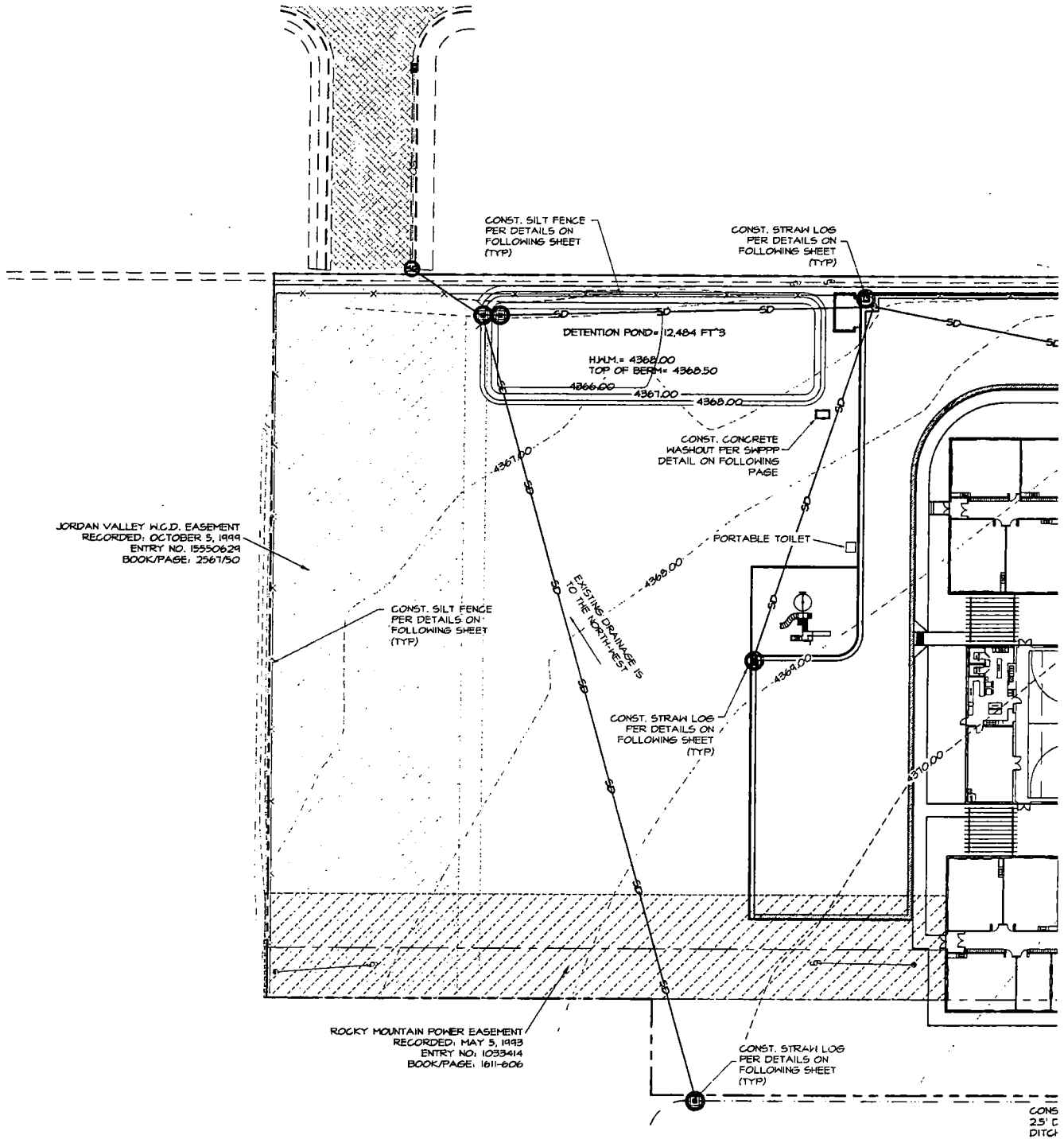
**SILVERPEAK**  
ENGINEERING

VOYAGE ACADEMY  
1891 NORTH 1500 WEST  
CLINTON, UTAH

SHEET NUMBER:  
**C4.3**

PLAN & PROFILE





SEAL:

LEGEND	
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE	
---	BOUNDARY LINE
---	CONST. STORM DRAIN
---	EX. STORM DRAIN
-X-	CONST. SILT FENCE
4250	EG CONTOUR MAJOR
4250	EG CONTOUR MINOR
---	EXIST. CONC. C&G OR SIDEWALK
---	EXISTING ASPHALT PAVEMENT
---	CONST. CONC. C&G PER X-SECTION
---	PROPOSED ASPHALT PER X-SECTION
○	CONST. STRAIN LOG

## 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

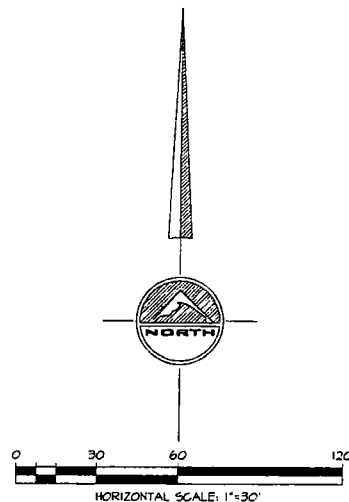
CONST. 15' X 15' RUMBLE STRIP  
CONSTRUCTION  
ENTRANCE PER SWPPP  
DETAIL ON FOLLOWING  
PAGE

FINAL DRAINAGE  
NORTH & WEST

1500 WEST

SECTION LINE

CONSTRUCT 5' WIDE X  
25' DEEP TAIL WATER  
DITCH



SWPPP



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

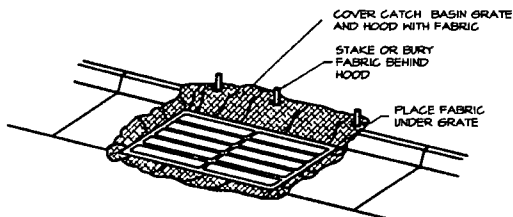
SHEET NUMBER:

C5.0



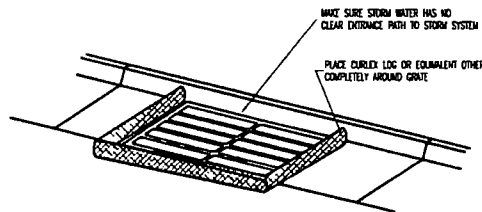
# STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

## 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.



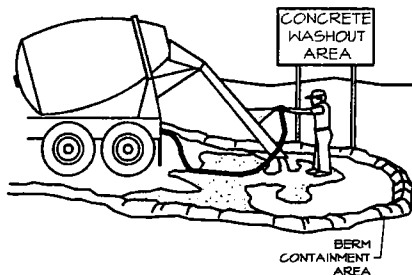
### CURLEX LOG (STRAW/CLOTH SACK)

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 VACUATED 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

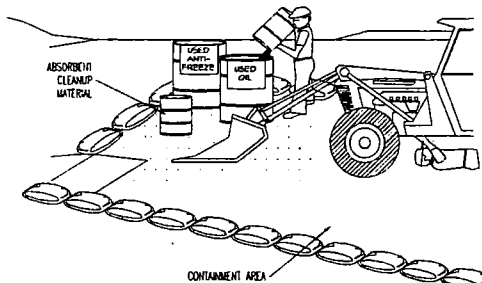
1. CATCH BASIN PROTECTION PER DETAIL LABELED "CURLEX LOG" AND/OR "FABRIC UNDER GRATE" SHALL BE INSTALLED UPON COMPLETION OF STORM DRAIN CONSTRUCTION.
2. FOR CATCH BASINS LOCATED IN CURBS AND GUTTERS:
  - A. "CURLEX LOG" SHALL REMAIN IN PLACE UNTIL CURB AND GUTTER IS CONSTRUCTED.
  - B. CATCH BASIN PROTECTION 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 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 ( QUALITY BY THE OWNER SO THAT THIS CONSTRUCTION IN UNDER THE STATE GENERAL PERMIT. THE PERMIT IS UTAH EXAMINATION SYSTEM (UPDES) GENERAL PERMIT (NO. UTAH DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. P FOR DOWNLOAD FROM THE DEPARTMENT OF ENVIRONMENT WWW.WATERQUALITY.UTAH.GOV/UPDES/SWCON2.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 CLINTON CITY, AND SILVERPEAK ENGINEERING IF NECESS REVESED TO REFLECT THE CHANGE IN CONDITIONS OF THE REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF 1 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAUSE POLLUTION OF STORM WATER SHALL BE MADE AN ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASU SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR P AND SUBCONTRACTORS, EVEN ON RESIDENTIAL CONSTRUCT AREAS LESS THAN ONE ACRE, SHALL ABIDE BY THIS SWP

6. CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH AS SWPPP SHALL BE BROUGHT TO THE ATTENTION OF THE ( AND DEVELOPMENT AND SILVERPEAK ENGINEERING IF NEC REVESED TO REFLECT THE CHANGE IN CONSTRUCTION OR

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

8. THIS SWPPP DOES NOT COVER THE REMOVAL OF HAZARDOUS THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTA WASTE, WORK SHALL BE STOPPED UNTIL THE SPILL CON MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONM NECESSARY, REVIEWED BY CLINTON CITY AND ANY OTHER JURISDICTION.

9. THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC I THE CLEAN WATER ACT. 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 W REQUEST OF A REPRESENTATIVE OF THE DIVISION OF WAT LOCAL AGENCY.

10. CONTACTS  
DEVELOPER  
ADDRESS 352 N. FLU  
CITY, STATE KATSVILLE,  
TELEPHONE (801) 444

CONTRACTOR/DISCHARGER ONE WEST  
TED LEWIS  
ADDRESS 352 N. FLU  
CITY, STATE KATSVILLE,  
TELEPHONE (801) 680

CIVIL ENGINEER  
SILVERPEAK ENGINEERING JOS  
177 E ANTELOPE DR #B PR  
LAYTON, UTAH 84041 (

CLINTON CITY  
2287 NORTH 1500 W  
CLINTON, UTAH 84015  
TEL: (801) 614-0700

STATE OF UTAH ZBE  
DEPARTMENT OF ENVIRONMENTAL QUALITY P.O  
DIVISION OF WATER QUALITY SALT LA

U.S. EPA  
ENVIRONMENTAL PROTECTION AGENCY REC  
DENVER, COLORADO BOX

ENVIRONMENTAL PROTECTION AGENCY 202  
WASHINGTON, D.C. 20460

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

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

13. THE ESTIMATED RUN-OFF COEFFICIENT AFTER COMPLETION

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

## STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

LAN (SWPPP) WAS DEVELOPED AT THE  
TION OF RESIDENTIAL CONSTRUCTION  
UTAH. THIS PLAN IDENTIFIES  
A. PREVENTS POLLUTION  
MENTATION AND MAINTENANCE OF  
1 HEREIN.

HE STATE OF UTAH DIVISION OF WATER  
RUCTION PROJECT MAY BE COVERED  
RMIT IS UTAH POLLUTION DISCHARGE  
1 (NO. UTR 30000) FOR STORM WATER  
ACTIVITY. PERMIT FORMS ARE AVAILABLE  
MISCELLANEOUS QUALITY AT  
1.PDF

A NEW NOTICE OF INTENT SHALL BE

LE QUANTITY OF A POLLUTANT, THE  
THE UTAH RESPONSE CENTER.  
IF NECESSARY, THIS SWPPP SHOULD BE  
ONS OF THE CONSTRUCTION ACTIVITY. A  
CODE OF FEDERAL REGULATIONS (CFR)

OSE WORK CAN CONTRIBUTE TO OR  
E MADE FAMILIAR WITH THIS SWPPP PLAN.  
THE MEASURES PRESENTED HEREIN  
TO THEIR PERSONNEL. ALL CONTRACTORS  
CONSTRUCTION WITH DISTURBANCE.  
1 THIS SWPPP.

5 WHEN ARE NOT COVERED BY THIS  
1 OF THE OWNER, SOILAND INVESTMENTS  
ING IF NECESSARY, THIS SWPPP WILL BE  
UTION OR IN CONDICTIONS.

HALL BE CONDUCTED IN ACCORDANCE  
1 STATE AND FEDERAL REGULATIONS.  
1 A LEAD WARNING. ALL DISCHARGES  
HETAL REQUIREMENTS OF CLINTON CITY  
1 TO STORM DRAINS.

OF HAZARDOUS OR TOXIC WASTE IN  
A REPORTABLE QUANTITY OF TOXIC  
SPILL CAN BE ASSESSED AND A  
ENVIRONMENTAL CONSULTANT, AND IF  
ANY OTHER AGENCY HAVING

IE PUBLIC UNDER SECTION 308(B)  
OF THE PUBLIC, THE  
IN A COPY OF THIS SWPPP. EITHER TO  
TO THE REQUESTER. THIS SWPPP MUST  
MAY AND MADE AVAILABLE UPON  
ON OF WATER QUALITY AND/OR THE

352 N. FLINT STREET, SUITE A  
KAYSVILLE, UTAH 84037  
(801) 444-9878

ONE WEST CONSTRUCTION  
TED LEADS  
352 N FLINT STREET  
KAYSVILLE, UTAH 84037  
(801) 860-0523

JOSHUA R. JENSEN, S.E.  
PROJECT MANAGER  
(801) 499-5054

288 NORTH 1460 WEST  
P.O. BOX 144870  
SALT LAKE CITY, UTAH 84114-4870

REGION VII  
800-759-4372  
702-475-9518

PREPARED BY SILVERPEAK ENGINEERING

CONSTRUCTION OF ONE CHARTER  
REVENUES, UTILITIES, AND  
ON THE PLANS.

COMPLETION IS 0.66.

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 BARRIERS 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 SEED BY 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 BERMES OR DIRT SHOULERS.

### 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 ONLY, IF NECESSARY, SWEEPING BY HAND OR MECHANICAL  
WAYS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DIRT, DUST,  
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 SERVED  
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  
OVERTIPPING.

### 4. SPILLS

- A. STORE ADEQUATE ADSORBENT 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 MAJOR 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 UNFURNISHED, CONTAINED  
AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A  
STORM WATER INLET OR INTO THE GROUND.
- C. USE DIRT 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 WARNING 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 FERTILIZERS,  
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.

### C. 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 ANALYSES.

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 DEED DIVISION OF WATER QUALITY.

- C. DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST  
NOTIFY THE STATE DEED 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 DEED 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  
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  
SWEEP 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 SWEEP 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  
SWEEP 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 DEED 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, POLICES, AND  
GUIDELINES.

## DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMPs") 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.  
BMPs 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, PULPS, 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 (CERCLA); ANY  
CHEMICAL FACILITY IS REQUIRED TO REPORT  
PURSUANT TO SECTION 313 OF TITLE 18 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(1)].

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 HARMFUL 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  
INFLECTED 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.

SEAL:

REVIEWED: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: C.C.  
DATE: 12-06-2012

DRIVING DESCRIPTIONS:  
STORM WATER POLLUTION  
PREVENTION NOTES

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

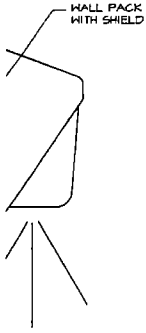
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**C5.1**

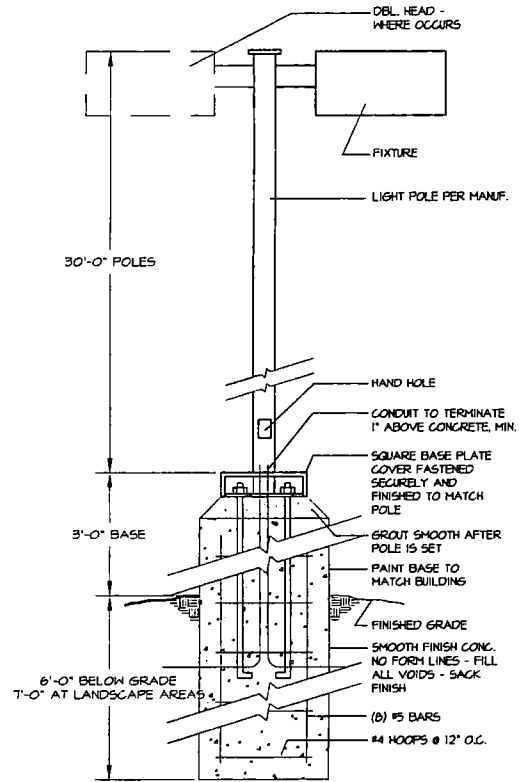
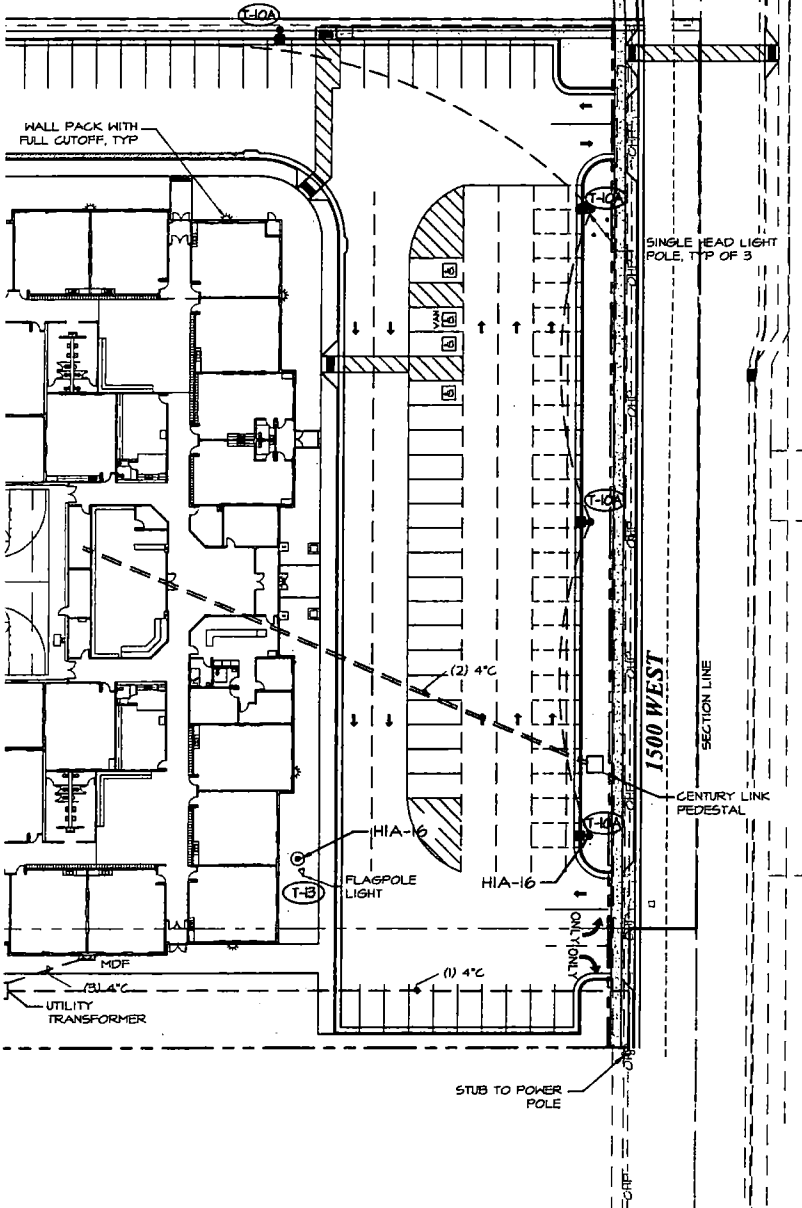
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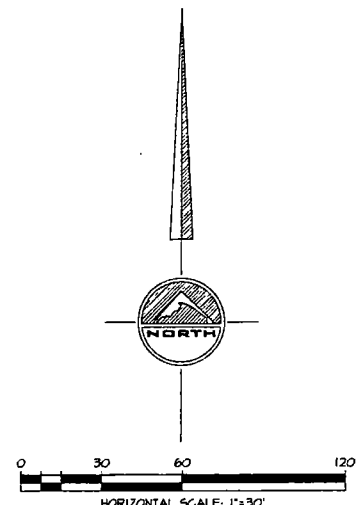
MU



**DETAIL**



**LIGHT POLE & BASE**  
NOT TO SCALE



**ELECTRICAL SITE PLAN**

SEAL:

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

DRIVING DESCRIPTION:  
**ELECTRICAL SITE PLAN**

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

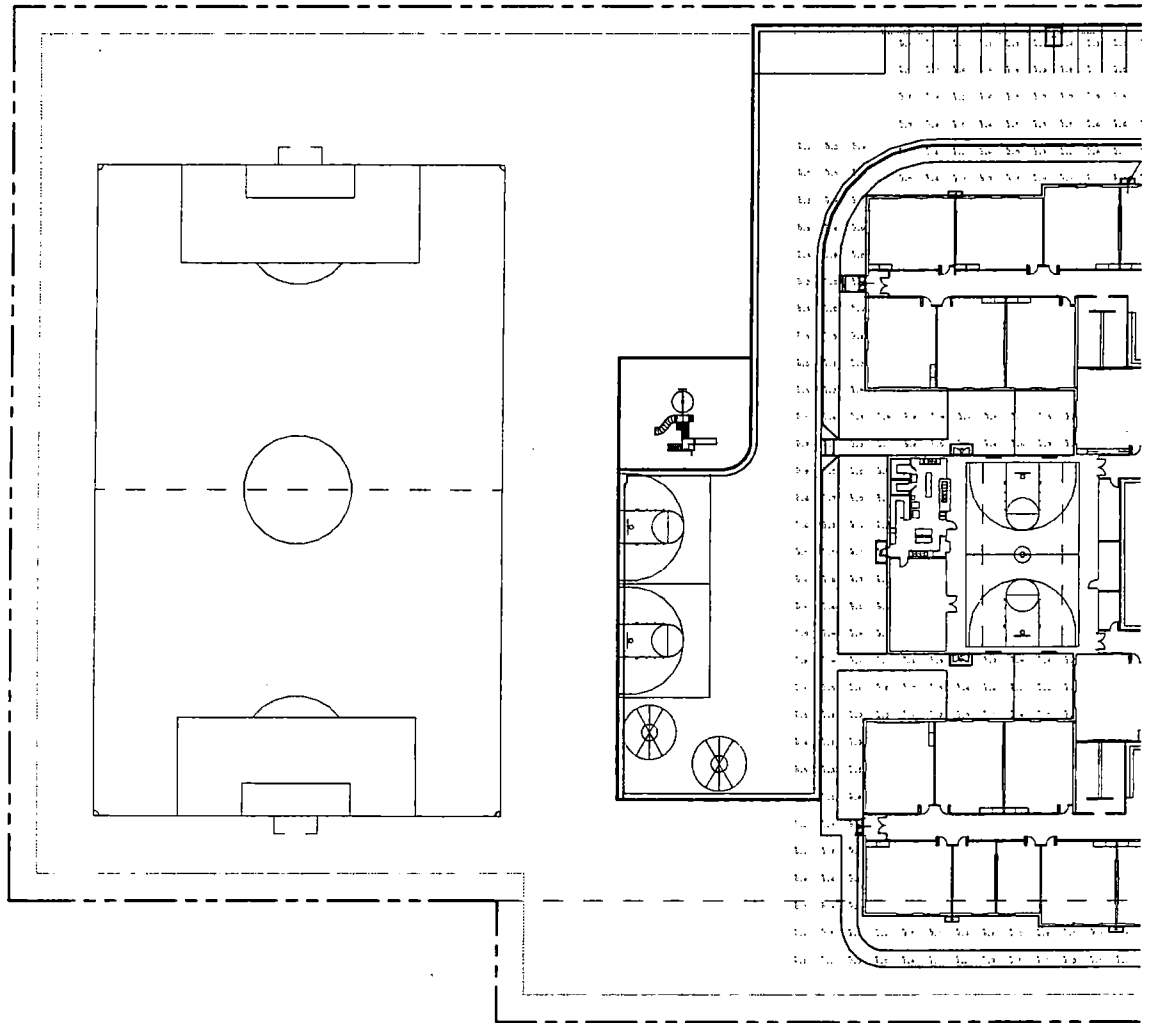
**SILVERPEAK**  
ENGINEERING

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

SHEET NUMBER:  
**ES-1**

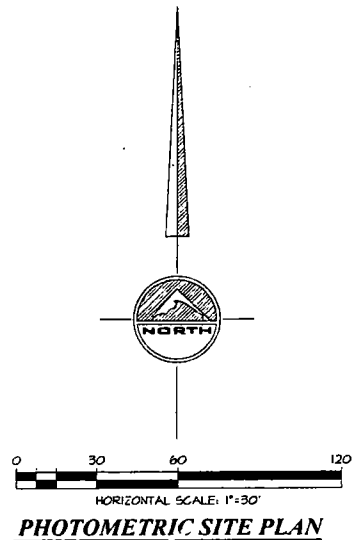
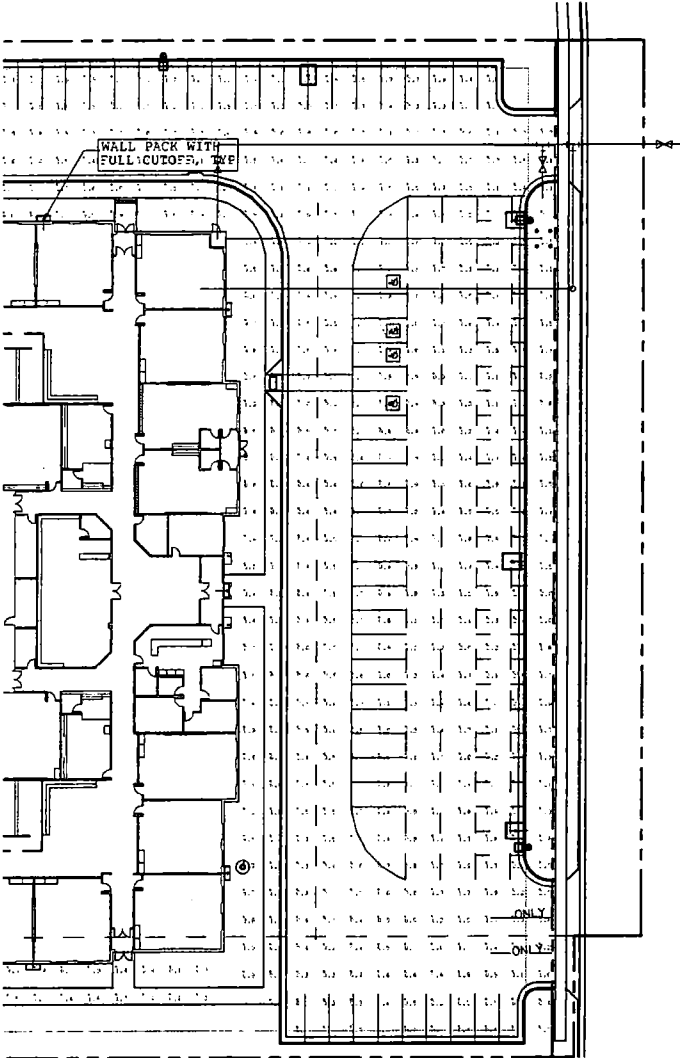
DATE	12/11/2012	BY	W. J. B.	CHKD	W. J. B.
PROJECT	Academy of the Voyage	NO.	2713854	REV.	1
DESCRIPTION	Academy of the Voyage	DATE	12/11/2012	BY	W. J. B.
REVISION		DATE		BY	

DATE	12/11/2012	BY	W. J. B.	CHKD	W. J. B.
PROJECT	Academy of the Voyage	NO.	2713854	REV.	1
DESCRIPTION	Academy of the Voyage	DATE	12/11/2012	BY	W. J. B.
REVISION		DATE		BY	



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**PHOTOMETRIC SITE PLAN**

SEAL:

DATE:	PROJECT:	DATE:	PROJECT:
12-06-2012	C.C.	12-06-2012	C.C.

PHOTOMETRIC SITE PLAN

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, UT 84302

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

KENDALL ESTATES SUBDIVISION

N89° 55' 03" W 603.66'

N89° 55' 03" W

PACIFICCOMP  
TAX ID: 14-001-0092

S0° 03' 26" W 325.18'

10' P.U.E.

10' STORM DRAIN EASEMENT

90' WIDE UTILITY EASEMENT IN  
FAVOR OF JORDAN VALLEY  
WATER CONSERVANCY DISTRICT.  
RECORDED: OCTOBER 5, 1999  
ENTRY NO. 15530629  
BOOK/PAGE: 2561/50

50' WIDE UTILITY  
EASEMENT IN FAVOR OF  
ROCKY MOUNTAIN POWER  
RECORDED: MAY 3, 1995  
ENTRY NO. 102844  
BOOK/PAGE: 161/606

NOTE:  
MANY 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.

### VOYAGE SUBDIVISION

CURRENT TAX ID: 14-001-0051 (RAY CHILD)  
TO BE UPDATED AFTER CLOSING PRIOR TO RECORDING

LOT 1 (1891 N. 1500 W.)

220,184 SQ.FT.  
5.01 ACRES



PA  
11.38  
0.21  
TO BE D  
CLINTC  
1500 W  
A PUBL

0 40 80 160  
SCALE 1"=40'

N89° 59'

25' ML

N89° 59' 21" E 160.00'

S0° 03' 26" W 44.25'

MARVINS SUBDIVISION  
TAX ID: 14-001-0005

RAY EARL CHILD

N89° 59' 21" E 423.66'

N89°

### CENTURY LINK

APPROVED BY QUEST COMMUNICATIONS ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TITLE

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY THE CLINTON CITY  
PLANNING COMMISSION.

CHAIRMAN, CLINTON CITY PLANNING  
COMMISSION

### CITY COUNCIL APPROVAL

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)

### 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 OR 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 PUE 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

### JORDAN VALLEY WATER CONSERVANCY DISTRICT

APPROVED BY THE JORDAN VALLEY WATER CONSERVANCY  
DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY

TITLE

STATE OF UTAH  
COUNTY OF

### ACKNOWLEDGEMENT OF CLINTON CITY

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

RESIDING AT

A NOTARY PUBLIC COMMISSIONER

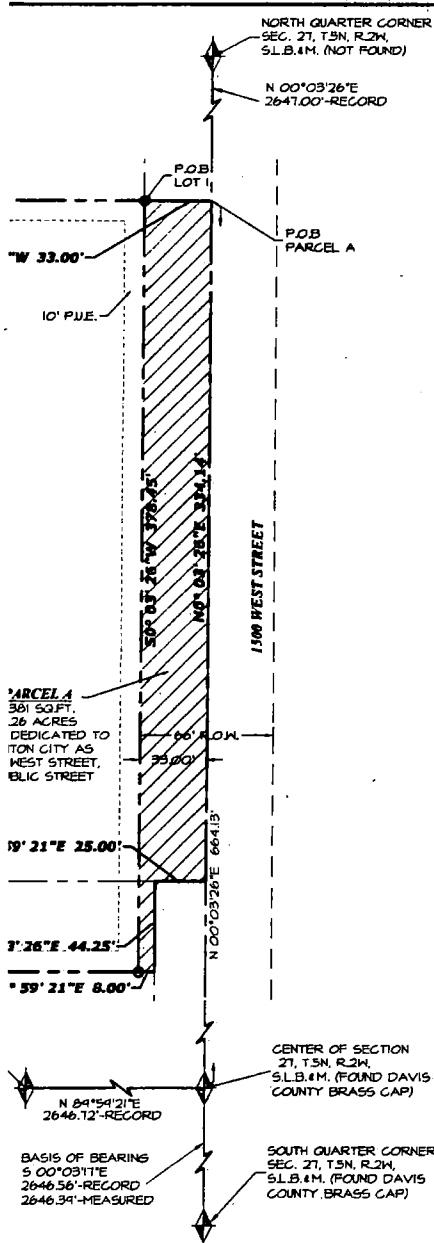
COMMISSION EXPIRES

PRINT NAME

**SILVERPEAK**  
ENGINEERING



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



### SURVEYOR'S CERTIFICATE

I, Arthur O. LeBaron, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 57510, 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

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.

ARTHUR O. LeBARON, L.S.  
LICENSE NO. 37510B

DATE:



### BOUNDARY DESCRIPTION

**PARCEL A**  
BEGINNING AT A POINT LOCATED NORTH 00°03'26" EAST 664.14 FEET FROM THE CENTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 84°59'03" WEST 33.00 FEET; THENCE SOUTH 00°03'26" WEST 371.15 FEET; THENCE NORTH 84°59'21" EAST 6.00 FEET; THENCE NORTH 00°03'26" EAST 44.25 FEET; THENCE NORTH 84°54'21" EAST 25.00 FEET; THENCE NORTH 00°03'26" EAST 354.14 FEET TO THE POINT OF BEGINNING. CONTAINS 11,381 SQ. FT. (0.26 ACRES).

**LOT 1**  
BEGINNING AT A POINT LOCATED NORTH 00°03'26" EAST 664.14 FEET, AND SOUTH 84°59'03" WEST 53.00 FEET, FROM THE CENTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE NORTH 84°59'03" WEST 609.66 FEET; THENCE SOUTH 00°03'26" WEST 395.15 FEET; THENCE NORTH 84°54'21" EAST 180.00 FEET; THENCE SOUTH 00°03'26" WEST 44.25 FEET; THENCE NORTH 84°59'21" EAST 428.66 FEET; THENCE NORTH 00°03'26" EAST 371.15 FEET TO THE POINT OF BEGINNING. CONTAINS 220,764 SQ. FT. (5.07 ACRES).

### NARRATIVE

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 BEARINGS IS BETWEEN THE CENTER OF SECTION 27 T5N R2W (FOUND) & THE NORTH 1/4 CORNER OF SECTION 27 T5N R2W. ALTHOUGH THE ORIGINAL LEGAL DESCRIPTION BEARINGS 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 ADJOINING PROPERTY BOUNDARIES.

### OWNER'S DEDICATION AND CERTIFICATION

I, the undersigned owner of the hereon 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 hereon, 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

SHELDON KILLPACK, MANAGER  
CLINTON INVESTMENT PROPERTIES, LLC

STATE OF UTAH  
County of Davis

### ACKNOWLEDGMENT

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.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

### QUESTAR GAS

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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE OWNERS 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 1-800-366-8532

QUESTAR GAS

### 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

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK  
\_\_\_\_\_ OF OFFICIAL RECORDS  
PAGE \_\_\_\_\_

DAVIS COUNTY RECORDER

By: \_\_\_\_\_ DEPUTY RECORDER

### OFFICIALS

ME L. MITCH ADAMS, MAYOR OF  
SHOWN OR AFFIRMED, DID SAY  
J.P. OF CLINTON CITY BY THE  
CLINTON CITY COUNCIL EXECUTED THE

ED IN UTAH

### CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS  
EXAMINED THIS PLAT AND IT IS CORRECT IN  
ACCORDANCE WITH INFORMATION ON FILE IN THIS  
OFFICE.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CLINTON CITY ENGINEER



## 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.