



Jordan Valley Water Conservancy District

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WEST JORDAN, UTAH 84088
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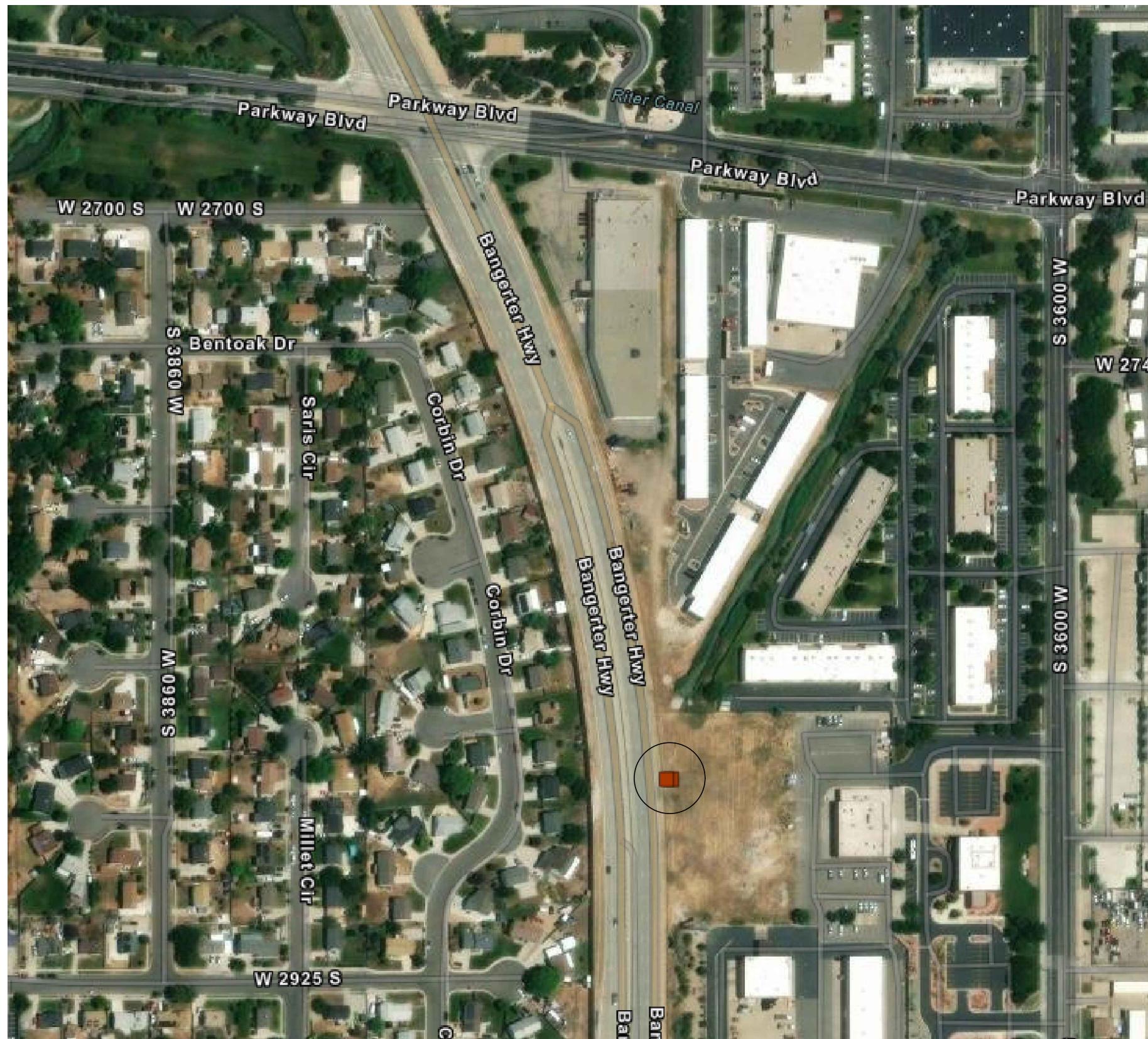
JA-3 2800 S BLOWOFF IMPROVEMENTS 2800 S BANGERTER HWY WEST VALLEY CITY, UTAH 84120

PROJECT NUMBER: 4382
JAN 2026

CONTRACT DOCUMENTS
VOLUME 2 OF 2



REV.	REVISIONS			ORIGINAL SIZE B	JA-3 2800 S BLOW OFF IMPROVEMENTS	DATE 12/11/25
	DESCRIPTION	BY	DATE		LINE IS 1 INCH (IF NOT 1" - SCALE ACCORDINGLY)	
					SCALE: NOT TO SCALE	
					DESIGN: JCS	
					DRAWING: JCS	
					PROJ. MGR: JCS	
					APPROVAL:	
						COVER SHEET
						PROJECT NUMBER 4382
						DRAWING NUMBER G1
						SHEET NUMBER 1 OF 6



JA-3 2800 S BLOWOFF IMPROVEMENTS
2800 S BANGERTER HWY, WEST VALLEY CITY, UTAH 84120

REVISIONS			
REV.	DESCRIPTION	BY	DATE



LINE IS 1 INCH
AT FULL SIZE
(IF NOT 1" - SCALE ACCORDINGLY)
ORIGINAL SIZE
B

SCALE: NOT TO SCALE
DESIGN: JCS
DRAWING: JCS
PROJ. MGR: JCS
APPROVAL:

JA-3 2800 S BLOW OFF IMPROVEMENTS

PROJECT LOCATION

DATE
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PROJECT NUMBER
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DRAWING NUMBER
G2

SHEET NUMBER
2 OF 6

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATION, THE CONTRACTOR SHALL ACCEPT THE TRUE MEANING AND BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS INCLUDED AS PART OF THE CONTRACT DOCUMENTS.
- IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL NECESSARY AND PROPER LABOR AND MATERIALS NECESSARY FOR THE WORK CONTEMPLATED AND THAT THE WORK BE IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATION. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
- WHERE THE PLANS OR SPECIFICATION DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR; IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL MATERIALS NECESSARY AND PROPER LABOR FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS, AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT OF THE BID.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE REVIEWED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR AGREES THAT:
 - THEY WILL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
 - THEY WILL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - THEY WILL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER.
 - THEY WILL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
 - THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, PERMITS, RETESTING AND RE-INSPECTION AT THEIR OWN EXPENSE.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING

EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION, DIMENSION, AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, MODIFICATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINE AS PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WORK IN ANY EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.
- UPON SUBSTANTIAL COMPLETION OF WORK, THE CONTRACTOR SHALL BROOM SWEEP EACH SITE PRIOR TO CALLING FOR INSPECTION.
- JVWCD STAFF WILL SERVE AS ENGINEER ON THIS PROJECT.
- THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, STATE, AND NATIONAL CODES AND REGULATIONS IN EFFECT AT THE DATE OF THE BID.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- ANY PART OF THIS INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, AND OTHER DEVICES/ACCESSORIES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- CLEAN, PRIME, AND PAINT ALL PIPING AND BOLTS AFTER ASSEMBLY, COLOR TO BE APPROVED BY OWNER.

EXCAVATION:

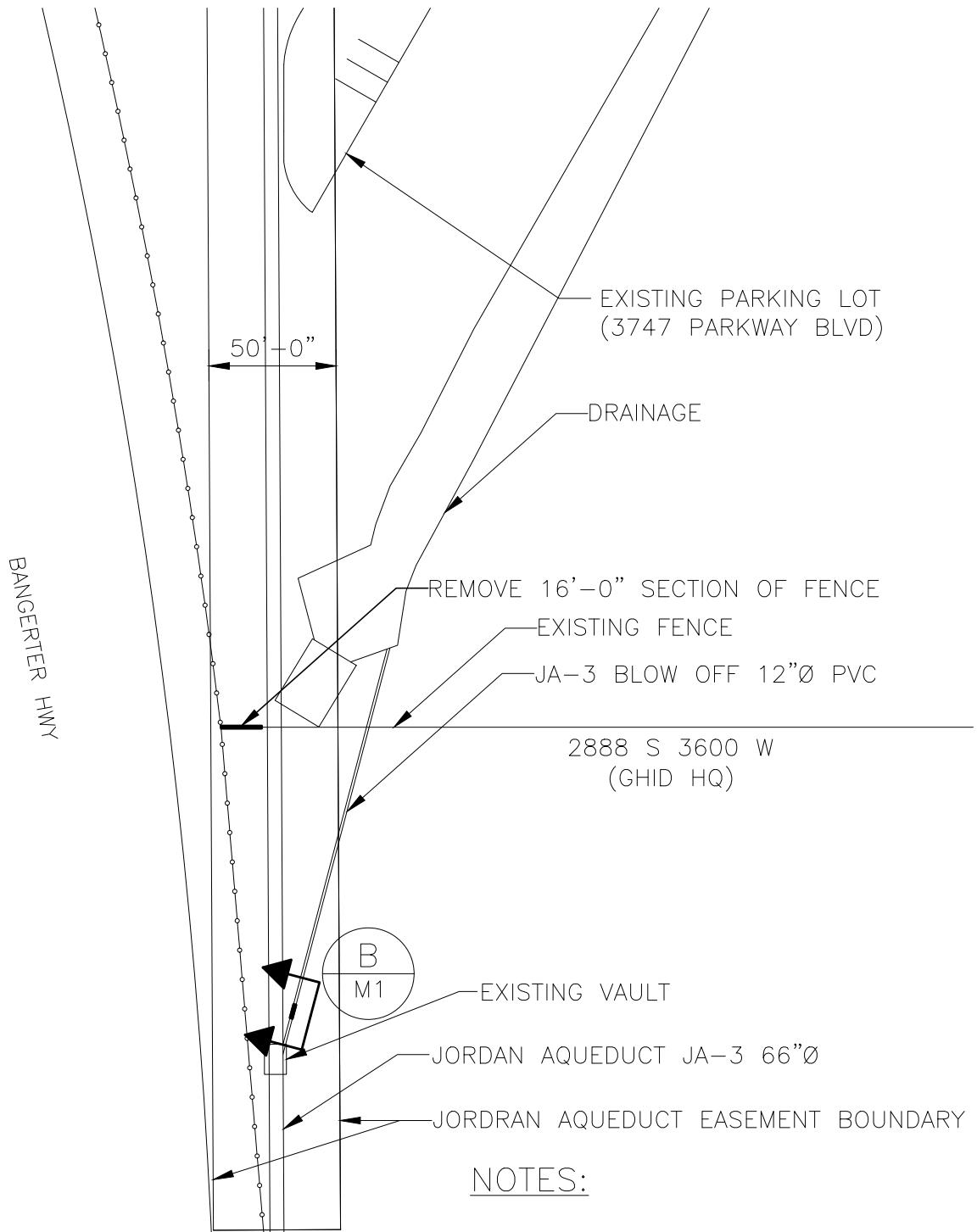
- THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT PHONE NUMBER 811 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED. THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, ROAD CUT, LAND DISTURBANCE, SWPP, AND BUILDING PERMITS WITH ALL AGENCIES/ENTITIES IMPACTED BY CONSTRUCTION (CITY, STATE, FEDERAL, BUSINESS, PRIVATE, ETC).
- ALL CONSTRUCTION STAKING REQUIRED BY THE CONTRACTOR SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL CONSTRUCTION STAKES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL.
- CONTRACTOR SHALL LEGALLY DISPOSE OF ALL EXCESS EXCAVATED MATERIAL/DEBRIS OFF SITE UNLESS NOTED.

SURFACE IMPROVEMENTS:

- SURFACE IMPROVEMENTS AND LANDSCAPE DISTURBED DURING THIS WORK SHALL BE REPLACED AS PART OF THE WORK. ALL ASSOCIATED COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
- ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.

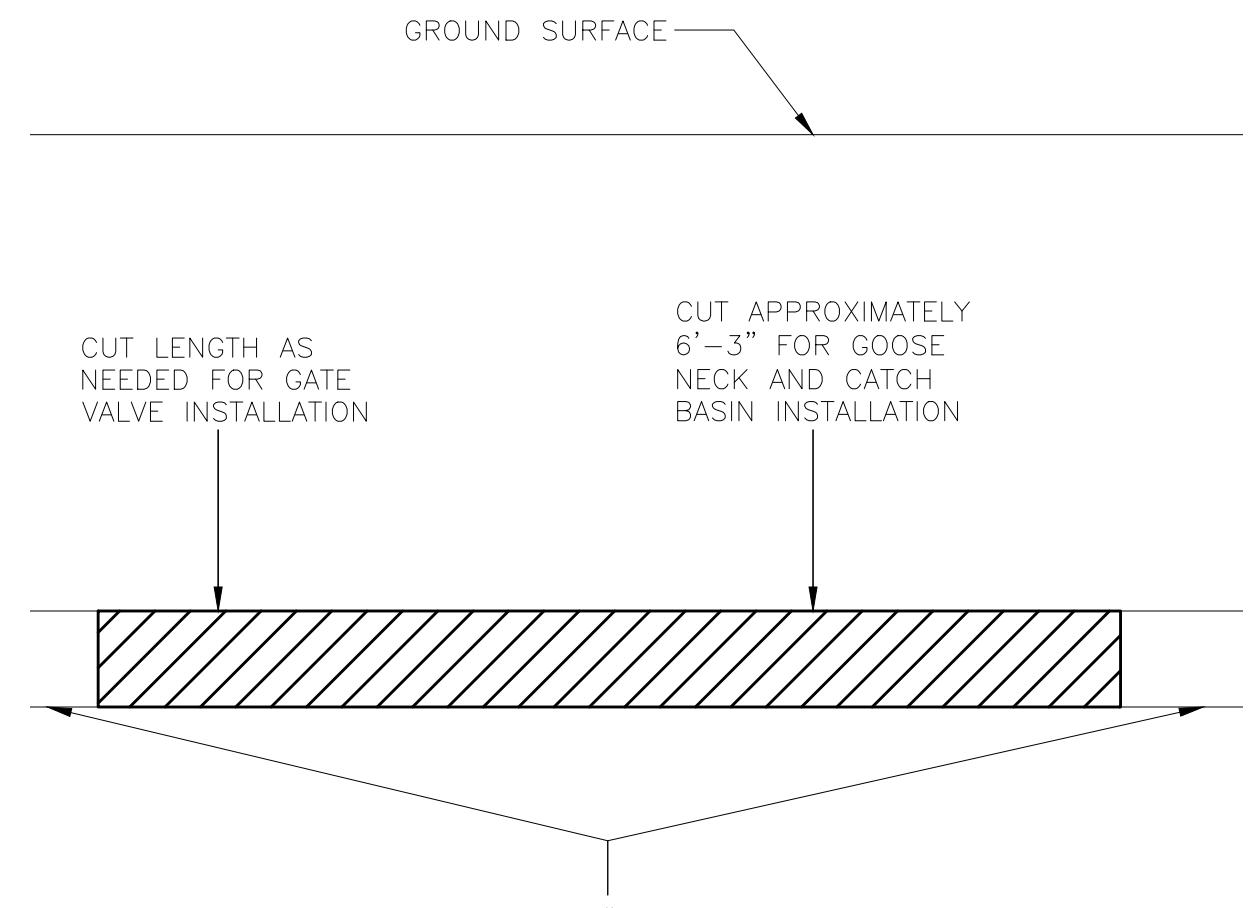
ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
AWG	AMERICAN WIRE GAUGE
CONC	CONCRETE
CP	CATHODIC PROTECTION
DIA	DIAMETER
JA	JORDAN AQUEDUCT
JA-3	JORDAN AQUEDUCT, REACH THREE
NTS	NOT TO SCALE
TYP	TYPICAL
EX	EXISTING
FLG	FLANGED
SS	STAINLESS STEEL



A PLAN
M1

SCALE: NTS
FILE:



B SECTION
M1

SCALE: NTS
FILE:

JA-3 2800 S BLOW OFF IMPROVEMENTS
DEMOLITION PLAN

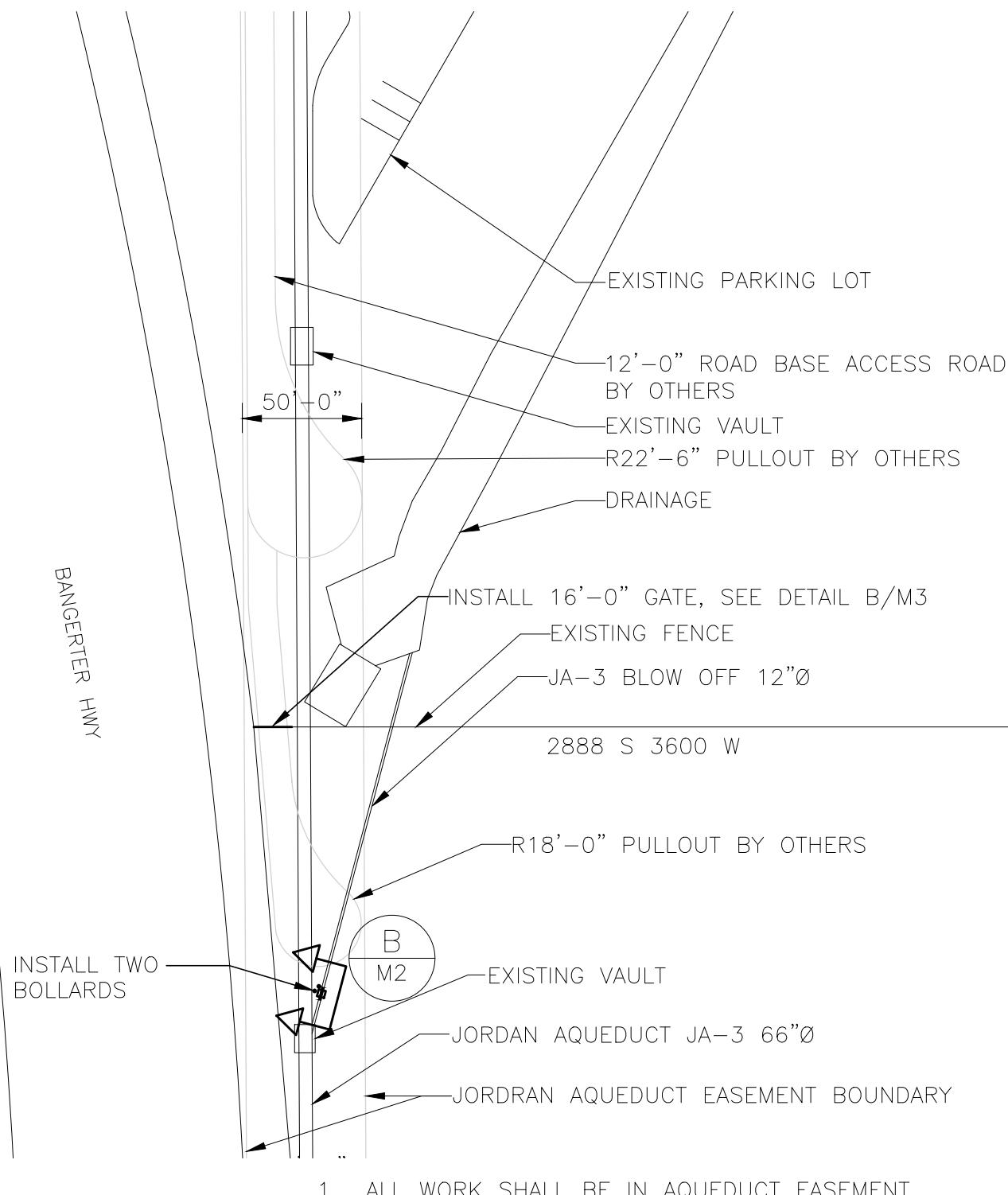
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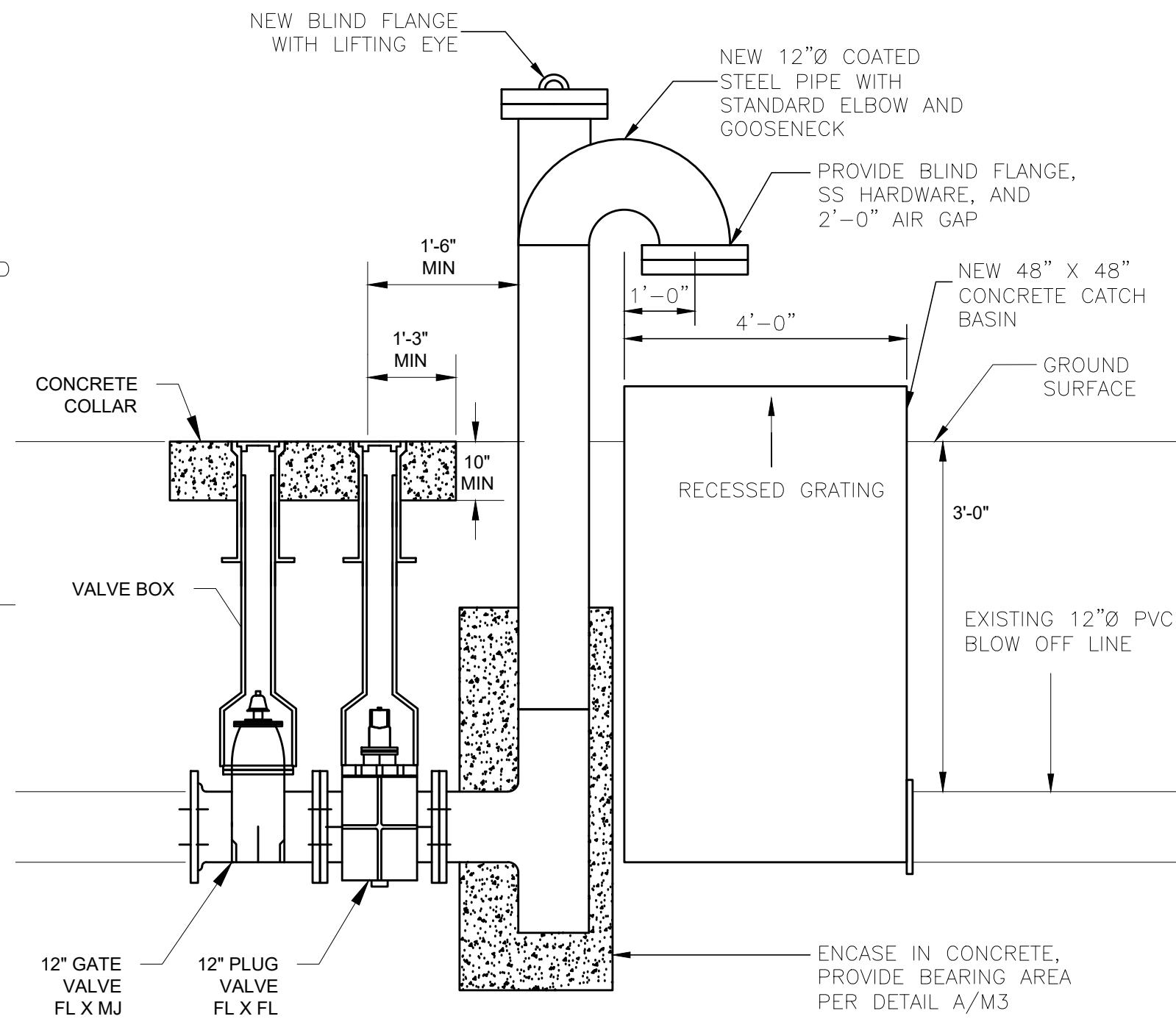
DRAWING NUMBER
M1

4 OF 6

REVISIONS			
REV.	DESCRIPTION	BY	DATE

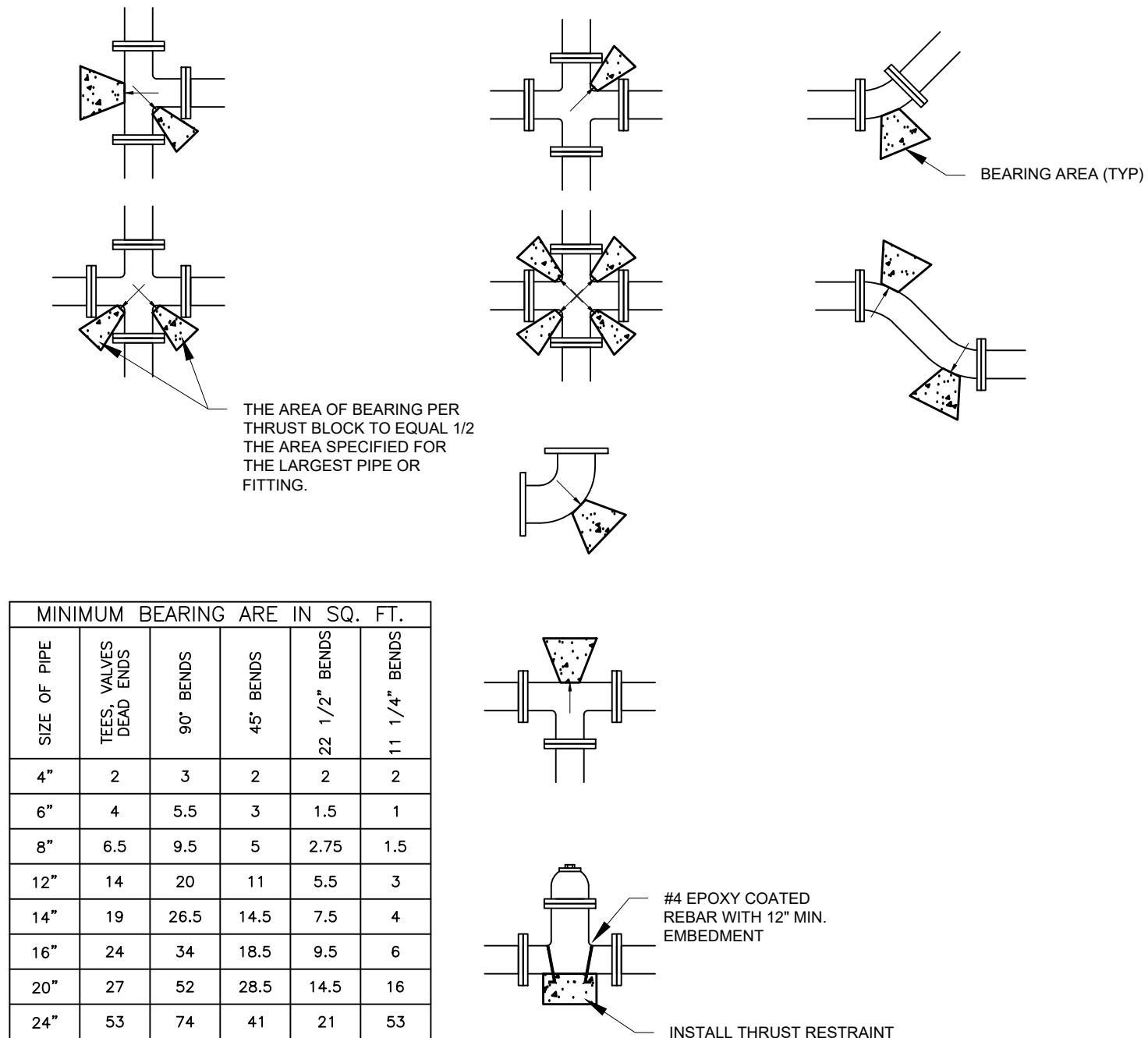


A PLAN
M2
SCALE: NTS
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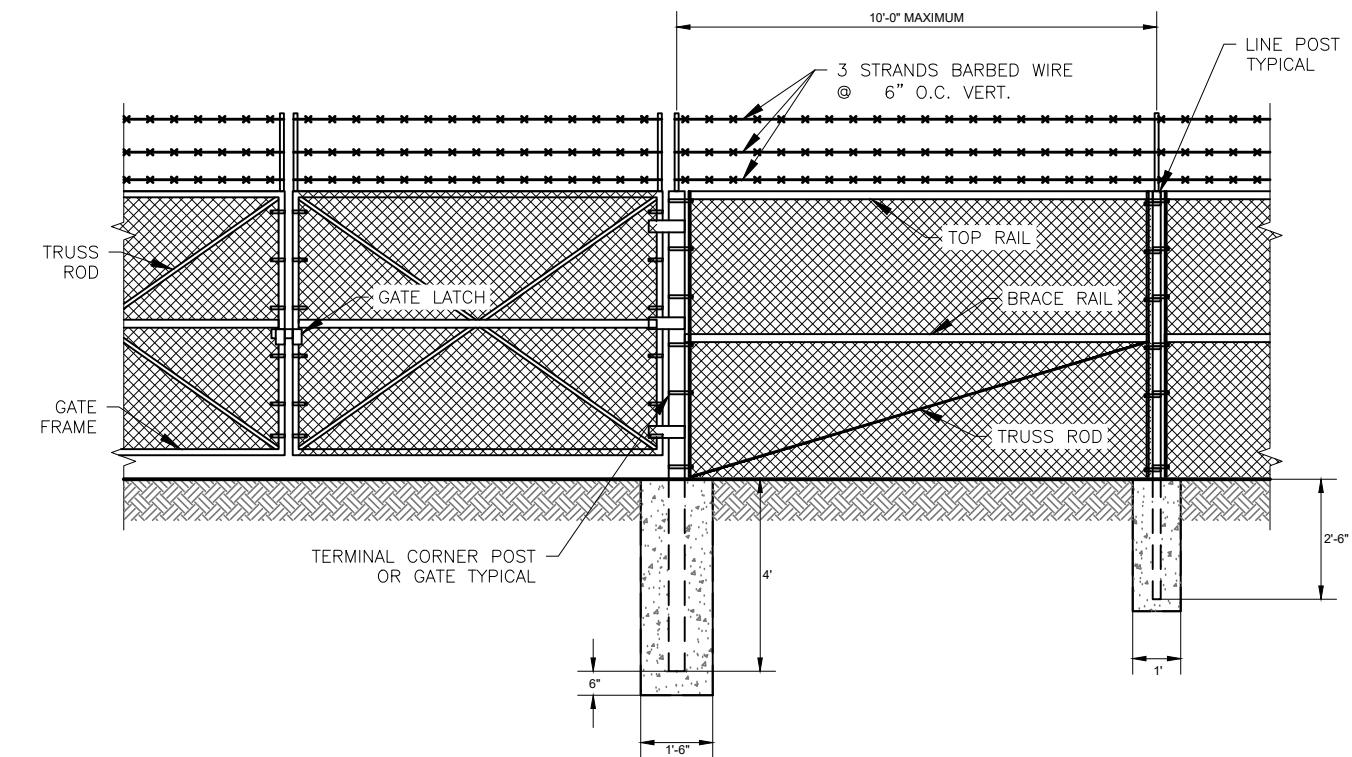
B SECTION
M2
SCALE: NTS
FILE:

REVISIONS			
REV.	DESCRIPTION	BY	DATE



A
M3

TYPICAL THRUST BLOCK
SCALE: NTS
FILE:



NOTES:

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE NEW FENCING SHALL MATCH HEIGHT AND STYLE OF EXISTING FENCING.
4. ALL POST SHALL BE MINIMUM AS FOLLOWS

GATE POST	3 7/8" DIAMETER
TERMINAL POST	2 3/4" DIAMETER
LINE POST	2" DIAMETER
TOP AND BRACE RAIL	1 5/8" DIAMETER
5. SPACING ON THE WIRE SHALL BE 24" O/C FOR TOP RAIL AND 15" O/C FOR POST.
6. GATE LATCH SHALL BE HEAVY DUTY COMMERCIAL GRADE THAT REQUIRES NO DROP ROD (ISP PL152 OR APPROVED EQUAL).

B
M3

TYPICAL FENCE
SCALE: NTS
FILE:

REV.	REVISIONS		
	DESCRIPTION	BY	DATE