



**Bountiful City**  
**Planning Commission Agenda**  
**Tuesday, January 16, 2024**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

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1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from December 5, 2023
  - Review
  - Action
3. Consideration to Approve the meeting minutes from December 19, 2023
  - Review
  - Action
4. Variance Request to construct an 8' tall precast concrete wall and gate for Dominion Energy's Station at 172 East 1500 South (Parcel # 030420052).  
*Senior Planner Corbridge*
  - Review
  - Public Hearing
  - Action
5. Eagle Ridge Drive Dedication Plat  
*City Engineer Lloyd Cheney*
6. Planning Director's report, update, and miscellaneous items
7. Adjourn





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**Bountiful City**  
**Draft Planning Commission Meeting Minutes**  
**795 South Main Street, Bountiful UT 84010**  
**Council Chambers City Hall**  
**Tuesday, December 05, 2023**

**Commissioners in attendance:** Chair Lynn Jacobs, James Clark, Krissy Gillmore, Beverly Ward, and Cecilee Price-Huish

**Commissioners absent:** Sean Monson and Alan Bott

**Ex Officio:** Planning Director Francisco Astorga  
Senior Planner Amber Corbridge  
City Engineer Lloyd Cheney  
Recording Secretary Sam Harris

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**1. Welcome and Roll Call**

Chair Lynn Jacobs called the meeting to order and welcomed everyone at approximately 6:30 p.m.

**2. Consideration to Approve the Planning Commission meeting minutes from November 7, 2023**

**Motion:** Commissioner Clark motioned to approve the Planning Commission meeting minutes from November 7, 2023.

**Second:** Commissioner Price-Huish seconded the motion.

**Vote:** The motion passed unanimously (5-0).

**3. Conditional Use Permit for a Construction Sales Business -299 North 200 West**

Senior Planner Corbridge presented the details of the proposed conditional use permit which also includes a preliminary and final architectural and site plan application. Senior Planner Corbridge’s presentation also included the proposed uses’ compatibility with surrounding properties, review of the current Zoning map, and potential impacts on neighboring properties.

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3 The Commission opened a public hearing.

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5 Resident Lorenda Lafever commented that it's not visually pleasing.

6  
7 Resident David McMillan expressed his concerns about the zone changing and would like it  
8 to be more intentional with the architecture.

9  
10 The Commission closed the public hearing.

11  
12 The Commission discussed the proposed use, design, and concerns raised by the public. The  
13 Commission also mentioned the potential improvements and compatibility with the  
14 neighborhood.

15  
16 Senior Planner Corbridge provided clarification of the outdoor storage and interpretation of  
17 the code. Discussion on parking and landscaping also took place.

18  
19 Applicant Travis Shupe addressed those concerns, provided details on building materials, and  
20 responded to questions.

21  
22 **Motion:** Commissioner Gilmore motioned that the Planning Commission approve the  
23 proposed Conditional Use Permit as presented, subject to Final Architectural and Site Plan  
24 approval by the City Council.

25  
26 **Second:** Commissioner Ward seconded the motion.

27  
28 **Vote:** The motion passed unanimously (5-0).

29  
30 **4. Preliminary/ Final Architectural and Site Plan Review for a Construction and Sales**  
31 **Business- 299 North 200 West**

32  
33 **Motion:** Commissioner Gilmore motioned that the Planning Commission forward a positive  
34 recommendation to the City Council, for the Final Architectural and Site Plan application  
35 subject to complying with all staff review.

36  
37 **Second:** Commissioner Price- Huish seconded the motion.

38  
39 **Vote:** The motion passed unanimously (5-0).

40  
41 **5. 2024 Planning Commission Meeting Calendar**

42  
43 Planning Director Francisco Astorga stated that we will continue to hold Planning  
44 Commission meetings on the first and third Tuesday of every month at 6:30 pm as he

1 suggested that in the future the Commission consider moving the meeting at 6:00 pm. The  
2 Planning Commission agreed to look into this at a later date when everyone is present.

3  
4 **Motion:** Commissioner Price-Huish motioned to approve the Public Notice of Bountiful City  
5 Planning Commission 2024 meetings as presented.

6  
7 **Second:** Commissioner Clark seconded the motion.

8  
9 **Vote:** The motion passed unanimously (5-0).

10  
11 **6. 2024 Planning Commission Election of Chairperson and Vice-Chair**

12 Discussion on moving this item to the next meeting took place.

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14 **Motion:** Commissioner Gilmore motioned to postpone this item to the next avialvel meeting.

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16 **Second:** Commissioner Clark seconded the motion.

17  
18 **Vote:** The motion passed unanimously (5-0).

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21 **7. Planning Director's Report/ Update**

22 Planning Director Astorga stated that the City continues to work on updating the General  
23 Plan as he explained that the City Council is cautiously holding work sessions specifically  
24 reviewing sections of the plan as Council is waiting to see what the State Legislature might  
25 be proposed at the upcoming session .  
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28 **8. Adjourn**

29 Chair Jacobs adjourned the meeting at 7:14 pm.  
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**Bountiful City**  
**Draft Planning Commission Meeting Minutes**  
**795 South Main Street, Bountiful UT 84010**  
**Council Chambers City Hall**  
**Tuesday December 19, 2023**

- Commissioners in attendance:** Chair Lynn Jacobs, James Clark, Krissy Gillmore, Beverly Ward, Cecilee Price-Huish, Sean Monson, and Alan Bott
- Commissioners absent:** None.
- Ex Officio:** Senior Planner Amber Corbridge  
Assistant Planner Jonah David Hadlock  
City Engineer Lloyd Cheney  
Recording Secretary Sam Harris
- Ex Officio Absent:** Planning Director Francisco Astorga
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**1. Welcome and Roll Call**

Chair Jacobs called the meeting to order and welcomed everyone at approximately 6:30 p.m.

**2. Consideration to Approve the Planning Commission meeting minutes from December 5, 2023**

The Commission discussion focused on the meeting minutes from the previous meeting, acknowledging some challenges with the use of artificial intelligence for transcription.

**Motion:** Commissioner Ward motioned to continue this item to the next available Planning Commission meeting allowing Staff additional time to review the minutes.

**Second:** Vice-Chairman Bott seconded the motion.

**Vote:** The motion passed unanimously (7-0).

1 **3. Zone Change for four adjacent properties at 92 W Center Street, 68 North 100**  
2 **West, 72 North 100 West, and 94 North 100 West from R-4 (Single-Family**  
3 **Residential) and P-O (Professional Office) to DN (Downtown) Zone**

4 Senior Planner Corbridge presented and emphasized that the zone change aimed to transition  
5 the zoning from R-4 and P-O to DN-Downtown Zone.

6  
7 The applicant, David Higginson, expressed alignment with the surrounding downtown  
8 zoning for the benefit of Bountiful general welfare.

9  
10 Senior Planner Corbridge provided an overview of the zoning map and the historical context  
11 of the area. She emphasized that the proposed change was consistent with the General Plan  
12 and Downtown Master Plan, promoting a mix of residential and commercial uses.

13  
14 During the presentation, David Higginson expressed a commitment to preserving the  
15 building and clarified that the proposed change would offer flexibility for future use,  
16 potentially as an office.

17  
18 The Planning Commission opened the Public Hearing.

19  
20 Resident Jonathan Bloch, a nearby property owner, sought clarification about the current  
21 zoning and its advantages. The commission explained the transition from professional office  
22 to the downtown zone and the broader range of permitted uses in the latter.

23  
24 The Planning Commission closed the Public Hearing.

25  
26 The Commission discussed the proposal, highlighting the discretionary nature of the  
27 rezoning. The consensus among commissioners was to clean up zoning discrepancies and  
28 maintain consistency in the area.

29  
30 **Motion:** Commissioner Monson motioned to forward a positive recommendation to the City  
31 Council as proposed.

32  
33 **Second:** Commissioner Bott seconded the motion.

34  
35 **Vote:** The motion passed unanimously (7-0).

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37 **4. 2024 Planning Commission Election of Chairperson and Vice-Chair**

38  
39 **Motion:** Commissioner Monson motioned to re-elect Lynn Jacobs as Chair and Allen Bott as  
40 Vice-Chair

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42 **Second:** Commissioner Clark seconded the motion.

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44 **Vote:** The motion passed unanimously (7-0).

1 **5. Planning Director's Report/ Update**

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No update was provided.

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5 **6. Adjourn**

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Chair Jacobs adjourned the meeting at 6:53 pm and wished everyone Happy Holidays.

DRAFT



# Planning Commission Staff Report



**Subject:** Variance Request to Allow Construction of an Eight-Foot-High Wall Around a Utility Facility in the R-4 Zone at 176 East 1500 South  
**Author:** Amber Corbridge, Senior Planner  
**Department:** Planning  
**Date:** January 16, 2024

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## **Background**

The Applicant, Caroline King, representing Dominion Energy, has requested a variance to the fence/wall height standards in the Single-Family Residential Zone (R-4). The subject property (parcel #030420052) is a .2-acre parcel, owned by Mountain Fuel Supply Company (Dominion Energy), located in the R-4 Zone.

## **Analysis**

The Applicant is proposing to improve the existing Dominion Energy facility at approximately 172 East 1500 South. This site includes a regulator station where natural gas is distributed to the surrounding community. Site improvements include newly remodeled equipment, an 8-foot-high solid precast concrete wall along the north, west, and south property lines, and a gate along the east property line. The applicant stated the site needed to be upgraded to a more efficient station due to the increased demand for natural gas. Dominion Energy is standardizing the wall/fence height to be at least 8' high for new or remodeled stations to better mitigate the noise and disruption to neighboring properties and secure the facility.

The current standards for this site requires fence/wall heights to have a maximum height of 6-feet (14-16-111). A variance to the fence/wall height would allow Dominion Energy to construct an 8-foot-high precast concrete wall/fence around said property.

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a variance have been met.” To grant a variance each of the following criteria must be met:

*(i) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Applicant: The property houses a natural gas regulation station which serves the residences of Bountiful, bringing gas and allowing residents to heat their homes and cook food. Not granting the variance puts a facility that is critical infrastructure at risk for intrusion. The 8 ft wall is Dominion Energy’s standard practice companywide for security reasons on stations which are upgraded.

Staff Response: The additional wall height is necessary to protect the station from intrusion and would create a greater sound/visual buffer between the residential and non-residential uses. The buffer standards (14-16-111(E)) between residential and non-residential uses is at least 6' tall and twenty feet (20') from a public street, however there is no clear maximum standard listed for buffers. The property is at least twenty feet (20') from a public street. Literal enforcement of the wall/fence height meeting at least 6' tall would not allow for consideration of appropriate additional height in cases of allowed public/private utility facilities in residential zones. The proposed wall would allow for appropriate buffering as required by Code while providing a decorative concrete wall to provide both visual and sound buffering to the adjacent residential properties.

*(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Applicant: The property houses a natural gas regulation station and serves natural gas to the nearby residential community. Indeed, Dominion Energy Utah supplies natural gas through Bountiful. The natural gas must be pressure regulated to bring the gas down to a pressure where it can be distributed directly to neighboring homes for use in heating and cooking. By granting the variance, Dominion Energy can keep the site free of intruders and curious people which in turn allows the process to remain free of interruptions.

Staff Response: The property is considered a public/private utility facility site and is, by nature of use, unique within the zone. This use is necessary within residential zones to provide the needed service to the community. The proposed improvements will provide needed expansion of an existing utility facility.

*(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Applicant: Dominion Energy Utah does not have the luxury of daily entrance onto their property. The 8' wall is a simple solution that gives privacy and security which are substantial property rights of other properties in the same zone.

Staff Response: Utility facilities in residential zones are necessary to provide essential services. These uses by nature are unique and unlike other properties in the residential zone. The proposed variance would allow for a reasonable change to the height standards for fences and walls to provide appropriate security and buffering to adjacent properties.

*(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest;*

Applicant: The site represents one lot. Therefore, will not affect the general plan. The height of the wall represents a companywide standard for regulation stations at Dominion Energy Utah. The 8-foot-high wall would support public interest, spotlight safety, and noise abatement. The neighbors that surround the station all support the 8-foot-high wall,

including the neighbor who originally complained and later retracted (withdrew) their complaint.

Staff Response: The proposed variance is consistent with the general plan and is in keeping with the public interest. Utility facilities are a necessary part of the City and provide a desired service to Bountiful City residents.

*(v) The spirit of the land use ordinance is observed and substantial justice done.*

Applicant: Granting this variance would affect one lot. The community agrees that the regulation station is important (supplies a necessary/critical commodity) and should have an 8-foot-high wall around the perimeter of the property, both to keep the natural gas process inside the property but also to allow the residential neighborhood to operate as a residential neighborhood. This speaks to respect. Respect for one's neighbors; keep sound at a minimum and keep neighborhood quiet. Respect for property; keep the residential ambiance and keep Dominion Energy Utah's property free from trespass.

Staff Response: The proposed wall will protect the public and utility facility by restricting access to utility equipment and facilities. The land use ordinance anticipates construction of utility facilities within residential zones. The proposed variance would allow for the needed regulator station to upgrade and continue efficient use of the site while providing adequate buffering between uses. As a conditional of approval, Staff recommends the plans meet all department review comments and the applicant apply for and obtain any necessary building permits.

### **Department Review**

This variance request staff report was written by the Senior Planner and reviewed by the City Engineer, Planning Director, and City Attorney.

### **Significant Impacts**

There are no significant impacts, as the proposal is to upgrade and improve an existing utility facility. The existing chain-link fence would be replaced with a more secure, durable, and visually appealing wall.

### **Recommendation**

Based on analysis of the required criteria from State Code included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission review the requested Variance, hold a public hearing, and grant the requested Variance to allow for an 8-foot-high precast concrete wall surrounding the property for an existing utility facility, subject to the following:

1. Meet staff review comments.
2. Apply for and obtain necessary building permits.

### **Attachments**

1. Aerial Photo

2. Proposed Site and Construction Plans with Staff Comments
3. Applicant's Narrative
4. Existing Site Photos

11/13/2023

Questar Gas Company dba Dominion Energy Utah

Statement of Intent

To Whom It May Concern:

Natural gas is an important, if not critical, commodity. It makes heating one's home as easy as adjusting a thermostat. While it may seem like a simple process and one, we take for granted, moving natural gas across a community is actually a complicated process. Part of that process is housed in locations known as regulation stations. The purpose of the regulation station is to lower the pressure of the natural gas so that the natural gas can be distributed out among the community it serves. The result is natural gas with which to heat homes and water, as well as cook food.

Dominion Energy Utah recently refurbished its regulation station located at approximately 172 East and 1500 South in Bountiful City, Utah. This station has been in the neighborhood for many decades. The use has always been consistent and will not change. When a station such as this one is remodeled, the new standard is to build a wall/fence of 8 feet in height around the perimeter of the property.

Consequently, as part of this station remodel, Dominion Energy Utah is requesting a variance from Bountiful City to install an 8-foot-high solid pre-cast concrete wall directly adjacent to the residences. The request for the variance is due to noise concerns and security issues at the site.

The existing site currently has a 6-foot chain link fence installed. This summer the existing station was upgraded to a more efficient station due to the increased demand for natural gas that this area serves. Utah is growing and therefore, so must the natural gas output.

To mitigate any noise and disruption to the neighboring residential properties, Dominion Energy Utah would like to construct an 8-foot precast wall along the perimeter.

Additionally, due to increased modern day security concerns, Dominion Energy Utah has begun to standardize 8-foot walls and fences at all new or remodeled stations.

Dominion Energy Utah is asking for a variance for an 8-foot-high wall for our station location located at 172 East 1500 South. We would appreciate Bountiful City's approval.

Thank you,  
Caroline King  
Dominion Energy Utah

- 1) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out land use ordinance purpose:

The property houses a natural gas regulation station which serves the residences of Bountiful, bringing gas and allowing residents to heat their homes and cook food. Not granting the variance puts a facility that is critical infra-structure at risk for intrusion. The 8 ft wall is Dominion Energy's standard practice companywide for security reasons on stations which are upgraded.

2) Special circumstances attached to the property that do not generally apply to other properties in the same zone:

The property houses a natural gas regulation station and serves natural gas to the nearby residential community. Indeed, Dominion Energy Utah supplies natural gas throughout Bountiful. The natural gas must be pressure regulated to bring the gas down to a pressure where it can be distributed directly to neighboring homes for use in heating and cooking. By granting the variance, Dominion Energy can keep the site free of intruders and curious people which in turn allows the process to remain free of interruptions.

3) Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone:

Dominion Energy Utah does not have the luxury of daily entrance onto their property. The 8-foot wall is a simple solution that gives privacy and security which are substantial property rights of other properties in the same zone.

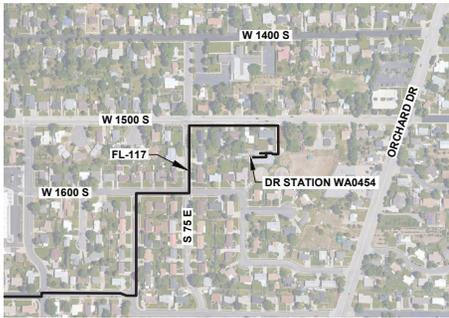
4) Granting the variance does not substantially affect the general plan and will not be contrary to the public interest?

The site represents one lot. Therefore, will not affect the general plan. The height of the wall represents a companywide standard for regulation stations at Dominion Energy Utah.

The 8-foot-high wall would support public interest, spotlighting safety, and noise abatement. The neighbors that surround the station all support the 8-foot-high wall, including the neighbor who originally complained and later retracked their complaint.

5) The spirit of the land use ordinance is observed, and substantial justice done:

Granting this variance would affect one lot. The community agrees that the regulation station is important (supplies a necessary/critical commodity) and should have an 8-foot-high wall around the perimeter of the property, both to keep the natural gas process inside the property but also to allow the residential neighborhood to operate as a residential neighborhood. This speaks to respect. Respect for one's neighbors; keep sound at a minimum and keep neighborhood quiet. Respect for property; keep the residential ambiance and keep Dominion Energy Utah's property free from trespass.



VICINITY MAP

GENERAL NOTES

1.1 GENERAL:

- ALL STATIONING IS REFERENCED TO CENTERLINE OF PIPELINE ALIGNMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A BENCHMARK FOR USE IN SITE PREPARATION.
- PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO COUNTY STANDARDS.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NON-CLUMPING, GRANULAR (A-1-4) SOILS ARE ACCEPTABLE ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM).
- LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. TRENCH BACKFILL WITH 10.0% 'S AND CITY MAINTAINED FACILITIES SHALL BE IN ACCORDANCE WITH STANDARDS.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. WORK SHALL INCLUDE CLEARING, REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS, GRADING, EXCAVATING, BACKFILLING, AND ALL RELATED ITEMS. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES OF FEDERAL, STATE, REGIONAL AND LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.
- CONDUCT ALL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. EXPLOSIVES ARE PROHIBITED ON THE PROJECT SITE, UNLESS APPROVED BY COMPANY. SEE SP. 9-11-01.7. BLASTING.
- GRANULAR EMBANKMENT MATERIAL PLACED AGAINST ANY CONCRETE STRUCTURE SHALL BE 2 INCH MINIMUM.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REPORTED TO THE COMPANY ECC AND PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- IF CONSTRUCTION IS HALTED DUE TO INCLEMENT WEATHER CONDITIONS, THE CONTRACTOR SHALL CLEAN UP THE PROJECT SITE, AND MAINTAIN THE SITE DURING THE SHUT-DOWN PERIOD.

1.2 PERMITTING NOTES:

- CONTRACTOR TO WORK WITH OWNER TO OBTAIN ALL PERMITS AND LICENSES PRIOR TO COMMENCING WORK ON THIS PROJECT.
- ANY WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTION. CONTRACTOR SHALL MEET ANY ADDITIONAL REQUIREMENTS OF SAID JURISDICTION.
- THE CONTRACTOR SHALL TAKE PRECAUTION TO PREVENT DAMAGE TO ADJACENT PROPERTY AND RESTORE ANY DAMAGES TO ORIGINAL CONDITIONS WITHOUT ADDITIONAL PROJECT COSTS.

1.3 INSPECTION AND TESTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS TESTING INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, AND COMPACTION. SEE CONTRACT SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO COORDINATE TESTS AND INSPECTIONS WITH THE PROJECT ENGINEER AND SPECIAL INSPECTOR.
- CONTRACTOR IS RESPONSIBLE FOR RE-INSPECTIONS DUE TO POOR WORKMANSHIP.
- CONTRACTOR TO FOLLOW NOISE ORDINANCE STANDARDS OF LOCAL GOVERNING AGENCY.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- SOIL TESTS PERFORMED SHALL INCLUDE:
  - OPTIMUM MOISTURE - MAXIMUM DENSITY CURVE (FOR EACH SOIL ENCOUNTERED).
  - COMPRESSIVE STRENGTH AND/OR BEARING TEST (OF EACH SOIL STRATA).
  - FIELD DENSITY TEST
  - TEST REPORTS ON BORROW MATERIAL
  - THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL EMPLOY CONSULTANTS OR TESTING SERVICES TO PERFORM INSPECTIONS AND TESTS NECESSARY TO ASSURE THE SPECIFIED COMPACTION AND OTHER MINIMUM REQUIREMENTS AS SHOWN IN THE CONTRACT DOCUMENTS.
  - A COPY OF ALL SOIL TEST RESULTS SHALL BE SUBMITTED TO THE OWNER FOR ITS RECORD.

1.4 EXISTING UTILITY NOTES:

- EXISTING UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
- AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR:
  - VERIFYING ALL UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
  - IDENTIFYING CONFLICTS A MINIMUM OF 500 FEET AHEAD OF TRENCHING OPERATIONS.
  - IMMEDIATELY NOTIFYING THE PROJECT ENGINEER OF DISCREPANCIES AND OR CONFLICTS.
  - MAINTAINING SERVICE OF OTHER UTILITIES AND NOTIFYING THEM IF CONSTRUCTION MAY INTERFERE WITH NORMAL OPERATIONS.
  - RESTORING ANY DAMAGED UTILITIES DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNER'S UTILITY STANDARDS AND SPECIFICATIONS.

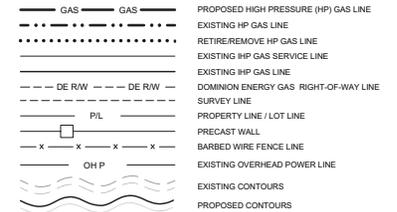
1.5 ROUGH GRADING NOTES:

- IN THE EVENT THAT ANY UNFORESEEN CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, NOTIFY THE PROJECT ENGINEER FOR DIRECTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY EARTHWORK WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADIES AND SLOPES SHOWN.
- CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PROTECT WORKERS AND PREVENT UNDERMINING OF ANY ADJACENT FEATURES, FACILITIES OR STRUCTURES AND/OR CAVING OF THE EXCAVATION.
- ANY CONSTRUCTION WASTE (SOIL, ROCKS, TREES, ASPHALT, BUILDING REMOVAL, ETC) LEAVING THE PROJECT SITE IS TO BE DISPOSED OF AT A FACILITY PRE-APPROVED BY THE COMPANY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORMWATER PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
- CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITH THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

- HORIZONTAL VERTICAL COMPACTION
- PAVEMENT AREA SUBGRADE 0.1' +0.0' TO -0.1' SEE SOILS REPORT
- ENGINEERED FILL 0.5' +0.1' TO -0.1' SEE SOILS REPORT

- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- FILL IS DEFINED AS MATERIAL FOR FILLING AND BACKFILLING THAT SHALL BE CLEAN SUBSOIL FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN GREATEST DIMENSION, TOPSOIL, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE AND OTHER DELETERIOUS MATTER PREVENTING UNIFORM CONTROLLABLE COMPACTION.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL CLEAR AND DISPOSE ALL VEGETATION FROM THE LIMITS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS.
- ALL TREES, BUSHES, ETC., SHALL BE CUT WITH THE STUMPS HAVING AT LEAST 6 INCHES OF PROTECTION ABOVE GROUND SO THEY WILL NOT BE MISSED DURING GRUBBING OPERATIONS. DISPOSAL OF VEGETATION INCLUDING LIMBS SHALL BE REMOVED AND DISPOSED OFF SITE.
- ALL CONSTRUCTION AREAS ON WHICH WORK IS TO BE PERFORMED, INCLUDING EXCAVATION, EMBANKMENT, ROADS, PARKING AREAS, OPERATING AREAS, OR OTHER AREAS AS SHOWN ON DRAWINGS SHALL BE STRIPPED OF ALL TOP SOIL AND DEBRIS TO A DEPTH OF 6" MINIMUM UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. THIS MATERIAL CAN BE STOCKPILED, RAKED, AND CLEANED OF DEBRIS, AND REUSED AS FILL AT THE DISCRETION OF THE OWNER AS SPECIFIED.
- CONTRACTOR SHALL REMOVE FROM THE CONSTRUCTION AREA ALL STUMPS, INCLUDING THEIR ROOT STRUCTURE, DOWN TIMBER AND DEBRIS INCLUDING CONCRETE SLABS, FOUNDATIONS, STRUCTURES, ETC) ALL MATERIAL LYING ON THE SURFACE OR PARTIALLY BURIED SHALL BE REMOVED. DISPOSAL OF GRUBBING MATERIALS SHALL BE BY HAULING OFF SITE TO A COMPANY APPROVED LOCATION.
- STUMP GRINDING OR OTHER APPROVED REMOVAL METHODS MAY BE REQUIRED WHEN IN PROXIMITY TO BURIED UTILITIES AT THE DISCRETION OF THE OWNER AND PROJECT ENGINEER.
- THE CONTOUR LINES AND ELEVATIONS ON THE TOPOGRAPHICAL DRAWINGS SHOWING EXISTING ELEVATIONS ARE ONLY APPROXIMATE; THEREFORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ESTIMATING THE AMOUNT OF GRADING, EARTHWORK, AND FILL MATERIAL REQUIRED. OWNER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF CONTOUR LINES OF ELEVATIONS SHOWING EXISTING ELEVATIONS.

LINE AND SYMBOL LEGEND

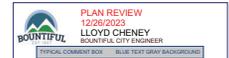


PROJECT CONTACTS

PROJECT MANAGER	JANEX WIERZBICKI	(801) 230-9703
PROJECT ENGINEER	JANEX WIERZBICKI	(801) 230-9703
CAD/CADD PROTECTOR	KELLY FAGER	(801) 201-6528
MEASUREMENT & CONTROLS	DAVE PLATT	(801) 388-4581
HP SURVEYOR	GARRETT NEWHART	(801) 324-2660
LEAD INSPECTOR	JEFF HINE	(801) 204-6395
ENVIRONMENTAL HEALTH & SAFETY	BRANNINSCH	(307) 371-9321



CALL TWO BUSINESS DAYS BEFORE YOU DIG TO HAVE UTILITIES LOCATED 811 or 1-800-662-4111



ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS			ENGINEERING RECORD		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK
DEU-R-WA0454-PIP-001	0	STATION PIPING PLAN	89831.22	REPLACE EXISTING DR STATION	0	ISSUED FOR CONSTRUCTION	3/10/2022	NRL	IAT
DE-STD-GEN-CCS-010	0	STANDARD CHAIN-LINK FENCING							

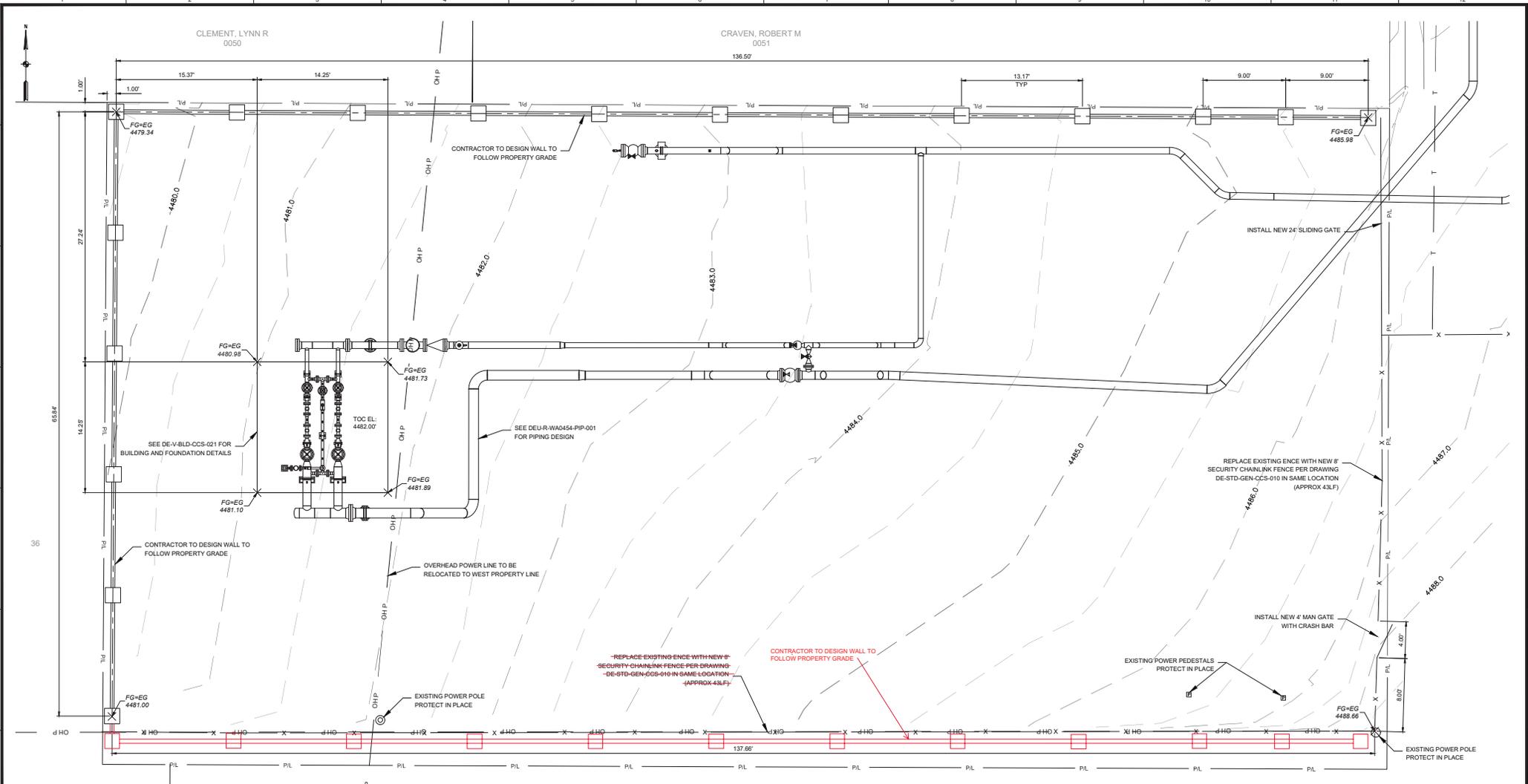
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DOMINION ENERGY UTAH

SECTION: 19 T2N R1E  
ELEVATION: 4483'  
LAT: 40.8742 LONG: -111.8772  
SCALE: NONE

LINE NUMBER:	FL-117
FACILITY:	DISTRICT REGULATOR STATION WA0454
TITLE:	3"X3" REGULATOR STATION
DESCRIPTION:	VICINITY MAP, NOTES, AND LEGEND
ADDRESS:	172 EAST 1500 SOUTH

CITY:	BOUNTIFUL	COUNTY:	DAVIS	STATE:	UTAH
DRAWING NUMBER:	DEU-R-WA0454-CCS-001	SHEET:	1 OF 3	REVISION:	0



WOODS CROSS CITY LOT 1

- NOTES:
1. DEU SURVEYOR TO ESTABLISH LOCAL ELEVATION BENCHMARK
  2. TYPICAL WALL PANEL LENGTH IS 13'-2" UNLESS OTHERWISE SPECIFIED

**ISSUED FOR CONSTRUCTION**

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS		ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY
DEU-R-WA0454-PIP-001	0	STATION PIPING PLAN	89831.22	REPLACE EXISTING DR STATION	0	3/10/2022	NRL
DE-STD-GEN-CCS-010	0	STANDARD CHAIN-LINK FENCING					

DRAWING DESCRIPTION		DESCRIPTION		DATE		BY		CHECK	
DRAWN BY: N LOPEZ		CHECKED BY: I TORRES							
PROJECT ENGR: J WIERZBIICKI		SURVEYOR: G NEWHART							
ENGR MNGR: S MESSERSMITH		CONSTR MNGR: D FRANCIS							

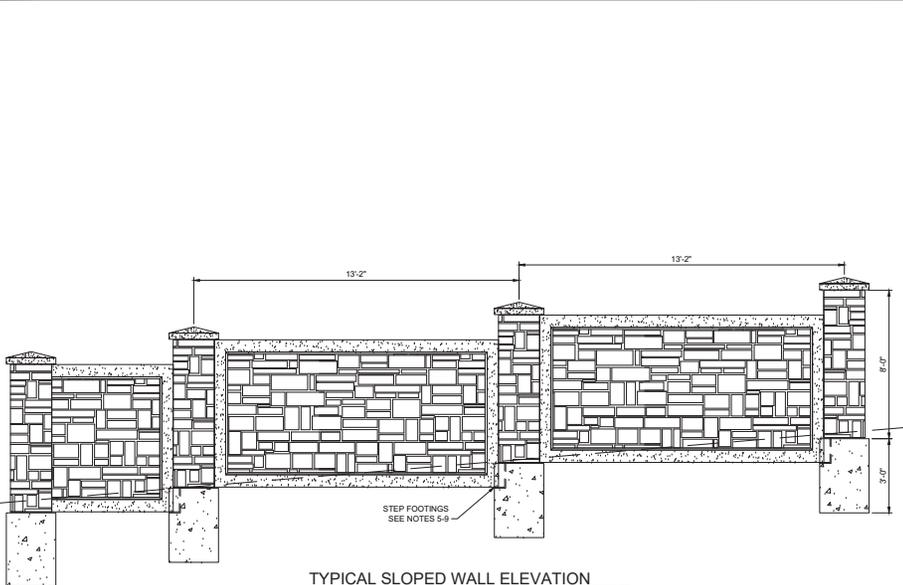


LINE NUMBER: FL-117  
 FACILITY: DISTRICT REGULATOR STATION WA0454  
 TITLE: 3"x3" REGULATOR STATION  
 DESCRIPTION: SITE PLAN  
 ADDRESS: 172 EAST 1500 SOUTH

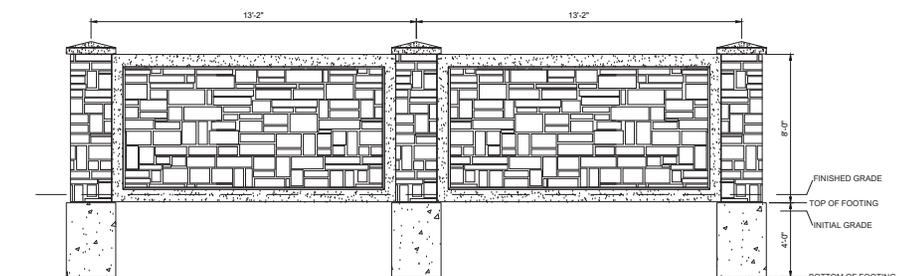
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SECTION	19	T2N	R1E
ELEVATION:	4483		
LAT:	40.8742	LONG:	-111.8772
SCALE: 1" = 5'-0"			

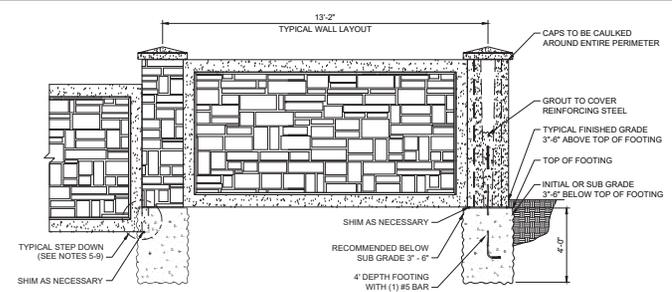
CITY	COUNTY	STATE
BOUNTIFUL	DAVIS	UTAH
DRAWING NUMBER:	SHEET	
DEU-R-WA0454-CCS-001	2 OF 3	
REVISION:	0	



TYPICAL SLOPED WALL ELEVATION



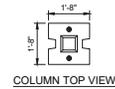
TYPICAL WALL ELEVATION



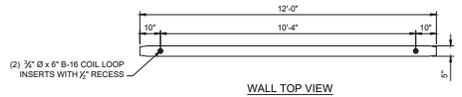
FOOTING NOTES

1. FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
2. ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
3. ELEVATION TOLERANCE 0 - 1/2" OF REQUIRED ELEVATION.
4. TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.
5. ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" CENTER OF COLUMN TO CENTER OF COLUMN.
6. ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY PRECAST WALL MANUFACTURER.
7. FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
8. TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT AT PANEL LOCATION UP TO 12".
9. ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
10. NOTCH TOLERANCE 0 - 1/2" OF REQUIRED ELEVATION.
11. ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
12. FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.
13. WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.

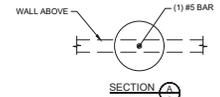
TYPICAL FOOTING DETAILS



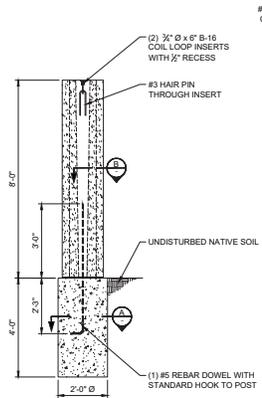
COLUMN TOP VIEW



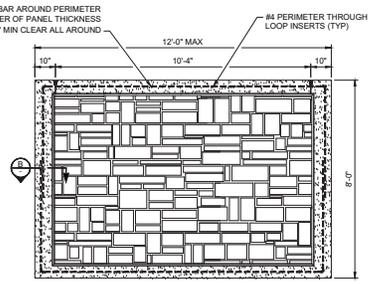
WALL TOP VIEW



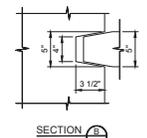
SECTION A-A



COLUMN FRONT VIEW



WALL FRONT VIEW



SECTION B-B

NOTES

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT' OF DEPTH BELOW GRADE.
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.

TYPICAL PANEL, PEIR, AND COLUMN DETAILS

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD							
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: N LOPEZ	CHECKED BY: J TORRES	PROJECT ENGR: J WROBICKI	SURVEYOR: G NEWHART	ENGR MNGR: S MESSERSMITH	CONSTR MNGR: D FRANCIS
DEU-R-WA0454-PIP-001	0	STATION PIPING PLAN	89831.22	REPLACE EXISTING DR STATION	0	ISSUED FOR CONSTRUCTION	3/10/2022	NRL	IAT						
DE-STD-GEN-CCS-010	0	STANDARD CHAIN-LINK FENCING													

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DOMINION ENERGY UTAH

SECTION: 19 T2N R1E  
ELEVATION: 4483'  
LAT: 40.8742 LONG: -111.8772  
SCALE: NONE

LINE NUMBER: FL-117

FACILITY: DISTRICT REGULATOR STATION WA0454

TITLE: 3"X3" REGULATOR STATION

DESCRIPTION: TYPICAL PRECAST WALL LAYOUT AND DETAILS

ADDRESS: 172 EAST 1500 SOUTH

CITY: BOUNTIFUL COUNTY: DAVIS STATE: UTAH

DRAWING NUMBER: DEU-R-WA0454-CCS-001

SHEET: 3 OF 3 REVISION: 0

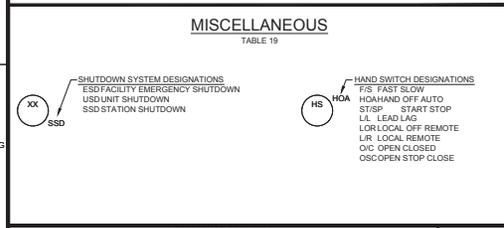
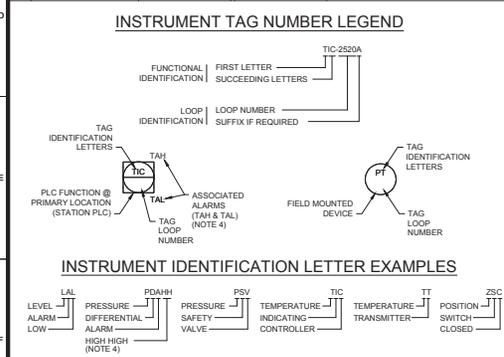
ISSUED FOR CONSTRUCTION



### INSTRUMENT IDENTIFICATION LETTERS

TABLE 18 (NOTE 1)

FIRST LETTERS	MEASURED OR INITIATING VARIABLE	MODIFIER	SUCCEEDING LETTERS		
			READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER
A	ANALYSIS		ALARM	USER'S CHOICE	USER'S CHOICE
B	BURNER COMBUSTION		USER'S CHOICE	USER'S CHOICE	CLOSE
C	USER'S CHOICE				
D	USER'S CHOICE	DIFFERENTIAL			
E	VOLTAGE		SENSOR (PRIMARY ELEMENT)		
F	FLOW RATE	RATIO (FRACTION)			
G	USER'S CHOICE		GLASS VIEWING DEVICE		
H	HAND				HIGH
I	CURRENT (ELECTRICAL)		INDICATE		
J	POWER	SCAN			
K	TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL				LOW
M	MOISTURE OR HUMIDITY	MOMENTARY			MIDDLE, INTERMEDIATE
N	UNIT		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		OPEN
P	PRESSURE, VACUUM		POINT (TEST) CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RADIATION		RECORD		
S	SPEED, FREQUENCY	SAFETY		SWITCH	
T	TEMPERATURE		TRANSMIT		
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, MECHANICAL ANALYSIS				
W	WEIGHT, FORCE		WELL		
X	STATION	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE OR PRESENCE	Y AXIS		RELAY, COMPUTE, CONVERT	
Z	POSITION, DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT	



### MISCELLANEOUS

TABLE 19

SHUTDOWN SYSTEM DESIGNATIONS	HAND SWITCH DESIGNATIONS
ESD FACILITY EMERGENCY SHUTDOWN	F/S FAST SLOW
USD UNIT SHUTDOWN	HOA HONNHAND OFF AUTO
SSD STATION SHUTDOWN	ST/SP START STOP
	LL LEAD LAG
	LRL LOCAL OFF REMOTE
	LR LOCAL REMOTE
	OC OPEN CLOSED
	OSC OPEN STOP CLOSE

### INSTRUMENTATION DEVICE AND FUNCTION SYMBOLS

TABLE 20 (NOTE 1)

LOCATION/ACCESSIBILITY	DISCRETE INSTRUMENTS	SHARED DISPLAY AND CONTROL (CENTRAL CONTROL)	PROGRAMMABLE LOGIC CONTROL (LOCAL CONTROL)	COMPUTER FUNCTION (RTU)
FIELD MOUNTED				
PRIMARY LOCATION NORMALLY ACCESSIBLE TO AN OPERATOR				
PRIMARY LOCATION NORMALLY INACCESSIBLE TO AN OPERATOR				
AUXILIARY LOCATION NORMALLY ACCESSIBLE TO AN OPERATOR				
AUXILIARY LOCATION NORMALLY INACCESSIBLE TO AN OPERATOR				

INSTRUMENTS AND FUNCTIONS WITH SUCCEEDING LETTERS L, LL, H AND HH PROVIDE OUTPUTS FOR ALARMS, TRIPS, PILOT LIGHTS OR INTERLOCK WITH OTHER CONTROLS.

### COMPUTED OR RELAY FUNCTION DESIGNATIONS

TABLE 21

FUNCTION DESIGNATIONS (NOTE 3)	CONVERT DESIGNATIONS
HIGH SELECTOR	INPUT OUTPUT
LOW SELECTOR	DESIGNATION SIGNAL
CURRENT TO PNEUMATIC	A ANALOG
INTERLOCK (DWG#XXXXX)	B BINARY
	D DIGITAL
	E VOLTAGE
	H HYDRAULIC
	I CURRENT (ELECTRICAL)
	O ELECTROMAGNETIC OR SONIC
	P PNEUMATIC
	R RESISTANCE (ELECTRICAL)

### ANALYSIS DESIGNATIONS

TABLE 22

IDENTIFIER	DESCRIPTION
C1	METHANE
C2	ETHANE
C3	PROPANE
C4	BUTANE
C5+	GASOLINE
DENSITY	DENSITY
O2	OXYGEN
HCDP	HYDROCARBON DEW POINT
SG	SPECIFIC GRAVITY
GC	GAS CHROMATOGRAPH
N2	NITROGEN
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
H2O	WATER (DEW POINT)
H2S	HYDROGEN SULFIDE

### PRIMARY TEMPERATURE DEVICES

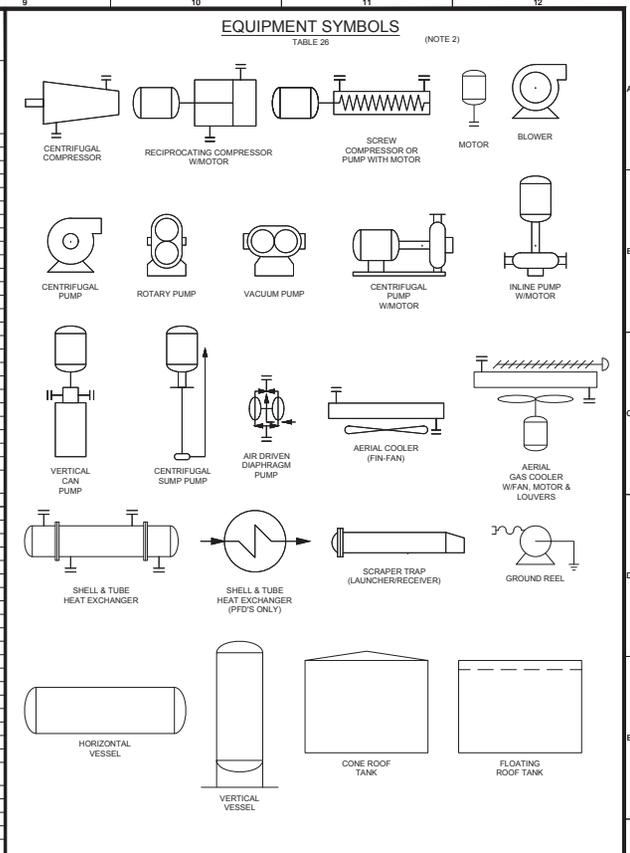
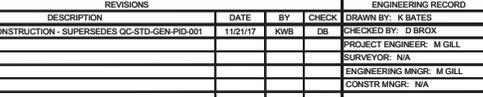
TABLE 23

IDENTIFIER	DESCRIPTION
TE	THERMOCOUPLE ELEMENT WITH THERMOWELL
RTD	RTD ELEMENT WITH THERMOWELL
TC	FILLED SYSTEM W/ WELLED
TI	BIMETALLIC WITH THERMOWELL
TW	THERMOWELL OR TEST WELL
ASHH	SET @ 10% LEL
AE	GAS DETECTION
AT	SET @ 20% LEL
ASH	SMOKE & HEAT DETECTION
BE	FIRE DETECTION
BT	

### EQUIPMENT TAGGING LEGEND

TABLE 24

CATEGORY	TYPE	TAG NUMBER SERIES		
NONE	ROTATING EQUIPMENT	1000 THROUGH 1999		
	B	BLOWERS		
	C	COMPRESSORS		
	M	MOTOR, ELECTRIC		
	F	FANS		
	G	GENERATOR, ELECTRICAL		
	GT	GAS TURBINES		
	P	PUMPS		
	RE	RECIPROCATING ENGINE		
	ST	STEAM TURBINES		
V	PRESSURE VESSELS	2000 THROUGH 2999		
	A	ACCUMULATOR		
	C	COALESCE		
	D	DRIER/DEHYDRATOR		
	F	FILTERS		
	FC	FILTER/COALESCE		
	FS	FILTER SEPARATOR		
	KO	KNOCKOUT		
	PC	PACKED COLUMN/TOWER		
	PD	PULSATION DAMPENERS		
H	HEAT EXCHANGERS	3000 THROUGH 3999		
	SPACE HEATER	3000 THROUGH 3199		
	AC	AIR COOLED	3200 THROUGH 3299	
	DP	DOUBLE PIPE	3300 THROUGH 3399	
	MT	MULTI-TUBE	3400 THROUGH 3499	
	PF	PLATE & FRAME	3500 THROUGH 3599	
	ST	SHELL AND TUBE	3600 THROUGH 3699	
	SH	SHELL AND TUBE	3700 THROUGH 3799	
	SC	SCRUBBER	3800 THROUGH 3899	
	SL	SLUG CATCHER	3900 THROUGH 3999	
F	FIRED EQUIPMENT	4000 THROUGH 4999		
	B	BOILER		
	BH	BATH HEATER		
	CA	CATALYTIC HEATER		
	CH	COIL HEATER		
	EL	ELECTRIC HEATER		
	F	FURNACE		
	FA	FORCED AIR SPACE HEATER		
	H	HEATER		
	IN	INCINERATOR		
L	FLARE			
TH	THERMAL OXIDIZER			
T	TANKS (ATMOSPHERIC PRESSURE)	5000 THROUGH 5499		
	MIXING EQUIPMENT	5500 THROUGH 5999		
	A	AGITATOR		
	J	JET MIXER		
	S	STATIC IN-LINE MIXER		
	SK	SKID/PACKAGED EQUIPMENT	8000 THROUGH 8099	
		ALL	ALL	8000 THROUGH 8099
		OTHER	OTHER	9000 THROUGH 9999
		FA	FLAME ARRESTOR	
		BD	BUILDING	
L		LAUNCHER/SCRAPER TRAP		
MR		METER RUNS		
O		ODORIZER		
PV		PROVER		
R		RECEIVER/SCRAPER TRAP		
S	SILENCER			
STR	STRAINER			
SV	STRAIGHTENING VANE			
XFMR	TRANSFORMER			



- ### NOTES:
- REFERENCE ISA STANDARD, "INSTRUMENTATION SYMBOLS AND IDENTIFICATION", ANSI/ISA-SS-1 (LATEST EDITION).
  - EQUIPMENT SYMBOLS SHOWN DO NOT COVER MAJOR ENGINEERED EQUIPMENT.
  - SEE ISA STANDARD REFERENCED IN NOTE 1 FOR COMPLETE LISTING OF FUNCTION DESIGNATIONS.
  - HIGH HIGH (HH) AND LOW LOW (LL) SWITCHES AND ALARMS TRIP SHUTDOWNS AND ARE GIVEN SHUTDOWN SYSTEM DESIGNATIONS PER TABLE 19. SEPARATE FUNCTIONAL SYMBOLS ARE TO BE SHOWN FOR ALL SHUTDOWNS.
  - EQUIPMENT TAG NUMBERS SEQUENCED BY DIVISIONS OF 10 OR MORE TO ALLOW FOR INSTRUMENT NUMBERING BETWEEN EQUIPMENT.

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS		ENGINEERING RECORD					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY	CHECKED BY
					0	ISSUED FOR CONSTRUCTION - SUPERSEDES QC-STD-GEN-PID-001	11/21/17	KWB	DB	K BATES	D BROCK
										M GILL	M GILL
										N/A	N/A
										N/A	N/A

**DOMINION ENERGY ILLINOIS**

LINE NUMBER: \_\_\_\_\_

FACILITY: \_\_\_\_\_

TITLE: **STANDARD DRAWING PIPING AND INSTRUMENTATION DIAGRAM SYMBOLS AND LEGEND**

DESCRIPTION: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SECTION: N/A	TNA	R/N/A	COUNTY: VARIES	STATE: VARIES
ELEVATION: N/A	LAT: N/A	LONG: N/A	DRAWING NUMBER: <b>DE-STD-GEN-PID-001</b>	SHEET: 2 OF 2
SCALE: NONE				REVISION: 0

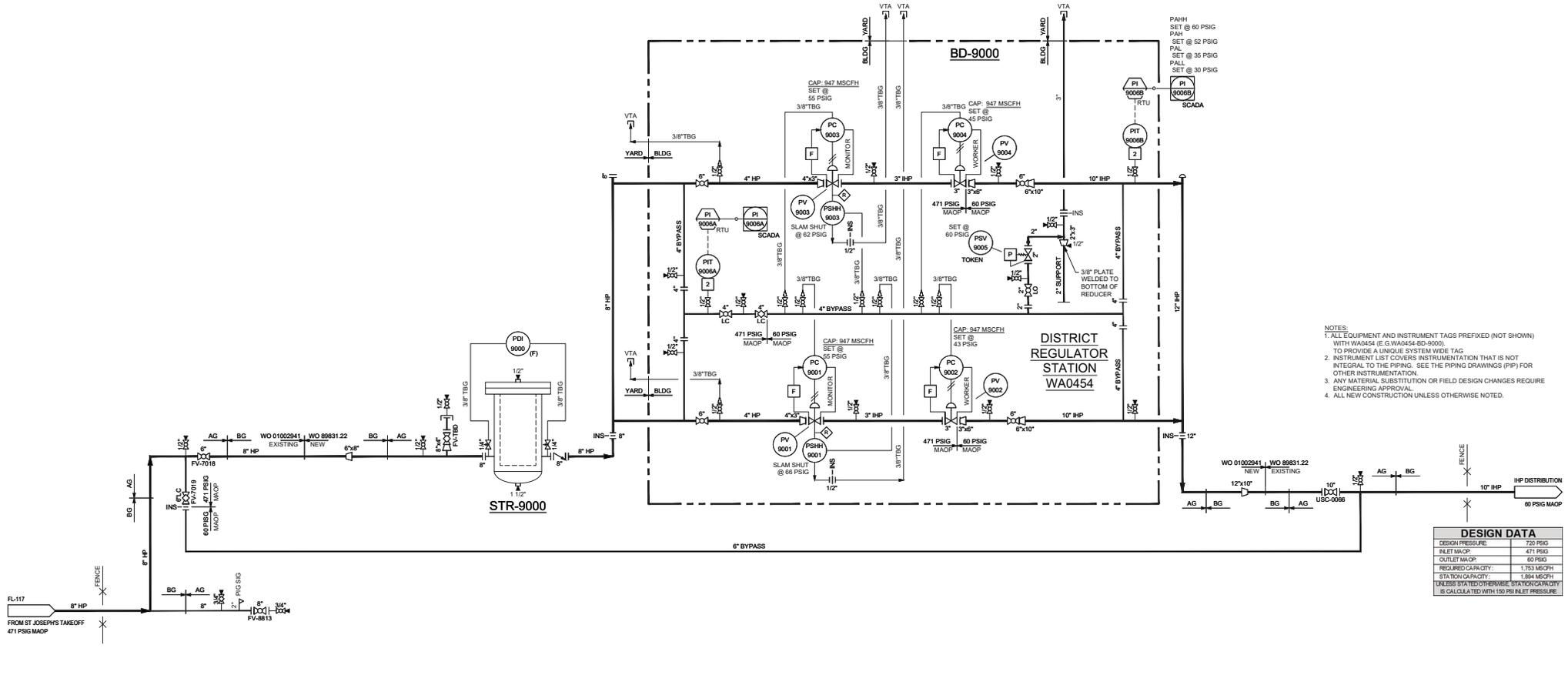
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**STR-9000  
STRAINER**  
CAPACITY: APPROX. 2,200 MSCFH @ 1 PSIG  
MFR: WEAMCO  
MODEL: 10" TYPE FT

**BD-9000  
REGULATOR BUILDING**  
SIZE: 14'-0"X14'-0"

**INSTRUMENT LIST**  
NOTES 2 & 3

ITEM #	QTY	DESCRIPTION	WH#
PI-9000A	1	PRESSURE INDICATING TRANSMITTER, ROSEMOUNT MODEL 3051, RANGE 0-2000 PSIG	Q9510283
PI-9000B	1	PRESSURE INDICATING TRANSMITTER, ROSEMOUNT MODEL 3051, RANGE 0-300 PSIG	Q9510285



- NOTES:**
1. ALL EQUIPMENT AND INSTRUMENT TAGS PREFIXED (NOT SHOWN) WITH WA0454 (E.G. WA0454-BD-9000). TO PROVIDE A UNIQUE SYSTEM WIDE TAG.
  2. INSTRUMENT LIST COVERS INSTRUMENTATION THAT IS NOT INTEGRAL TO THE PIPING. SEE THE PIPING DRAWINGS (PIP) FOR OTHER INSTRUMENTATION.
  3. ANY MATERIAL SUBSTITUTION OR FIELD DESIGN CHANGES REQUIRE ENGINEERING APPROVAL.
  4. ALL NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

**DESIGN DATA**

DESIGN PRESSURE:	720 PSIG
INLET MAOP:	471 PSIG
OUTLET MAOP:	60 PSIG
REQUIRED CAPACITY:	1,753 MSCFH
STATION CAPACITY:	1,684 MSCFH
UNLESS STATED OTHERWISE, STATION CAPACITY IS CALCULATED WITH 150 PSI INLET PRESSURE.	

**ISSUED FOR CONSTRUCTION**

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS		ENGINEERING RECORD	
DRAWING NUMBER	REV	DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE
DEI-STD-GEN-PID-001	0	P&ID SYMBOLS & LEGEND SHEETS 1 & 2	89831.22	REPLACE EXISTING DR STATION	0	ISSUED FOR CONSTRUCTION	3/10/22
DEI-R-WA0454-PIP-001	0	REGULATOR STATION AND BYPASS					
DEI-STD-REG-PIP-015	1	STANDARD DRAWING 3.03 REGULATOR STATION					

**DOMINION ENERGY UTAH**

LINE NUMBER: FL-117  
 FACILITY: DISTRICT REGULATOR STATION WA0454  
 TITLE: 3"x3" REGULATOR STATION  
 DESCRIPTION: PIPING AND INSTRUMENTATION DIAGRAM  
 ADDRESS: 172 EAST 1500 SOUTH

CITY: BOUNTIFUL COUNTY: DAVIS STATE: UTAH

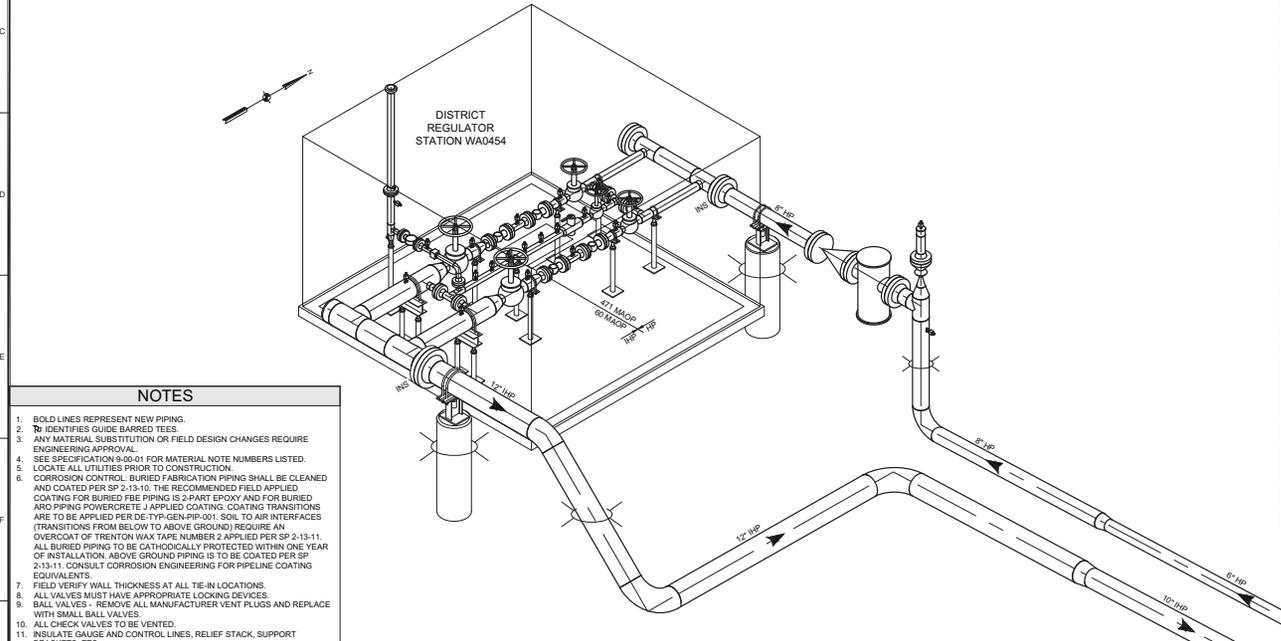
SECTION: 19 T2N R1E  
 ELEVATION: 4483  
 LAT: 40.8742 LONG: -111.8772

DRAWING NUMBER: DEU-R-WA0454-PID-001  
 SHEET: 1 OF 1 REVISION: 0

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VICINITY MAP



ISOMETRIC VIEW

- NOTES**
- BOLD LINES REPRESENT NEW PIPING.
  - IDENTIFIERS GUIDE BARRIED TESTS.
  - ANY MATERIAL SUBSTITUTION OR FIELD DESIGN CHANGES REQUIRE ENGINEERING APPROVAL.
  - SEE SPECIFICATION 9-00-01 FOR MATERIAL NOTE NUMBERS LISTED.
  - LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
  - CORROSION CONTROL: BURIED FABRICATION PIPING SHALL BE CLEANED AND COATED PER SP 2-13-10. THE RECOMMENDED FIELD APPLIED COATING FOR BURIED FBE PIPING IS 2-PART EPOXY AND FOR BURIED AND PIPING POWERCONCRETE J APPLIED COATING. COATING TRANSITIONS ARE TO BE APPLIED PER DE-TYP-GEN-PIP-001. SOIL TO AIR INTERFACES (TRANSITIONS FROM BELOW TO ABOVE GROUND) REQUIRE AN OVERCOAT OF TRENTON WAX TAPE NUMBER 2 APPLIED PER SP 2-13-11. ALL BURIED PIPING TO BE CATHODICALLY PROTECTED WITHIN ONE YEAR OF INSTALLATION. ABOVE GROUND PIPING IS TO BE COATED PER SP 2-13-11. CONSULT CORROSION ENGINEERING FOR PIPELINE COATING EQUIVALENTS.
  - FIELD VERIFY WALL THICKNESS AT ALL TIE-IN LOCATIONS.
  - ALL VALVES MUST HAVE APPROPRIATE LOOKING DEVICES.
  - BALL VALVES - REMOVE ALL MANUFACTURER VENT PLUGS AND REPLACE WITH SMALL BALL VALVES.
  - ALL CHECK VALVES TO BE VENTED.
  - INSULATE GAUGE AND CONTROL LINES, RELIEF STACK, SUPPORT BRACKETS, ETC.
  - ENSURE INSULATION POINTS ARE NOT SHORTED (BYPASSED THROUGH FUEL GAS PIPING, ELECTRICAL CONDUIT, ETC.) THAT ARE ATTACHED TO THE PIPE SUPPORTS.
  - ALL PIPE SHALL HAVE MILL TEST REPORTS (MTR'S) AS DEFINED WITHIN STANDARD PRACTICE 3-95-01.
  - THE FORMULA USED TO CALCULATE THE MAWP FOR ALL STEEL PIPE AND NONVARRIED FITTINGS IS  $P = (2SD) / (F + E + T)$ , WHERE P=HS FOR CLASS 3 LOCATION, E=1, AND T=1.
  - 2" IN SERVICE FILLET WELDS SHALL RECEIVE 100% NDE.
  - PIPE IS DESIGNED TO WITHSTAND ANTICIPATED EXTERNAL PRESSURES AND LOADS FOLLOWING SP 1-01-02.

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DATE	BY	CHECK	DRAWN BY	CHECKED BY	DATE	PROJECT ENGR.	DATE
DE-STD-REG-PIP-015	1	STANDARD DRAWING 3x3 REGULATOR STATION	89831.22	REPLACE EXISTING DR STATION	0				N. LOPEZ	T. TORRES	3/10/2022	NRL	
DE-STD-REG-PIP-016	0	STANDARD REGULATOR STATION KEY SHEET										J. WIERZBICKI	
DE-VALD-CGS-021	0	STANDARD 14x14" STEEL BUILDING										G. NEUWART	
DEU-R-WA0454-PIP-001	A	PIPING AND INSTRUMENTATION DIAGRAM										S. MESSERSMITH	
DE-STD-GEN-CGS-002	0	STANDARD DRAWING - EZ LINE PIPE SUPPORTS										D. FRANCIS	

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TEST SPECIFICATIONS (STANDARD PRACTICE 1-90-01)		MAOP DETERMINATION (STANDARD PRACTICE 1-97-04)	
MINIMUM TEST PRESSURE: (35.3% SMYS)	1080 PSIG	DESIGN CLASS LOCATION	3
MAXIMUM TEST PRESSURE:	1529 PSIG	DESIGN FACTOR (F):	F = 0.5
WATER	1529 PSIG 50% SMYS	TEST FACTOR:	1.5
NITROGEN	1529 PSIG 50% SMYS	MINIMUM DESIGN PRESSURES	
CNG	1529 PSIG 50% SMYS	A. PIPE (NOTE 14)	1529 PSIG
TEST DURATION MINIMUM	SHOP: 1 HR	B. CALCULATED FITTINGS (NOTE 14)	1529 PSIG
	FIELD: 1 HR	C. RATED ITEMS	1333 PSIG
<b>FABRICATION SPECIFICATIONS (STANDARD PRACTICE 3-19-01)</b>		<b>REFER TO STANDARD PRACTICE 3-19-04 FOR RFP TEST</b>	
SEGMENT 1		D. TEST PRESSURE (MIN.) / TEST FACTOR:	1080 PSIG / 1.5 = 720 PSIG
WELDING REQUIREMENTS:	API 1104	E. OTHER LIMITING FACTORS	
POST WELD HEAT TREATMENT	NO	FEEBCKLINE MAOP	471 PSIG
WELD INSPECTION	VISUAL: 100% NDE: 100% > 2" STD. PRACTICE 3-15-01	SEGMENT MAOP (DESIGN) (MIN. A, B, C, D)	720 PSIG
JOB SPECIFIC REQUIREMENTS	LOW HY DROGEN WELD	% SMYS @ SEGMENT MAOP	18.5%
	FILLET WELD	PIPELINE MAOP (OPERATING) (MIN. A, B, C, D, E)	471 PSIG
		% SMYS @ PIPELINE MAOP	12.1%

MATERIAL LIST NOTE 3									
ITEM #	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SEG	MATL NOTES NOTE 4	WH #		
<b>WOR 89831.22</b>									
1	1	12"	ELL. CS, 45 DEG LR, BW, 12.750 OD 0.375 WT, Y-52, ASTM A694, MSS SP75	1529	HP	3	Q1762007		
2	2	12"	ELL. CS, 90 DEG LR, BW, 12.750 OD 0.375 WT, Y-52, ASTM A694, MSS SP75	1529	HP	3	Q1762005		
3	1	12"	FLANGE, RFWN, CL600, 12 NPS, 0.375 WT, F-52, ASTM A694, MSS SP75	1480	HP	6	Q1812161		
4	1	12"x10"	REDUCER, CS, CONC, BW, 12.750 OD 0.375 WT, Y-52, ASTM A694, MSS SP75	1529	HP	3	Q2258045		
5	36	8"	BOLT, STD, 1-1/8 x 7 1/2, L6, ASTM A193 GR-B7, W2 HEX NUTS, 1-1/8, ASTM A194 GR-2H	NA	HP	7	Q3400336		
6	1	8"	ELL. CS, 90 DEG LR, BW, 8.625 OD 0.322 WT, Y-52, ASTM A694, MSS SP75	1941	HP	3	Q1758005		
7	3	8"	FLANGE, RFWN, CL600, 8 NPS, 0.322 WT, F-52, ASTM A694, MSS SP75	1480	HP	6	Q1808025		
8	3	8"	GASKET, 8" ND, 600 LB, GARLOCK 9900	1333	HP	9	Q1908006		
9	1	8"x4"	REDUCER, CS, CONC, BW, 8.625 OD 0.322 WT x 4.500 OD 0.237 WT, Y-52, ASTM A694, MSS SP75	1941	HP	3	Q2258045		
10	1	8"x6"	REDUCER, CS, CONC, BW, 8.625 OD 0.322 WT x 6.625 OD 0.280 WT, Y-52, ASTM A694, MSS SP75	1941	HP	3	Q2258045		
11	1	8"	TEE, CS, STRT, BW, 8.625 OD 0.322 WT, Y-52, ASTM A694, MSS SP75	1941	HP	3	Q2588005		
12	1	8"	VALVE CS, CHECK, CL600, 8 NPS, RF x RF, WHEATLEY, SERIES 500	1480	HP	1	Q2776607		
13	8	4"	BOLT, STD, 7/8 x 5 3/4, L6, ASTM A193 GR-B7, W2 HEX NUTS, 7/8, ASTM A194 GR-2H	NA	HP	7	Q3400164		
14	1	4"	CAIP, CS, BLANKING, BW, CL600, 4 NPS, 0.237 WT, RUBERY ALEW 1/2" TAP	1480	HP	16	Q1184001		
15	1	4"	FLANGE, RFWN, CL600, 4 NPS, 0.237 WT, F-52, ASTM A694, MSS SP75	1480	HP	6	Q1804007		
16	1	4"	GASKET, 4" ND, 600 LB, GARLOCK 9900	1333	HP	9	Q1904006		
17	1	4"	VALVE CS, PLUG, CL600, 4 NPS, BW x RF, NORDESTRIM, 2245 1/4, W/ LOCKING DEVICE 83710701	1480	HP	1	Q2746247		
18	2	1/2"	NIPPLE, CS, NPT x NPT, 1/2 NPS x 2 LG, XXH, 0.294 WT, GR-B A106 SMLS	9875	HP	19	Q2005853		
19	2	1/2"	PA-RGR BLEED PLUG, CS, 100000 MNPT, 1/2" B/1004-80	10000	HP	17	Q2702510		
20	1	1/2"	THREADED, 1/2 NPS 3000# OUTLET, GR-B, FOR RUN SIZES 3/4 TO 36, ASTM A105, B16.9	2000	HP	4	Q1205051		
21	2	1/2"	VALVE CS, BALL, 2200 CMP, 1/2 NPS, FNPT x FNPT, SWAGELOK, S-63TR8, W/ LOCKING DEVICE	2200	HP	NA	Q2700522		
22	1	3"x3"	3x3 REGULA TOR STATION, SEE STANDA RD DRAWING DE-STD-REG-PIP-010-1 AND DE-STD-REG-PIP-015-1	NA	NA	NA	NA		
23	1	14x14"	14x14 BLDG, SEE STANDA RD DRAWING DE-V-BLD-CGS-021	NA	NA	NA	NA		
24	1	8"	PIPE SUPPORT, EZ LINE DOUBLE U-BOLT, MODEL# 510-FR ("D"= 1"6 3/8") - SEE DWG DE-STD-GEN-CGS-002 FOR DETAILS AND SPECIFICATIONS	NA	NA	NA	42331215		
25	1	12"	PIPE SUPPORT, EZ LINE DOUBLE U-BOLT, MODEL# 1218-FR ("D"= 1"10 3/8") - SEE DWG DE-STD-GEN-CGS-002 FOR DETAILS AND SPECIFICATIONS	NA	NA	NA	42331437		
26	101	BAGS	GULFULATE, 500 XR THERMAL INSULATION, (APPROX 42 LF = 101 CU FT)	NA	NA	NA	Q4270000		

EQUIPMENT LIST NOTE 6									
ID	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SEG	MATL NOTES NOTE 4	WH #		
<b>WOR 89831.22</b>									
STR 9000	1	8"	FILTER, CS, CL600, 8 NPS, RF x RF, WEAMCO, TY PEFT	1480	HP	NA	SO		
POPV 9001	1	3"	REGULATOR, CL600, 3 NPS, RF x RF, MOONEY, FLOWGRD, STD SINGLE PORT (SG-18-100D4-75), W/ OP SERIES 50 CONTROLLER (40-90 PSIG 'BLUE' SPRING, PROK, SWITCH (ANOS-R20), W/ SERIES 20 PILOT (25-90 PSIG 'BLUE' SPRING) (WHQ7420102), TYPE 24 RESTRICTOR (WH# Q742)	1480	HP	NA	42416942+		
POPV 9002	1	3"	REGULATOR, CL600, 3 NPS, RF x RF, MOONEY, FLOWGRD, STD SINGLE PORT (FG-18-100D4-75), W/ SERIES 20 PILOT (25-90 PSIG 'BLUE' SPRING) (WHQ7420102), TYPE 24 RESTRICTOR (WH# Q7420000), & 30A FILTER (FP-72430A) (WHQ7420001)	1480	HP	NA	42416943+		
POPV 9003	1	3"	REGULATOR, CL600, 3 NPS, RF x RF, MOONEY, FLOWGRD, STD SINGLE PORT (SG-18-100D4-75), W/ OP SERIES 50 CONTROLLER (40-90 PSIG 'BLUE' SPRING, PROK, SWITCH (ANOS-R20), W/ SERIES 20 PILOT (25-90 PSIG 'BLUE' SPRING) (WHQ7420102), TYPE 24 RESTRICTOR (WH# Q742)	1480	HP	NA	42416942+		
POPV 9004	1	3"	REGULATOR, CL600, 3 NPS, RF x RF, MOONEY, FLOWGRD, STD SINGLE PORT (FG-18-100D4-75), W/ SERIES 20 PILOT (25-90 PSIG 'BLUE' SPRING) (WHQ7420102), TYPE 24 RESTRICTOR (WH# Q7420000), & 30A FILTER (FP-72430A) (WHQ7420001)	1480	HP	NA	42416943+		
RSV 9005	1	2"	REGULATOR, CL600, 2 NPS, RF x RF, MOONEY, FLOWGRD, LRG SINGLE PORT (FG-31-100D4-75), W/ SERIES 20 PILOT (25-90 PSIG 'BLUE' SPRING) (WHQ7420102), TYPE 24 RESTRICTOR (WH# Q7420000), & 30A FILTER (FP-72430A) (WHQ7420001)	1480	HP	NA	42416947+		

PRESSURE PIPING NOTE 8									
ITEM #	SIZE	DESCRIPTION	FOOTAGE	O.D.	SMYS	W.T.	MAWP NOTE 14	MAOP SEG	WH #
<b>WOR 89831.22</b>									
P1	12"	PPE, CS, BARE, 12.750 OD, 0.375 WT, X52, APL SL PSL2, ERW	6'	12.75"	52,000	0.375"	1529	HP	Q0112622
P2	12"	PPE, CS, FBE CTG, 12.750 OD, 0.375 WT, X52, APL SL PSL2, ERW	29'	12.75"	52,000	0.375"	1529	HP	Q0212022
P3	10"	PPE, CS, FBE CTG, 10.750 OD, 0.365 WT, X52, APL SL PSL2, ERW	12'	10.75"	52,000	0.365"	1765	HP	Q0210027
P4	8"	PPE, CS, BARE, 8.625 OD, 0.322 WT, X52, APL SL PSL2, ERW	6'	8.625"	52,000	0.322"	1941	HP	Q0216012
P5	8"	PPE, CS, FBE CTG, 8.625 OD, 0.322 WT, X52, APL SL PSL2, ERW	15'	8.625"	52,000	0.322"	1941	HP	Q0209022
P6	8"	PPE, CS, FBE CTG, 8.625 OD, 0.280 WT, X52, APL SL PSL2, ERW	16'	8.625"	52,000	0.280"	2197	HP	Q0209019
P7	4"	PPE, CS, BARE, 4.500 OD, 0.237 WT, X52, APL SL PSL2, ERW	1'	4.500"	52,000	0.237"	2191	HP	Q0204007

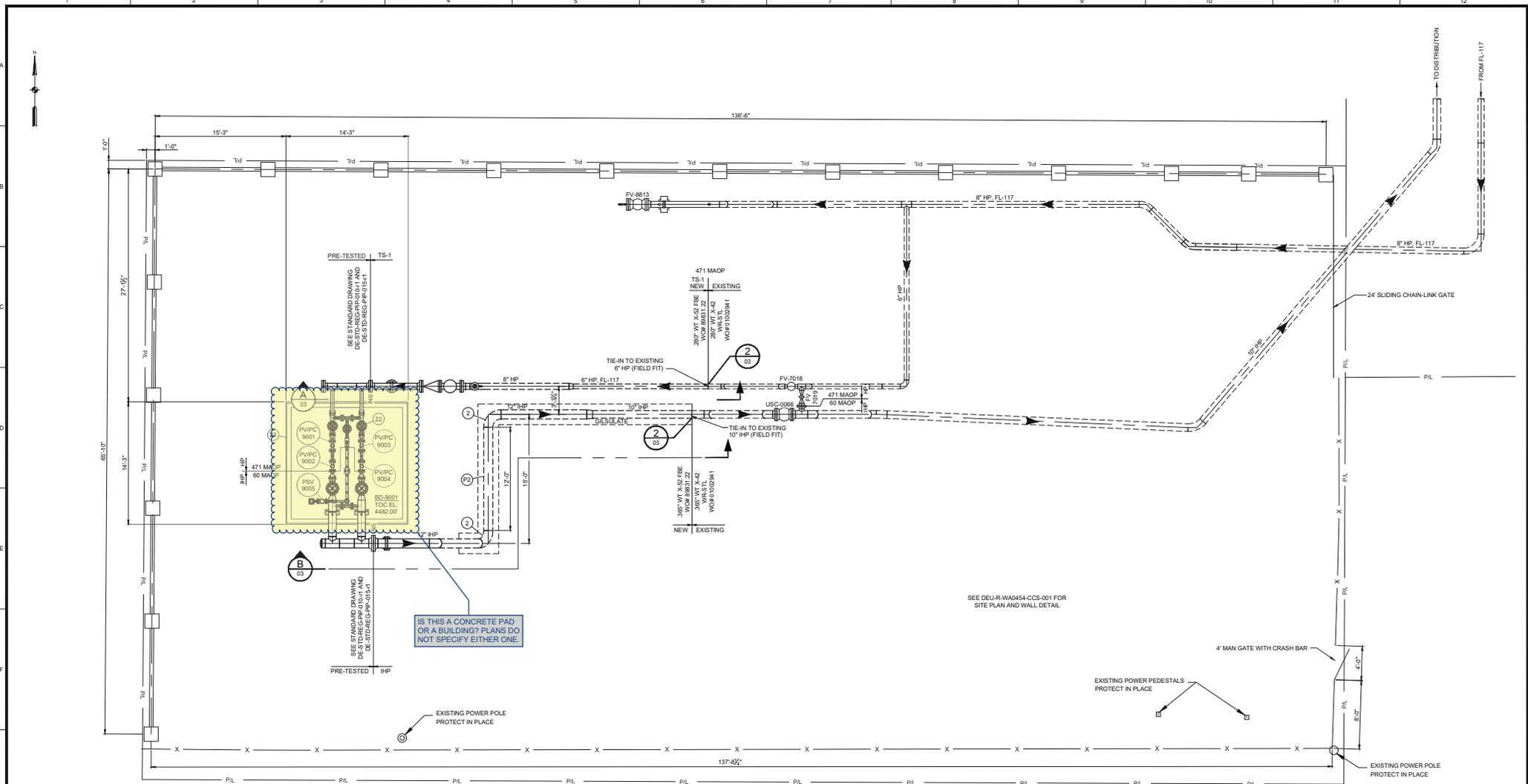
PROJECT CONTACTS	
PROJECT MANAGER	JANEK WIERZBICKI (801) 230-9703
PROJECT ENGINEER	JANEK WIERZBICKI (801) 230-9703
CATHODIC PROTECTION	KELLY FACER (801) 201-5528
MEASUREMENT & CONTROL	DAVE RYLAND (801) 388-4961
HF SURVEYOR	GARRETT NEUWART (801) 324-3660
LEAD INSTRUCTOR	JEFF HINDS (801) 201-6306
ENVIRONMENTAL HEALTH & SAFETY	BRYAN KOSCH (801) 371-9321

ISSUED FOR CONSTRUCTION

DOMINION ENERGY UTAH

FL-117  
DISTRICT REGULATOR STATION WA0454  
3"x3" REGULATOR STATION  
VICINITY MAP, ISOMETRIC AND MATERIALS  
172 EAST 1500 SOUTH

SECTION: 19	T2N	R1E	CITY: BOUNTIFUL	COUNTY: DAVIS	STATE: UTAH
ELEVATION: 4483'	LONG: -111.9722	SCALE: NONE	DRAWING NUMBER: DEUR-WA0454-PIP-001	SHEET: 1 OF 3	REVISION: 0



PLAN VIEW

ISSUED FOR CONSTRUCTION

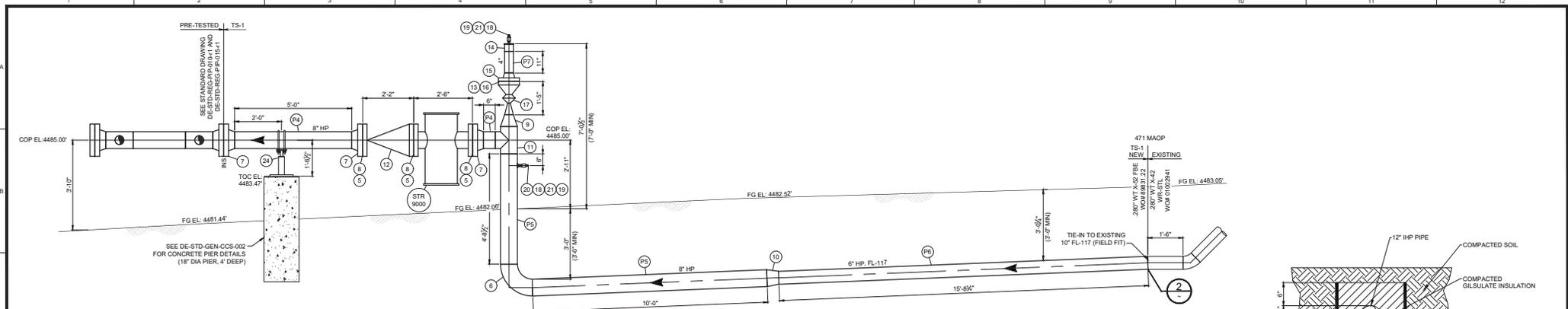
REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK
DE-STD-REG-PP-015	1	STANDARD DRAWING 3x3 REGULATOR STATION	89831.22	REPLACE EXISTING DR STATION	0	ISSUED FOR CONSTRUCTION	3/10/2022	NRL	LAT
DE-STD-REG-PP-010	0	STANDARD REGULATOR STATION KEY SHEET							
DE-VLDL-CCS-021	0	STANDARD 14x14 STEEL BUILDING							
DEU-R-WA0454-PIP-001	A	PIPING AND INSTRUMENTATION DIAGRAM							
DE-STD-GEN-CCS-002	0	STANDARD DRAWING - EZ LINE PIPE SUPPORTS							

SECTION: 19 T2N R1E  
ELEVATION: 4483'  
LAT: 40.8142 LONG: -111.8772  
SCALE: 3/16" = 1'-0"

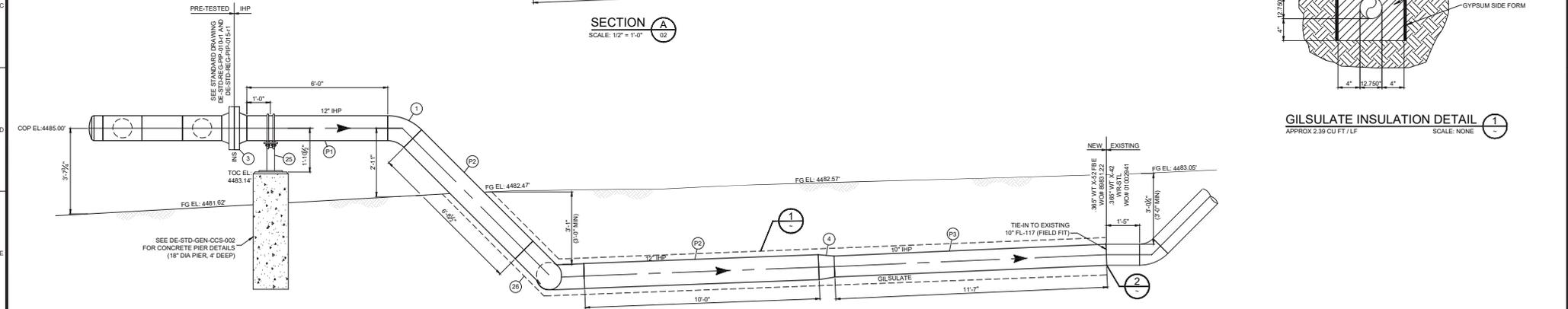
LINE NUMBER: FL-117  
FACILITY: DISTRICT REGULATOR STATION WA0454  
TITLE: 3'X3' REGULATOR STATION  
DESCRIPTION: PLAN VIEW  
ADDRESS: 172 EAST 1500 SOUTH

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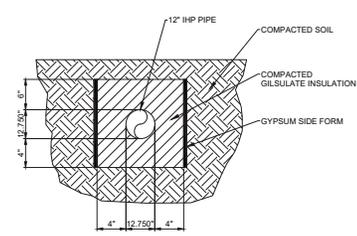
CITY	COUNTY	STATE
BOUNTIFUL	DAVIS	UTAH
DRAWING NUMBER	SHEET	REVISION
DEU-R-WA0454-PIP-001	2 OF 3	0



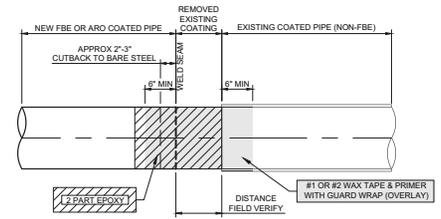
**SECTION A**  
SCALE: 1/2" = 1'-0"



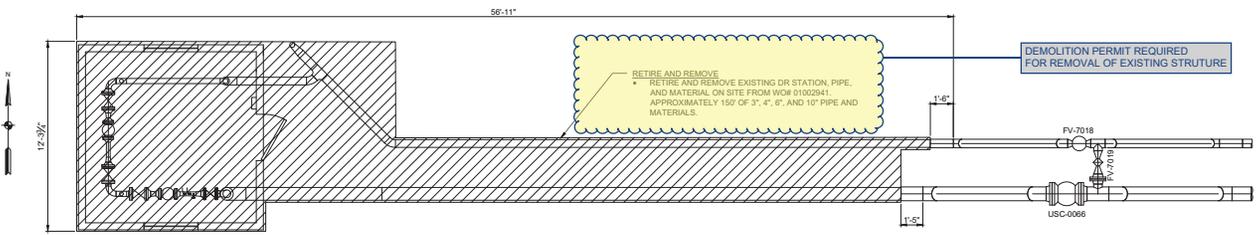
**SECTION B**  
SCALE: 1/2" = 1'-0"



**GILSULATE INSULATION DETAIL**  
APPROX 2.39 CU FT / LF  
SCALE: NONE



**COATING DETAIL**  
FBE OR ARO TO NON-FBE PIPE  
SCALE: NONE



**RETIREMENT PLAN**  
SCALE: 1/4" = 1'-0"

**ISSUED FOR CONSTRUCTION**

REFERENCE DRAWINGS			WORK ORDERS			REVISIONS			ENGINEERING RECORD		
DRAWING NUMBER	REV	DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY	CHECKED BY
DE-STD-REG-PIP-015	1	STANDARD DRAWING 3X3 REGULATOR STATION	89831.22	REPLACE EXISTING DR STATION	0	ISSUED FOR CONSTRUCTION	3/10/2022	NRL	UAT	N LOPEZ	T TORRES
DE-STD-REG-PIP-010	0	STANDARD REGULATOR STATION KEY SHEET									
DE-VALD-CCS-021	0	STANDARD 1 1/2\"/>									

LINE NUMBER: FL-117

FACILITY: DISTRICT REGULATOR STATION WA0454

TITLE: 3\"/>

SECTION: 19 T2N R 1E

ELEVATION: 4483'

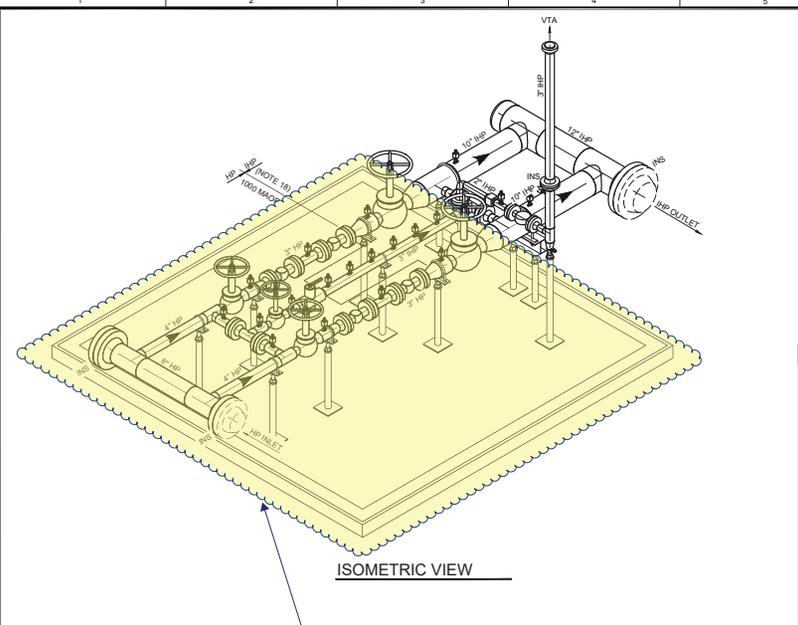
UTM: 20.8742 LONG: -111.8772

SCALE: AS NOTED

CITY: BOUNTIFUL COUNTY: DAVIS STATE: UTAH

DRAWING NUMBER: DEU-R-WA0454-PIP-001 SHEET: 3 OF 3 REVISION: 0

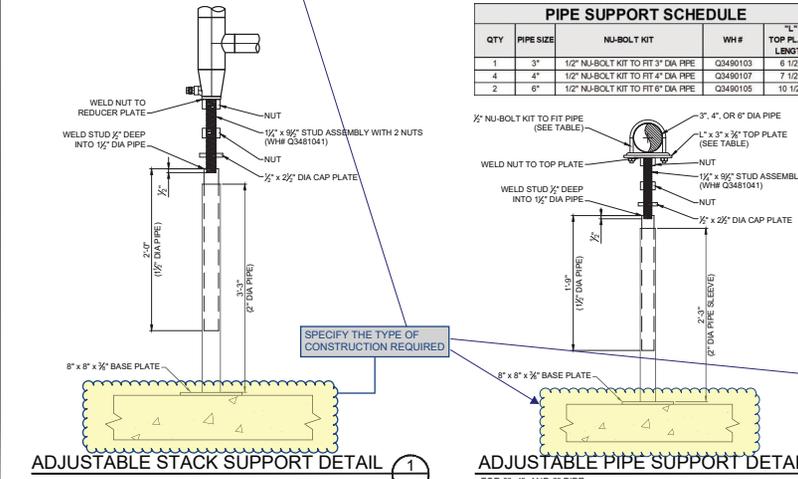
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TEST SPECIFICATIONS (STANDARD PRACTICE 1-30-01)			MAOP DETERMINATION (STANDARD PRACTICE 1-97-04)		
MINIMUM TEST PRESSURE:	1500 PSIG (49.04% SMYS)	DESIGN CLASS LOCATION DESIGN FACTOR (F):	HP MAOP (1000) F = 0.5		
MAXIMUM TEST PRESSURE:	2000 PSIG 65.39% SMYS	TEST PRESSURE (MINIMUM):	1500 PSIG		
WATER:	1529 PSIG	TEST FACTOR:	1.5		
NITROGEN:	1529 PSIG	MINIMUM DESIGN PRESSURES	1941 PSIG		
CG3:	N/A	A. PIPE (NOTE 14)	1941 PSIG		
TEST DURATION MINIMUM:	SHOCK: 1 HR FIELD: 1 HR	B. CALCULATED FITTINGS (NOTE 14)	1333 PSIG		
FABRICATION SPECIFICATIONS (STANDARD PRACTICE 3-10-01)			D. TEST PRESSURE (MIN.) / TEST FACTOR:		
WELDING REQUIREMENTS:			1500 PSIG / 1.5 = 1000 PSIG		
POST WELD HEAT TREATMENT:			NO		
WELD INSPECTION:			100% PSIG		
JOB SPECIFIC REQUIREMENTS:			N/A		

MATERIAL LIST NOTE 3									
ITEM #	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SSG	MATL NOTE 4	WH #		
1, 3	2	6"	VALVE, CS, BALL, CL600, 6 NPS, FULL PORT, BW, X 0.280 WT, UNION TECH, AP 6D, 24, EEB2AH	1480	HP	1	42336495		
2, 4	2	4"	VALVE, CS, BALL, CL600, 4 NPS, FULL PORT, BW, X 0.231 WT, UNION TECH, AP 6D, 24, CCB2AH	1480	HP	1	42336473		
5	1	3"	VALVE, CS, BALL, CL600, 3 NPS, FULL PORT, BW, X 0.300 WT, UNION TECH, AP 6D, 24, CCB2AH	1480	HP	1	42336707		
6	1	3"	VALVE, CS, PLUG, CL600, 3 NPS, WW, NCRSTRM, PG 2245 1/2	1480	HP	1	02743225		
7	1	2"	VALVE, CS, BALL, 2200 CWP, 2 NPS, BWE, SMC, BWA6GLK, S-68T5W2P, W LOCKING DEVICE	2200	HP	1	02702024		
8	20	12"	BOLT, STU, 1.118 x 8 1/4 LG, ASTM A193 GR-B7, W2 HEX NUTS, 1-1/8, ASTM A194 GR-2H	N/A	HP	7	03401040		
9	1	12"	FLANGE, RFVN, CL600, 12 NPS, 0.375 WT, F-52, ASTM A684, MSS SP75	1480	HP	6	01812161		
10	1	12"	GASKET, INSULATING, CL600, RF, 12 NPS, GEORG FISCHER, TYPE F, PHENOLIC GASKET, MINCON SLEEVE, 1 PHENOLIC WASHER PER BOLT	1480	HP	10	04442061		
11	1	12"	CAP, CS, BW, 12.750 OD, 0.375 WT, Y-52, MSS SP75, ASTM A684	1529	HP	3	01162005		
12	2	12"x10"	TEE, CS, RCD, BW, 12.750 OD, 0.375 WT, X 3.500 OD, 0.216 WT, Y-52, ASTM A684, MSS SP75	1529	HP	3	02561205		
13	2	10"x6"	REDUCER, CS, CONC, BW, 10.750 OD, 0.365 WT, X 6.625 OD, 0.280 WT, Y-52, MSS SP75, ASTM A684	1765	HP	3	02260055		
15	2	10"x3"	TEE, CS, RCD, BW, 10.750 OD, 0.365 WT, X 3.500 OD, 0.216 WT, Y-52, ASTM A684, MSS SP75	1765	HP	3	42414004		
16	1	8"	FLANGE, BLND, CL600, RF, 8 NPS, ASTM A105	1480	HP	5	01808095		
17	24	8"	BOLT, STU, 1-1/8 x 8 1/4 LG, ASTM A193 GR-B7, W2 HEX NUTS, 1-1/8, ASTM A194 GR-2H	N/A	HP	7	03401020		
18	2	8"	FLANGE, RFVN, CL600, 8 NPS, 0.322 WT, F-52, ASTM A684, MSS SP75	1480	HP	6	01808025		
19	2	8"	GASKET, INSULATING, CL600, RF, 8 NPS, GEORG FISCHER, TYPE F, PHENOLIC GASKET, MINCON SLEEVE, 1 PHENOLIC WASHER PER BOLT	1480	HP	10	04438061		
20	2	8"x4"	TEE, CS, RCD, BW, 8.625 OD, 0.322 WT, X 4.500 OD, 0.237 WT, Y-52, ASTM A684, MSS SP75	1941	HP	3	02558045		
21	2	8"x3"	REDUCER, CS, CONC, BW, 8.625 OD, 0.280 WT, X 3.500 OD, 0.216 WT, Y-52, MSS SP75, ASTM A684	2197	HP	3	02260052		
23	2	4"x3"	REDUCER, CS, CONC, BW, 4.500 OD, 0.237 WT, X 3.500 OD, 0.216 WT, Y-52, ASTM A684, MSS SP75	2739	HP	3	02254032		
24			NOT USED						
25	2	4"x3"	TEE, CS, RCD, BW, 4.500 OD, 0.237 WT, X 3.500 OD, 0.216 WT, Y-52, ASTM A684, MSS SP75	2739	HP	3	02254032		
26	2	3"	BOLT, STU, 3/4 x 8 1/4 LG, ASTM A193 GR-B7, W2 HEX NUTS, 3/4, ASTM A194 GR-2H	N/A	HP	7	03401038		
27	3	16"	FLANGE, RFVN, CL600, 3 NPS, 0.350 WT, GR-B, ASME B16.5, ASTM A105	1480	HP	5	01803700		
28	31	12"	GASKET, 3" ND, 600 LB, GARLOCK 9600	1333	HP	9	01903003		
32	2	3"	TEE, CS, STRT, BW, 3.500 OD, 0.300 WT, GR-B, ASTM A234 WPB	1500	HP	2	02558101		
33	2	3"	TEE, CS, RCD, BW, 3.500 OD, 0.300 WT, X 2.375 OD, 0.216 WT, GR-B, ASTM A234 WPB	3000	HP	2	02558200		
38	1	3"	CAP, WEAHER, FLUID, 3"	3000	HP	NA	01143002		
39	4	3"	BOLT, STU, 5/8 x 4 LG, ASTM A193 GR-B7, W2 HEX NUTS, 5/8, ASTM A194 GR-2H	N/A	HP	7	03401010		
40	2	3"	FLANGE, RFVN, CL 150, 3 NPS, 0.300 WT, GR-B, ASTM A105, ASME B16.5	285	HP	5	01803023		
41	1	3"	GASKET, INSULATING, CL 150, RF, 3 NPS, GEORG FISCHER, TYPE F, PHENOLIC GASKET, MINCON SLEEVE, 1 PHENOLIC WASHER PER BOLT	285	HP	10	04433001		
42	1	3"	REDUCER, CS, ES, CONC, BW, 3.500 OD, 0.300 WT, X 2.375 OD, 0.216 WT, GR-B, ASTM A234 WPB	3000	HP	2	02252023		
44	1	2"	BL, CS, 90 DEG, BW, LR, 2.375 OD, 0.216 WT, GR-B, ASTM A234 WPB	3213	HP	5	01752011		
45	24	2"	BOLT, STU, 5/8 x 4 1/4 LG, ASTM A193 GR-B7, W2 HEX NUTS, 5/8, ASTM A194 GR-2H	N/A	HP	7	03401010		
46	4	2"	FLANGE, RFVN, CL600, 2 NPS, 0.218 WT, GR-B, ASME B16.5, ASTM A105	1480	HP	5	01802070		
47	3	2"	GASKET, 2" ND, 600 LB, GARLOCK 9600	1333	HP	9	01902003		
48	21	12"	THREADED, 1/2 NPS 3000 OUTLET, GR-B, FOR RUN SIZES 3/4 TO 3/4, ASTM A105, B16.9	3000	HP	4	01259001		
49	20	12"	NUT, CS, NPT, 1 NPT, 1/2 NPS X 2.125, X90, 1.294 WT, GR-B, ASTM B183	9875	HP	19	02000553		
50	20	12"	VALVE, CS, BALL, 2200 CWP, 12 NPS, FNPT X FNPT, BWA6GLK, S-63T5W, W LOCKING DEVICE	2200	HP	NA	02702022		
51	21	12"	FLANGE, RFVN, CL600, 12 NPS, 0.375 WT, F-52, ASTM A684, MSS SP75	1480	HP	6	01812161		
52	1	14"x14"	STEEL BUILDING, 14'x14' W/ 12' DUAL EGRESS DOORS SEE DRAWING DEV-BLD-CCS-021 FOR DETAILS	N/A	NA	NA	SD		

PIPE SUPPORT SCHEDULE				
QTY	PIPE SIZE	NJ-BOLT KIT	WH#	"L" TOP PLATE LENGTH
1	3"	1/2" NJ-BOLT KIT TO FIT 3" DIA PIPE	Q3490103	6 1/2"
4	4"	1/2" NJ-BOLT KIT TO FIT 4" DIA PIPE	Q3490107	7 1/2"
2	6"	1/2" NJ-BOLT KIT TO FIT 6" DIA PIPE	Q3490105	10 1/2"



EQUIPMENT / INSTRUMENT LIST									
ID	QTY	SIZE	DESCRIPTION	MAWP NOTE 14	MAOP SSG	MATL NOTE 4	WH #		
PCPV 9001	1	3"	REGULATOR, CL600, 3 NPS, RF X RF, MOONEY / FISHER / RETRO - (NOTE 17)	1480	HP	NA	(NOTE 17)		
PCPV 9002	1	3"	REGULATOR, CL600, 3 NPS, RF X RF, MOONEY / FISHER / RETRO - (NOTE 17)	1480	HP	NA	(NOTE 17)		
PCPV 9003	1	3"	REGULATOR, CL600, 3 NPS, RF X RF, MOONEY / FISHER / RETRO - (NOTE 17)	1480	HP	NA	(NOTE 17)		
PCPV 9004	1	3"	REGULATOR, CL600, 3 NPS, RF X RF, MOONEY / FISHER / RETRO - (NOTE 17)	1480	HP	NA	(NOTE 17)		
PCPV 9005	1	2"	REGULATOR, CL600, 3 NPS, RF X RF, MOONEY / FISHER / RETRO - (NOTE 17)	1480	HP	NA	(NOTE 17)		

PRESSURE PIPING NOTE 6									
ITEM #	SIZE	DESCRIPTION	FOOTAGE	O.D.	SMYS	W.T.	MAWP NOTE 14	MAOP SSG	WH #
P1	12"	PIPE, CS, BARE, 12.750 OD, 0.375 WT, X52, AP 5L PSL2, ERW	2'	12.750"	52,000	0.375"	1529	HP	Q0112522
P2	10"	PIPE, CS, BARE, 10.750 OD, 0.365 WT, X52, AP 5L PSL2, ERW	2'	10.750"	52,000	0.365"	1765	HP	Q0110025
P3	8"	PIPE, CS, BARE, 8.625 OD, 0.322 WT, X52, AP 5L PSL2, ERW	2'	8.625"	52,000	0.322"	1941	HP	Q0108012
RL P5	8"	PIPE, CS, BARE, 8.625 OD, 0.280 WT, X52, AP 5L PSL2, ERW	2'	8.625"	52,000	0.280"	2197	HP	Q0106045
RL P7	4"	PIPE, CS, BARE, 4.500 OD, 0.237 WT, X52, AP 5L PSL2, ERW	8'	4.500"	52,000	0.237"	2739	HP	Q0104003
RL P8, PH, PH1	3"	PIPE, CS, BARE, 3.500 OD, 0.300 WT, GR-B, ASTM A105, SMLS	20'	3.500"	35,000	0.300"	3000	HP	Q0103011
PH2	2"	PIPE, CS, BARE, 2.375 OD, 0.216 WT, GR-B, ASTM A105, SMLS	2'	2.375"	35,000	0.216"	3213	HP	Q0102031

ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS		ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	DATE	BY	CHECK
DE-STD-REG-PIP-010	0	STANDARD REGULATOR STATION KEY SHEET		ISSUED FOR CONSTRUCTION	07/29/21	JAT	DCB
DE-V-BLD-CCS-021	0	STANDARD 14'x14' STEEL BUILDING		ISSUED FOR CONSTRUCTION - GENERAL UPDATES	10/07/21	JAT	JAT

DOMINION ENERGY UTAH

SECTION: N/A TNA R/NA  
ELEVATION: N/A  
SCALE: NONE

LINE NUMBER: N/A  
FACILITY: N/A  
TITLE: STANDARD DRAWING  
DESCRIPTION: 3"x3" REGULATOR STATION  
ADDRESS: 8" HP INLET AND 12" IHP OUTLET MATERIALS, ISOMETRIC, AND DETAILS

CITY: VARIOUS COUNTY: VARIOUS STATE: VARIOUS

DRAWING NUMBER: DE-STD-REG-PIP-015 SHEET: 1 OF 1 REVISION: 1

### STANDARD REGULATOR STATIONS

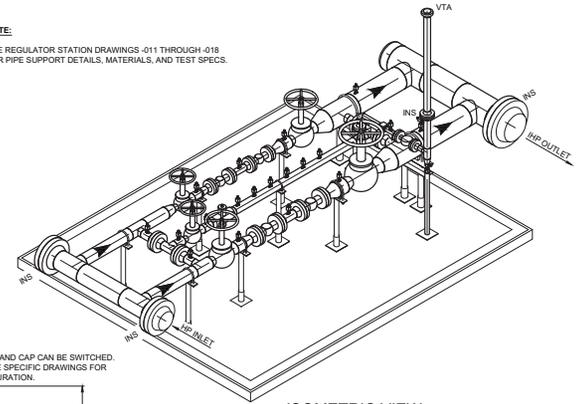
STATION SIZE	PIPING DIMENSIONS										SPACING DIMENSIONS						BUILDING DIMENSIONS		MATERIAL LIST
	A	B	C	D	E1/E2	F	G	H	J1/J2	K	S1	S2	S3/S4	S5	S6	LENGTH	WIDTH		
1x1	13-11 3/4"	7-1"	2-10 3/4"	2-4"	1-5 3/8"	** N/A	3-7"	7"	5"	1-11 1/2"	1-0"	11"	2-6 5/8" / 3-6 5/8"	10"	4-2 7/8"	10'-0"	10'-0"	DE-STD-REG-PIP-011	
2x1	16-1 1/8"	8-7 5/8"	2-11 3/4"	2-1 1/2"	1-5 7/8"	11 1/4"	5-1 5/8"	11"	4 1/8"	1-8 3/4"	1-0"	1-4 3/8"	4-0 1/8"	1-4 1/4"	4-2 7/8"	12'-0"	12'-0"	DE-STD-REG-PIP-012	
2x2	16-1 1/8"	8-7 5/8"	2-11 3/4"	2-1 1/2"	1-5 7/8"	** N/A	5-1 5/8"	11"	4 1/8"	1-6 3/4"	1-0"	1-4 3/8"	4-0 1/8"	1-4 1/4"	4-2 7/8"	12'-0"	12'-0"	DE-STD-REG-PIP-013	
3x2	18-3 1/2"	10-3 1/4"	3-4 3/4"	2-2 3/4"	1-8 3/8"	11 1/4"	6-1 1/8"	1-0"	2 5/8"	1-8 3/4"	1-3"	1-5 3/4"	4-8 7/8"	2-4 1/4"	4-3 3/8"	14'-0"	14'-0"	DE-STD-REG-PIP-014	
3x3	18-3 1/2"	10-3 1/4"	3-4 3/4"	2-2 3/4"	1-8 3/8"	** N/A	6-1 1/8"	1-0"	2 5/8"	1-8 3/4"	1-3"	1-5 3/4"	4-8 7/8"	2-4 1/4"	4-3 3/8"	14'-0"	14'-0"	DE-STD-REG-PIP-015	
4x2	20-11 1/8"	12-4 1/4"	3-11 3/4"	2-6 3/4"	1-11 7/8"	2-6"	7-4 1/4"	1-0"	2 5/8"	1-11 3/4"	1-6"	2-1 3/4"	4-6 1/8"	2-4 1/4"	4-3 7/8"	17'-0"	14'-0"	DE-STD-REG-PIP-016	
4x3	20-11 1/8"	12-4 1/4"	3-11 3/4"	2-6 3/4"	1-11 7/8"	1-3 1/2"	7-4 1/4"	1-0"	2 5/8"	1-11 3/4"	1-6"	2-1 3/4"	4-6 1/8"	2-4 1/4"	4-3 7/8"	17'-0"	14'-0"	DE-STD-REG-PIP-017	
4x4	20-11 1/8"	12-4 1/4"	3-11 3/4"	2-6 3/4"	1-11 7/8"	** N/A	7-4 1/4"	1-0"	2 5/8"	1-11 3/4"	1-6"	2-1 3/4"	4-6 1/8"	2-4 1/4"	4-3 7/8"	17'-0"	14'-0"	DE-STD-REG-PIP-018	

\*\* NOT APPLICABLE ON EQUAL DIAMETER RUNS

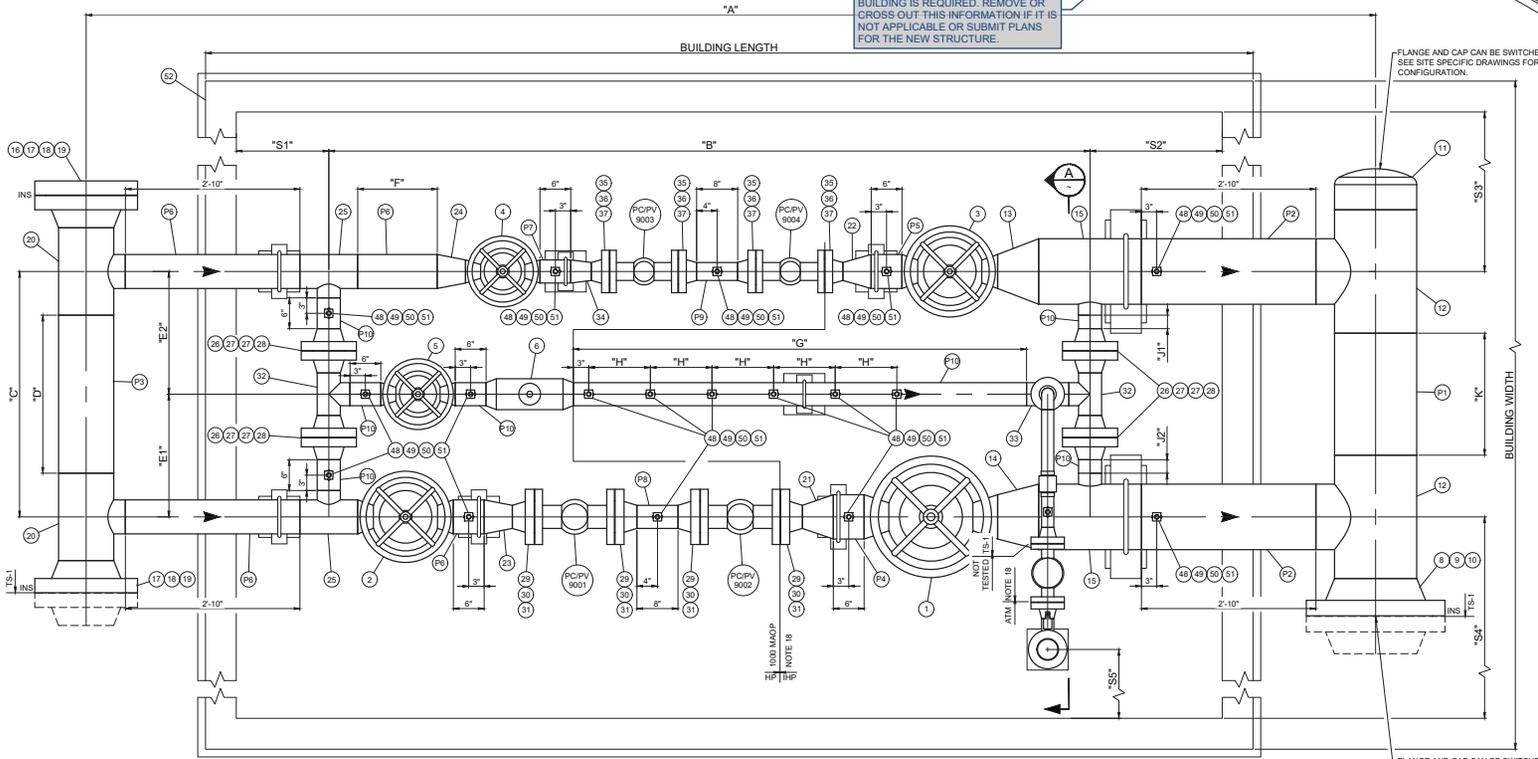
PREVIOUS PAGES DO NOT INDICATE THAT CONSTRUCTION OF A NEW BUILDING IS REQUIRED. REMOVE OR CROSS OUT THIS INFORMATION IF IT IS NOT APPLICABLE OR SUBMIT PLANS FOR THE NEW STRUCTURE.

**NOTE:**

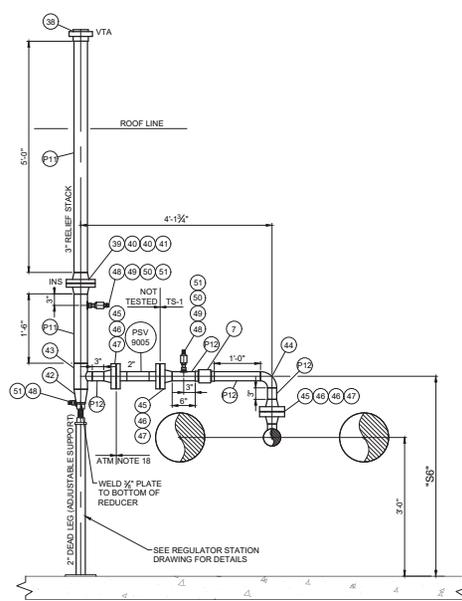
SEE REGULATOR STATION DRAWINGS -011 THROUGH -018 FOR PIPE SUPPORT DETAILS, MATERIALS, AND TEST SPECS.



ISOMETRIC VIEW  
SCALE: NONE



PLAN VIEW  
SCALE: 1" = 1'-0"



SECTION A  
SCALE: 3/4" = 1'-0"

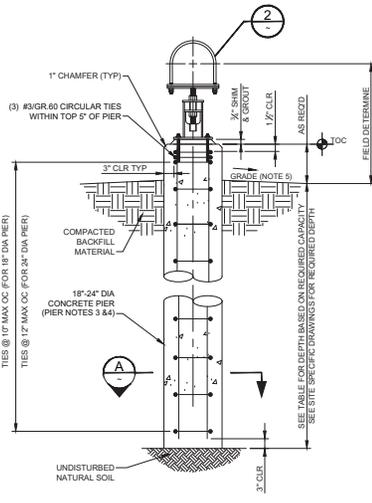
ISSUED FOR CONSTRUCTION

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD					
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				0	ISSUED FOR CONSTRUCTION	07/29/21	JAT	DCB	DRAWN BY: J. TORRES	CHECKED BY: D. BROX			
				1	ISSUED FOR CONSTRUCTION - GENERAL UPDATES	10/07/21	JAT		PROJECT ENGR: C. DEMILL	SURVEYOR: N/A			
									ENGR MNGR: S. MESSERSMITH	CONSTR MNGR: D. FRANCIS			



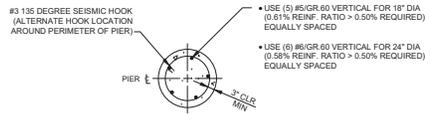
LINE NUMBER:	STANDARD DRAWING		
FACILITY:	REGULATOR STATION KEY SHEET		
TITLE:	PLAN, SECTION, AND ISOMETRIC		
DESCRIPTION:			
ADDRESS:			
CITY:	COUNTY:	STATE:	
VARIABLES	VARIABLES	VARIABLES	
DRAWING NUMBER:	SHEET:		
DE-STD-REG-PIP-010	1 OF 1		
SCALE: AS NOTED	REVISION:		
	1		

THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.



PIER DEPTH (ft)	CONCRETE PIER ALLOWABLE LOAD CAPACITY (kips)							
	SOFT FINE GRAINED		MEDIUM STIFF TO STIFF FINE GRAINED		MEDIUM DENSE GRANULAR		DENSE GRANULAR	
	18" DIA	24" DIA	18" DIA	24" DIA	18" DIA	24" DIA	18" DIA	24" DIA
4	5.6	9.0	8.9	14.8	7.8	12.7	13.2	23.6
5	6.2	9.7	9.5	15.5	9.3	15.5	16.3	28.3
6	6.8	10.5	10.1	16.3	11.1	18.5	19.3	33.5
7	7.4	11.3	10.7	17.1	12.9	21.4	22.2	38.5
8	8.0	12.1	11.2	17.9	14.7	24.3	25.3	43.5
9	8.6	12.9	11.8	18.7	16.4	27.2	28.3	48.7
10	9.2	13.7	12.4	19.5	18.2	30.0	31.2	53.7

- PIER NOTES:**
- IF SUBSURFACE CONDITIONS ARE ASSUMED, SOFT FINE GRAINED VALUES SHALL BE USED FOR DETERMINING PIER CAPACITY.
  - GROUND WATER CONDITIONS ARE ASSUMED AT GROUND LEVEL FOR ALL CAPACITY CALCULATIONS.
  - DO NOT INSTALL SONOTUBE IN THE COLUMN HOLE. THE REBAR CAGE SHALL BE PLACED AND CENTRALIZED IN THE DRILLED OR VAC TRUCK EXCAVATED SHAFT MEASURING 18"-24" IN DIAMETER. CONCRETE SHALL BE POURED AGAINST NATIVE SOL.
  - RECOMMENDED A 24" DIAMETER PIER BE INSTALLED FOR 12" AND LARGER PIPE SUPPORTS.
  - FINISHED GRADE TO SLOPE AWAY FROM CONCRETE PIER.



E-Z LINE FIGURE FIR SCHEDULE			
PIPE SIZE	MODEL #	MIN "D"	BOLT DIA "F"
2"	204	1'-3 1/2"	3/4"
4"	204	1'-4 1/2"	3/4"
6"	510	1'-5 1/2"	3/4"
8"	510	1'-6 3/4"	3/4"
10"	510	1'-7 3/4"	3/4"
12"	1218	1'-10 3/4"	5/8"
14"	1218	1'-11"	5/8"
16"	1218	2'-0"	5/8"
18"	1218	2'-1"	5/8"
20"	2024	2'-3"	5/8"
22"	2024	2'-4"	5/8"
24"	2024	2'-5"	5/8"
26"	2636	2'-6"	5/8"
28"	2636	2'-7"	5/8"
30"	2636	2'-8"	5/8"
32"	2636	2'-9"	5/8"
34"	2636	2'-10"	5/8"
28" - 36"	2636	2'-11"	5/8"

- PIPE SUPPORT NOTES:**
- PIPE SUPPORT ASSEMBLY SHALL BE BY E-Z LINE PIPE SUPPORT COMPANY: MANVEL, TX.
  - PIPE SUPPORTS SHALL BE PER E-Z LINE FIG. F WITH COATED DOUBLE "U" BOLTS AND HALF ROUND THERMOPLASTIC I-ROD.
  - POLYMER I-BAR PER E-Z LINE OR NU-BOLT PIPING SUPPORT SYSTEM WITH POLYSHRINK LIQUID COATING AND IRROD HALF ROUND SUPPORT PAD (TY).
  - PIPE SUPPORT HAS AN ADJUSTABLE UP AND DOWN TRAVEL OF 2".

E-Z LINE FIGURE FIR BASE PLATE SCHEDULE									
PIPE SIZE	MODEL #	"N"	"M"	"T"	"S"	SLOTTED HOLES	BOLT DIA "F" x LENGTH		
2" - 4"	204	8 1/4"	6"	5"	3 1/4"	3/4" x 1 1/2"	3/4" x 6 1/4"		
6" - 10"	510	10"	8"	7"	5 1/4"	3/4" x 1 1/2"	3/4" x 6 1/4"		
12" - 18"	1218	1'-0"	10"	9"	7 1/4"	3/4" x 1 1/2"	3/4" x 6 1/4"		
20" - 24"	2024	1'-0"	10"	9"	7 1/4"	3/4" x 1 1/2"	3/4" x 6 1/4"		
28" - 36"	2636	1'-2"	1'-0"	11"	9 1/4"	3/4" x 1 1/2"	3/4" x 6 1/4"		

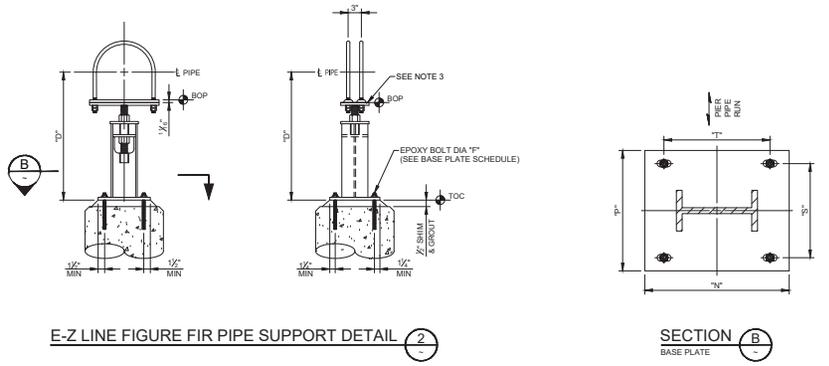
- BASE PLATE NOTES:**
- MOUNTING BOLT / WASHER & NUT WILL BE SUPPLIED BY CONTRACTOR. (REFER TO PLATE SCHEDULE FOR PROPER SIZE OF HARDWARE.
  - BASE PLATES ARE INCLUDED IN THE PIPE SUPPORT ASSEMBLY. THICKNESS SHALL BE TO MANUFACTURER'S SPECIFICATIONS.

**CONCRETE:**

- A. REINFORCING STEEL**
- REFERENCES
    - A. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
    - B. ACI "DETAILING MANUAL"
    - C. CRSI MSP-1 "MANUAL OF STANDARD PRACTICE"
  - REINFORCING STEEL: ASTM A706 DEFORMED BARS OR ASTM A615 GRADE 60 DEFORMED BARS WITH AN ACTUAL YIELD STRENGTH NOT EXCEEDING 78,000 PSI AND A RATIO OF ACTUAL ULTIMATE TENSILE STRENGTH TO ACTUAL YIELD STRENGTH NOT LESS THAN 1.25.
  - PROVIDE MINIMUM CONCRETE COVER OVER REINFORCING STEEL AS FOLLOWS, UNLESS STATED OTHERWISE:
    - 3 INCHES FOR CONCRETE CAST AGAINST EARTH
    - 2 INCHES OTHERWISE
    - PROVIDE MINIMUM 1/2" CONCRETE COVER TO TOP OF FLATWORK IF APPLICABLE
  - FOR DRILLED PIERS SECURE ALL REINFORCING IN POSITION INCLUDING ROLLER AND CHAIR DEVICES ON SIDES AND BOTTOM BEFORE CONCRETE PLACEMENT. MINIMUM CONCRETE COVER OVER REINFORCING IS 3 INCHES EXCEPT WHEN TEMPORARY CASING IS USED, COVER IS THEN 4 INCHES.
  - SECURE ALL REINFORCING, INCLUDING DOWELS, IN POSITION WITH BAR SUPPORTS PER CRSI BEFORE CONCRETE PLACEMENT.
- B. CONCRETE MATERIALS**
- PORTLAND CEMENT: ASTM C150 TYPE III.
  - FLY ASH: ASTM F15 CLASS C OR F INCLUDING TABLE 3 SPECIFICATIONS
    - A. CONTENT BY WEIGHT: 15% MINIMUM EXCEPT CLASS S: 25% MAXIMUM
  - NORMAL WEIGHT AGGREGATES: ASTM C33, CLASS SS OR GREATER
  - WATER: POTABLE, IN CONFORMANCE WITH ASTM C94.
  - WATER-REDUCING ADMIXTURE: ASTM C494
  - AIR-ENTRAINING ADMIXTURE: ASTM C260
  - STRUCTURAL CONCRETE: ACI 318, CHAPTERS 3 AND 5.
  - CONCRETE SHALL DEVELOP THE FOLLOWING COMPRESSIVE STRENGTH WITHIN 28 DAYS (F<sub>c</sub>) DRILLED PIERS AND FOOTINGS: 4000 PSI.
  - USE AIR-ENTRAINED CONCRETE OF 5%-7% AIR BY VOLUME.
  - CONCRETE SLUMP RANGE OF 3'-6".
- C. CONCRETE ANCHORS**
- POST INSTALLED ANCHORS: USE HILTI HIT-RE-500 SD INJECTABLE MORTAR OR SIMILAR. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND LATEST ICC EVALUATION SERVICES, INC. ES REPORT (ESR-1771).

**EARTHWORK:**

- A. EXCAVATION**
- LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATING.
  - FOOTINGS MAY BE CAST AGAINST EARTH PROVIDED THAT THE SCHEDULED MINIMUM DIMENSIONS ARE MAINTAINED. THE SONOTUBE PIERS MAY BE PLACED MONOLITHICALLY AT THE CONTRACTOR'S OPTION.
- B. DRILLED PIERS**
- REFERENCES
    - A. ACI 336.1 "STANDARD SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS"
    - B. PROJECT GEOTECHNICAL REPORT
  - INSTALL DRILLED PIERS IN ACCORDANCE WITH REFERENCED SPECIFICATION PER THE DRY OR TREMIE METHODS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED HEREIN.
  - REFERENCE THE CONCRETE SECTION OF THESE NOTES FOR CONCRETE AND REINFORCING MATERIALS AND TESTING. USE A SET RETARDING ADMIXTURE IN THE CONCRETE MIX WHEN TEMPORARY CASING IS USED.
  - LAYOUT OF PLAN LOCATION AND PIER TOP ELEVATION ARE THE CONTRACTOR'S RESPONSIBILITY.
  - SECURE ALL REINFORCING IN POSITION INCLUDING ROLLER AND CHAIR DEVICES ON SIDES AND BOTTOM BEFORE CONCRETE PLACEMENT. MINIMUM CONCRETE COVER OVER REINFORCING IS 3 INCHES EXCEPT WHEN TEMPORARY CASING IS USED, COVER IS THEN 4 INCHES.
  - IF SUBSURFACE WATER IS ENCOUNTERED DURING INSTALLATION, CONTACT PROJECT ENGINEER FOR TEMPORARY STEEL CASING. CASING WALL THICKNESS WILL BE DETERMINED BY THE CONTRACTOR.
  - FORM THE PIER TOP, AS REQUIRED, TO MAINTAIN A CONSISTENT SHAFT DIAMETER.
  - PLACE CONCRETE IN ONE, CONTINUOUS POUR. COLD LAPS NOT ACCEPTABLE.
  - FINISHED GRADE TO SLOPE AWAY FROM CONCRETE PIER.

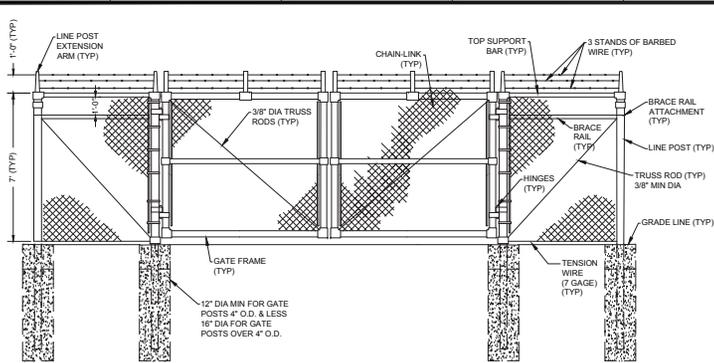


**ISSUED FOR CONSTRUCTION**

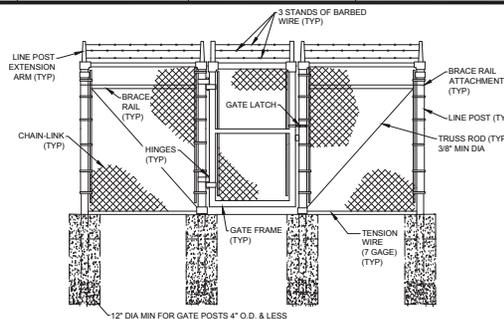
REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD			LINE NUMBER:				
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY	DATE	FACILITY:	CITY	COUNTY	STATE
					0	ISSUED FOR CONSTRUCTION - SUPERSEDES GGC-STD-GEN-CCS-002	10/17/17	IAT	KWB	CHECKED BY: K. BATES		STANDARD DRAWING	VARIABLES	VARIABLES	VARIABLES
					1	ISSUED FOR CONSTRUCTION - UPDATED CONCRETE PIER DETAILS	04/01/21	IAT	TC	PROJECT ENGINEER: T. CORDINGLY		E-Z LINE PIPE SUPPORTS	VARIABLES	VARIABLES	VARIABLES
					2	ISSUED FOR CONSTRUCTION - UPDATED CONCRETE PIER DETAILS	07/13/21	IAT	IAT	SURVEYOR: N/A		FIGURE FIR (F" W/ I-ROD HEAD)	VARIABLES	VARIABLES	VARIABLES
										ENGINEERING MNGR: N/A		PIPE SUPPORT DETAILS	VARIABLES	VARIABLES	VARIABLES
										CONSTR MNGR: N/A			VARIABLES	VARIABLES	VARIABLES



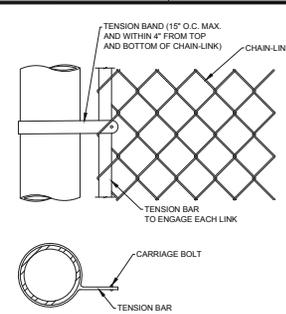
SECTION: N/A	T/N/A	R/N/A	CITY: VARIABLES	COUNTY: VARIABLES	STATE: VARIABLES
ELEVATION: N/A	LONG: N/A	SCALE: NONE	DRAWING NUMBER: DE-STD-GEN-CCS-002	SHEET: 1 OF 1	REVISION: 2



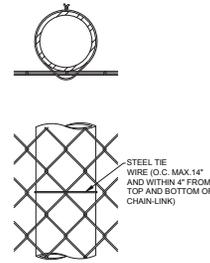
ACCESS GATE ELEVATION DETAIL 1



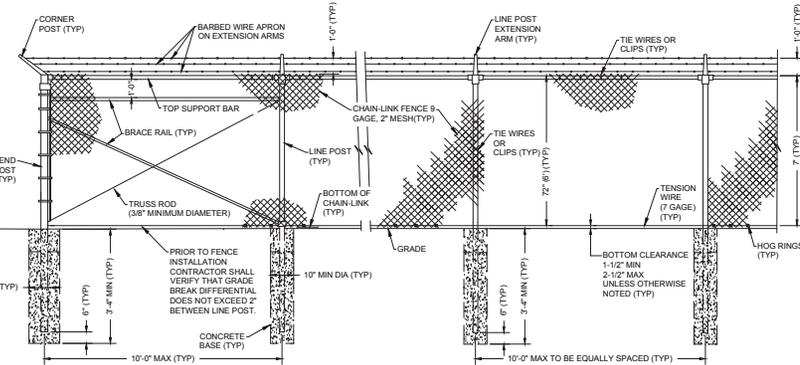
TYPICAL LATCH MANGATE ELEVATION DETAIL 3



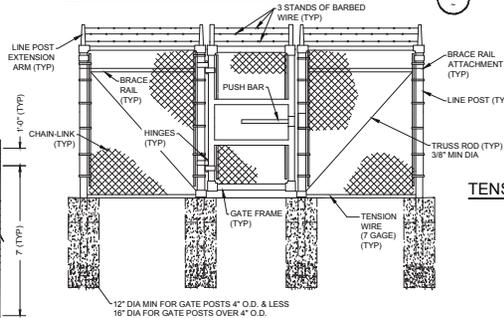
END OR GATE POST DETAIL 6



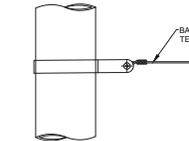
LINE POST ATTACHMENT DETAIL 10



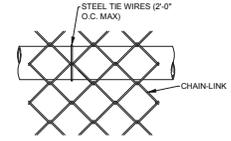
CHAIN-LINK SECURITY FENCE ELEVATION DETAIL 2



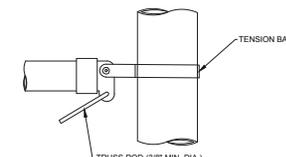
EMERGENCY PUSH BAR MANGATE ELEVATION DETAIL 4



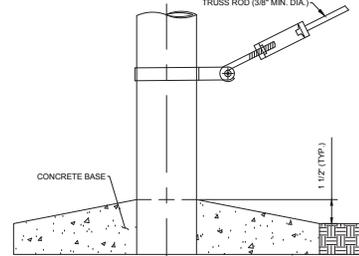
TENSION BAND AND FASTENING DETAIL 7



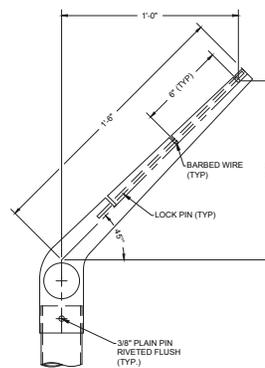
BRACE RAIL ATTACHMENT DETAIL 11



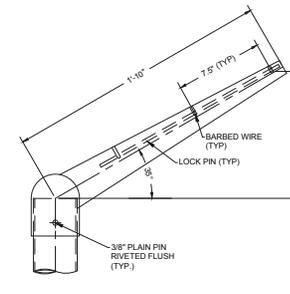
BRACE RAIL CLAMP DETAIL 8



TRUSS ROD AND BAND DETAIL 12



LINE POST EXTENSION ARM DETAIL 5



CORNER POST DETAIL 9

ISSUED FOR CONSTRUCTION

STEEL POST SCHEDULE	
USE AND SECTION	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)
CORNER (TERMINAL) END & PULL POSTS	CHAIN-LINK WIDTH 2" OR LESS
TUBULAR - ROUND	2-7/8" OD (15 GAUGE)
LINE POSTS	2-3/8" OD (15 GAUGE)
TUBULAR - ROUND	2-3/8" OD (15 GAUGE)
BRACE RAILS	15/8" OD (15 GAUGE)
TUBULAR - ROUND	15/8" OD (15 GAUGE)
TOP SUPPORT BAR	15/8" OD (15 GAUGE)
TUBULAR - ROUND	15/8" OD (15 GAUGE)

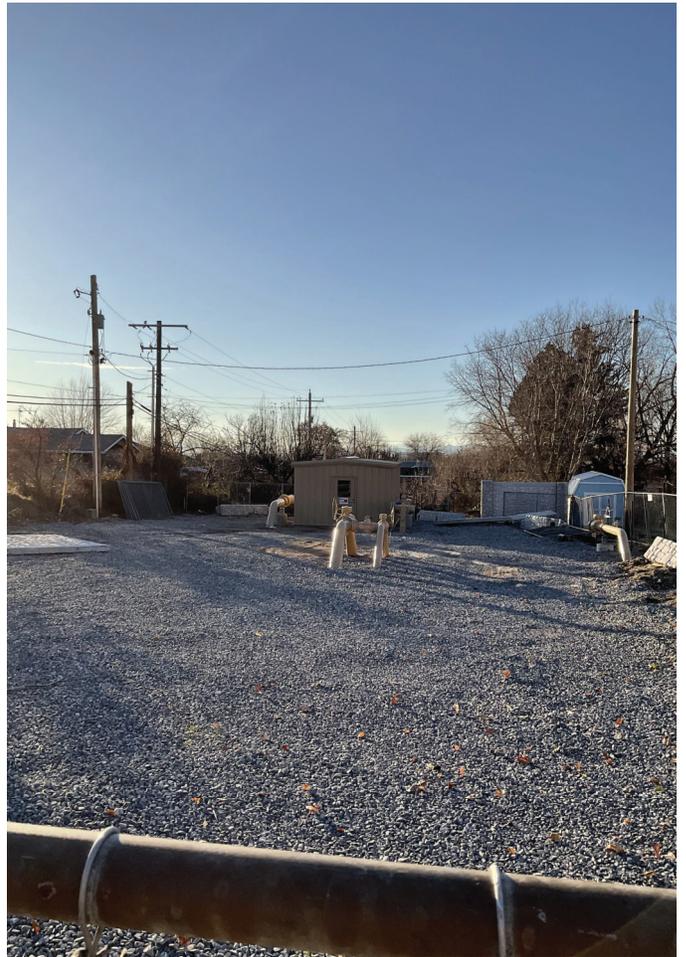
GATE POST SCHEDULE	
GATE LEAF WIDTH (NOMINAL)	OUTSIDE DIMENSION (NOMINAL)
6" OR LESS	2.875" OD (SCH 40 MINIMUM) 2.5" SQ
GREATER THAN 6" TO 12"	4.0" OD (SCH 40 MINIMUM)
GREATER THAN 12" TO 18"	6.625" OD (SCH 40 MINIMUM)

- NOTES:
- SEE SP 9-11-02 FOR DETAILS. IN CASE OF CONFLICT BETWEEN SP 9-11-02 AND THIS STANDARD DRAWING, SP 9-11-02 SHALL PREVAIL.
  - DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPE OF FENCE SECTIONS AND METHODS IF INSTALLATION WHICH COMPLY WITH THE SPECIFICATIONS.
  - WIRE TIES, RAILS, POSTS AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.
  - CHAIN-LINK FENCING TO BE TWISTED SELVAGE ON TOP, AND KNUCKLED ON BOTTOM (WRAPPED BACK TO FORM A SMOOTH EDGE) TO PROTECT WILDLIFE UNDER THE FENCE.
  - SWING GATES SHALL BE CONSTRUCTED WITH DROP RODS, PADLOCKS, LATCH ASSEMBLY AND GATE KEEPERS.

REFERENCE DRAWINGS		WORK ORDERS		REVISIONS				ENGINEERING RECORD					
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY	CHECKED BY	DATE	BY
					0	SUPERSEDES QGC-TYP. 603 - ISSUED FOR CONSTRUCTION	10/18/2017	RA	KWB	A. SMITH	F. STEELE		
										T. CORDINGLY			
										N/A			
										N/A			
										N/A			

			LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:	
SECTION: N/A TN/A R/N/A ELEVATION: N/A LAT: N/A LONG: N/A SCALE: NTS			STANDARD DRAWING CHAIN-LINK FENCING INSTALLATION DETAILS	
CITY: VARIES COUNTY: VARIES STATE: VARIES			DRAWING NUMBER: DE-STD-GEN-CCS-010 SHEET: 1 OF 1 REVISION: 0	

THE INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPERTY OF DOMINION ENERGY AND/OR THE CLIENT IDENTIFIED. DUPLICATION OR USE OF THIS INFORMATION AND/OR CONSTRUCTION OF SYSTEMS BASED ON THIS DOCUMENT ARE STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM DOMINION ENERGY.



# Commission Staff Report

**Subject:** Eagle Ridge Drive Roadway Dedication Plat  
**Address:** 1650 E 400 N  
**Author:** Lloyd Cheney, City Engineer  
**Date:** January 16, 2024



## Background

The City, with cooperation from Rainey Homes has constructed the roadway which will serve as the public street to be included in the last phase (Phase 4) of the Stone Creek Estates Subdivision. The new roadway extends from the south end of Eagle Ridge Drive (below the “B”) to the County-owned debris basin embankment and along the crest of the basin as it crosses Stone Creek, running south to the intersection of Bountiful Blvd and 50 North Street. The new road provides a critical access for emergency response to the parking lot at the “B”, and a second access to the residential neighborhood on the North side of Stone Creek.

## Analysis

The City’s Master Street Plan was amended in January, 2022 to specify the general configuration and specifications for the widths of roads in this area. The Master Street Plan identifies a width of 60 feet from the intersection at 50 N and Bountiful Blvd across the debris basin embankment where the right of way would be reduced to 54 feet to match the road right of way for the Eagle Ridge Subdivision near the “B”.

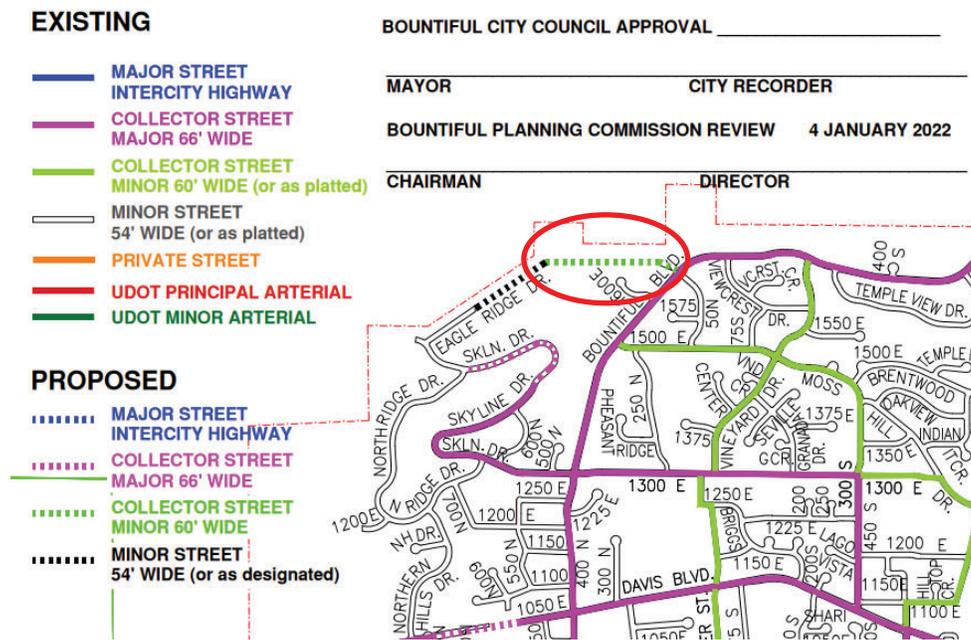


Figure 1 Bountiful Master Street Plan as adopted January 2022

As a means of facilitating construction of the roadway in advance of the development of the adjacent property, the City ~~entered was able to enter~~ into an agreement with Rainey Homes to construct the new road from the south side of the debris basin to Bountiful Blvd. This agreement included the transfer of ownership of the property for road construction. Although the ownership changed hands between Rainey and the City, a roadway dedication plat is required to specify the exact location and geometric configuration of the roadway, to define its function as a right of way for a public street, and to establish rights for utilities which have been or which may yet be constructed in the right of way.

As prepared, the Road Dedication Plat only includes the portion of the roadway through the Rainey-owned property to the south boundary of the Davis County-owned debris basin. As the property on the north side of the debris basin develops, that portion of the roadway will be identified and dedicated. Davis County will need to prepare a similar dedication plat for the roadway across the debris basin, since they are the property owner.



*Figure 2 Eagle Ridge Drive Prior to the Completion of Construction*

### **Department Review**

This item has been reviewed by the City Planner and City Attorney.

### **Significant Impacts**

No significant impacts have been identified.

**Recommendation:**

Staff recommends that the Planning Commission forward a recommendation of Final Approval to the City Council for the Eagle Ridge Drive Road Dedication Plat.

**Attachments**

1. Eagle Ridge Dr Roadway Dedication Plat



**EAGLE RIDGE DRIVE ROAD DEDICATION**  
 LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 21,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 DECEMBER 2023



CENTER QUARTER 21, T.2N., R.1E., S.L.B.&M.  
 FOUND D.C.S. MONUMENT

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
RECORD CALLS ( )	_____
SET 5/8" REBAR WITH "ENTELLUS" CAP AT CORNER (UNLESS OTHERWISE NOTED)	●

**SURVEYOR'S CERTIFICATE**  
 I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 9897117-2023 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN HEREAFTER TO BE KNOWN AS EAGLE RIDGE DRIVE ROAD DEDICATION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GRID AS SHOWN.

*Aaron Inabnit*  
 AARON L. INABNIT, P.L.S. UT #9897117-2023



**DEDICATION DESCRIPTION**

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BOUNTIFUL BOULEVARD, SAID POINT IS SOUTH 00°52'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1592.86 FEET TO SAID NORTHERLY LINE AND TO THE SOUTHERMOST CORNER OF LOT 301, STONE CREEK ESTATES PHASE 3 SUBDIVISION, AND SOUTH 48°52'40" EAST 155.16 FEET ALONG SAID NORTHERLY LINE FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE EASTERLY 31.83 FEET ALONG A TANGENT, 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°11'23", CHORD BEARS NORTH 85°53'28" EAST 28.58 FEET, TO A POINT OF COMPOUND CURVATURE WITH A 303.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 206.74 FEET ALONG SAID CURVE THROUGH AN CENTRAL ANGLE OF 39°02'39", CHORD BEARS NORTH 20°23'07" EAST 202.76 FEET, TO A POINT OF TANGENCY; THENCE NORTH 02°02'00" EAST 315.47 FEET TO A POINT OF TANGENCY WITH A 330.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 215.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'45", CHORD BEARS NORTH 12°23'40" EAST 214.16 FEET, TO A POINT OF TANGENCY; THENCE NORTH 24°02'03" EAST 71.42 FEET TO A POINT OF CURVATURE WITH A 270.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 78.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°36'29", CHORD BEARS NORTH 15°50'44" EAST 78.00 FEET, TO A POINT OF REVERSE CURVATURE WITH A 330.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 102.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°44'25", CHORD BEARS NORTH 16°24'36" EAST 101.77 FEET, TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #693041 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 69°58'27" EAST 67.91 FEET ALONG SAID SOUTHERLY LINE TO A 330.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 7.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°45'05", CHORD BEARS SOUTH 29°19'03" WEST 7.13 FEET TO A POINT OF REVERSE CURVATURE WITH A 270.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 105.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°23'47", CHORD BEARS SOUTH 18°41'47" WEST 104.87 FEET, TO A POINT OF REVERSE CURVATURE WITH 330.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 95.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°36'29", CHORD BEARS SOUTH 15°50'44" WEST 95.34 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 24°09'03" WEST 77.42 FEET TO A POINT OF CURVATURE WITH A 470.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 191.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'45", CHORD BEARS SOUTH 01°03'47" EAST 26.86 FEET, TO A POINT ON THE NORTHERLY LINE OF BOUNTIFUL BOULEVARD AND A NON-TANGENT, 533.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 48.31 FEET ALONG SAID NORTH LINE AND CURVE THROUGH A CENTRAL ANGLE OF 01°11'37", CHORD BEARS NORTH 48°17'21" WEST 48.30 FEET, TO A POINT OF TANGENCY; THENCE NORTH 48°52'40" WEST 49.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 1.435 ACRES.

**OWNER'S DEDICATION**

WE, THE UNDESIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A STREET TO BE KNOWN AS EAGLE RIDGE DRIVE ROAD DEDICATION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

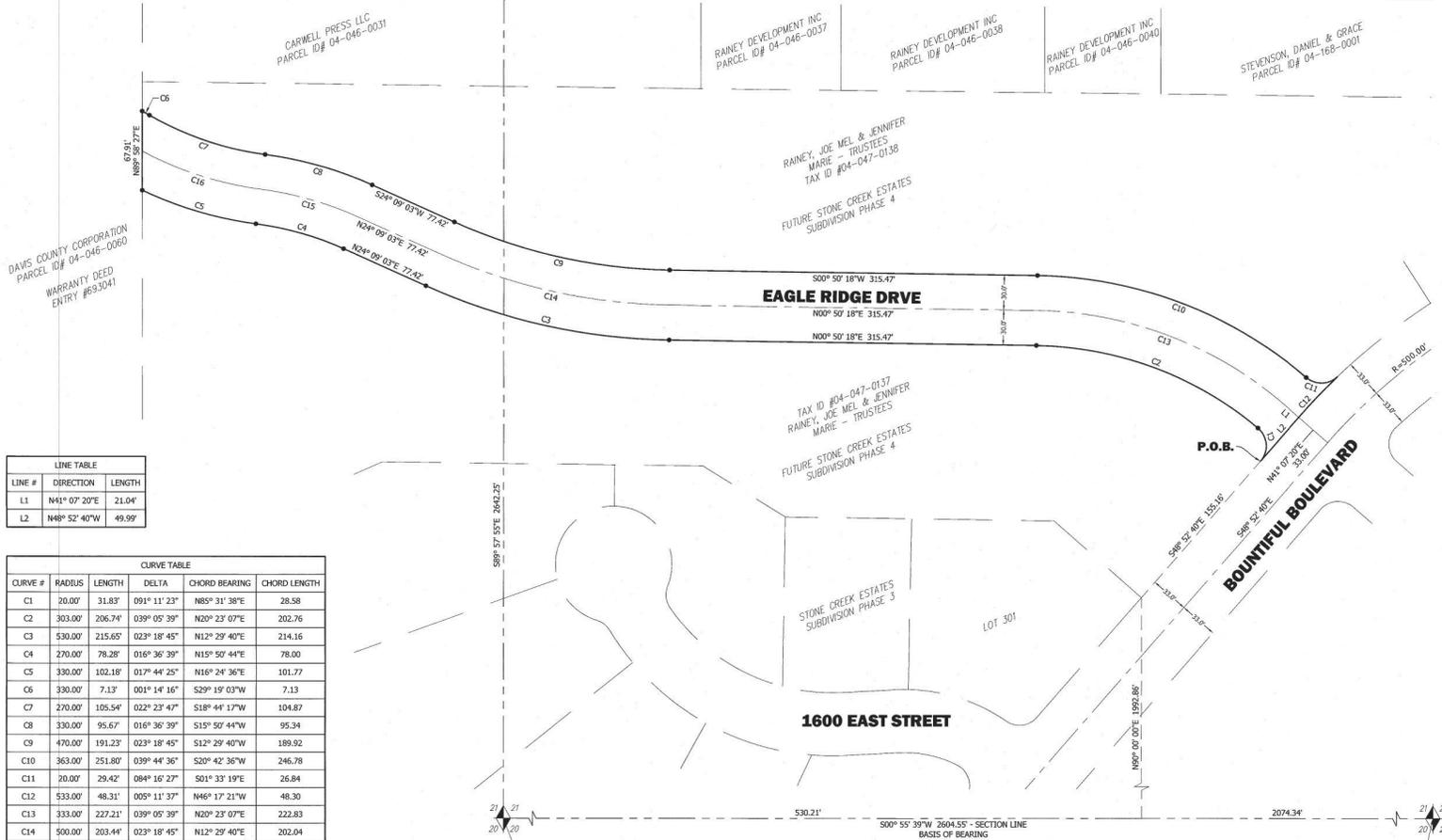
IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KENDALYN HARRIS, MAYOR OF BOUNTIFUL CITY, UTAH  
 CITY RECORDER, ATTEST

**CORPORATE ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, KENDALYN HARRIS, MAYOR OF BOUNTIFUL CITY, UTAH, WHOM, BEING BY ME DULY SWORN, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME SAID INSTRUMENT WAS SIGNED BY HER IN HER AUTHORIZED CAPACITY IN BEHALF OF SAID BOUNTIFUL CITY.

NOTARY PUBLIC:  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41° 07' 20"E	21.04'
L2	N48° 52' 40"W	49.99'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.83'	091° 11' 23"	N85° 31' 38"E	28.58
C2	303.00'	206.74'	039° 05' 39"	N20° 23' 07"E	202.76
C3	530.00'	215.65'	023° 18' 45"	N12° 29' 40"E	214.16
C4	270.00'	78.28'	016° 36' 39"	N15° 50' 44"E	78.00
C5	330.00'	102.18'	017° 44' 25"	N16° 24' 36"E	101.77
C6	330.00'	7.13'	001° 14' 16"	S29° 19' 03"W	7.13
C7	270.00'	105.54'	022° 23' 47"	S18° 44' 17"W	104.87
C8	330.00'	95.67'	016° 36' 39"	S15° 50' 44"W	95.34
C9	470.00'	191.23'	023° 18' 45"	S12° 29' 40"W	189.92
C10	363.00'	251.80'	039° 44' 36"	S20° 42' 36"W	246.78
C11	30.00'	29.42'	084° 16' 27"	S01° 33' 19"E	26.84
C12	533.00'	48.31'	005° 11' 37"	N46° 17' 21"W	48.30
C13	333.00'	227.21'	039° 05' 39"	N20° 23' 07"E	222.83
C14	500.00'	203.44'	023° 18' 45"	N12° 29' 40"E	202.04
C15	300.00'	86.97'	016° 36' 39"	N15° 50' 44"E	86.67
C16	300.00'	107.24'	020° 28' 53"	N17° 46' 51"E	106.67

**NOTES:**

1. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 01°15'02" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com  
 Entellus

**CITY COUNCIL'S APPROVAL**

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

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

PLANNING DIRECTOR

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOUNTIFUL CITY ATTORNEY

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 COUNTY RECORDER: \_\_\_\_\_  
 DEPUTY \_\_\_\_\_