



PLANNING COMMISSION

Thursday, February 13, 2025 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum Planning Commission to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, February 13, 2025. The proposed agenda is as follows:

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. APPROVAL OF MINUTES

A. 01/09/2025

5. AGENDA APPROVAL

6. PUBLIC HEARING

A. To receive public comments on proposed changes to amend Hyrum City Code Title 17 Zoning to define “Health Club” and include a “Health Club” and other Service Industries in the Light Manufacturing Zone M-1 Title 17 Zoning.

7. SCHEDULED DELEGATIONS

A. Sunray Properties LLC - To request an amendment to Hyrum City Code Title 17 Zoning to define “Health Club” and include a “Health Club” and other Service Industries in the Light Manufacturing Zone M-1.

B. Wilcox Landscaping - To request site plan amendment approval at 1673 Anvil Road in Blacksmith Fork Industrial Park.

C. Jesse Elsmore, Jardine Builders, LLC - To request site plan approval for two (2) identical two-story mixed-use buildings located at 139 West Main Street & 127 West Main Street, consisting of 0.96 acres.

8. OTHER BUSINESS

A. Annual Planning Commission Review

I. Election of Planning Commission Chairman and Vice Chairman

II. Review appointment terms of Planning Commission Members.

III. Set meeting schedule for next year.

IV. Review past year's work - conducted by Chairman.

V. Review plans for the coming year.

9. ADJOURNMENT

Shara Toone
Secretary

Commission Members may participate in the meeting via telephonic communication. If a Commission Member does participate via telephonic communication, the Commission Member will be on speakerphone. The speakerphone will be amplified so that the other Commission Members and all other persons present in the Commission Chambers will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City Planning Commission at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Secretary of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this 7th day of February, 2025. Shara Toone, Secretary

MINUTES OF A REGULAR MEETING OF THE HYRUM CITY PLANNING COMMISSION HELD JANUARY 9, 2025 AT THE HYRUM CITY COUNCIL CHAMBERS, 60 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 P.M.

CONDUCTING: Chairman Brian Carver

PRESENT: Chairman Brian Carver, Vice Chair Angi Bair, Commissioners Stephen Nelson, Averie Wheeler, Paul Willardson and Alternate Member Scott Casas.

EXCUSED:

CALL TO ORDER: There being five present and five representing a quorum, Chairman Brian Carver called the meeting to order.

OTHERS PRESENT: Zoning Administrator Matt Holmes and six citizens. Secretary Shara Toone recorded the minutes.

PLEDGE OF ALLEGIANCE: Vice Chair Angi Bair led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Commissioner Scott Casas

APPROVAL OF MINUTES:

The minutes of a regular meeting held on December 12, 2024 were approved as written.

ACTION

Commissioner Stephen Nelson made a motion to approve the minutes of December 12, 2024, as written. Commissioner Averie Wheeler seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

AGENDA APPROVAL:

A copy of the notice and agenda for this meeting was posted on the Utah Public Notice Website and Hyrum City's website, distributed to each member of the Planning Commission, and posted at the City Offices more than forty-eight hours before meeting time.

ACTION

Commissioner Angi Bair made a motion to approve the agenda for January 9, 2025, as written. Commissioner

Paul Willardson seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

6. SCHEDULED DELEGATIONS

- A. Ian Peterson - Seeking approval of a preliminary plat for a 21-lot subdivision located at 705 East 1050 South, on approximately 9.75 acres.

7. ADJOURNMENT

SCHEDULED DELEGATIONS:

IAN PETERSON - SEEKING APPROVAL OF A PRELIMINARY PLAT FOR A 21 LOT SUBDIVISION LOCATED AT 705 East 1050 SOUTH, ON APPROXIMATELY 9.75 ACRES.

Ian Peterson said they are excited to be in Hyrum and excited about the subdivision.

Commissioner Stephen Nelson said his biggest question is about storm water. It seems like the pond is elevated higher than some of the lots.

Zoning Administrator Matt Holmes said he needs to add a note stating that any spoils from any excavations will be used to elevate those other lots so they are not a foot lower than the pond.

Commissioner Stephen Nelson asked if all the flows will flow in the right direction.

Zoning Administrator Matt Holmes said there's still a couple of issues; A part of the storm drain system is low, and they need to work that out so it's not an issue.

Commissioner Scott Casas asked if they know what the summer water table is.

Ian Peterson said they have submitted their soil reports, and the water table varies throughout the 10-acre parcel. He believes the shallowest part was over two and a half feet in their soils report. He added they will take measures to address those issues in the plan, and there won't be any basements.

Vice Chair Angi Bair asked if it will be recorded, on the final plat, that there will be no basements in the houses.

Zoning Administrator Matt Holmes said they will add that as a note on the plat.

Chairman Brian Carver asked if the sewer would drain towards Sunset Fields and out to SR 165.

Zoning Administrator Matt Holmes said it will tie into the south. He said the sewer is getting shallow there, so anything to the north will need to drain to the north.

Vice Chair Angi Bair asked if there would be crawl spaces in the homes.

Ian Peterson said it will be slab on grade. That is what has been done in the neighborhoods to the south.

Zoning Administrator Matt Holmes said there is water 8" below the surface. When Sunset Fields was doing rough grade for the roads they ran into water 8" below the surface. It's the same situation here.

Commissioner Stephen Nelson asked if there is an open canal along SR 165 and if there are any improvements required in regards to the open canal.

Zoning Administrator Matt Holmes said it's a UDOT road, so Hyrum City doesn't have jurisdiction. He said it would be a good idea to have a fence along the canal. Hyrum City code requires the developer to pipe or fence any canal adjacent to their subdivision.

Commissioner Stephen Nelson asked if UDOT plans to put in a sidewalk from 600 South to 1100 South.

Zoning Administrator Matt Holmes said that UDOT does not have a plan or even a corridor agreement for this road. They have thoughts to provide one. There is no current discussion of putting in a sidewalk or trails.

Chairman Brian Carver said there is a canal on one side and power infrastructure on the other side. It has always been a tough corridor.

Zoning Administrator Matt Holmes said he doesn't like having pedestrians on a road where people are going 55-65 miles per hour. There's a lot of issues with rocks and other things being hurled at pedestrians.

Vice Chair Angi Bair said there's no lighting along there.

Zoning Administrator Matt Holmes said there are no safety features there.

Chairman Brian Carver said he was concerned with the comment about the fencing for the canal at the very east corner of the property, but it has been worked out.

Commissioner Scott Casas asked if they own the subdivision to the south of them.

Ian Peterson answered no, they do not.

Commissioner Averie Wheeler asked if the development would consist of single-family homes and if they are expecting on street parking.

Ian Peterson said they will be single family homes, and they are not expecting on-street parking, currently. The driveways should be big enough for people to park on, unless someone is planning to have five or six cars.

Commissioner Averie Wheeler said it looks like the road matches the development adjacent to them, but it doesn't show any street parking and they have had issues with that in other developments.

Ian Peterson said when they did their traffic calculations, they didn't find anything requiring them to accommodate for street parking.

Commissioner Stephen Nelson asked if they would coordinate the paving of the road with the other development so there's not a big disconnect.

Zoning Administrator Matt Holmes said it most likely won't coincide. The other development is close to paving and this development is just going through the final plat process.

Commissioner Stephen Nelson asked if there are any recommended conditions from staff apart from the comments on

the plat.

Zoning Administrator Matt Holmes said they don't have any recommendations because it is just a preliminary plat; There aren't any specifications; it's just a layout.

Vice Chair Angi Bair asked if the road is big enough for people to park on the street without it being hazardous.

Zoning Administrator Matt Holmes said there will be enough room for people to park on the street.

Chairman Brian Carver said there's 31' of asphalt and another 1' of gutter.

Vice Chair Angi Bair asked how the high-water table will affect the development and if there are any concerns.

Zoning Administrator Matt Holmes said they will make sure the bottom ponds are at an elevation that will prevent the water from sitting in the ponds. The property to the south was planning to install a pipe to get water down to the next gravel layer for better penetration. They could look at doing something like that for this project.

Vice Chair Angi Bair said water 8" below the road seems bad.

Zoning Administrator Matt Holmes said the 8" water level was found on the low part of the property, but that is something that will need to be monitored.

Vice Chair Angi Bair said some lots will still be in the floodplain.

Zoning Administrator Matt Holmes said there are three lots that will be in the floodplain. They will need to meet floodplain requirements by elevating the houses above the base flood elevation level and making sure everything is up and out of the water.

Commissioner Stephen Nelson asked if Zoning Administrator Matt Holmes is a floodplain administrator.

Zoning Administrator Matt Holmes said he is.

Commissioner Scott Casas said the homeowners will be required

to have flood insurance for their entire mortgage life.

Vice Chair Angi Bair asked if there were wetland concerns.

Zoning Administrator Matt Holmes said there isn't wetland mapped on the property.

ACTION Commissioner Stephen Nelson made a motion to approve the updated preliminary plat for a 21-lot subdivision, called Hyrum Heights, with the addition to the final plat that there will be no basements. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Nelson, Wheeler, and Willardson voted aye.

ADJOURNMENT:

ACTION There being no further business before the Planning Commission, the meeting adjourned at 6:50 p.m.

Brian Carver
Chairman

ATTEST:

Shara Toone
Secretary

Approved: _____
As Written



PLANNING COMMISSION STAFF EVALUATION

APPLICATION NO: 25-003A
APPLICANT: Sunray Properties LLC
PROPERTY OWNER: NA
PROPERTY ADDRESS: 220 North Center Street
PARCEL NUMBER: NA
PARCEL AREA: NA
ZONE: NA
DATE: February 6, 2025

PLANNING COMMISSION MEETING: February 13, 2025
PLANNING COMMISSION ROLE: Recommending Body to City Council
APPLICATION TYPE: Amend Hyrum City Code – Legislative

NATURE OF REQUEST:
Amend Hyrum City Code Title 17 Zoning to define “Health Club” and include a “Health Club” and other Service Industries in the Light Manufacturing Zone M-1.

OVERVIEW:
The applicant, Sunray Properties, located at 220 North Center Street, owns a 5.25-acre parcel with a 39,200 sq. ft. building and would like to accommodate a pickleball tenant, however, in their zoning district, Light Manufacturing Zone M-1, that use is not specifically considered a permitted, permitted accessory, or conditional use. The purpose of the M-1 zone is to provide an area where light manufacturing can reside in close proximity to residences without being detrimental to the quality of life of the residents. The manufacturing facilities should emit a minimum of noise, dust, smoke or odor. Design and landscaping standards may be imposed on businesses proposed for this zone. It is the applicants request to petition and amend HCC 17.04.070 Definitions to define and include “Health Club” and amend HCC 17.48.020 Use Regulations to add certain Service Industries as permitted uses within the Light Manufacturing Zone M-1. The applicants proposed text is as follows:

HEALTH CLUB. An establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

Service Industries (laundry, carwash, barbers, auto body shop, health club, restaurants, clinics & doctors offices, dentists, tailors, appliance repair, equipment repair, etc)

STAFF COMMENTS:

1. Staff supports the proposed amendment to define and include Health Club in HCC 17.04.070 Definitions.
2. Staff recommends the proposed Service Industries be revised as follows:

Service Industries (laundry, carwash, barbers, ~~auto-body-shop~~, ~~health-club~~, ~~restaurants~~, clinics & doctors offices, dentists, tailors, ~~appliance-repair~~, ~~equipment-repair~~, etc)

- a. Staff recommends a Health Club be a Conditional Use in the M-1 Zone to allow the City to mitigate any unforeseen outdoor use impacts against adjacent uses and zones.
- b. Staff recommends excluding auto body shop. Auto repair and Paint shops are already a permitted use in the M-1 Zone.
- c. Staff recommends excluding equipment repair. Maintenance and repair facilities are already a permitted use in the M-1 Zone.
- d. Staff recommends excluding restaurants as a Service Industry, and include Food Services (i.e. restaurants, bakery, caterers, etc.) as a permitted use.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission is the recommending body for this application.
2. The Planning Commission holds the required public hearing.
3. The Planning Commission considers the proposed amendment.
4. The Planning Commission recommends approval, approval with modification, disapproval, or request additional information to make a recommendation to the City Council.

STAFF RECOMMENDATION:

1. The Planning Commission hold a public hearing, have a thorough discussion on the draft language, and continue the meeting then if needed continue to another meeting to finalize details.

STIPULATIONS:

1. Following Planning Commission Recommendation to the City Council, a Final Legal Review of the recommended amendment will be completed by the City Attorney.

FINDINGS OF FACT:

1. The Public Hearing was noticed by the Utah Code and City Code.
2. The Legislative Body may not make any amendment authorized by this section (Utah Code, Section 10-9a-503(2)) unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.

ATTACHMENTS:

1. Draft Amendment 17.04.070 Definitions and 17.48.020 Use Regulations.

DRAFT AMENDMENT

ZONING DEFINITIONS

17.04.070 Definitions

The following terms used in this title shall have the respective meanings hereinafter set forth.

Health Club – “Health Club” means an establishment that provides exercise facilities such as running, jogging, aerobics, weightlifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.

USE REGULATIONS LIGHT MANUFACTURING ZONE M-117.48.020 Use Regulations

In this zone, no land use shall be permitted except those designated below.

A. Permitted uses:

1. Auto repair
2. Kennel
3. Light Manufacturing plants (no excessive noise, dust, smoke, or odor)
4. Maintenance and repair facilities
5. Paint shops
6. Storage units, commercial warehouses
7. Storage yards (i.e. sand, gravel, lumber, etc.)
8. Office buildings
9. Public structures (i.e. courts, city hall, fire stations, public works, electrical, gas, and telephone transmission lines and stations, etc.)
10. Communication facilities (radio, television, telephone transmission, etc.)
11. Service Industries (i.e. laundry, carwash, barbers, clinics & doctors offices, dentists, tailors, etc.)
12. Food Service (i.e. restaurants, bakery, caterers, etc.)

B. Permitted accessory uses:

1. Combustible and flammable liquids over 500 gallons

C. Conditional uses:

1. Retail sales (Ord. 08-10; 10-02)
2. Health Club

HISTORY

Amended by Ord. 16-06 on 8/18/2016



**PLANNING COMMISSION
STAFF EVALUATION
FIRST REVIEW**

APPLICATION NO: 25-001A
APPLICANT: Wilcox Landscaping
PROPERTY OWNER: Michael K Wilcox & Elaine H Wilcox Living Trust
PROPERTY ADDRESS: 1673 Anvil Road
PARCEL NUMBER: 01-144-0001
PARCEL AREA: 2.86 Acres
ZONE: Manufacturing Zone M-2
DATE: February 6, 2025

PLANNING COMMISSION MEETING: February 13, 2025
PLANNING COMMISSION ROLE: Recommending Body to City Council
APPLICATION TYPE: Site Plan Approval

NATURE OF REQUEST:
Permitted Use: Storage Yard

CURRENT ZONING DISTRICT:
Manufacturing Zone M-2. The purpose of this zone is to provide an area where medium to heavy manufacturing can occur. It allows higher levels of noise, dust, smoke and odor than is permitted in the M-1 Zone. Restrictions may be applied on proposed businesses whose levels of noise, dust, smoke or odor may be considered excessive by the planning commission. Design and landscaping requirements may also be imposed on businesses proposed for this zone.

OVERVIEW:
On September 21, 2023, the City Council approved the original Wilcox Landscaping application for an office, material yard, and outdoor RV/boat storage located at 1673 Anvil Road in Blacksmith Fork Industrial Park. In January 2025, the applicant approached the City to amend the original site plan as HCC 17.08.100.B requires site plan approval for any existing expansion over 1,000 sq. ft. The site plan amendment includes the relocation of three (3) shipping containers, the installation of a new 2,240 sq. ft. pole barn building, and onsite utilities for the new building (gas, power, water, and sewer).

UTILITIES: Existing Power, Sewer, Water, Irrigation.

STAFF COMMENTS:**Planning and Zoning:**

1. The new 2,240 sq. ft. pole barn building will require a building permit.
2. There is a landscape berm around the property that is located inside a 10.00' public utility easement that was requested to be modified during the original site plan approval to reflect utility access. Staff has concerns that the berms has not been modified to reflect or improve access.
3. The following original site plan improvements are not complete:
 - a. The public right of way landscaping adjacent to the public street is not complete.
 - b. The east and west side driveway accesses are not paved.
 - c. The interior asphalt roadway on site is not complete.
4. Staff recommends the applicant contact Hyrum City Business Licensing to determine if the landscape and materials yard operations requires a Business License.

Engineering:

1. Engineer supports Road's recommendation regarding the landscape berm.
2. Emergency Vehicles turning radii needs to be maintained between building and stored items at all times.

Fire Department:

1. What type of construction will it be?
2. We need 26' on the North, East and South Sides for fire truck access.
3. We would like a key box at the gate for access, so we don't have to cut the Lock.
4. Water flow, we need 1750 GPM at the hydrant for 2 hours. If it is less than that the building will need to be sprinklered

Parks Department:

1. No comments or concerns.

Power Department:

1. All electrical equipment (meter base, transformer, streetlight, junction can, etc.) must have a 3 feet clearance from any obstructions and landscape berm.
2. The open excavation around the power meter base on the west side of the property needs to be filled in.

Road / Stormwater Department:

1. Staff would like to see the berm on the property moved back out of the utility right of way to ensure adequate access to utilities.
2. Staff would also like to see permanent vegetation on the berm such as a buffalo grass and or cabin mix to help with erosion control and would add good aesthetics to the property as well as easier maintenance.

Sewer Department:

1. No comments or concerns.

Water / Irrigation Department:

1. Staff would like to have the berm moved out of the utility right away. Staff also needs a flat surface around the culinary meter barrel with the dimensions of 6'x3'x3' with the 6' section being parallel to the road on one side or the other of the meter pit. This allows utility maintenance to take place without moving extra soil, landscaping, etc. while excavation is taking place.
 2. Staff will also need to see backflow inspections and setup. The culinary water appears to run to multiple sprinklers and outside taps for tree watering, this service line would need to have an above ground backflow installed on the service line. The backflow would also need to have yearly inspections/testing done by a certified backflow testing company and reported to the city annually.
 3. Staff also would like to point out that fire hydrants may need to be within 150 feet of all sides of the building to get proper fire protection, if the fire department fights the fires from the roadway.
-

PLANNING COMMISSION RESPONSIBILITY:

1. Site plan approval is a function of the Planning Commission which has a wide latitude in specifying conditions and requirements for approval.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for approval.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

STAFF RECOMMENDATION:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

STIPULATIONS:

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.
2. If determined by the City Council, the requestor will address conditions, requirements, and staff comments, and return revisions to the City Council.
3. Following City Council Approval, the requestor will submit two (2) printed full-size copies of the approved plan sets which will be submitted to Staff for Staff Signatures. One (1) signed Staff copy will be issued to the requestor, and one (1) copy will be filed for Staff site improvement construction inspection and record keeping.

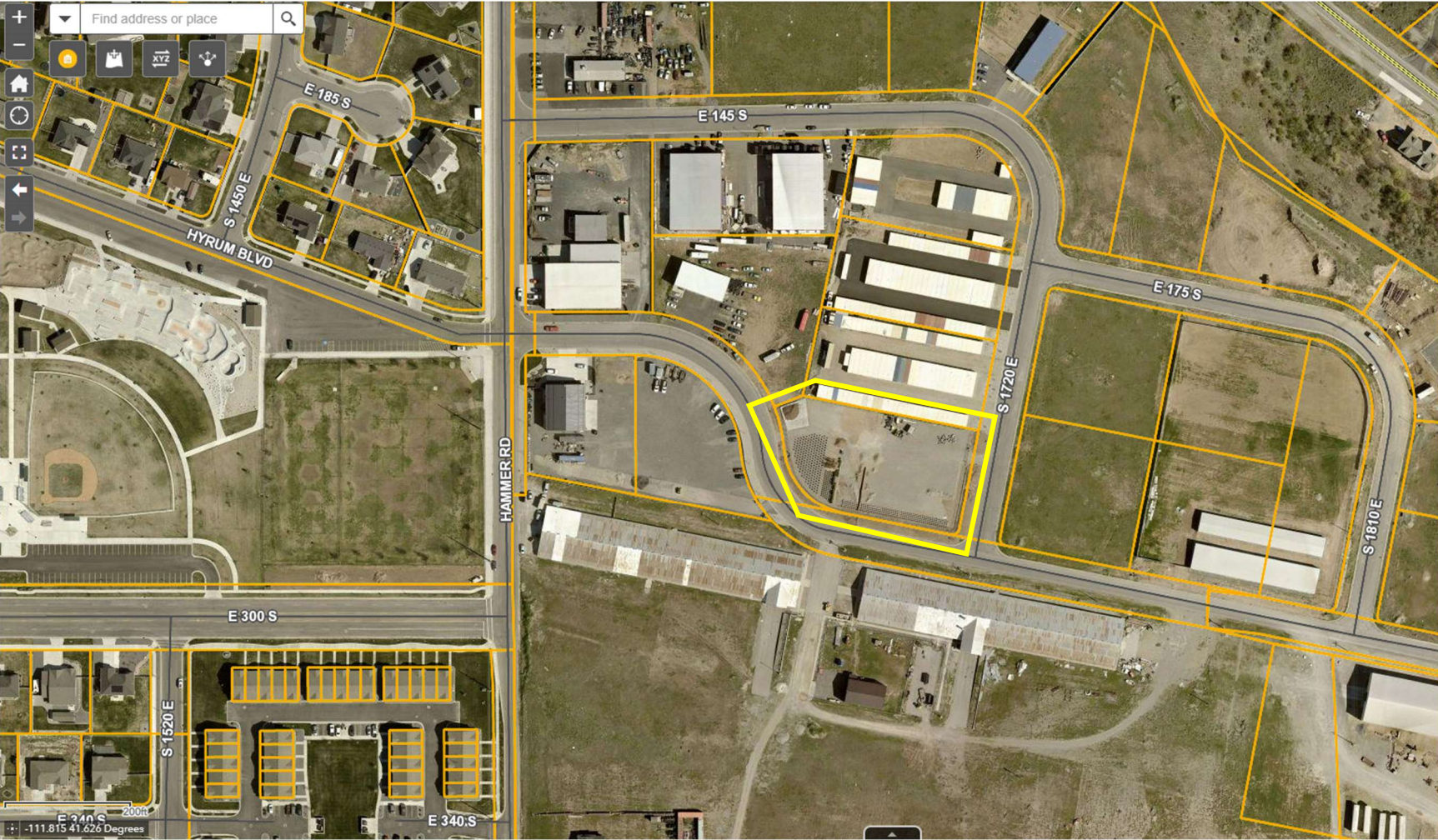
FINDINGS OF FACT:

1. The property is located in the Manufacturing Zone M-2.
 2. Storage Yard is a permitted use in the Manufacturing Zone M-2.
 3. Final Approval must be obtained from the City Council, which may approve, disapprove, approve with additional conditions and requirements, or require the requester to return to the Planning Commission for significant revisions.
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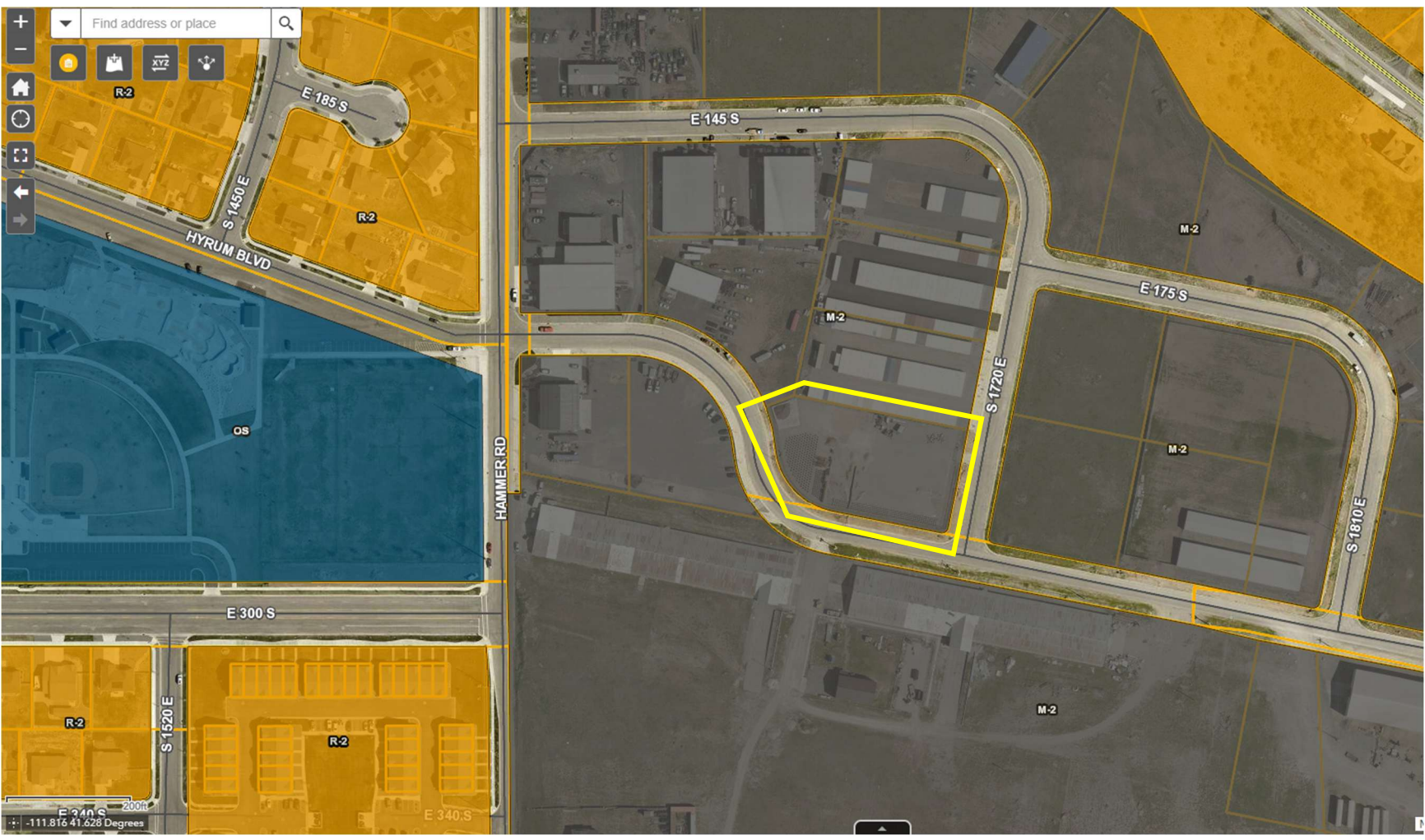
ATTACHMENTS:

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Cache County Parcel and Zoning Viewer – Aerial Image
4. Proposed Site Plan Amendment
5. Proposed New Pole Barn Exterior Elevation
6. Original Site Plan – September 21, 2023
7. Planning Commission minutes dated July 13, 2023
8. City Council minutes dated September 21, 2023

Cache County Parcel and Zoning Viewer – Vicinity Map



Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



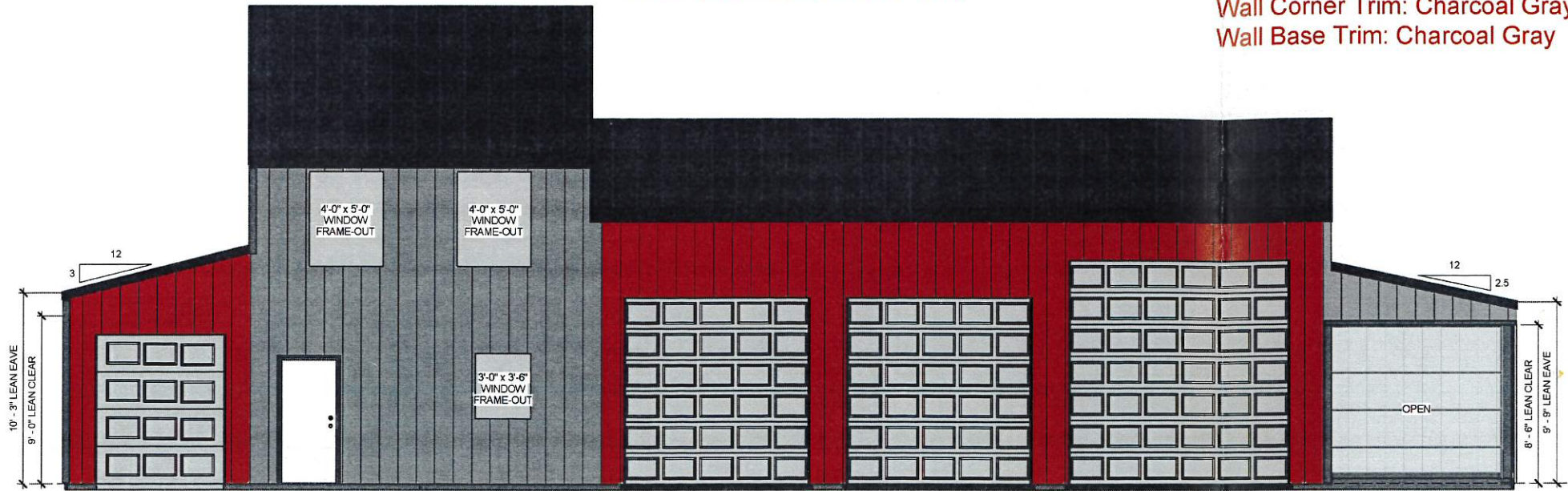
Cache County Parcel and Zoning Viewer – Aerial Image



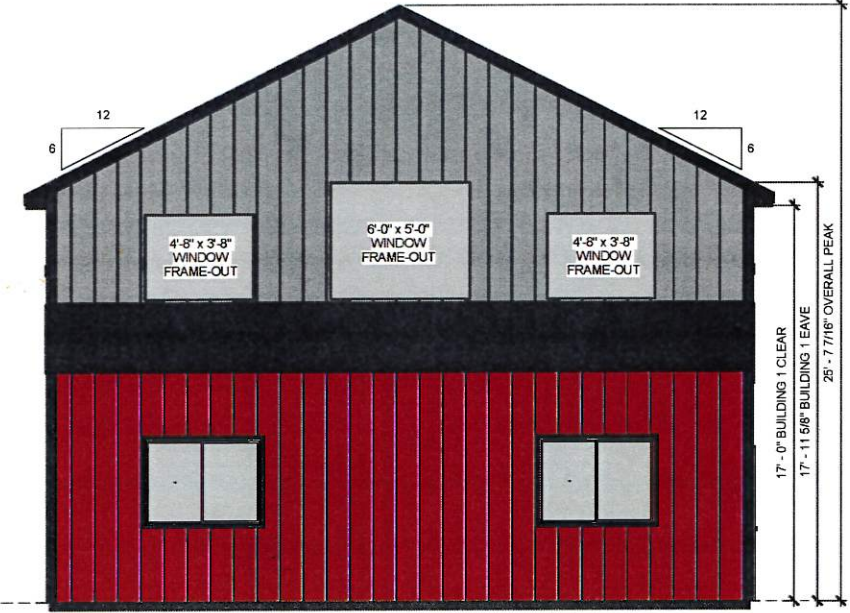
Roof Color: Charcoal Gray
 Gable Trim: Charcoal Gray
 Eave Trim: Charcoal Gray
 Angle E Trim: Charcoal Gray
 Soffit: Charcoal Gray
 Fascia: Charcoal Gray

30X40 Building & 10X30 Enclosed Lean
 Wall Color: Rustic Red
 Wall Corner Trim: Charcoal Gray
 Wall Base Trim: Charcoal Gray

30X18 & 10X20 Partially Enclosed Lean
 Wall Color: Charcoal Gray
 Wall Corner Trim: Charcoal Gray
 Wall Base Trim: Charcoal Gray



① SOUTH (FRONT) ELEVATION
 1/4" = 1'-0"



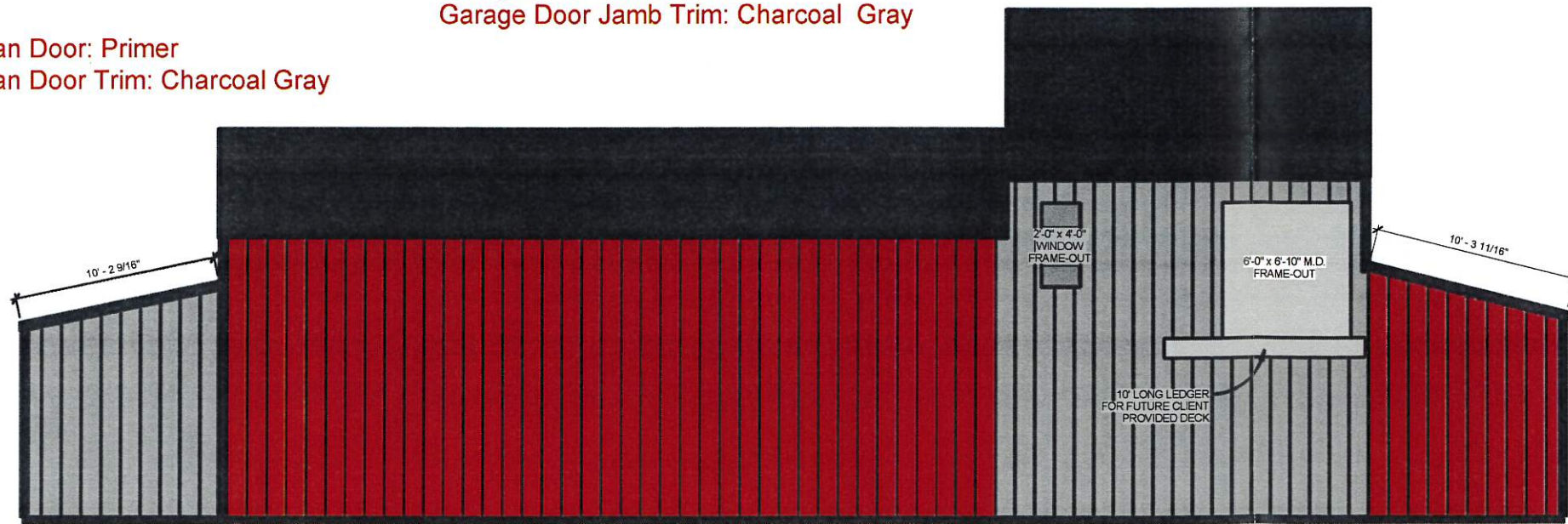
② WEST ELEVATION
 1/4" = 1'-0"

Garage Door Color: Dark Brown
 Garage Door Panel: Short
 Garage Door Jamb Trim: Charcoal Gray

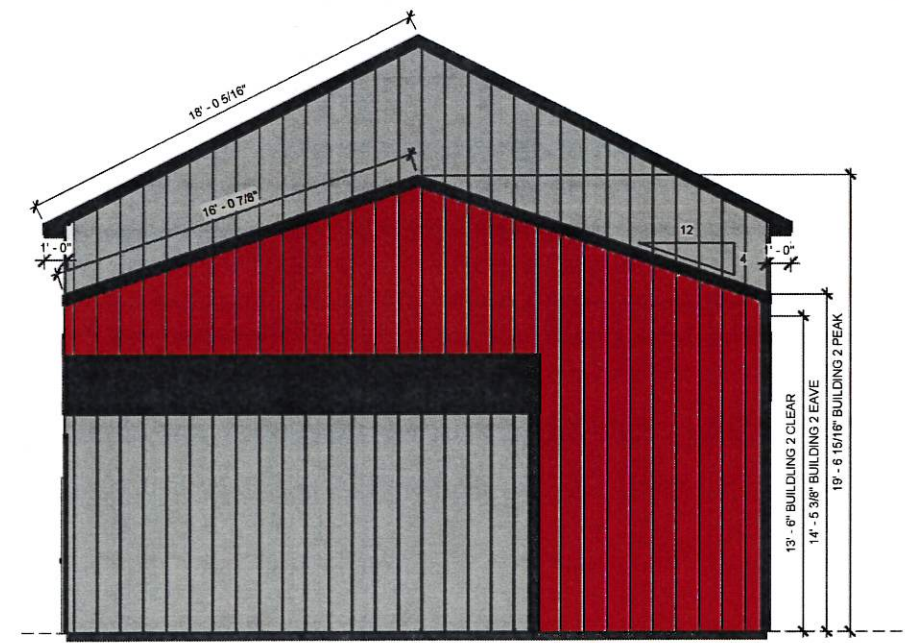
Exposed Pole Wrap: Charcoal Gray

Window Trim: Charcoal Gray

Man Door: Primer
 Man Door Trim: Charcoal Gray

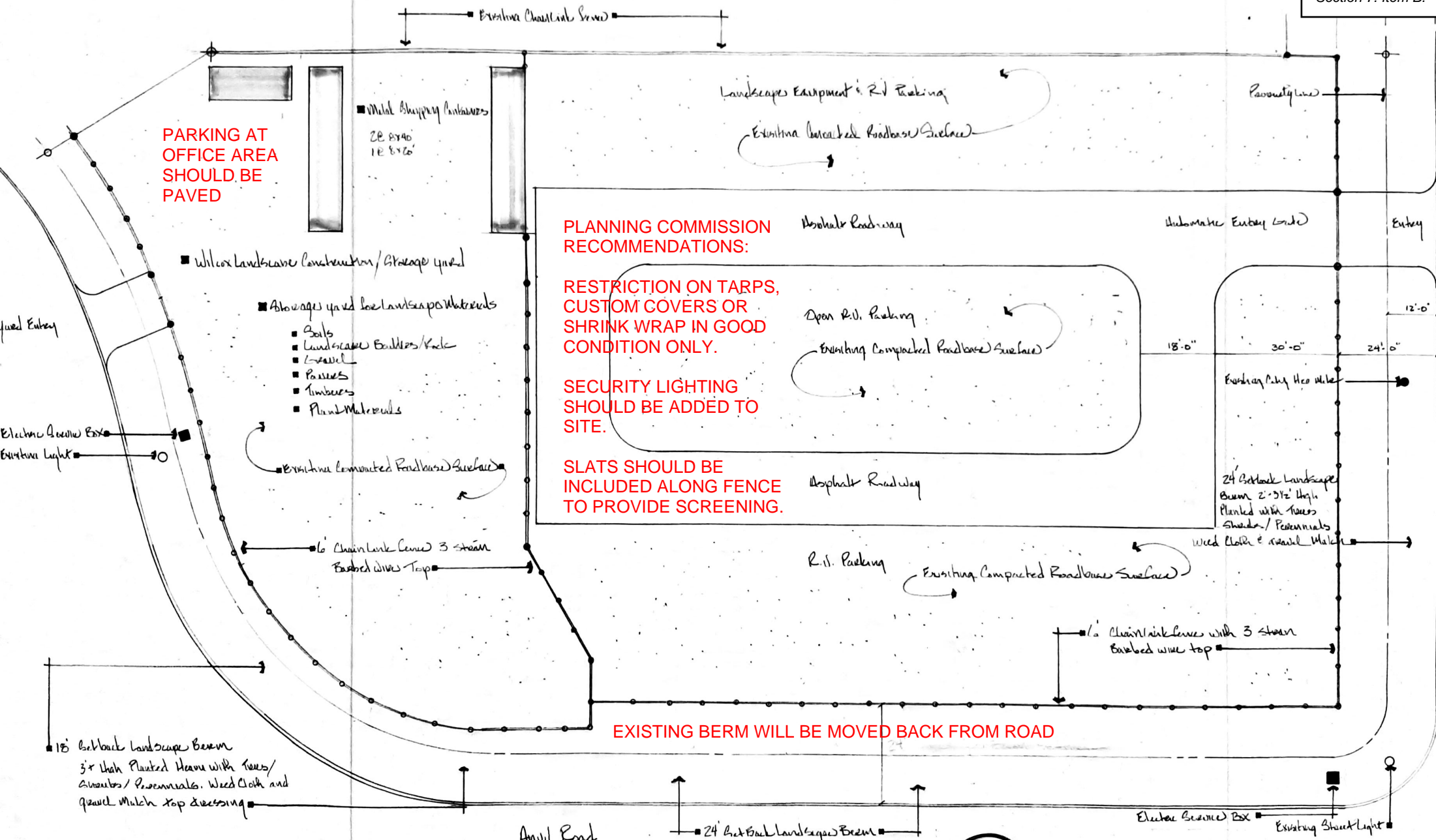


③ NORTH ELEVATION
 1/4" = 1'-0"



④ EAST ELEVATION
 1/4" = 1'-0"

* Charcoal Gray building transition trim possible where building change from color to color



PARKING AT OFFICE AREA SHOULD BE PAVED

■ Metal Shipping Containers
28 8'x40'
12 8'x20'

PLANNING COMMISSION RECOMMENDATIONS:

RESTRICTION ON TARPS, CUSTOM COVERS OR SHRINK WRAP IN GOOD CONDITION ONLY.

SECURITY LIGHTING SHOULD BE ADDED TO SITE.

SLATS SHOULD BE INCLUDED ALONG FENCE TO PROVIDE SCREENING.

EXISTING BERM WILL BE MOVED BACK FROM ROAD

■ Wilcox Landscape Construction / Storage yard

■ Storage yard for Landscapes materials

- Soils
- Landscapes Builders/Tools
- L-saw
- Pavers
- Timbers
- Plant Materials

■ Existing Compacted Roadbase Surface

■ 1/2 Chain Link Fence 3 strand
Barbed wire Top

■ 18' Backhoe Landscape Beam
3' x 4" Planted Home with Trees/
Shrubs / Perennials. Weed cloth and
ground Mulch top dressing

■ 24' Backhoe Landscape Beam

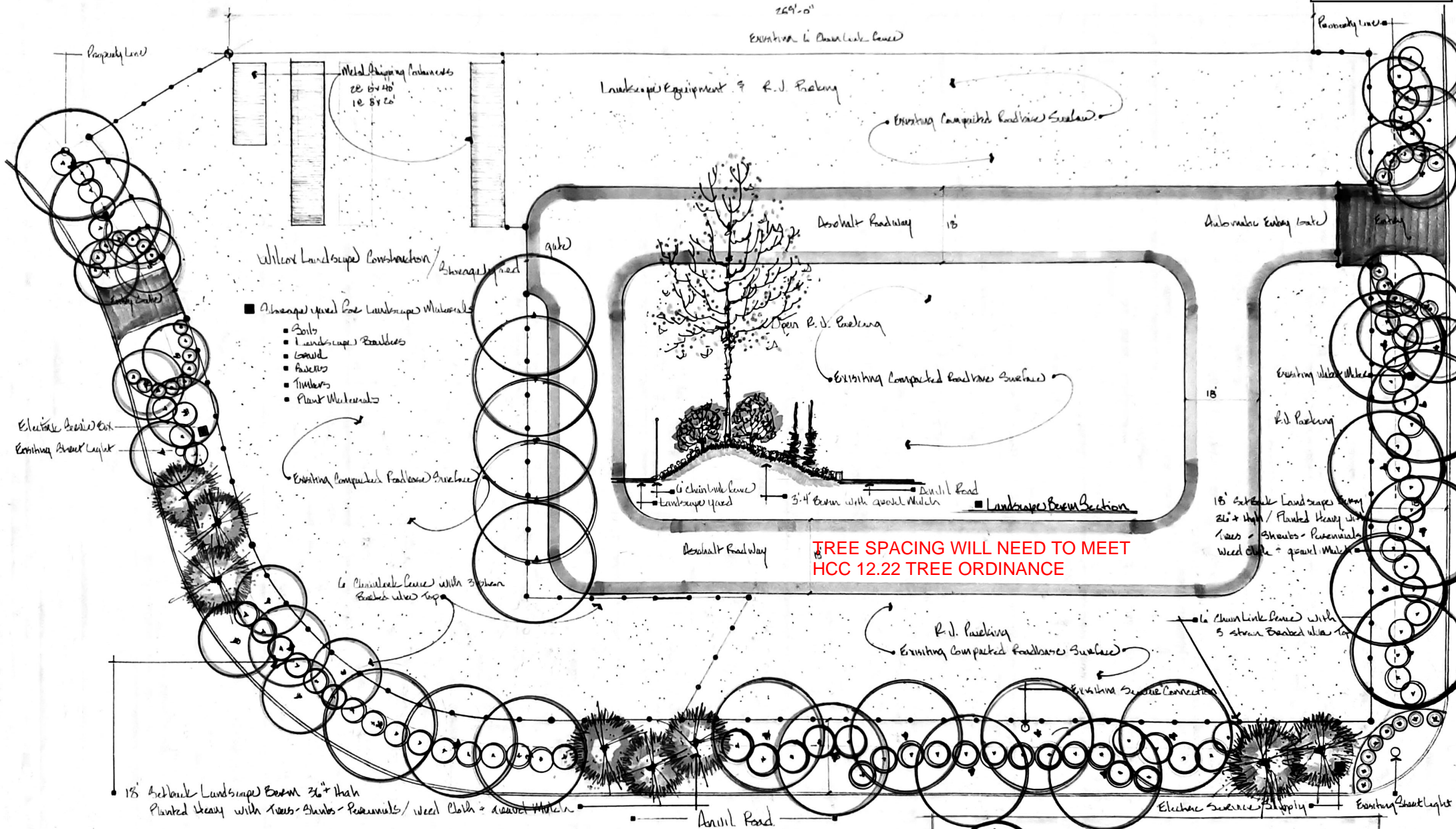
■ 1/2 Chain Link Fence with 3 strand
Barbed wire top

24' Backhoe Landscape
Beam 2'-3 1/2" High
Planted with Trees
Shrubs / Perennials
Weed Cloth & ground Mulch



WILCOX LANDSCAPE / LANDSCAPE YARD / RV STORAGE
 CONCEPTS / CONSTRUCTION
 31 So. 400 E. Logan, Utah 84321
 435.757.0328
 wilcox38@comcast.net
 M. Kirk Wilcox, Landscape Architect

Blacksmith Fork Business Park
 Lot # 1 22650 1720 E. Hwy
 North Scale 1"=10'-0"
 6-12-2005



TREE SPACING WILL NEED TO MEET HCC 12.22 TREE ORDINANCE

- **Altered / used for Landscape Materials**
- Soils
 - Landscape Barriers
 - Gravel
 - Ascents
 - Timbers
 - Plant Materials

- **Plant Material**
- **Trees**
 - Broadland poplar
 - Quaking Aspen
 - Spruce - Pines
 - **Shrubs**
 - Invery Halo Dogwood
 - Owl Evening Bush
 - Owl Doh Willow
 - Peeking Cotoneaster



WILCOX LANDSCAPE / LANDSCAPE YARD / RV STORAGE
 CONCEPTS / CONSTRUCTION
 Planning Concepts

31 So. 400 E. Logan, Utah 84321
 435.757.0328
 wilcox38@comcast.net
 M. Kirk Wilcox - Landscape Architect

Blacksmith Fork Business Park
 Lot #1 Drivill Road @ 1720E

North Scale 1"=0'

ACTION

Commissioner Brian Carver made a motion to recommend approval for the conditional use of a property zoned as R-2 at 25 West 200 North for a private school with the following conditions: the fence line is moved to match the city road easement line, and the doorway accessibility issued is addressed. Commissioner Angi Bair seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

KIRK WILCOX - SEEKING SITE PLAN APPROVAL AT 1673 ANVIL ROAD (LOT 1, BLACKSMITH FORK INDUSTRIAL PARK). THE PROPOSED PLAN IS FOR AN OFFICE/YARD LOCATION FOR WILCOX LANDSCAPING TOGETHER WITH AN OUTDOOR RV/TRAILER/BOAT STORAGE YARD.

Chairman Paul Willardson said Kirk Wilcox is seeking site plan approval at 1673 Anvil Road for an office/yard location with an outdoor RV/trailer/boat storage yard.

Commissioner Brian Carver said the plans mention an office location, but he doesn't see a proposed building. Is the office intended to be in the shipping container?

Zoning Administrator Matt Holmes said Kirk plans to use the smaller container for office space and then the yard for storage.

Commissioner Brian Carver said the RV/boat parking is separated by a chain link fence on the East side.

Commissioner Terry Mann said they need more permanent coverage for the storage rather than tarp coverage.

Zoning Administrator Matt Holmes said he noted they must be custom covers or non-degradable covers.

Commissioner Brian Carver said the landscaping plan is ambitious.

Zoning Administrator Matt Holmes said he told Kirk it may be wise to not landscape as heavy.

Commissioner Brian Carver said the property is presented well.

Chairman Paul Willardson said good landscape reflects his business, but they want him to understand the location this landscape will be in.

Zoning Administrator Matt Holmes said Kirk has been good to work

with on the project. Kirk first put a dirt berm near the road and was good to move it to reflect utility access.

Chairman Paul Willardson said two sides are fenced and he assumes the North portion is already fenced.

Zoning Administrator Matt Holmes said that is correct.

Commissioner Angi Bair asked where the road access is.

Zoning Administrator Matt Holmes said the water line does not run through the property, that is a GIS error.

Commissioner Angi Bair asked if the storage area is gravel.

Zoning Administrator Matt Holmes said the entry is asphalt with gravel in the storage area.

Commissioner Terry Mann asked if the berm has been moved.

Zoning Administrator Matt Holmes said it will be moved when he installs the fence.

Commissioner Terry Mann said to mention that it must be moved.

Chairman Paul Willardson asked about site lighting on the property. Lighting for the office space can be added to the building, but the storage area may be hard to light. How much lighting needs to be there for security purposes?

Zoning Administrator Matt Holmes said lighting could be a recommendation to the City Council.

Commissioner Brian Carver said insurance would probably require lights or a camera on the storage yard.

Commissioner Angi Bair asked if the fence is a privacy fence.

Zoning Administrator Matt Holmes said Kirk proposed a six-foot chain-link fence with barb wire.

Commissioner Brian Carver said the landscape of the property also helps with privacy.

Commissioner Angi Bair asked if there is a requirement to have more of a privacy fence.

Zoning Administrator Matt Holmes said Hyrum City code states all outside storage must be located more rear on the property and by a solid or more screened fence as approved by the Planning Commission. Matt asked if the Planning Commission preferred slats in the fence or if landscaping is adequate.

Commissioner Angi Bair said in the winter there is no foliage from the landscape. She thinks slats would be more consistent and safer.

Chairman Paul Willardson asked if they need a parking lot with stalls for the business.

Zoning Administrator Matt Holmes said it sounds like he will be working out of the space.

Chairman Paul Willardson said Kirk could asphalt a small section by the building if it is a business office.

Commissioner Angi Bair said he may need that space for storage as well.

Commissioner Brian Carver said if this is a retail space then parking would be needed.

Commissioner Terry Mann asked if there are gates on the fence.

Commissioner Brian Carver said there is a gate as mentioned on one side of the property.

Commissioner Terry Mann asked if everything is gravel besides the paved road. Stalls would be hard to mark in the gravel.

Commissioner Angi Bair asked if there is a limit of how many parking spaces can be in the storage area.

Commissioner Brian Carver said he can have as many as he wants to fit in there.

Chairman Paul Willardson said in summary there are several questions on lighting, screening privacy, parking/hardscape for the office/business or if it is just a yard space.

Commissioner Angi Bair asked if Kirk wanted approval tonight or at the next meeting.

Zoning Administrator Matt Holmes said Kirk would like to move along but Matt is not sure of the time frame. The Planning Commission

can make these recommendations to the City Council, and Kirk can address the recommendations with the Council for approval.

Chairman Paul Willardson said he would like to keep Kirk Wilcox moving along.

ACTION

Commissioner Angi Bair made a motion to recommend site plan approval for an office/yard location for Wilcox Landscaping together with an outdoor RV/trailer/boat storage yard located at 1673 Anvil Road with following recommendations; all covers need to be durable covers or custom shrink wrap if not degradable, to provide a lighting plan on the RV/storage yard, a screening fence with slats on chain link or other appropriate privacy for RV/storage or full fencing. Commissioner Brian Carver seconded the motion and Commissioners Bair, Carver, Foster, Mann, and Willardson voted aye.

Chairman Paul Willardson wanted to discuss the recommendations from previous meetings to take to the City Council.
Commissioner Brian Carver said they discussed several recommendations on senior living to bring to the Council. Brian would like to discuss multiplexes/duplexes and reconsider a separate zoning to allow small multifamily development in an R-2 zone rather than it being its own zone.
Chairman Paul Willardson said to add an agenda item to the August meeting for a discussion and recommendation to the City Council on zoning changes.

ADJOURNMENT:

ACTION

There being no further business before the Planning Commission, the meeting adjourned at 7:37 p.m.



Paul Willardson
Chairman

going to end the last week of September, however, Waste Management has agreed to provide green waste service through the end of October at no extra charge. This winter once the garbage service is running, the consortium will meet to discuss green waste for next year as the city knows something needs to be done. There are different options to look at to find something affordable. If Hyrum City is not able to get green waste service for next year, the green waste can be put in the black cans.

There being no further public comment, Mayor Miller moved to the next agenda item.

SCHEDULED DELEGATIONS:

BLANCA LOPEZ - TO REQUEST A HOME OCCUPATION BUSINESS LICENSE AT 320 WEST 300 NORTH FOR MAMA BEEE BEAUTY.

Mayor Miller said the application states that there will be two-three clients daily.

Councilmember Rasmussen asked if Blanca has been doing nails somewhere else.

Blanca Lopez said she is starting new in the nail business.

ACTION

Councilmember James made a motion to approve a Home Occupation Business License at 320 West 300 North for Mama Beee Beauty. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, and Rasmussen voted aye. The motion passed.

KIRK WILCOX, WILCOX LANDSCAPING AND STORAGE - TO REQUEST FINAL PLAT APPROVAL FOR OFFICE AND STORAGE MATERIAL YARD, AND OUTDOOR RV/BOAT STORGAE AT 1673 ANVIL ROAD IN BLACKSMITH FORK INDUSTRIAL PARK.

Kirk Wilcox said he is looking to continue his landscape business. He previously owned the greenhouse by Logan High School.

Councilmember James said Logan Greenhouse has been around a long time.

Councilmember Rasmussen said the landscape plan looks great, but has a hard time reading the text on the plans. The Planning Commission has made a few recommendations including the plans to show the dimension/width of the two entry ways and to confirm the

COUNCIL MEETING CONT.

SEPTEMBER 21, 2023

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setback distance from the property line to the office as it should be thirty feet. The shipping containers are innovative, Rasmussen asked if the Planning Commission had specific requirements on the containers.

Kirk Wilcox said the small twenty-foot container is new and the other two containers are used.

Councilmember Rasmussen asked if the containers were rusted.

Kirk Wilcox said they are not rusty, and he would like to paint them nicely. The Planning Commission had recommended privacy slats in the fence, and Kirk asked if that applies around the parameter of the property. He asked if the purpose of the privacy screen is to visually hide what is on the property.

Councilmember Rasmussen said his expectation for privacy relates to the storage area.

Kirk Wilcox said he could see the reason for privacy slats if the property was a junk yard. If the reason is vandalism, people will find out what is on the property and break in if they want to. If the property had a solid privacy screen, people wouldn't be able catch vandalism happening on the property. Kirk put a birm on the plans that he will landscape for screening and beautification. Other properties nearby there are not screened for privacy.

Councilmember Rasmussen asked about the storage space on the East side if there is a gate on the accessway.

Kirk Wilcox said the property is all gated with an electrical code.

Councilmember Rasmussen said that he doesn't see the need for a screened fence.

Councilmember James said landscape would be a better aesthetic. A screened fence will be hard with the wind in the area.

Zoning Administrator Matt Holmes said the Planning Commission discussed in the winter that the landscape won't provide any privacy.

Councilmember Rasmussen said he would like to see the entrance sizes. He also asked if there is a designated ADA parking stall and how parking is delineated from the storage area.

COUNCIL MEETING CONT.

SEPTEMBER 21, 2023

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Kirk Wilcox said the Planning Commission wanted a hard surface on the storage area. He was going to lay asphalt by the small container.

Councilmember Rasmussen said one designated ADA stall would be needed by the office.

Zoning Administrator Matt Holmes said Kirk may want one stall for him, one extra stall, and one ADA stall.

Kirk Wilcox said the business is not a retail outlet and so ADA parking is not required.

ACTION

Councilmember James made a motion to approve the final plat for office and storage material yard, and outdoor RV/boat storage at 1673 Anvil Road in Blacksmith Fork Industrial Park with recommendations from the Planning Commission excluding the privacy fence screening and to show dimensions of the entryways on the plans to ensure proper distances as approved by Zoning Administrator Matt Holmes. Councilmember Clawson seconded the motion and Councilmembers Clawson, James, and Rasmussen voted aye. The motion passed.

JOSH RUNHAAR, NEIGHBORHOOD NONPROFIT HOUSING - TO REQUEST FINAL PLAT APPROVAL FOR MOUNTAIN VIEW ESTATES SOUTH PHASE 5 SUBDIVISION LOCATED BETWEEN 500 AND 700 SOUTH ALONG 1290 EAST FOR 24 SINGLE FAMILY BUILDING LOTS ON APPROXIMATELY 7.6 ACRES.

Kris Harrold is here on behalf of his boss Josh Runhaar. Kris said the plans have been reviewed before and this is final plat approval. Zoning Administrator Matt Holmes brought up a few small edits. Kris is proposing phase five to move forward.

Councilmember Clawson said the road along 6200 South/700 South is more of a city problem because one lane is asphalt, and the other lane is unpaved. Clawson said the city may want to look at finishing out that road like 300 South. As the other side develops the costs would need to be paid back by Neighborhood Non-profit Housing. The other side of 700 South is owned by Ross Jessop and is in the county.

Councilmember Rasmussen said Hyrum's ordinance doesn't have this requirement, but other cities require the developer to provide the center line plus ten feet. This makes it hard with the Jessop property, unless they participate. The development could exclude



**PLANNING COMMISSION
STAFF EVALUATION
FIRST REVIEW**

APPLICATION NO: 25-002A
APPLICANT: Jesse Elsmore, Jardine Builders, LLC
PROPERTY OWNER: Andrea Nielsen / John Kimball Jr & Virginia Francis
PROPERTY ADDRESS: 139 West Main Street & 127 West Main Street
PARCEL NUMBER: 01-050-0023 & 01-050-0024
PARCEL AREA: 01-050-0023 = .33 Acres / 01-050-0024 = 0.63 Acres (0.96 Acres)
ZONE: Commercial Zone C-2
DATE: February 6, 2025

PLANNING COMMISSION MEETING: February 13, 2025
PLANNING COMMISSION ROLE: Recommending Body to City Council
APPLICATION TYPE: Site Plan Approval

NATURE OF REQUEST:
 Permitted Use: Mixed Use Commercial.

CURRENT ZONING DISTRICT:
Commercial Zone C-2 The C-2 Downtown Mixed-Use Zone is designed to preserve the mixed-use nature and feel of downtown Hyrum, providing for office, commercial, and residential uses within a mixed-use setting. A major objective of the C-2 Downtown Mixed-Use Zone is to create aesthetically pleasing streetscapes with landscaping that buffers sidewalks from major vehicular traffic ways, landscape features, recreational amenities, and social gathering areas that promote a walkable community.

OVERVIEW:
 The applicant would like to develop the 0.96 acres with two (2) identical two-story mixed-use buildings facing the streetscape on Main Street. Each building will be 2,400 sq. ft. on each level. Each main floor level of each building will be divided into two (2) north and south commercial units for a combined four (4) ground level commercial use units. The applicant provided potential uses (see attached Hyrum Market 1860 Scope Narrative) that include a mix of open conference, market space, demonstration kitchen, community events, home-school groups, classrooms and small training classrooms, farmer’s or craft markets, non-profit organizations, and more. The upper level of each building will consist of six (6) short-term hotel style residential units in each building with single and double-bed units that will be accessible by a stairway inside each building and secured at main level doors to the exterior of the building.

UTILITIES: Existing Power, Sewer, Water, Irrigation servicing 127 West Main Street are for a Single-Family Residential Home. Upgrades will need to be built/installed.

STAFF COMMENTS:

Planning and Zoning:

1. Staff supports a Mixed Use of Commercial and Hotel as permitted in HCC 17.45.020 Use Regulations.
2. Staff did not receive the required Lighting Plan submittal. HCC 17.45.120 requires that each site plan shall include a lighting plan.
3. Staff does not support the west building crossing the east property line of property parcel: 01-050-0023 as proposed on the site plan and recommends combining the two property parcels. HCC 17.45.050 Yard Regulations – Commercial Use may permit a zero-yard setback at a property line at a qualifying location; however, it does not qualify a building to encroach beyond a property parcel. If the applicant desires to relocate the said building to a conforming location on the parcel, Staff will request the following revisions to the site plan:
 - a. Each property parcel is serviced by separate power, sewer, water and water meters, fire line (if required), and irrigation connections to main lines; and
 - b. Cross access agreements need to be prepared and recorded to each property parcel for UDOT driveway approach interior parking.
4. The site plan proposes parking stalls to be a minimum of eight (8) feet in width and does not identify the proposed parking stall depth. In the C-2 Zone, HCC 17.45.210.C. Off-Street Parking – Special Requirements requires the site plan to provide nine (9) feet by twenty (20) feet parking stalls.
5. The applicant did not submit a total parking stall count on the site plan. Staff supports the required parking of one (1) space per each unit, room, or guest accommodation as regulated in HCC 17.45.200 Off Street Parking – Specific Requirements which reserves a total of twelve (12) parking spaces for the Hotel Use.
6. Without the applicant providing the exact square feet of proposed commercial uses (excluding storage areas, restrooms, office areas, etc.) Staff cannot verify the required off-street parking requirements regulated in HCC 17.45.200 Off-Street Parking – Specific Requirements to conclude parking requirements.
7. The site plan shows the cedar fence terminating at the south portion of the paved parking lot. The parking lot is still facing adjoining neighbor properties. HCC 17.45.050 Yard Regulations – Commercial Use requires the fence to continue south on both east and west property line and along the south property line enclosing the development.
8. The Trash Enclosure requirements in the C-2 Zone, HCC 17.45.055 Trash Enclosure Regulations – Commercial Use requires that enclosures shall be located away from main traffic areas and sheltered from street sight as much as possible. Staff recommends relocating the Trash Enclosure from the current location within the main traffic area and street sight to a conforming location on the site.
9. A building permit will be required for building structures as regulated by HCC Section 15.08 Building Permits.
10. All construction shall comply with Hyrum City Design Standards and Construction Specifications.

Engineering:

1. See comments contained on Site Plan.

Fire Department:

1. Water flow, we need 1750 GPM at the hydrant for 2 hours. If it is less than that the entire building will need to be sprinklered.
2. The upstairs hotel/apartments is a R-1, it is required to have Sprinklers.
3. We need 26' of clearance on driveway and on all sides of parking for fire apparatus access lot see drawings.
4. What type of building construction?
5. Each unit will need to be reviewed and inspected as built out.

Parks Department:

1. No comments or concerns.

Power Department:

1. Staff requests the applicant contact the Power Department to schedule an initial onsite meeting to verify all existing electrical utilities.
2. The applicant must complete and submit the required Commercial Structure Load Data Sheet to the Power Department. The Load Data Sheet is available in Section 7 General Requirements and Specifications for Electrical Installations in Hyrum City Design Standards and Construction Specifications.
3. All construction specific to electrical work shall verify compliance with Section 7 General Requirements and Specifications for Electrical Installations in Hyrum City Design Standards and Construction Specifications.
4. Applicant must maintain and clearance of 10 feet around the interior overhead service line on the property. At the applicant's request, the Power Department can provide visual ribbon indicators on the overhead line to help maintain visual clearance.

Road / Stormwater Department:

1. An NOI is generally not required for disturbances less than one (1) acre that are not part of a larger common plan of development project, however, it is the responsibility of the applicant to confirm any and all exemptions pursuant to HCC 13.18.110 Notice of Intent (NOI) – Exemptions. While an NOI is not typically required, applicant is responsible to control Stormwater and Erosion & Pollution on and from the site.
2. All public rights of way permits, construction and improvements, and traffic control on Main Street are the Powers and Duties of Utah Department of Transportation.
3. Hyrum City may enforce provisions and all other ordinances relating to the maintenance and use of streets, culverts, drains, ditches, waterways, curbs, gutters, sidewalks and other public ways; and the repair or cause to be repaired, all defects coming to the Hyrum City Department of Streets attention and make reasonable precautions to protect the public from injuries due to such defects pending their repair pursuant to HCC 2.36.030. Powers and Duties.

Sewer Department:

1. Staff recommends the engineer verify the existing sewer lateral and design a new lateral for peak flow for both buildings, and demonstrate on the plans the material, quality and specifications as regulated by HCC 13.12.200 Service and Other Pipes – Material, Quality and Specifications – Alteration or Inspection.
2. For any proposed use or future use that will introduce or cause to be introduced into the Publicly Owned Treatment Works (POTW) or any pollutant or wastewater which causes to pass through or interference, the applicant must comply with HCC Section 13.13 Wastewater Pretreatment, whether or not the source is subject to categorical Pretreatment Standards or any other National, State or Local Pretreatment Standards for requirements.
3. All construction specific to sanitary sewer shall verify compliance with Section 5 General Requirements and Specifications for Sanitary Sewer Installations in Hyrum City Design Standards and Construction Specifications.

Water / Irrigation Department:

1. HCC 13.04.180 Separate Connections Required for Each User regulates that each service user cannot be supplied from the same service pipe, connection or water meter unless special permission for such combination usage has been granted by the governing body. Staff recommends that each user have its own water service (tentatively 2 meters for main level commercial uses, and 1 meter for upper-level hotel uses for each building).
2. Staff recommends that all meters be installed in a meter vault for multiple meters for 3/4" to 1-1/2" meters as approved in Section 6 of the Hyrum City General Requirements and Specifications for Potable Water Mains, Service Lines, and Secondary Pressure Irrigation Installations.
3. Staff recommends that each service to commercial uses be a minimum of 1-1/2" to ensure adequate future flows.
4. If the mixed commercial use and hotel use requires a fire sprinkler system required by the International Fire Code and requires an additional fire line connection to the water main, the fire line connections shall comply with Section 6 Hyrum City General Requirements and Specifications for Potable Water Mains, Service Lines, and Secondary Pressure Irrigation Installations.
5. All construction specific to sanitary sewers shall verify compliance with Section 5 General Requirements and Specifications for Potable Water Mains, Service Lines, and Secondary Pressure Irrigation Installations in Hyrum City Design Standards and Construction Specifications.

PLANNING COMMISSION RESPONSIBILITY:

1. Site plan approval is a function of the Planning Commission which has a wide latitude in specifying conditions and requirements for approval.
2. The Planning Commission should have a thorough discussion of the site plan, staff comments, and specifying conditions and requirements for approval.
3. The Planning Commission is a recommending body to the City Council and should be specific in their motion to the City Council.

STAFF RECOMMENDATION:

1. Staff recommends the Planning Commission make a motion specifying conditions and requirements, and staff comments to the City Council.

STIPULATIONS:

1. The City Council may approve, disapprove, approve with additional conditions and requirements, or require the requestor to return to the Planning Commission with revisions; or require the applicant to return revisions to the City Council.
2. If determined by the City Council, the requestor will address conditions, requirements, and staff comments, and return revisions to the City Council.
3. Following City Council Approval, the requestor will submit two (2) printed full-size copies of the approved plan sets which will be submitted to Staff for Staff Signatures. One (1) signed Staff copy will be issued to the requestor, and one (1) copy will be filed for Staff site improvement construction inspection and record keeping.
4. The requestor will schedule a pre-construction meeting with Staff prior to the issuance of a Permitted Use Permit to perform the construction.
5. The applicant understands that by making application accepts all Federal, State, and Local standards and agrees to adhere to them.

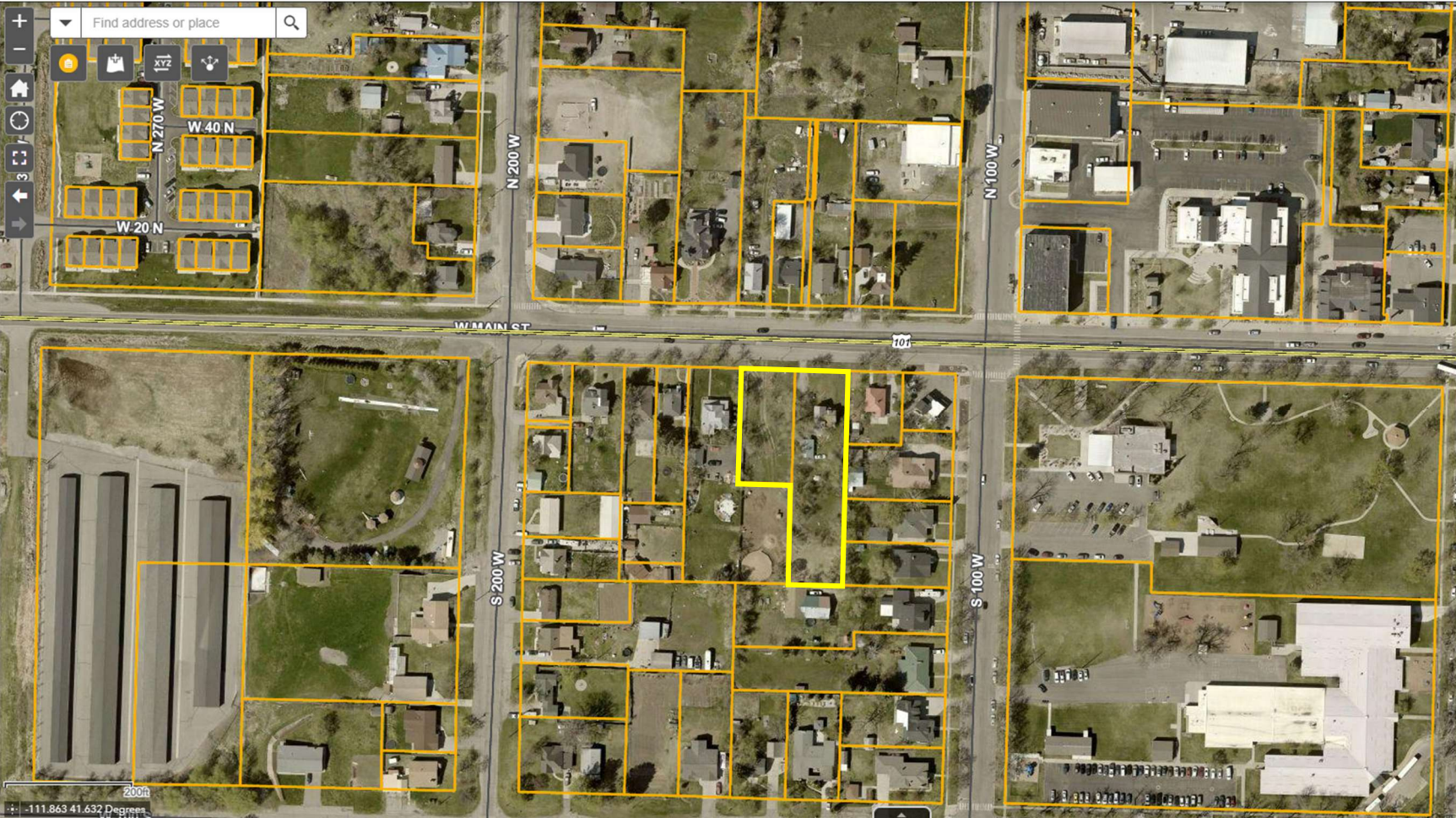
FINDINGS OF FACT:

1. The property is located in the Commercial Zone C-2.
 2. Mixed Commercial Uses is a permitted use in the Commercial Zone C-2.
 3. Final Approval must be obtained from the City Council, which may approve, disapprove, approve with additional conditions and requirements, or require the requester to return to the Planning Commission for significant revisions.
-

ATTACHMENTS:

1. Cache County Parcel and Zoning Viewer – Vicinity Map
2. Cache County Parcel and Zoning Viewer – Zoning Map
3. Cache County Parcel and Zoning Viewer – Aerial Image
4. Hyrum Market 1860 Conceptual Buildings Exterior Elevation
5. Hyrum Market 1860 Scope Narrative
6. Hyrum Market 1860 Site Plan Submittal

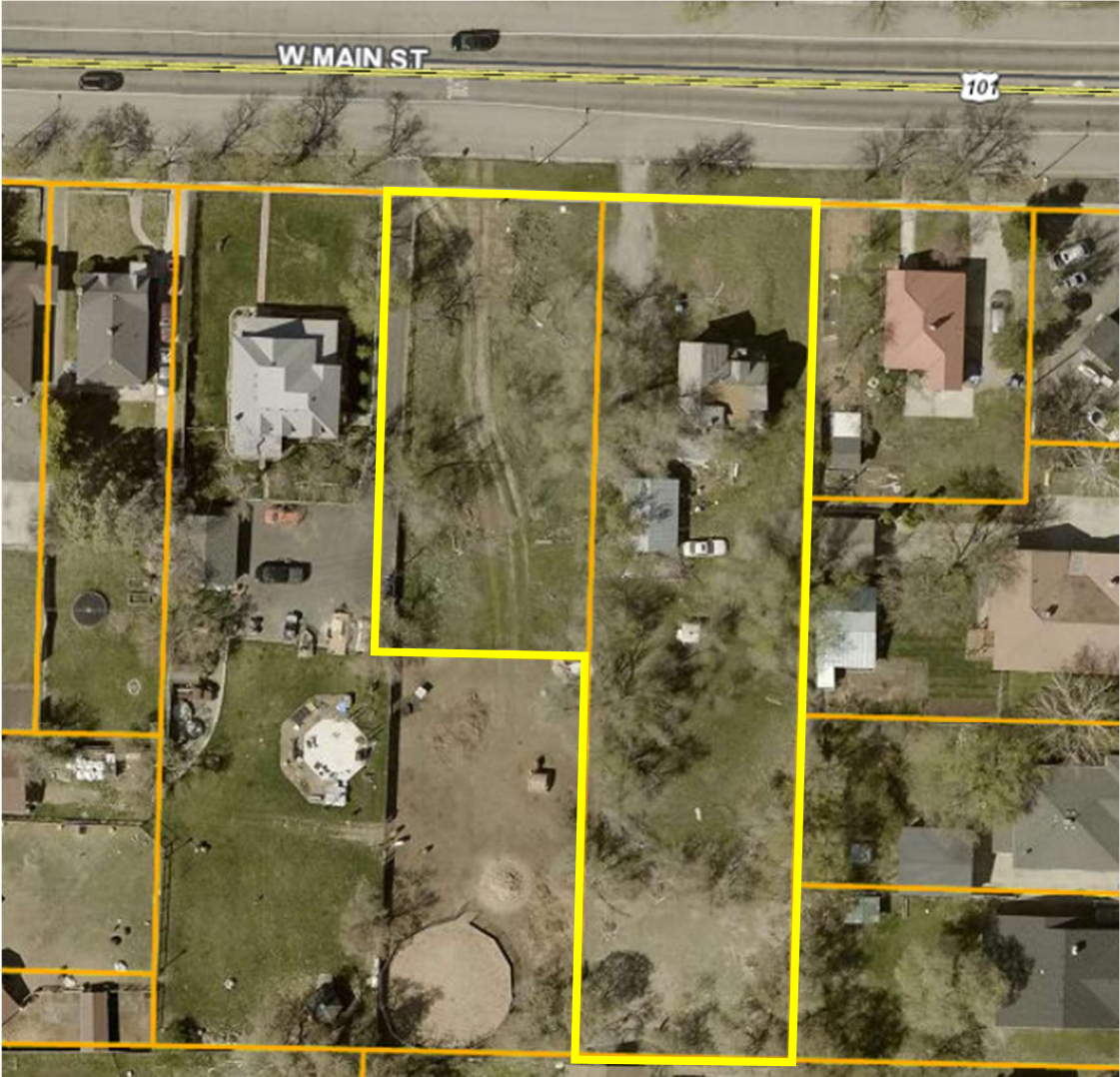
Cache County Parcel and Zoning Viewer – Vicinity Map



Cache County Parcel and Zoning Viewer – Hyrum City Zoning Map



Cache County Parcel and Zoning Viewer – Aerial Image



Hyrum City
60 West Main Street
Hyrum, UT 84319

Subject: Market 1860 Site Plan Approval

Attn: Planning and Zoning Commission

Scope Narrative

The Market 1860 project includes two identical mixed-use buildings consisting of first-level commercial space and second-level residential rental units. The footprint of each building is planned at 40-feet by 60-feet with a conventional peaked roof line down the longitudinal center of the building. The first-floor commercial space in each building will be divided into two (north and south) units. Parking and landscape areas will be constructed behind the buildings and open patio and outdoor dining areas will wrap the building perimeter.

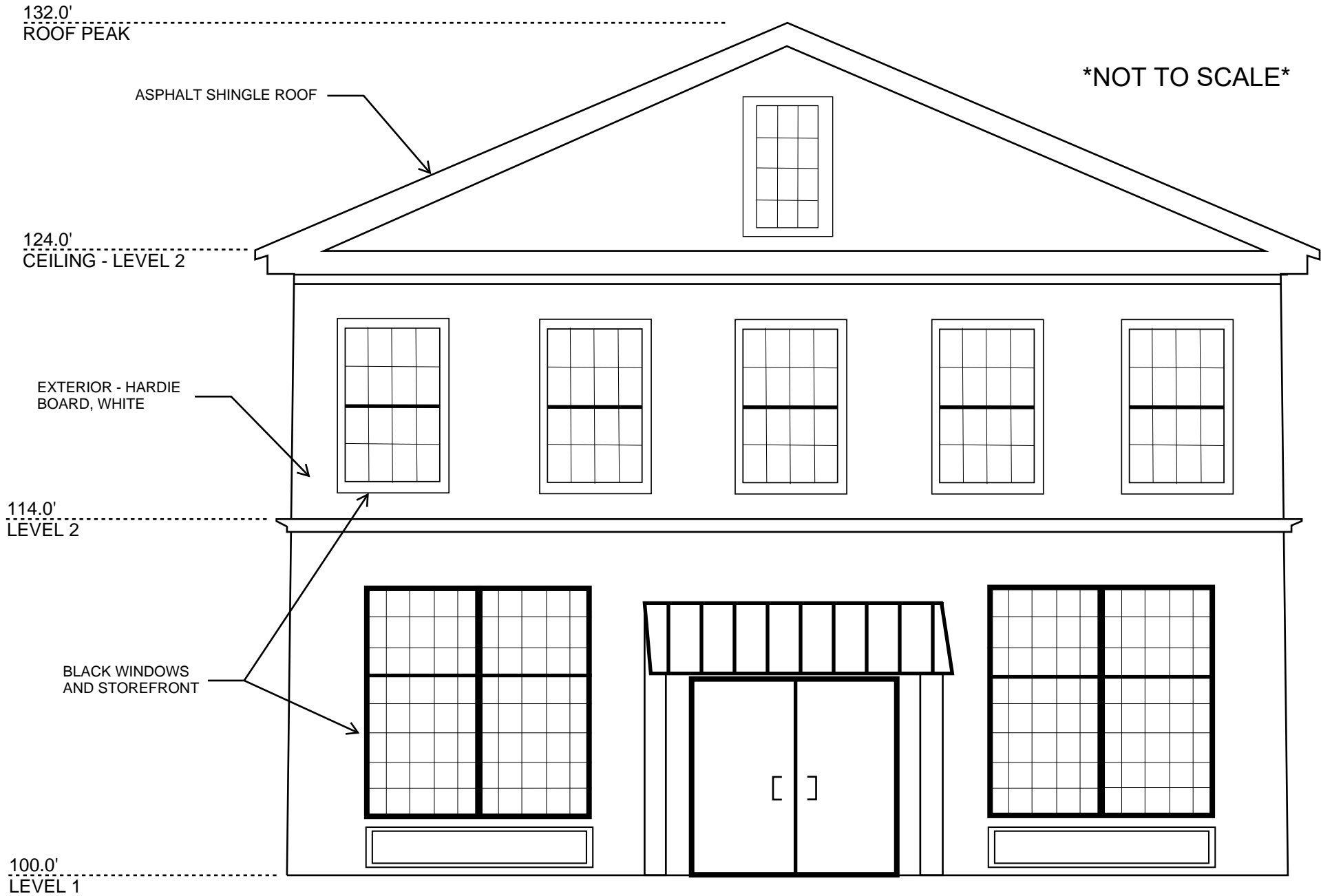
The two commercial spaces in the west building will consist of open classrooms, conference, and market space with a small demonstration kitchen, restrooms, storage and mechanical room. The two units will be constructed with an open hallway so that the spaces can be used simultaneously if needed. One purpose of these units is to provide a place for community events available for rent or use depending on the function or activity. It may be utilized by home-school groups, small training classrooms, farmer's or craft markets, non-profit organizations, and more.

The commercial space in the east building will consist of two café, bakery, or restaurant-type lease units. The owner's intent is to construct the two units as shell-space and allow tenants an opportunity to finish the space according to business needs.

The second level in each building will consist of six short-term hotel-style residential units with single and double-bed units. Each building will also include a common laundry facility on the same floor. The residential units will be accessible by stairway and secured first-level exterior door located on the shared patio side between buildings.

Landscaping Plan

Landscaping will include 15-foot-wide green spaces along the east and west edges of the site as well as small landscape islands in the parking lot. Storm water retention ponds will occupy a portion of the landscape area but will be maintained as usable or manicured swales. Vegetation will include trees, lawn, native grass, flowers, and shrubs. Landscaping will be meticulously maintained to attract renters to the short-term rental units.



MARKET 1860 - EXTERIOR ELEVATION

**DETAILS IN THIS DRAWING ARE CONCEPTUAL. BUILDING TRIM, WINDOW AND DOOR LAYOUT AND OTHER ELEMENTS MAY VARY AT FINAL DESIGN.*

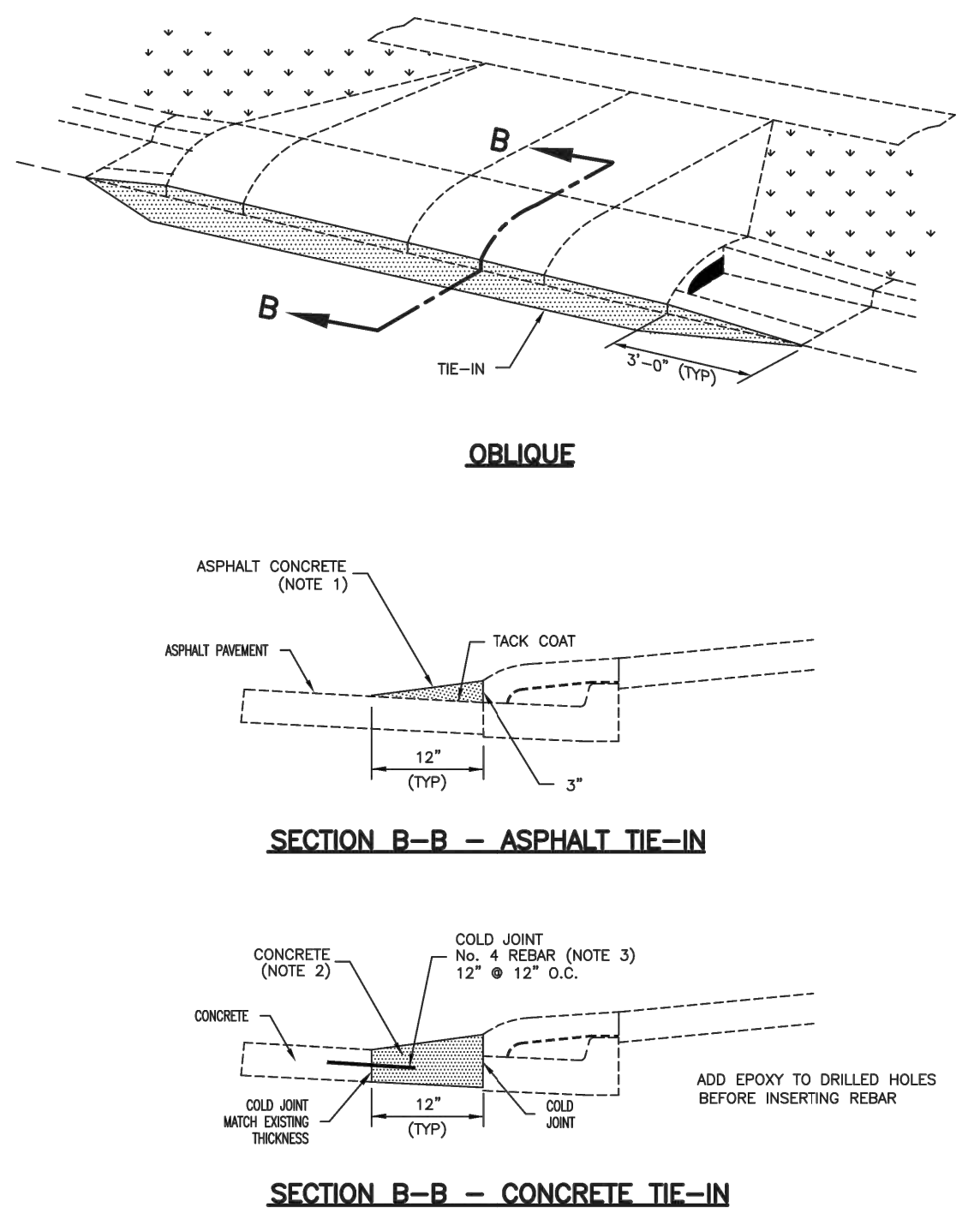
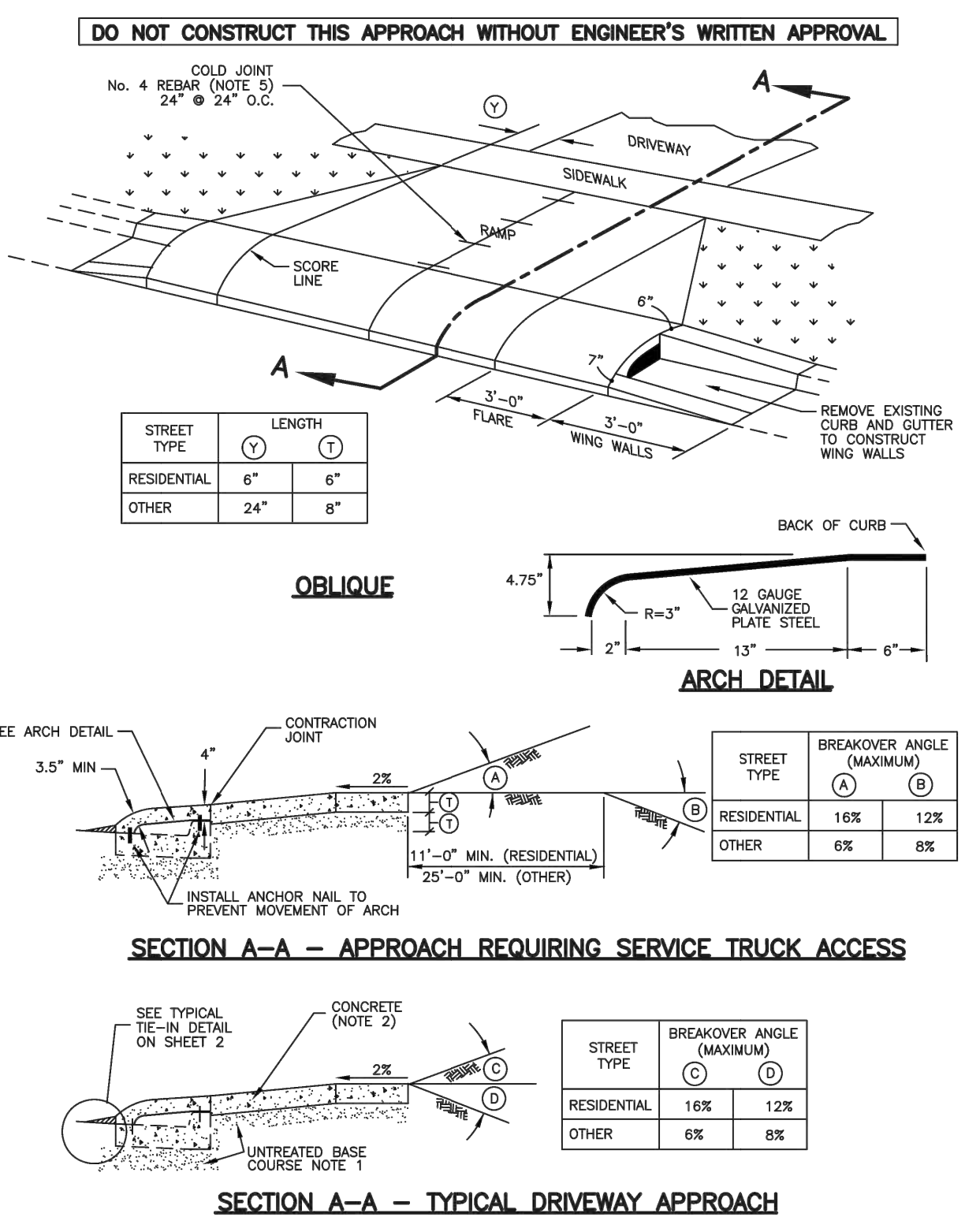
HYRUM MARKET 1860

PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

PIPED DRIVEWAY APPROACH

- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- CONCRETE:** Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- EXPANSION JOINT:** Make expansion joints vertical, full depth 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
- CONTRACTION JOINT:** Make contraction joints vertical.
 - 1/8 inch wide and 2 inches deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements. Not required if driveway ramp is constructed without a cold joint.
- FIELD CHANGES TO SLOPE REQUIREMENTS:** The following design parameters are to be used as a guide. Specific uses or site conditions may require profile design submittal for review and acceptance.
 - As a rule, driveway grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
 - Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
 - Grades subject to roadway crown and gutter span to be reviewed by ENGINEER for high centering and vehicle approach speed.
- FINISH:** Broomed.
- PROTECTION AND REPAIR:**
 - Fill flow-line with water. Repair construction that doesn't drain.
 - Protect concrete from deicing chemicals during cure period.

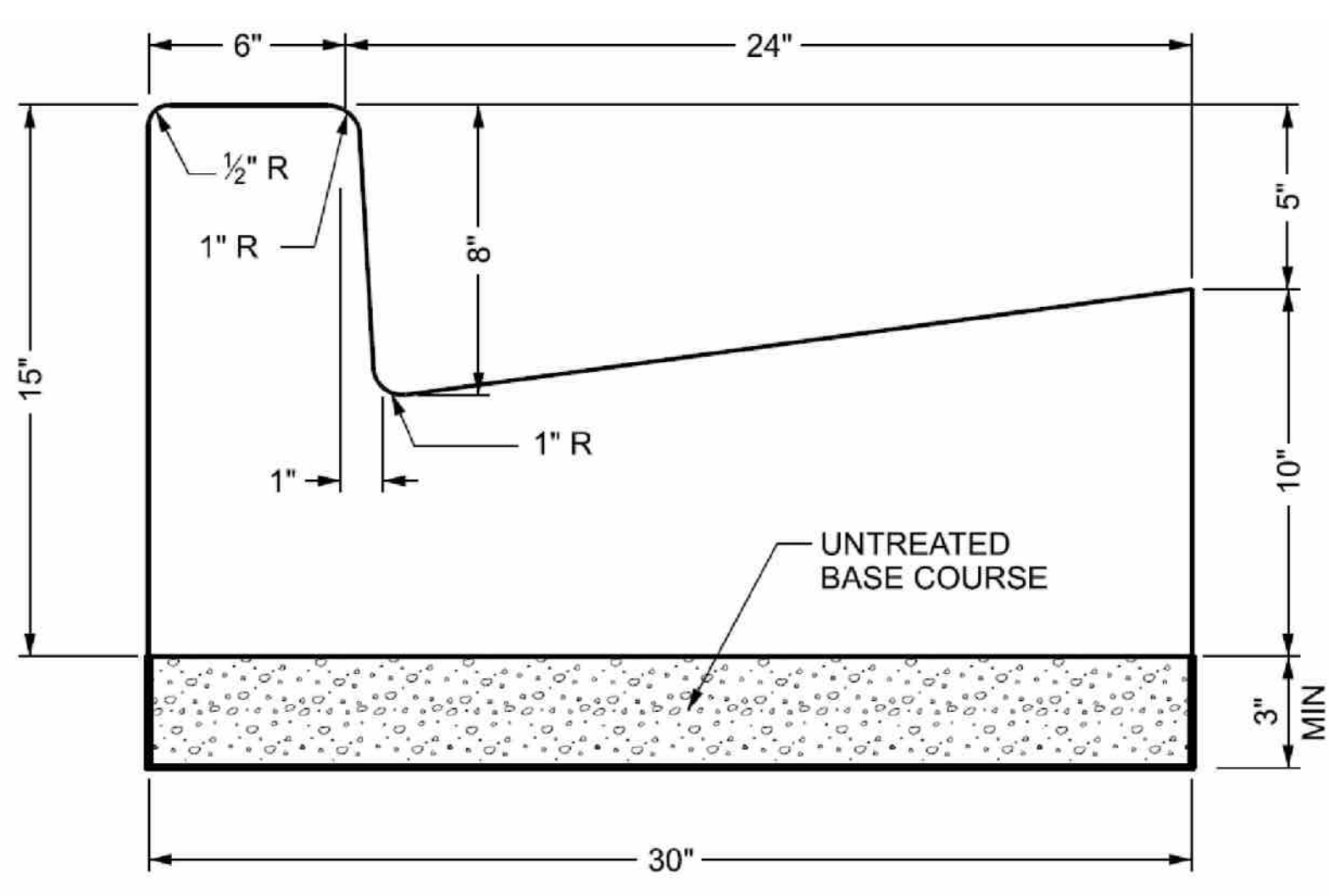


PIPED DRIVEWAY APPROACH

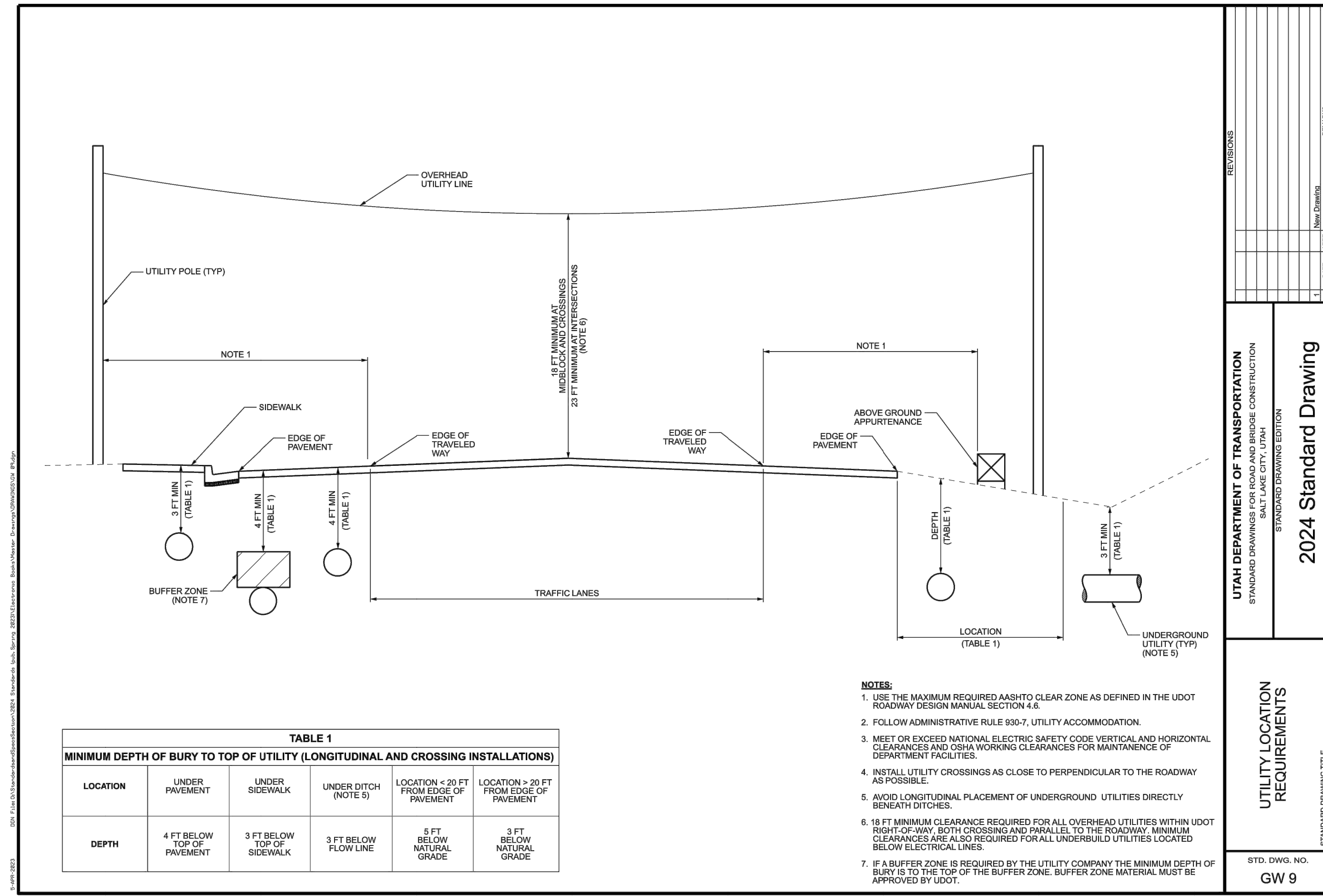
- ASPHALT CONCRETE:** As specified in APWA Section 32 12 05. Compaction to be within range of 92 to 96 percent relative to ASTM D 2041 (Rice Method).
- CONCRETE:** Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.

Plan No. **229**
 Drawing 1 of 2
 December 2005

Plan No. **229**
 Drawing 2 of 2
 January 2006



- NOTES:**
- USE 3/4 INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
 - PRECAST CURBS:**
 - MINIMUM OF 10 FT IN LENGTH.
 - DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
 - INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
 - MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
 - REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSSES.



UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWING FOR UTILITY LOCATION REQUIREMENTS
 STANDARD DRAWING EDITION
 2024 Standard Drawing

UTILITY LOCATION REQUIREMENTS

STD. DWG. NO. **GW 9**

DATE	
INIT	
NO.	DESCRIPTION
<p>BEYLER CONSULTING CORPORATE OFFICE 5920 100th St. SW, Ste # 25 Lakewood, WA 98499 (253) 984-2900 beylerconsulting.com</p> <p>Plan, Design, Manage CONSULTING SERVICES PROJECT MANAGEMENT FEASIBILITY PERMITTING SERVICES CONSTRUCTION MANAGEMENT</p>	
<p>HYRUM MARKET 1860 NOTES AND DETAILS SHEET 1</p>	
UTAH	DATE: 01/24/2025
DESIGNED: ADP	CHECKED: LCB
DRAWN: ADP	SCALE: HORIZ.
VERT.	
<p>JOB NUMBER 24.00160</p> <p>SHEET 2 OF 9</p>	

HYRUM MARKET 1860

PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

ASPHALT CONCRETE T-PATCH

- ADDITIONAL PAVEMENT REMOVAL:** Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw-cut.
- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- FLOWABLE FILL:** Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.
- TACK COAT:** APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.
- ASPHALT PAVEMENT:** Use asphalt concrete specified in APWA Section 33 05 25.
 - Install in lifts no greater than 3 inches after compaction.
 - Compact to 94 percent of ASTM D 2041 (Rice Method) plus or minus 2 percent.
- REINFORCEMENT:** ASTM A 615, Grade 60, No. 5 galvanized or epoxy coated deformed steel 12 inches on center.
 - Required if existing concrete thickness is 6 inches or greater.
 - Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.
- CONCRETE SUBSTRATE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.
- JOINT REPAIR:** If a crack occurs at the "T" patch connection to existing pavement or at any street fixture, seal the crack per APWA Section 32 01 17.
- PATCH REPAIR:** Repair the asphalt pavement patch if any of the following conditions within the patch occur.
 - Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a cationic or anionic emulsion that complies with APWA Section 32 12 03 and provide sand blotter.
 - Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
 - Asphalt raveling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

ASPHALT CONCRETE T-PATCH

- ADDITIONAL PAVEMENT REMOVAL:** Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw-cut.
- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- FLOWABLE FILL:** Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.
- TACK COAT:** APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.
- ASPHALT PAVEMENT:** Use asphalt concrete specified in APWA Section 33 05 25.
 - Install in lifts no greater than 3 inches after compaction.
 - Compact to 94 percent of ASTM D 2041 (Rice Method) plus or minus 2 percent.
- REINFORCEMENT:** ASTM A 615, Grade 60, No. 5 galvanized or epoxy coated deformed steel 24 inches on center.
 - Required if existing concrete thickness is 6 inches or greater.
 - Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.
- CONCRETE SUBSTRATE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.
- JOINT REPAIR:** If a crack occurs at the "T" patch connection to existing pavement or at any street fixture, seal the crack per APWA Section 32 01 17.
- PATCH REPAIR:** Repair the asphalt pavement patch if any of the following conditions occur within the patch.
 - Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a cationic or anionic emulsion that complies with APWA Section 32 12 03 and provide sand blotter.
 - Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
 - Asphalt raveling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

SECTION 02056

EMBANKMENT, BORROW, AND BACKFILL

PART 1 GENERAL

1.1 SECTION INCLUDES

- Embankment, backfill, and bridge approach embankments.

1.2 RELATED SECTIONS

- Section 02721: Untreated Base Course (UTBC)
- Section 03575: Flowable Fill

1.3 REFERENCES

- AASHTO M 145: Classification of Soils and Soil-Aggregate Mixtures for Highway Construction Purposes
- AASHTO T 11: Materials Finer than 75 µm (No. 200) Sieve in Mineral Aggregates by Washing
- AASHTO T 27: Sieve Analysis of Fine and Coarse Aggregates
- AASHTO T 99: Moisture-Density Relations of Soils Using a 2.5 kg (5.5-lb) Rammer and a 305 mm (12 inch) Drop
- AASHTO T 180: Moisture-Density Relations of Soils Using a 4.54 kg (10-lb) Rammer and a 457 mm (18 inch) Drop
- UDOT Materials Manual of Instruction
- UDOT Minimum Sampling and Testing Requirements

1.4 DEFINITIONS

- Borrow material – imported material for use in a constructed fill or backfill.
- Embankment material – suitable material from project roadway excavation or other excavation for use in a constructed fill or backfill.

Embankment, Borrow, and Backfill
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- Well-graded material – Material having an even distribution of different particle sizes. This even distribution of particles of different sizes results in a dense mass upon compaction.

1.5 SUBMITTALS

- Provide the following for information before delivering material to the project:
 - Supplier and source of materials.
 - Gradation analysis. Refer to AASHTO T 27 and T 11.
 - Soil classification when applicable. Refer to AASHTO M 145.
 - Maximum Dry Density and Optimum Moisture Determination
 - Use AASHTO T 180 Method D for A-1 soils and AASHTO T 99 Method D for all other soils.
- Requests, for review, to use Untreated Base Course (UTBC) instead of granular borrow.
- Engineering proposals for review for alternate materials or trench configurations for drainage pipe bedding and pipe backfill as outlined in this Section, 2.2 G. Include all of the following:
 - Stamped drawings and specifications signed and sealed by a Professional Engineer licensed in the state of Utah.
 - Evaluation of site specific conditions and surrounding soils, including potential for migration of fines.
 - A structural evaluation of the pipe support system for the proposed pipe that includes the pipe structural capacity and the depth of fill.
 - Complete bedding or backfill source information including gradation, soil classification, and laboratory testing reports.
- Proposals, for review, to place an initial layer of granular material as a working platform.

1.6 ACCEPTANCE

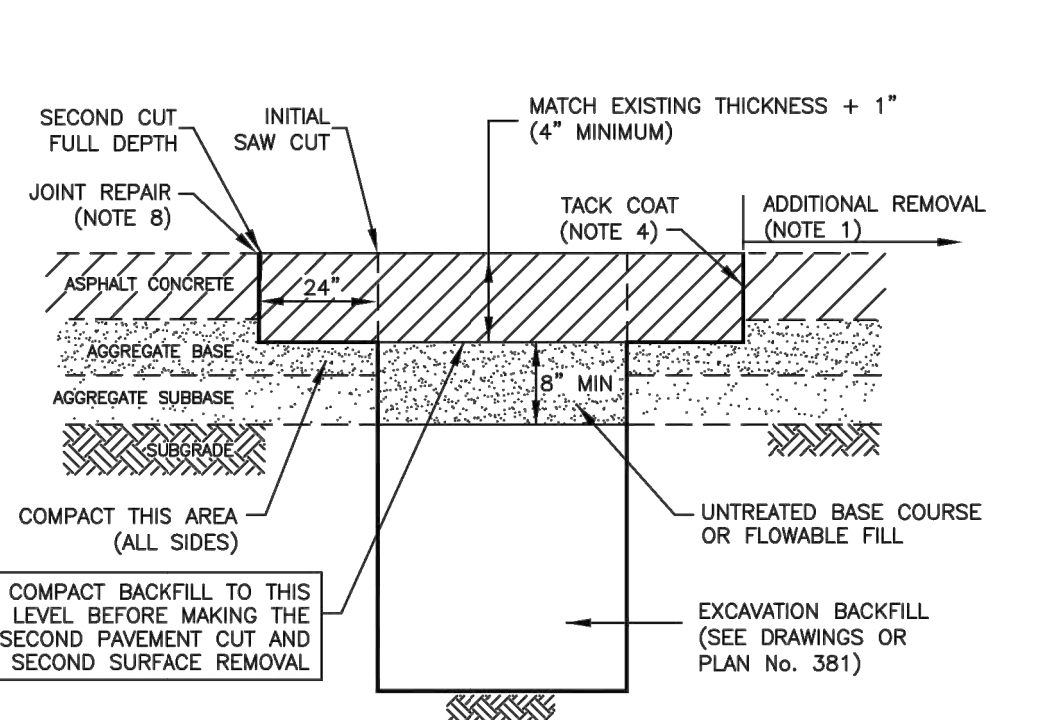
- Acceptance sampling and testing is according to UDOT Minimum Sampling and Testing Requirements.
- The Engineer reserves the right to select and test material from any location at the construction site.
 - The Engineer will establish the limits of nonconforming material sampled non-randomly.
- Remove nonconforming material and replace with acceptable material.

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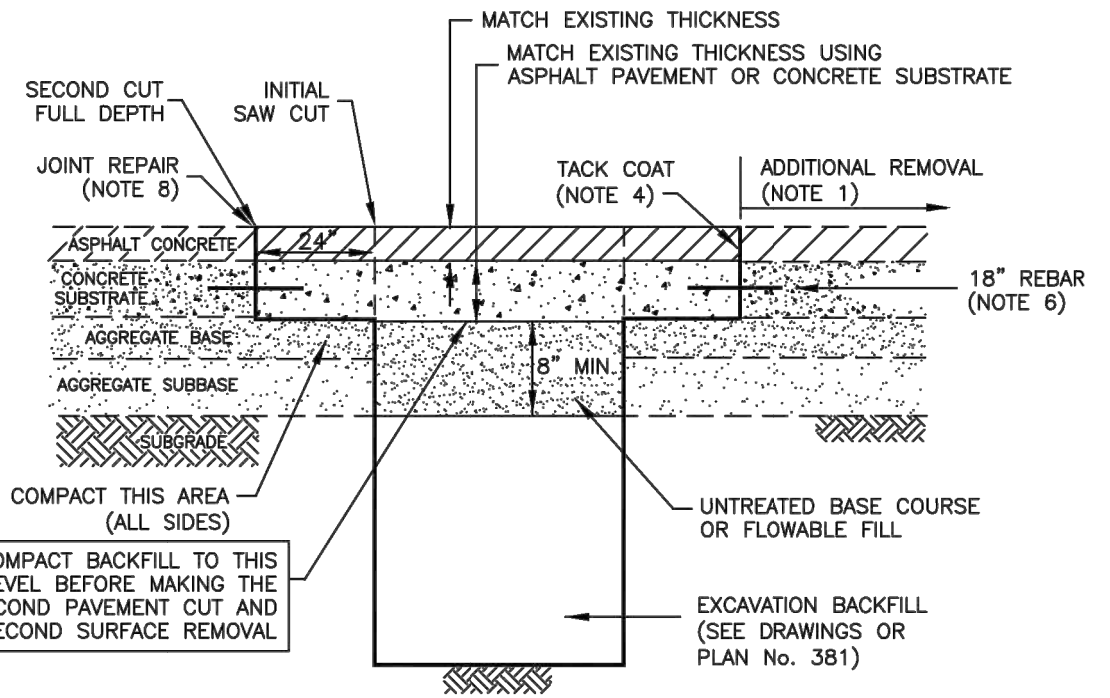
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SHALLOW EXCAVATION

(LESS THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



EXAMPLE 1
(ASPHALT RESTORATION)



EXAMPLE 2
(COMPOSITE RESTORATION)

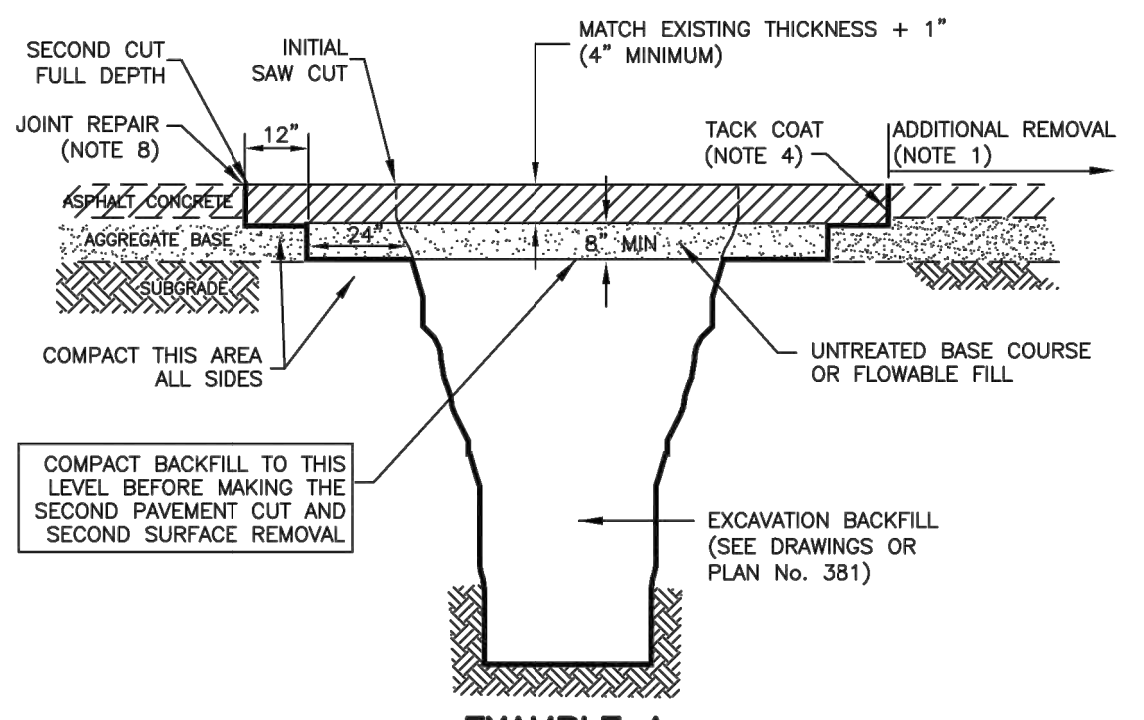
Asphalt concrete "T" patch

Plan No. 255

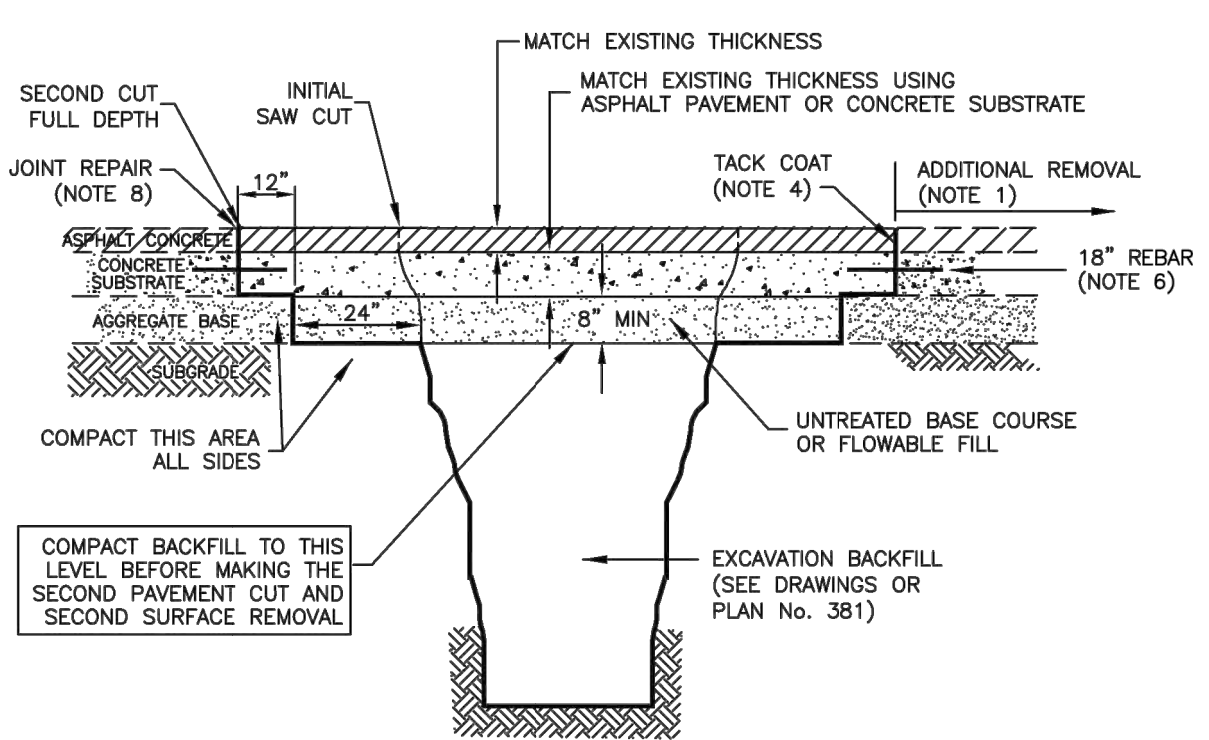
Drawing 1 of 2

DEEP EXCAVATION

(MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



EXAMPLE A
(ASPHALT RESTORATION)



EXAMPLE B
(COMPOSITE RESTORATION)

Asphalt concrete "T" patch

Plan No. 255

Drawing 2 of 2

PART 2 PRODUCTS

2.1 GENERAL

- Provide materials free of contamination from chemical or petroleum products for embankment, borrow, and backfill placements.
 - Materials may include recycled Portland Cement Concrete.
 - Do not include asphalt pavement materials.

2.2 MATERIALS

- Borrow
 - Classifications A-1-a through A-4. Refer to AASHTO M 145.
- Granular Borrow
 - Classification A-1-a. Refer to AASHTO M 145.
 - Non-plastic.
 - Meet the gradation requirements of Table 1

Sieve Size	Percent Passing
4 inch	100
3 inch	90 - 100
1 inch	60 - 100
1/2 inch	30 - 80
No. 4	25 - 65
No. 10	0 - 50
No. 40	0 - 30
No. 200	0 - 15

- UTBC meeting the requirements of Section 02721, may be used, at no additional cost to the Department, upon authorization of the Engineer.

C. Granular Backfill Borrow

- Classification A-1-a. Refer to AASHTO M 145.
- Well-graded, 2 inch maximum.

D. Free-Draining Granular Backfill

- Meet the gradation requirements of Table 2:

Sieve Size	Percent Passing
1 1/2 inch	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5

- Embankment for Bridge
 - Classification A-1. Refer to AASHTO M 145.
 - 3 inch maximum.

F. Embankment Material

- Roadway excavation and other excavation material.
 - Do not include unsuitable materials such as organic, frozen, or contaminated soils.
 - Do not use rock or broken concrete materials with any dimension over 1 ft.
- Borrow may be substituted for embankment material.

G. Drainage Pipe Bedding and Drainage Pipe Backfill

- Classification A-1. Refer to AASHTO M145.
 - Well-graded material.
 - Maximum aggregate size is 1 1/2 inches for plastic pipe, 2 inches for all other pipes.
- Flowable fill. Refer to Section 03575.
 - Use only for drainage pipe backfill.
- Other materials or trench configurations for drainage pipe bedding and backfill may be used when authorized.
 - Native materials or uniformly graded materials enclosed in an appropriate drainage geotextile may be proposed.

PART 3 EXECUTION

3.1 GENERAL

- Complete clearing, grubbing, stripping, and stockpiling topsoil, and any necessary excavation before placing material.
- Requirements when placing material during freezing or snowy conditions:
 - Do not place embankment, borrow, or backfill material on frozen or snow-covered areas.

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NO.	DESCRIPTION	INIT	DATE

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Plan, Design, Manage
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

HYRUM MARKET 1860
NOTES AND DETAILS SHEET 2

UTAH
DATE: 01/24/2025
VERT: 01/24/2025

CHECKED: LCB
SCALE: HORIZ:
DRAWN: ADP
DESIGNED: ADP

JOB NUMBER
24.00160

SHEET
3 OF 9

01/24/2025

HYRUM MARKET 1860

PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

- a. Remove snow and frozen material and furnish specified materials that can be compacted to the specified density.
 - 1) Measure removed material and provide quantities to the Engineer.
 - 2) The Department does not pay for removed material or material replacement when it would otherwise meet specification requirements if unfrozen.
- 2. Do not deliver or use frozen material.
- C. Use appropriate compaction equipment adjacent to pipes, abutments, back walls, approach slabs, wing walls, retaining walls, and other structures.
 1. Expand the width of the trench to accommodate necessary compaction equipment.
 2. Compact by hand areas where compaction equipment cannot compact the soil.
- D. Compaction Requirements
 1. Borrow, Drainage Pipe Bedding, Embankment Material, Embankment for Bridge, Granular Backfill Borrow and Granular Borrow
 - a. Compact each lift to a minimum average of 96 percent of maximum laboratory density with no single determination lower than 92 percent.
 - 1) Use AASHTO T 180 Method D for A-1 soils and AASHTO T 99 Method D for all other soils to establish maximum laboratory density.
 - 2) Maintain appropriate moisture for compaction during processing.
 - b. Drainage Pipe Backfill
 - a. Compact each lift to a minimum average of 92 percent maximum laboratory density with no single determination less than 90 percent.
 - 1) Use AASHTO T 180 Method D for A-1 soils.
 - 2) Maintain appropriate moisture for compaction during processing.
 - b. Meet the pavement section material density requirement for pipes that encroach into the pavement section or use flowable fill.
 3. Material with more than 30 percent retained on the ¾ inch sieve
 - a. Compact each lift to 100 percent of the developed field density.
 - 1) The Department develops a field density compaction curve according to UDOT Materials Manual of Instruction Section 989.
- 4. Free-Draining Granular Backfill
 - a. Compact each lift to 100 percent of the developed field density.
 - 1) The Department develops a field density compaction curve according to UDOT Materials Manual of Instruction Section 989.
- E. Place an initial layer of granular material to act as a working platform over soft, wet ground when authorized by the Engineer.
 1. Density requirements do not apply to the working platform except as specified in this Section, Paragraph 3.2 B.
 2. Meet density requirements for embankment, borrow, or backfill placed above the working platform.
 3. Do not place initial layer of embankment, borrow, or backfill until the Engineer inspects and verifies the working platform or foundation.
- 3.2 EMBANKMENT MATERIAL AND BORROW PLACEMENT
 - A. Place embankment material or borrow or both in the embankment section with the highest quality material in the top portion of the embankment section.
 - B. Scarify and compact the top eight inches of the working platform or foundation to at least 90 percent of maximum laboratory density when the embankment height is 6 ft or less.
 - C. Break and scarify all underlying concrete pavement surfaces so that pieces do not exceed 1 ft² before placing material over an existing concrete pavement surface that is outside the limits of removal or excavation shown.
 1. Remove other pavement surfaces that are not portland cement concrete.
 - D. Maintain Drainage
 1. Grade and maintain the roadway to provide adequate drainage.
 2. Maintain drainage pipes and drainage ditches or provide temporary facilities when interrupting items such as irrigation systems, sewers, and under-drains.
- E. Spread material uniformly in layers not exceeding 1 ft (uncompacted depth) and compact to the density requirements.
 1. Reduce the lift thickness or modify operations if tests show unsatisfactory density.
 2. Distribute larger particles so space exists for placing and compacting remaining material.
 3. Do not place rocks or broken concrete larger than 4 inches within 1 ft of the subgrade surface.
- F. Finish subgrade surface within ±0.2 ft of line and grade.
- G. Do not use compacting equipment that causes shear failure in the constructed fill or backfill.
- 3.3 GRANULAR BORROW, GRANULAR BACKFILL BORROW, AND BACKFILL PLACEMENT
 - A. Compact material in maximum 6 inch layers (uncompacted depth) to the density requirement.
 - B. Finish surface within ± 0.1 ft of line and grade.
 - C. Backfill catch basins, cleanout boxes, manholes, drainage boxes, and diversion boxes with Granular Backfill Borrow unless otherwise specified or shown.
- 3.4 DRAINAGE PIPE FOUNDATION, BEDDING, AND BACKFILL PLACEMENT
 - A. Place in 6 inch layers (uncompacted depth) and compact to the density requirement.
 - B. Place uniform layers of drainage pipe backfill on both sides of the pipe and compact to the density requirement before placing successive lifts.
 - C. Fully compact the haunch areas.
- 3.5 EMBANKMENT FOR BRIDGE PLACEMENT
 - A. Construct bridge approach embankments from the existing ground up with the specified material to the limits defined in this Section and according to GW Series Standard Drawings.
 1. Approach Embankments
 - a. Place embankment for bridge beneath the bridge except riprap or other described materials used for MSE walls.
- b. Place embankment for bridge to extend at least 150 ft from the centerline of the bridge abutment as measured along the approach roadway alignment and on the inside of abutments.
- c. Use the described material throughout the length of the walls where retaining walls are located beyond this delineation.
- 2. Intersecting Roadway Embankments
 - a. Place embankment for bridge along the intersecting roadway alignment(s) at least 150 ft from the abutment centerline station as measured along the approach and intersecting alignments.
- B. Spread embankment for bridge uniformly in layers not exceeding 1 ft (uncompacted depth) and compact to the specified density requirements before placing the next layer.
 1. Reduce the lift thickness if tests show unsatisfactory density.
- C. Finish surface within ±0.2 ft of line and grade.
- 3.6 FREE-DRAINING GRANULAR BACKFILL PLACEMENT
 - A. Compact material in 1 ft maximum layers.
 - B. Finish surface within ±0.2 ft of line and grade.

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SECTION 02705 CONCRETE AND ASPHALT CUTTING

- PART 1 GENERAL
- 1.1 SECTION INCLUDES
 - A. Saw or cut existing pavements, curb and gutter, sidewalk, and any appurtenances as required to provide a smooth surface to match.
 - B. Does not apply to new Portland cement concrete pavement (PCCP) joint sawing. Refer to Section 02752.
- 1.2 RELATED SECTIONS
 - A. Section 02748: Prime Coat/Tack Coat
 - B. Section 02752: Portland Cement Concrete Pavement
- 1.3 REFERENCES **Not Used**
- 1.4 DEFINITIONS **Not Used**
- 1.5 SUBMITTALS **Not Used**
- PART 2 PRODUCTS **Not Used**
- PART 3 EXECUTION
 - 3.1 PROCEDURE – CONCRETE SURFACES
 - A. Saw cut vertically in a straight line through the full depth of the surface.
 - B. Make cuts so the defective surface can be removed where the edge of the existing surface is cracked, broken, or deteriorated.
 1. Verify that the entire deficient areas are removed and will not propagate.
 - C. Do not allow traffic or construction equipment to cross the cut edge.

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3.2 PROCEDURE – ASPHALT SURFACES

- A. Use any method that provides a vertical cut in a straight line through the full depth of the surface.
 1. Saw cut if the method of cutting does not produce a smooth, non-broken vertical edge.
- B. Make cuts so the defective surface can be removed where the edge of the existing surface is cracked, broken, or deteriorated.
 1. Verify that the entire deficient areas are removed and will not propagate.
- C. Do not allow traffic or construction equipment to cross the cut edge.
- D. Apply a tack coat to the cut edge before placing asphalt pavement when appropriate. Refer to Section 02748.

END OF SECTION

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SECTION 02721 UNTREATED BASE COURSE (UTBC)

- PART 1 GENERAL
- 1.1 SECTION INCLUDES
 - A. Production, construction, and compaction of UTBC used for pavements, shoulders, and incidental construction.
- 1.2 RELATED SECTIONS
 - A. Section 01572: Dust Control and Watering
- 1.3 REFERENCES
 - A. AASHTO T 11: Materials Finer than 75-µm (No. 200) Sieve in Mineral Aggregates by Washing
 - B. AASHTO T 19: Bulk Density ("Unit Weight") and Voids in Aggregate
 - C. AASHTO T 27: Sieve Analysis of Fine and Coarse Aggregates
 - D. AASHTO T 89: Determining the Liquid Limit of Soils
 - E. AASHTO T 90: Determining the Plastic Limit and Plasticity Index of Soils
 - F. AASHTO T 96: Resistance to Degradation of Small-Sized Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
 - G. AASHTO T 180: Moisture-Density Relations of Soils Using a 4.54 kg (10 lb) Rammer and 457 mm (18 in) Drop
 - H. AASHTO T 193: The California Bearing Ratio
 - I. AASHTO T 255: Total Evaporable Moisture Content of Aggregate by Drying
 - J. AASHTO T 335: Determining the Percent of Fracture in Coarse Aggregate

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1.4 DEFINITIONS **Not Used**

1.5 SUBMITTALS

- A. Written report for approval for each aggregate class and source, a minimum of five working days before placement. Include the following:
 1. Aggregate suitability. Refer to this Section, Part 2.
 2. Name of supplier and location of source.
 3. Maximum Dry Density and Optimum Moisture Content and associated test result data. Refer to AASHTO T 180, Method D.
 4. Job mix gradation including single values for each sieve size, No. 4 and finer. The target values must be within the gradation limits of Table 2.
- B. Job-mix gradation changes
 1. Refer to this Section, Article 3.2.

- 1.6 ACCEPTANCE
 - A. Type I Placement – Pavement Section
 1. Use Class A aggregate, Table 1.
 2. The Engineer takes random samples from the grade and tests for moisture, gradation, and laboratory density and performs in-place density determinations.
 3. Meet gradation limits and applicable tolerances of Table 2 for each gradation test.
 - a. Evaluate each sublot separately and do not average with other sublots.
 4. Meet minimum density test average of 97 percent of maximum laboratory density with no test less than 94 percent.
 - B. Type II Placement – Incidental includes placement for Curb, Curb and Gutter, Driveways, Pedestrian Access Ramps, Sidewalk, Waterways, Flatwork, and other items of work in the contract to which UTBC is included and not measured or paid for separately.
 1. Use Class A aggregate, Table 1.
 2. The Engineer takes random samples from the grade and tests for moisture, gradation, and laboratory density and performs in-place density determinations.
 3. Meet gradation limits and applicable tolerances of Table 2 for each gradation test.
 - a. Each sublot will be evaluated separately and not averaged with other sublots.
 4. Meet minimum density test average of 95 percent of maximum laboratory density with no test less than 92 percent.

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NO.	DESCRIPTION	UNIT	DATE

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HYRUM MARKET 1860
NOTES AND DETAILS SHEET 3

UTAH
DATE: 01/24/2025
VERT: 01/24/2025
SCALE: LCB
CHECKED: LCB
DRAWN: ADP
DESIGNED: ADP

01/24/2025

JOB NUMBER
24.00160
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PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

- C. Type III Placement – Shoulder
 1. Use Class A or B aggregate, Table 1.
 2. Adjust moisture content before compaction.
- D. Material not meeting the gradation requirements may be allowed to remain in-place at the discretion of the Engineer provided density requirements are met.
 1. Additional lots may not be placed until the deficiencies are addressed and corrected.
- E. Correct material that does not meet the specified criteria by scarifying, placing additional material, re-mixing, reshaping, and re-compacting when determined by the Engineer.
- F. Do not place additional material on any unaccepted layer.

PART 2 PRODUCTS

2.1 AGGREGATES

- A. Well-graded, clean, hard, tough, durable, and sound mineral aggregates consisting of crushed stone, crushed gravel, or crushed slag, free of organic matter and contamination from chemical or petroleum products, according to Table 1.

	Aggregate Class		
	A	B	
Dry Rodded Unit Weight	Not less than 75 lb/ft ³		AASHTO T 19
Liquid Limit/Plastic Index	Non-plastic; PI ≤ 6		AASHTO T 89 AASHTO T 90
Aggregate Wear	Not to exceed 50 percent		AASHTO T 96
Gradation	Table 2		AASHTO T 11 AASHTO T 27
CBR with a 10 lb surcharge measured at 0.20 inch penetration	70% Minimum	N/A	AASHTO T 193
Two Fractured Faces	50% Min	N/A	AASHTO T 335

Sieve Size	Job Mix Gradation Target Band	Job Mix Gradation Tolerance
1½ inch	100	
1 inch	90 - 100	±9.0
¾ inch	70 - 85	±9.0
½ inch	65 - 80	±9.0
¾ inch	55 - 75	±9.0
No. 4	40 - 65	±7.0
No. 16	25 - 40	±5.0
No. 200	7 - 11	±3.0

Percent passing based on total aggregate (dry weight) and fine and coarse aggregate with approximately the same bulk specific gravities.

PART 3 EXECUTION

3.1 PREPARATION

- A. Remove vegetation before Type III placement. Refer to Section 02231.
 1. Protect existing delineators in place.

3.2 INSTALLATION

- A. Provide moisture content of ± 2 percent of optimum at the time of placement. Refer to AASHTO T 180, Method D and AASHTO T 255.
- B. Procedures for Changing the Job-Mix Gradation
 1. Submit changes in writing 24 hours before placement for approval by the Engineer.
- C. Place in layers of uniform thickness and compact each layer to a thickness not to exceed a 6 inch depth.
 1. Do not place on any frozen surface. Refer to Section 01572.

- D. Finish to a uniform line and grade with surface deviations no more than ¾ inch in 10 ft in any direction.
 1. Correct any profile deviations greater than ¾ inch.
 - a. Rework minimum of 4 inch lift to achieve homogeneous density.
 - b. Determine limits of correction based on extent of deviation.
 - c. Continue finishing until existing deviation is less than ¾ inch.
- E. Maintain optimum moisture content ± 2 percent during compaction.
 1. Use appropriate compaction equipment adjacent to abutments, backwalls, approach slabs, wing walls, retaining walls, and other structures.
 2. Use a minimum of two passes with a roller for Type III placement or as directed by the Engineer.

END OF SECTION

SECTION 02741 ASPHALT MIX

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Flexible pavement consisting of one or more layers of an asphalt mixture comprised of aggregate, asphalt binder, hydrated lime, and other additives.
- B. An option to incorporate Reclaimed Asphalt Pavement (RAP) materials into Asphalt Mix.

1.2 RELATED SECTIONS

- A. Section 01456: Materials Dispute Resolution
- B. Section 02701: Pavement Smoothness
- C. Section 02742S: Project Specific Surfacing Requirements
- D. Section 02745: Asphalt Material
- E. Section 02746: Hydrated Lime
- F. Section 02748: Prime Coat/Tack Coat

1.3 REFERENCES

- A. AASHTO M 323: Superpave Volumetric Mix Design
- B. AASHTO R 35: Superpave Volumetric Design for Asphalt Mixtures
- C. AASHTO T 11: Materials Finer Than 75 µm (No. 200) Sieve in Mineral Aggregates by Washing
- D. AASHTO T 19: Bulk Density ("Unit Weight") and Voids in Aggregate
- E. AASHTO T 27: Sieve Analysis of Fine and Coarse Aggregates
- F. AASHTO T 89: Determining the Liquid Limit of Soils

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- G. AASHTO T 90: Determining the Plastic Limit and Plasticity Index of Soils
- H. AASHTO T 96: Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
- I. AASHTO T 104: Soundness of Aggregate by Use of Sodium Sulfate or Magnesium Sulfate
- J. AASHTO T 112: Clay Lumps and Friable Particles in Aggregate
- K. AASHTO T 176: Plastic Fines in Graded Aggregates and Soils by Use of the Sand Equivalent Test
- L. AASHTO T 195: Determining Degree of Particle Coating of Asphalt Mixtures
- M. AASHTO T 209: Theoretical Maximum Specific Gravity and Density of Asphalt Mixtures
- N. AASHTO T 255: Total Evaporable Moisture Content of Aggregate by Drying
- O. AASHTO T 304: Uncompacted Void Content of Fine Aggregate
- P. AASHTO T 335: Determining the Percentage of Fracture in Coarse Aggregate
- Q. UDOT Materials Manual of Instruction
- R. UDOT Minimum Sampling and Testing Requirements
- S. UDOT Quality Management Plans

1.4 DEFINITIONS

- A. Longitudinal Joint – Any new asphalt lift abutting an existing paving lift. This includes joints created by echelon paving and new asphalt placed against a milled asphalt edge.
- B. Lot – The amount of Asphalt Mix placed in a single Production Day.
- C. Minor Target Change – A change from the verified mix design gradation target on a maximum of two sieves with the following limitations.
 1. The maximum change from the verified target gradation on the No. 8 or any coarser sieve is limited to 3 percent passing per sieve.

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1.5 SUBMITTALS

- A. Mix design for verification and approval before paving according to UDOT Materials Manual of Instruction Section 960.
- B. Changes in job mix design
 1. Submit a written request for any proposed change in the job-mix design.
 - a. Allow at least 12 hours for approval before incorporating a minor target change into production.
 - b. Allow at least six working days for verification and approval of any other change.
 2. Include documentation supporting correlation between suggested target changes and mix design volumetric requirements.
 - a. Acceptable documentation may include Department or Contractor testing data.
 3. Submit samples according to the UDOT Materials Manual of Instruction 960 for a volumetric mix design verification for anything other than approved minor target changes.

1.6 ACCEPTANCE

- A. Acceptance sampling and testing of material is according to UDOT Minimum Sampling and Testing Requirements.
- B. Gradation and asphalt binder content
 1. The Engineer evaluates a lot on the test results of four or more samples, except when only three samples can be taken.
 2. Evaluate the lot using the number of tests "n" in Table 3.
 3. The Engineer informs the Contractor of the time and place of sampling not more than 15 minutes before sampling.
 4. Increase sample sizes to accommodate validation or third-party testing as required.
- C. Density and Thickness
 1. Obtain cores from the mat and longitudinal joint within two calendar days after the pavement is placed and according to UDOT Materials Manual of Instruction, Section 984.
 - a. The Engineer marks coring location for in-place mat density and longitudinal joint density cores.
 - b. Fill core holes with Asphalt Mix, SMA or high-asphalt-content cold mix and compact in thin lifts within 24 hours and before returning to traffic.
 - c. The Department witnesses the coring operation, takes possession of the cores immediately, and begins testing the cores within 24 hours for density acceptance.

- 2. Density Requirements
 - a. The target for in-place density for the mat is 93.5 percent of Theoretical Maximum Specific Gravity except for thin overlay pavements.
 - b. The target for in-place density for the longitudinal joint is 91.5 percent of the Theoretical Maximum Specific Gravity (G_{mm}).
 - c. The target for in-place density is 92.5 percent of theoretical maximum specific gravity for thin overlay pavements.
 - 1) Do not take longitudinal joint cores for thin overlay pavements.
- 3. Thickness is evaluated with mat density cores. The thickness requirement may be waived when matching up to existing pavement, curb and gutter for Pavement in or next to intersections.
 - a. The Department accepts a lot for thickness when:
 - 1) The average thickness is not more than ½ inch greater or ¼ inch less than the total design thickness specified.
 - 2) No individual sublot shows a deficient thickness of more than ¾ inch.
 - b. Excess Thickness – The Engineer may allow excess thickness to remain in place or may order its removal.
 - 1) The Department pays for 50 percent of the mix for material in excess of the ½ inch tolerance when excess thickness is allowed to remain in place.
 - c. Deficient Thickness – Place additional material where lots or sublots are deficient in thickness.
 - 1) The Department pays for material necessary to reach specified thickness.
 - 2) The Department pays for 50 percent of the mix for additional material over specified thickness necessary to achieve minimum lift thickness.
 - 3) Minimum compacted lift is 3 times the nominal maximum aggregate size.
 - d. Thickness tolerances established above do not apply to leveling courses.
 - 1) Check final surfaces in staged construction. Check thickness regularly with a depth probe during placement and take corrective action as necessary.

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HYRUM MARKET 1860
NOTES AND DETAILS SHEET 4

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PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

4. Longitudinal Joint
- The edge of a new asphalt mat may be removed for the purpose of meeting longitudinal joint density requirements.
 - The material wasted is still included in the payment.
 - Up to 3 inches for a confined edge is allowed.
 - Up to 6 inches for an unconfined edge is allowed.
- D. The Department applies one Incentive/Disincentive for the lowest dollar value for Gradation/Asphalt Content, one Incentive/Disincentive for In-Place Mat Density, and one Incentive/Disincentive for Longitudinal Joint Density. The Engineer computes Incentives/Disincentives as follows for each lot
- Compute incentive/disincentive for Gradation/Asphalt Binder and In-Place Mat Density and Longitudinal Joint Density according to Table 1.
 - Base the incentive/disincentive on Percent within Limit (PT) computation using Tables 2, 3, and 4.
 - Use lowest single PT value combined for gradation (each of the sieves) and asphalt binder content for calculating the gradation/asphalt binder content incentive/disincentive.
 - Use Tables 2, 3, and 4 to determine PT for in-place Mat Density and Longitudinal Joint Density.
 - Meet PT of 88 or greater for in-place mat density or the Department does not pay incentives on joint density or gradation/asphalt binder content except for lane-leveling material.
 - The Department pays or assesses the longitudinal joint density incentive/disincentive per ton of Asphalt Mix placed adjacent to, and on the hot side of the longitudinal joint for each lift:
 - The incentive/disincentive will be calculated from the core densities taken from all abutting joints if the Asphalt Mix mat has a longitudinal joint on more than one side.
- E. The Department applies incentive/disincentive for smoothness according to Section 02701.
- Refer to Section 02701 for smoothness requirements.
- F. The Department rejects lots:
- If the PT for any individual gradation measurement is less than 52 percent as shown in Table 1.
 - If the PT for asphalt binder content or mat density measurement is less than 60 percent as shown in Table 1.

3. The Engineer may accept a reject or non-conforming lot. Refer to Section 01456.
- A price reduction of 35 percent of the pay item or \$20 per ton, whichever is greater, will be assessed.
 - The lot will not be eligible for any incentive.
- G. The Engineer may elect to accept material on visual inspection according to the Minimum Sampling and Testing Requirements.
- Incentives/Disincentives are not applied to material accepted visually.
 - The Engineer reserves the option of conducting any acceptance tests necessary to determine that the material and workmanship meets the project requirements.
- H. Meet production control requirements of Table 9.
- Material placed within the Cease Production Limit in Table 9 is not eligible for incentives.

1.7 DISPUTE RESOLUTION

- A. Refer to Section 01456 when disputing the validity of the Department's acceptance tests.

Table 1
Incentive/Disincentive for Asphalt Binder Content, and Mat Density

PT Based on Min. Four Samples	Incentive/Disincentive (Dollars/Ton)
>99	2.00
96-99	1.50
92-95	1.00
88-91	0.00
84-87	-0.26
80-83	-0.60
76-79	-0.93
72-75	-1.27
68-71	-1.60
64-67	-1.93
60-63	-2.27
<60	Reject

Incentive/Disincentive for Gradation

PT Based on Min. Four Samples	Incentive/Disincentive (Dollars/Ton)
>99	2.00
96-99	1.50
92-95	1.00
88-91	0.00
84-87	-0.26
80-83	-0.60
76-79	-0.93
72-75	-1.27
68-71	-1.60
64-67	-1.93
60-63	-2.27
56-59	-5.00
52-55	-10.00
<52	Reject

Incentive/Disincentive for Longitudinal Joint Density

PT Based on Min Four Samples	Incentive/Disincentive (Dollars/Ton)
>99	2.00
96-99	1.50
92-95	1.00
88-91	0.00
84-87	-0.26
80-83	-0.60
76-79	-0.93
72-75	-1.27
68-71	-1.60
64-67	-1.93
60-63	-2.27
56-59	-2.60
52-55	-5.00
<52	Apply \$5 penalty and Overband Longitudinal Joint if Final Surface Lift

Table 2
Upper and Lower Limit Determination

Parameter	UL and LL
¾ inch sieve for ½ inch Asphalt Mix	Target Value ± 6.0%
No. 4 sieve for ¾ inch Asphalt Mix	Target Value ± 6.0%
No. 8 sieve	Target Value ± 5.0%
No.50 sieve	Target Value ± 3.0%
No. 200 sieve	Target Value ± 2.0%
Asphalt Binder Content	Target Value ± 0.35%
Mat Density	Lower Limit Target Value - 2.0% Upper Limit Target Value + 4.0%
Longitudinal Joint Density	Lower Limit Target Value - 2.0% Upper Limit Target Value + 6.0%

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Table 3
Use the appropriate "number of tests" column and round down to the nearest value.

PU or PL	n=3	n=4	n=5	n=6	n=7	n=8	n=10	n=12	n=15	n=20
100	1.16	1.50	1.75	1.91	2.06	2.15	2.29	2.35	2.47	2.56
99	1.16	1.47	1.68	1.79	1.89	1.95	2.04	2.09	2.14	2.19
98	1.15	1.44	1.61	1.70	1.77	1.80	1.86	1.89	1.93	1.97
97	1.15	1.41	1.55	1.62	1.67	1.69	1.74	1.77	1.80	1.82
96	1.15	1.38	1.49	1.55	1.59	1.61	1.64	1.66	1.69	1.70
95	1.14	1.35	1.45	1.49	1.52	1.54	1.56	1.57	1.59	1.61
94	1.13	1.32	1.40	1.44	1.46	1.47	1.49	1.50	1.51	1.53
93	1.12	1.29	1.36	1.38	1.40	1.41	1.43	1.43	1.44	1.46
92	1.11	1.26	1.31	1.33	1.35	1.36	1.37	1.37	1.38	1.39
91	1.10	1.23	1.27	1.29	1.30	1.31	1.32	1.32	1.32	1.33
90	1.09	1.20	1.23	1.24	1.25	1.25	1.26	1.26	1.27	1.27
89	1.08	1.17	1.20	1.21	1.21	1.21	1.21	1.21	1.22	1.22
88	1.07	1.14	1.16	1.17	1.17	1.17	1.17	1.17	1.17	1.17
87	1.06	1.11	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12
86	1.05	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
85	1.03	1.05	1.05	1.05	1.05	1.04	1.04	1.04	1.04	1.04
84	1.02	1.02	1.02	1.01	1.01	1.01	1.00	1.00	1.00	1.00
83	1.00	0.99	0.98	0.97	0.97	0.96	0.96	0.96	0.96	0.96
82	0.98	0.96	0.95	0.94	0.94	0.93	0.93	0.92	0.92	0.92
81	0.96	0.93	0.92	0.91	0.90	0.89	0.89	0.89	0.89	0.88
80	0.94	0.90	0.88	0.87	0.86	0.86	0.85	0.85	0.85	0.85
79	0.92	0.87	0.85	0.84	0.83	0.83	0.82	0.82	0.82	0.81
78	0.89	0.84	0.82	0.81	0.80	0.79	0.79	0.78	0.78	0.78
77	0.87	0.81	0.79	0.78	0.77	0.76	0.76	0.75	0.75	0.75
76	0.84	0.78	0.76	0.75	0.74	0.73	0.72	0.72	0.72	0.72
75	0.82	0.75	0.73	0.72	0.71	0.70	0.69	0.69	0.69	0.68
74	0.79	0.72	0.70	0.68	0.67	0.67	0.66	0.66	0.66	0.65
73	0.77	0.69	0.67	0.65	0.64	0.64	0.62	0.62	0.62	0.62
72	0.74	0.66	0.64	0.62	0.61	0.61	0.60	0.59	0.59	0.59
71	0.71	0.63	0.60	0.59	0.58	0.58	0.57	0.56	0.56	0.56
70	0.69	0.60	0.58	0.56	0.55	0.55	0.54	0.54	0.54	0.53
69	0.65	0.57	0.55	0.54	0.53	0.52	0.51	0.51	0.51	0.50
68	0.62	0.54	0.52	0.51	0.50	0.50	0.48	0.48	0.48	0.48
67	0.59	0.51	0.49	0.48	0.47	0.47	0.46	0.45	0.45	0.45
66	0.56	0.48	0.46	0.45	0.44	0.44	0.43	0.42	0.42	0.42
65	0.53	0.45	0.43	0.42	0.41	0.41	0.40	0.40	0.40	0.39
64	0.49	0.42	0.40	0.39	0.38	0.38	0.37	0.37	0.37	0.37
63	0.46	0.39	0.37	0.36	0.35	0.35	0.34	0.34	0.34	0.34
62	0.43	0.36	0.34	0.33	0.33	0.33	0.32	0.31	0.31	0.31
61	0.39	0.33	0.31	0.30	0.30	0.30	0.29	0.29	0.29	0.28
60	0.36	0.30	0.28	0.27	0.26	0.26	0.25	0.25	0.25	0.25
59	0.32	0.27	0.25	0.25	0.24	0.24	0.23	0.23	0.23	0.23

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Table 3 Continued

PU/PL	n=3	n=4	n=5	n=6	n=7	n=8	n=10	n=12	n=15	n=20
58	0.29	0.24	0.23	0.22	0.21	0.21	0.21	0.21	0.21	0.20
57	0.25	0.21	0.20	0.19	0.19	0.19	0.18	0.18	0.18	0.18
56	0.22	0.18	0.17	0.16	0.16	0.16	0.16	0.16	0.15	0.15
55	0.18	0.15	0.14	0.14	0.13	0.13	0.13	0.13	0.13	0.13
54	0.14	0.12	0.11	0.11	0.11	0.11	0.10	0.10	0.10	0.10
53	0.11	0.09	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
52	0.07	0.06	0.06	0.05	0.05	0.05	0.05	0.05	0.05	0.05
51	0.04	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 4
Definitions, Abbreviations, and Formulas for Acceptance

Term	Explanation
Target Value (TV)	The target values for gradation and asphalt binder content are given in the Contractor's volumetric mix design. See this Section, Article 1.6 for density target values.
Average (AVE)	The sum of the lot's test results for a measured characteristic divided by the number of test results—the arithmetic mean.
Standard Deviations (s)	The square root of the value formed by summing the squared difference between the individual test results of a measured characteristic and AVE, divided by the number of test results minus one.
Upper Limit (UL)	The value above the TV of each measured characteristic that defines the upper limit of acceptable production. (Table 2)
Lower Limit (LL)	The value below the TV of each measured characteristic that defines the lower limit of acceptable production. (Table 2)
Upper Quality Index (QU)	QU = (UL - AVE)/s
Lower Quality Index (QL)	QL = (AVE - LL)/s
Percentage of Lot Within UL (PU)	Determined by entering Table 3 with QU.
Percentage of Lot Within LL (PL)	Determined by entering Table 3 with QL.
Total Percentage of Lot Within UL and LL (PT)	PT = (PU + PL) – 100
Incentive/Disincentive	Determined by entering Table 1 with PT or PL.

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PART 2 PRODUCTS

- 2.1 ASPHALT BINDER
- Project Specific Surfacing Requirements – Refer to Section 02742S.
 - Asphalt Material – Refer to Section 02745 and Quality Management Plan 509: Asphalt Binder.
- 2.2 AGGREGATE
- Crusher produced virgin aggregate material consisting of crushed stone, gravel, or slag.
 - Refer to Table 5 to determine the suitability of the aggregate.
 - Coarse aggregates
 - Retained on No. 4 sieve, AASHTO T 27
 - Fine aggregates
 - Clean, hard grained, and angular
 - Passing the No. 4 sieve, AASHTO T 27
 - Meet the gradation requirements in Table 6. (AASHTO T 11, AASHTO T 27)

Table 5
Aggregate Properties – Asphalt Mix

Test Method	Test No.	75 Design Gyration and Greater	Less Than 75 Design Gyration
One Fractured Face	AASHTO T 335	95% minimum	90% minimum
Two Fractured Faces	AASHTO T 335	90% minimum	90% minimum
Fine Aggregate Angularity	AASHTO T 304	45 minimum	45 minimum
Flakiness Index	UDOT MOI 933 (Based on ¾ inch sieve and above)	17% maximum	17% maximum
L.A. Wear	AASHTO T 96	35% maximum	40% maximum
Sand Equivalent	AASHTO T 176, alternate method 2, pre-wet method (test the sample in the wet condition).	60 minimum	45 minimum
Plasticity Index	AASHTO T 89 and T 90	0	0
Unit Weight	AASHTO T 19	minimum 75 lb/ft³	minimum 75 lb/ft³
Soundness (sodium sulfate)	AASHTO T 104	16% maximum loss with five cycles	16% maximum loss with five cycles
Clay Lumps and Friable Particles	AASHTO T 112	2% maximum	2% maximum
Natural Fines	N/A	0%	10% maximum

Table 6
Aggregate Gradations (Percent Passing by Dry Weight of Aggregate)

Control Sieves	Sieve Size	
	¾ inch	¾ inch
¾ inch	100.0	100.0
½ inch	90.0 – 100.0	100.0
¾ inch	< 90	90.0 - 100.0
No. 4	< 90	< 90
No. 8	28.0 - 58.0	32.0 - 67.0
No. 200	2.0 – 10.0	2.0 – 10.0

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PROPOSED SITE LAYOUT

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2.3 ADDITIVES / STABILIZERS

- A. Hydrated Lime: Meet the requirements of Section 02746.
- B. Notify the engineer of all warm mix additives used on the project.

2.4 RECLAIMED ASPHALT PAVEMENT (RAP) (OPTIONAL)

- A. Do not adjust the asphalt binder grade if the lower end is already a PG XX-34.
- B. Do not adjust the asphalt binder grade when RAP content is not more than 15 percent by total weight of the asphalt mix and RAP asphalt binder content is not more than 15 percent of the total asphalt binder content by weight.
- C. Adjust asphalt binder grade according to AASHTO M 323 when RAP asphalt binder content is between 15 to 25 percent of the asphalt binder weight.
 - 1. Select one grade softer than the grade specified. Do not adjust the asphalt binder grade if the lower end is already a PG XX-34.
 - 2. Provide test reports indicating that the PG grade and quantity of the recovered asphalt binder is consistent throughout the stockpile.
 - 3. Limit RAP to 25 percent of the total weight of the asphalt mix and RAP binder to 25 percent of the total binder.
- D. RAP aggregate is required to meet Table 5 with exception of Sand Equivalent. Refer to AASHTO T 176.

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2.5 VOLUMETRIC MIX DESIGN

- A. Perform Superpave Volumetric Mix Design according to UDOT Materials Manual of Instruction Section 960 and the following:
 - 1. Incorporate hydrated lime into all designs. Refer to Section 02746.
 - 2. Comply with Table 7 and Table 8.
- B. Obtain Department approval for the mix design. Refer to the UDOT Materials Manual of Instruction Section 960.
 - 1. Submit for verification and approval.
 - 2. Do not begin paving until verification is complete.

Table 7
Volumetric Design Gyration

Compaction Parameters			Voids Filled with Asphalt (VFA) (%)
N _{min} % of G _{max} *	N _{design} % of G _{max} *	N _{max} % of G _{max} *	
6 1/2 91.5	50 / 96.5	75 1/2 98	70 - 80
7 1/2 90.5	75 / 96.5	115 1/2 98	70 - 80

* G_{max}: Theoretical maximum specific gravity of the mix. Refer to AASHTO T 209.

Table 8
Mix Design Requirements

Asphalt Mix design mixing and compaction temperatures	Provided by the approved mix design
Dust Proportion Range	0.6 - 1.40
Voids in Mineral Aggregate (VMA) at N _{design} AASHTO R 35.9.2 using G _{min} Oven Dry. Equation based on percent of total mix.	14.0% - 15.0% for 1/2 inch 15.0% - 16.0% for 3/4 inch
Air voids at N _{design}	3.5 %
Hamburg Wheel Tracker UDOT MOI 990	75 Design Gyration and Greater: < 10.0 mm at 20,000 Cycles Less than 75 Design Gyration: < 10.0 mm at 10,000 Cycles

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2.6 CONTRACTOR INITIATED CHANGES TO MIX DESIGN

- A. The Department may allow up to two minor target changes to the most current verified mix design per project, per mix design, without penalty to the Contractor.
 - 1. The Department charges \$1,000 for each additional minor target change.
- B. The Department performs up to two volumetric mix design verifications per project, per mix design, at no cost to the Contractor.
 - 1. The Department charges \$3,000 for each additional laboratory or field verification required including all laboratory or field volumetric mix design verifications required due to contractor initiated target changes.
- C. Submit requests in writing to the Engineer at least 12 hours before incorporating changes into production.
 - 1. Include documentation supporting correlation between suggested minor target change and mix design volumetric requirements.
 - 2. Acceptable documentation may include Department or Contractor testing data.
 - 3. The Region Materials Engineer approves the target change if the mix meets the requirements.
- D. Do not make changes to production mix until the request is approved.
- E. Submit a new laboratory volumetric mix design for any change made to mix design properties other than gradation.
 - 1. When adding or modifying an additive/stabilizer to the mix design, only the portions of the verification affected by the addition or modification of the additive/stabilizer need to be verified.
- F. The Engineer may require Hamburg Wheel-Track testing after a target change to evaluate the performance of the mix with the target change.

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2.7 TACK COAT

- A. Refer to Section 02748.

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- 2. Provide positive means of determining the quantity of material in the tank at any time.
- 3. Provide a positive means of sampling the asphalt binder from the tanks.
 - a. The Engineer determines a common sampling point where multiple products are used in mix production.

3.3 PRODUCTION CONTROL LIMITS

- A. Apply the production control requirements as outlined in Table 9.
- B. Action Limit
 - 1. Take appropriate action when air voids or VMA at N_{des} averaged for each lot are within the Action Limit.
 - 2. Continue paving the next scheduled work day at the Contractors discretion.
 - 3. Enter into the Cease Production Limit after three (3) consecutive production lots within the Action Limit.
- C. Cease Production Limit
 - 1. Take appropriate action when air voids or VMA at N_{des} averaged for each lot are within the cease Production Limit.
 - 2. Submit a letter to the Engineer providing information on production changes to be made along with Contractor volumetric data verifying the results.
 - 3. Suspend paving until Contractor provides test results from a minimum of two samples meeting the gradation and asphalt content requirements in Table 2 and air void and VMA requirements for the proceed limit in Table 9.
 - a. Produce and place material for Cease Production evaluation at a location outside of the project limits.
 - b. Allow UDOT 24 hours to review the volumetric data.
 - c. After to two (2) occurrences per project per year of ceased production, contract time may be added for the necessary days missed to correct the cease production item(s).
 - 1) Submit critical path information for evaluation.
 - 2) Maximum ten (10) calendar days per project.
 - 4. The Engineer may require a new mix design after two (2) cease-production lots.

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Table 9
Production Control for VMA

VMA (%) Range from Target Value (TV) X = Average Value (Minimum of three Samples)	Air Voids (%) Range from Target Value (TV) X = Average Value (Minimum of three Samples)	Action
X > TV - 1.3 and X < TV + 1.3	X > TV - 1.0 and X < TV + 1.3	Proceed Limit
X ≤ TV - 1.3 and X ≥ TV - 1.5 or X ≥ TV + 1.3 and X ≤ TV + 1.5	X ≤ TV - 1.0 and X > TV - 1.5 or X ≥ TV + 1.3 and X < TV + 1.8	Action Limit This Section, Article 3.3.B
X < TV - 1.5 or X > TV + 1.5	X ≤ TV - 1.5 or X ≥ TV + 1.8	Cease Production Limit This Section, Article 3.3.C

3.4 LABORATORY CORRELATION

- A. Perform split-sample, paired t-testing with the Department based on project quality control testing using Department-qualified lab.
 - 1. Perform split-sample, paired t analysis on all mix acceptance tests and tests related to volumetric properties.
 - 2. Perform paired t analysis as defined in the UDOT Materials Manual of Instruction, Appendix C.
 - 3. Continue paired t-testing until at least two consecutive production days meet α = 0.05 for a two tailed distribution.
 - 4. Resolve discrepancies in lab results within the first five production days.
 - a. Cease production if the requirements for two consecutive days of the first five days cannot be met.
 - b. Submit a corrective action plan to the Engineer before production continues indicating the changes in procedures that will be implemented to correct the deficiencies.
 - c. Both Contractor and Department labs must make paired t test results available within 24 hours of sampling.

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3.5 SURFACE PREPARATION

- A. Locate, reference, and protect all utility covers, monuments, curb and gutter, and other components affected by the paving operations.
- B. Remove all moisture, dirt, sand, leaves, and other objectionable material from the prepared surface before placing the tack coat and mix.
- C. Complete spot leveling, lane-leveling or profile leveling before placing pavement courses.
 - 1. Place, spread, and compact leveling mix on portions of the existing surface.
 - 2. Fill and compact any localized potholes more than 1 inch deep.
 - 3. Allow compacted mix to cool sufficiently to below 150 degrees F to provide a stable structural platform before placing additional lifts of Asphalt Mix.
- D. Apply tack coat to all paved surfaces and longitudinal and transverse joints before applying a leveling course or pavement lift as required in Section 02748.
- E. Allow sufficient cure time for prime coat/tack coat before placing Asphalt Mix. Refer to Section 02748.

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3.6 SURFACE PLACEMENT

- A. Adjust the production of the mixing plant and material delivery until a steady paver speed is maintained.
- B. Do not allow construction vehicles, general traffic, or rollers to pass over the uncompacted end or edge of freshly placed mix until the mat temperature drops to a point where damage or differential compaction will not occur.
- C. Echelon paving is the preferred method for constructing a longitudinal joint. When full-width or Echelon paving is impractical and more than one pass is required, provide a compactable sloped edge adjacent to the next pass.
 - 1. Coat edge with tack coat according to Section 02748 at the same application rate as the surface placement.
 - a. Angle nozzle to allow for proper application on the vertical or sloped edge.
 - b. Provide a 6 inch overlap of tack coat beyond the longitudinal and transverse joints.

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PART 3 EXECUTION

3.1 ASPHALT MIX

- A. Dry aggregate to an average moisture content of not more than 0.2 percent by weight.
 - 1. May be verified by AASHTO T 255.
 - 2. Adjust burners to avoid damage or soot contamination of the aggregate.
- B. Treat aggregate with hydrated lime. Refer to Section 02746.
 - 1. Method A or B
 - 2. The Department applies a deduction for mix produced by a non-certified supplier to cover the costs of inspection.
 - a. The deduction is applied according to the UDOT Quality Management Plan 514.
- C. Coat with asphalt binder 100 percent of the particles passing and 98 percent of the particles retained on the No. 4 sieve.
 - 1. May be verified by AASHTO T 195.
 - 2. Discontinue operation and make necessary corrections if material is not properly coated.
- D. Maintain temperature of the Asphalt Mix between the limits identified on the Volumetric Mix Design Verification Letter for mixing and compacting.
 - 1. The Department rejects materials heated over the identified limits.
 - 2. Remove all material rejected by the Department for overheating.
- E. Minimum compacted lift thickness is 3 times the nominal maximum aggregate size.

3.2 ASPHALT MIX PLANT

- A. Provide the following:
 - 1. Positive means to determine the moisture content of aggregate on a daily basis.
 - 2. Positive means to sample all material components.
 - 3. Sensors to measure the temperature of the Asphalt Mix at discharge.
 - 4. The ability to maintain discharge temperature of the mix according to the mix design.
- B. Asphalt Binder Storage Tanks
 - 1. Provide a positive means for separating and identifying asphalt grades when multiple products are used in mix production.

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- D. Construct the longitudinal joint to within 6 inches of the roadway centerline, the lane lines or at the center of the lane but never in a wheel path. Offset longitudinal joints 6 to 12 inches in succeeding courses.
 - 1. Core and test all longitudinal joints for compaction according to the specification if the lift is 2 or more inches thick.
 - 2. Verify all edges of the adjacent areas to through lanes have straight and uniform longitudinal lines and neat vertical edges.
 - 3. Fill core holes with Asphalt Mix, SMA, or high-asphalt-content cold mix and compact in thin lifts.

- E. Offset transverse construction joints at least 6 ft longitudinally.
- F. Taper the end of a course subjected to traffic at approximately 50:1 (horizontal to vertical).
 - 1. Make a transverse joint by saw or wheel cutting and remove the portion of the pass that contains the tapered end before placing fresh mix.
 - 2. Tack the contact surfaces before fresh mix is placed against the compacted mix.

- G. Use a motor grader, spreader box, or other approved spreading methods for projects under 180 yd², irregular areas, or for miscellaneous construction such as detours and sidewalks.
- H. Use a laydown machine for all lane-leveling and profile leveling activities.
 - 1. Place and drag the screed of the paving machine along the high portions of the roadway when lane-leveling to correct, rutting, minor variations and covering roadway crack seal material.
 - 2. Use a string line or follow a given profile when profile leveling to establish a best fit profile from high point to high point.

3.7 COMPACTION

- A. Use a small compactor or vibratory roller in addition to normal rolling at structures.
- B. Operate in a transverse direction next to the back wall and approach slab.

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PROPOSED SITE LAYOUT

SEC. 5, T.10N., R.1E., S.L.B. & M.

NO.	DESCRIPTION	INIT	DATE

CORPORATE OFFICE
5920 100th St SW, Ste # 25
Lakewood, WA 98499
(253) 984-2900
beylerconsulting.com

BEYLER
CONSULTING

Plan, Design, Manage
CONSTRUCTION PROJECTS, TRAFFIC MANAGEMENT, PROJECT MANAGEMENT, PLANNING & FEASIBILITY, PERMITTING SERVICES | CONSTRUCTION MANAGEMENT

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NOTES AND DETAILS SHEET 7

UTAH
DATE: 01/24/2025
VERT: VERT:
SCALE: SCALE:
HORIZ: HORIZ:
CHECKED: LCB
DRAWN: ADP
DESIGNED: ADP

01/24/2025

JOB NUMBER
24.00160

SHEET
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3.8 LIMITATIONS

- A. Do not place Asphalt Mix on frozen base or subbase or during adverse climatic conditions such as precipitation or when roadway surface is icy or wet.
- B. Use a release agent that does not dissolve asphalt and is satisfactory to the Engineer for all equipment and hand tools used to mix, haul, and place the Asphalt Mix.
- C. Place Asphalt Mix from April 15 through October 15, and when the air temperature in the shade and the roadway surface temperature are above 50 degrees F.
 1. The Department determines if it is feasible to place Asphalt Mix outside these dates and temperature limits.
 2. Obtain authorization from the Engineer before paving outside these requirements.

END OF SECTION

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2.6 EQUIPMENT

- A. Use distributor trucks with the following:
 1. Tachometer, pressure gauges, accurate volume measuring devices or a calibrated tank, and a thermometer for measuring temperatures of the tank contents.
 2. Insulated tanks capable of storing the binder at temperatures that allow the binder to remain consistent with the appropriate viscosity for proper application rates.
 - a. Use tanks equipped with baffles to prevent pressure surges resulting from the asphalt sloshing in the tank when starting and stopping.
 - b. Use trucks equipped with devices to provide for accurate control of the amount of bituminous material being applied.
 3. Constant volume circulation pumps and heaters to maintain a pressurized system so binder will be uniformly heated.
 - a. Circulation pump must spray a constant volume for the entire length of the spray bar for each application.
 4. Spray bar and nozzles designed to provide an appropriate fan width to provide uniform transverse distribution without corrugation or streaking.
 - a. Adjust the spray bar height to provide uniform distribution of binder across the application width and triple lapping of the binder on the pavement surface.
 - b. Use a fully circulating spray bar with a positive shutoff valve.
 5. Computerized rate control system allowing the operator to control all distributor operations from the cab to include:
 - a. Pressure regulation of the material application and automatic rate control adjustment to the unit ground speed.
 - 1) Hydrostatic system capable of maintaining a tolerance of ± 0.03 gal/yd².
 - b. Spray bar height and width adjustment and shut off of individual spray bar sections.
- B. Use a self-propelled aggregate (chip) spreader specifically designed and manufactured for chip seal operations, equipped with the following:
 1. Computerized controls that will apply a uniform, even layer of aggregate across the full width of the binder and adjust output to the unit ground speed.
 - a. Use gates adjustable to drop the correct amount of aggregate plus or minus 1 lb/yd².
 2. Variable width spreader with hydraulic control extension and adjustable discharge gates.
 3. Spreading hopper with a minimum capacity to cover a full lane of travel plus 1 ft/pass.
 4. Spinner broadcast type of aggregate spreader not allowed.

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SECTION 02785

CHIP SEAL COAT

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Materials and procedures for applying emulsified asphalt, followed with an application of, either a standard chip seal cover material or lightweight chip seal cover material and bituminous flush coat.
- 1.2 RELATED SECTIONS
 - A. Section 02742S: Project Specific Surfacing Requirements
 - B. Section 02745: Asphalt Material
 - C. Section 02748: Prime Coat/Tack Coat

1.3 REFERENCES

- A. AASHTO T 11: Materials Finer Than 75 µm (No. 200) Sieve in Mineral Aggregates by Washing
- B. AASHTO T 19: Bulk Density (Unit Weight) and Voids in Aggregate
- C. AASHTO T 27: Sieve Analysis of Fine and Coarse Aggregates
- D. AASHTO T 96: Resistance to Degradation of Small Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
- E. AASHTO T 104: Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate
- F. AASHTO T 278: Surface Frictional Properties Using the British Pendulum Tester
- G. AASHTO T 279: Accelerated Polishing of Aggregates Using the British Wheel
- H. AASHTO T 335: Determining the Percentage of Fracture in Coarse Aggregate

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PART 3 EXECUTION

3.1 PREPARATION

- A. Clean the road surface of all dirt, sand, dust, and other objectionable material to the satisfaction of the Engineer.
- B. Protect structures including but not limited to guardrail, guideposts, concrete barriers, drains, and parapets.
- C. Protect manholes, valve boxes, drop inlets, and other service utility entrances before placing any chip seal coat.
- D. Stockpile blotter material with a quantity of at least 0.25 lb/yd² for the production day.
 1. Blotter material must be ready to be spread within 20 minutes of a road section being chip sealed.
 2. Use blotter material, as needed to cover up oil if it bleeds through the new chip seal.

3.2 LIMITATIONS

- A. Complete all work between May 15, and August 31.
- B. Do not place chip seal coat if surface moisture is present.

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I. UDOT Materials Manual of Instruction (MMOI)

1.4 DEFINITIONS Not Used

1.5 SUBMITTALS

- A. Test reports for information that the cover material and emulsion meets requirements of this Section, Part 2.
- B. Equipment Calibration information including verifying asphalt application rates and chip application for information.
- C. Documentation verifying daily asphalt application rates and chip application for information.
- D. Vendor's bill of lading upon delivery for each emulsion used on the project for information.
 1. This bill of lading should certify if the emulsion was diluted or not according to this Section, Part 2.

PART 2 PRODUCTS

2.1 CATIONIC EMULSIONS

- A. CRS-2A according to Section 02745.
- B. CRS-2P according to Section 02745.
- C. LMCRS-2 according to Section 02745.

2.2 HIGH FLOAT EMULSIONS

- A. HFRS-2A according to Section 02745.
- B. HFMS-2 according to Section 02745.
- C. HFMS-2P according to Section 02745.

2.3 FLUSH COAT

- A. Use the emulsion as specified in Special Provision 02742S, diluted two parts concentrate to one part water by the manufacturer.

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3.3 COVER MATERIAL STOCKPILE

- A. Construct individual 500 ton stockpiles for aggregates.
 1. Construct on a clean base to minimize contamination.
 2. Construct to facilitate uniform dampening.
 3. Avoid excess moisture.
 4. Combining, altering, or moving accepted stockpiles may require retesting by the Engineer before use.
- B. Notify the Engineer at least seven calendar days before placement in order for the initial stockpiles to be sampled and tested for acceptance.
- C. Obtain the Engineer's acceptance of a stockpile before use.
- D. Rework or remove material not meeting specifications from the stockpile area. Identify stockpiles that will be reworked.

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2.4 COVER MATERIAL

- A. Meet the requirements of Table 1.
 1. Use crusher processed virgin aggregate consisting of natural stone, gravel, or slag for standard chips.
 2. Use crusher-processed rotary-kiln lightweight expanded shale chips for lightweight chips.

Table 1
Chip Seal Cover Material Properties

Test	Test Method	Standard Chip Seal Type I & II	Lightweight Chip Seal Type I & II
*Unit Weight	AASHTO T 19	100 lb/ft ³ , max	60 lb/ft ³ , max
One Fractured Face	AASHTO T 335	95% minimum	N/A
Two Fractured Faces	AASHTO T 335	90% minimum	N/A
*LA wear	AASHTO T 96	30% maximum	30% maximum
*Soundness	AASHTO T 104	10% maximum	10% maximum
*Flakiness Index	Materials MOI 933	17 maximum	25 maximum
*Stripping	Materials MOI 945	10% maximum	10% maximum
*Polishing	AASHTO T 278, T 279	31 minimum	31 minimum

* This requirement may be waived if the aggregates have proven acceptable through successful past performance as determined by the Engineer.

- B. Meet gradation limits in Table 2. Refer to AASHTO T 27 and T 11.

Table 2
Gradation Limits

Sieve Size	Percent Passing			
	Standard Aggregate		Lightweight Aggregate	
	Type I	Type II	Type I	Type II
½ in	100	100 - 98	100	100 - 90
¾ in	100	99 - 91	90 - 100	95 - 90
No. 4	0 - 15	0 - 11	5 - 40	0 - 10
No. 8		0 - 6	0 - 20	0 - 3
No. 16			0 - 10	
No. 200	0 - 1	0 - 1.5		0 - 2

2.5 BLOTTER MATERIAL

- A. Refer to Section 02748.

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3.4 ASPHALT MATERIAL/COVER MATERIAL APPLICATION

- A. Apply asphalt material at a rate sufficient to obtain 50 percent chip embedment before the rolling operation and 70 percent chip embedment after rolling operation.
 1. Adjust application rates throughout the project depending on existing conditions.
- B. Apply the asphalt emulsion at a minimum temperature of 145 degrees F.
- C. Do not apply asphalt material if material does not spray through the distributor in a uniform way and remain in place on the roadway.
- D. Place building paper adjacent to the transverse construction joint before starting each spraying operation.
 1. Maintain the control valve to act instantaneously both at start-up and cut-off.
- E. Locate longitudinal joints within 6 inches of the traffic lane line location.
 1. Construct meet lines with no skip or voids between adjacent passes.
 2. Do not place a double thickness of cover material.
- F. Calibrate the spreader at the beginning of each day and as often as necessary to comply with Table 3.
 1. Maintain a distance of less than 150 ft between the distributor and the chip spreader.
 2. Maintain the chip spreader speed so that chips do not bounce or roll during application.

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PROPOSED SITE LAYOUT

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Table 3
Approximate Spread Rates

	Unit Weight lbs/ft ³	Application Rate lbs/yd ²
Lightweight Type I Chip Seal	45 - 50	9.6
	50 - 55	10.8
	55 - 60	11.6
Lightweight Type II Chip Seal	45 - 50	11.6
	50 - 55	13.1
	55 - 60	14.3
Standard Chip Seal	60 - 65	17.0
	65 - 70	18.4
	70 - 75	19.8
	75 - 80	20.7
	80 - 85	22.1
	85 - 90	23.5
	90 - 95	24.9
	95 - 100	25.8

- 3.5 SURFACE ROLLING**
- A. Use at least three pneumatic-tire rollers in a longitudinal direction to roll surface after the cover material has been spread.
 - B. Roll at least three passes to seat the cover material.
 - 1. A pass is defined as traveling in one direction only.
 - C. Control bleeding with blotter material and as determined by the Engineer.
 - D. Set the roller speed to prevent bouncing or skidding.
 - 1. Do not exceed 5 mph.
 - 2. Reduce roller speeds during directional changes to prevent surface tearing.
 - E. Synchronize the speed of the distributor and chip spreader with that of the rolling operation.
 - 1. Begin initial rolling, consisting of one complete coverage, immediately behind the chip spreader.
 - 2. Begin secondary rolling, consisting of second and third coverage, immediately after completing initial rolling.
 - 3. Synchronize all operations to keep rolling operations within 2,500 feet of the ongoing chip seal application.

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- F. Sweep excess cover material off the roadway after the emulsion has set.
 - 1. Remove excess cover material to the satisfaction of the Engineer before opening the roadway to traffic.
 - 2. Keep downward pressure of broom to a minimum.
 - 3. Use water as requested by the Engineer if excessive dust is generated during sweeping operations.
 - 4. Use pickup or vacuum sweepers in urban areas where aggregate accumulates in gutters or where removal is required from the edge of the shoulder.
 - 5. Do not dislodge embedded aggregate when brooming chip sealed roadway.
- G. Repair all damage to the seal coat before opening the roadway to traffic.

3.6 BITUMINOUS FLUSH COAT APPLICATION

- A. Clean the surface of all dirt, sand, dust, loose chips, and other objectionable material to the satisfaction of the Engineer before applying bituminous flush coat.
- B. Apply the bituminous flush coat at a rate of 0.11, ± 0.01 gal/yd².
 - 1. Keep traffic off the flushed surface until the bituminous material has set sufficiently to prevent tracking or pick-up.

3.7 PAVEMENT MARKING PAINT

- A. Allow at least 24 hours after completing flush coat before applying permanent pavement markings.

END OF SECTION

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NO.	DESCRIPTION	INIT	DATE



BEYLER CONSULTING
Plan, Design, Manage
CIVIL, UTILITY, AND TRANSPORTATION PROJECTS
PROJECT MANAGEMENT | PLANNING & FEASIBILITY
PERMITTING SERVICES | CONSTRUCTION MANAGEMENT
beyerconsulting.com

CORPORATE OFFICE
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Lakewood, WA 98499
(253) 984-2900

HYRUM MARKET 1860

NOTES AND DETAILS SHEET 8

DESIGNED: ADP
CHECKED: LCB
SCALE: HORIZ:
DATE: 01/24/2025

DRAWN: ADP
VERT:

01/24/2025

JOB NUMBER
24.00160

SHEET
9 OF 9

2024 PLANNING COMMISSION REVIEW
FEBRUARY 13, 2025

REZONE:

Planning Commission- amendment to 17.70 Fence

Planning Commission- amendment to 15.08.095 Construction Deposits - Lot Identification.

Colter and Shantel Leishman – rezone property at approximately 165 East 200 West, from R-A to a mixture of M-1 and R-2.

SITE PLANS :

Mountain Crest High School- 255 South 800 East, new indoor training facility.

Steve Miller- 105 Hammer Road (1600 East), add two storage buildings.

Dominion Energy- 300 North 400 West, pressure regulation station to serve Hyrum.

The Church of Jesus Christ of Latter Day Saints- 95 North 675 West, enlarge their meeting house and expand the parking lot.

The Church of Jesus Christ of Latter Day Saints- 125 North 400 West, expand the parking lot.

Mandy Kapp (Phoenix Academy)- 471 East 600 South, to create a micro-educational facility.

MINI-SUBDIVISIONS :

Christopher Nielsen – 605 East 200 South - 3 lot

OTHER:

Craig Faulkner- 555 West 300 North, exception for an 8x40 foot high cube storage container to use as an accessory structure.

Hyrum City- recommendations for changes to the code.

Luis Ayala-Trujillo- 185 South 1100 East, setback exception for an accessory structure behind the main dwelling.

William Hadfield- 535 East 300 North, setback exception for a pole barn accessory structure.

Shania Laird- 30 North 300 East, two shipping containers that exceed the typical 140 square feet maximum.

Anette Francis- discuss the concept of a site plan as well as city code regarding senior housing developments.

Miguel A Barragan- 187 West 100 North, setback exception for a covered entryway placed in front of the main dwelling.

Public Comment - amendment to Section 15.08.095 of Title 15, construction dumpsters.

Public Comment – PUD located at 470 West 400 North – 24 twin family homes.

Public Comment – amendment to Section 17.70, fence regulation.

Public Comment – rezone 165 East 200 North from R-A to a mixture of M-1 and R-2.

CONDITIONAL USE PERMITS:

SUBDIVISIONS :

Matt Nielson – 705 East 1100 South - 17 lot

SIGNS APPROVED :

The Ebenezer Church of God- 340 North 800 East

PUD:

Todd Horman and Chris Scholle- 470 West 400 North, concept plan for a planned unit development consisting of 24 twin-family homes.

UPDATE ON PREVIOUSLY APPROVED SUBDIVISIONS :

Scenic Mountain – Phase 2 about 50% complete

Rolling Hills – Phase 10 about 92% complete

Rolling Hills – Phase 11 about 100% complete

Cobblecreek Townhomes – 100% complete

Auburn Hills- Phase 7B about 100% complete

Mountain View Estates South - Phase 2 100% complete

Mountain View Estates South – Phase 3 100% complete

Mountain View Estates South- Phase 4 100%

Mountain View Estates South- Phase 5 0%

Mt Sterling Farms- Phase 4 about 89% complete

Hidden Valley – Phase 1 89% complete

Hidden Valley- Phase 2 about 68% complete

Blacksmith Fork Industrial Park – 68% complete

HYRUM CITY PLANNING COMMISSION

TERM OF APPOINTMENT

FEBRUARY 2025

As per city code {17.12.020}, one Planning Commission member's 5 year term of appointment will expire on the first Monday in February of each year. Some Planning Commission members began by finishing a retiring commissioner's term.

MEMBER	YEAR TERM ENDS	TERMS SERVED
Paul Willardson	February 2025	September 2019 - Alternate February 2022 - 2025
Angi Bair	February 2026	February 2014 - 2016 February 2016 - 2021 February 2021 - 2026
Brian Carver	February 2028	February 2012 - Alternate February 2018 - 2023 February 2023 - 2028
Stephen Nelson	February 2029	January 2024 - Alternate February 2024 - 2029
Averie Wheeler	February 2027	May 2024 - Alternate February 2025 - 2027
Scott Casas		November 2024 - Alternate