EDEN CROSSING - PHASE 1

CONSTRUCTION DOCUMENTS
EDEN, WEBER COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

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

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

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

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

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER

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

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

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

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

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE WEBER COUNTYENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE OF UTAH.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
   B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
   C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
   D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.
   E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH OGDEN VALLEY MUTUAL WATER CO. TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO OGDEN VALLEY MUTUAL WATER CO. STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO WEBER COUNTY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY OGDEN VALLEY MUTUAL WATER CO. AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM OGDEN VALLEY MUTUAL WATER CO..
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. OGDEN VALLEY MUTUAL WATER CO. REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

PREPARED FOR:

EDEN CROSSING LLC.
3718 N WOLF CREEK DR
EDEN, UTAH 84310

CONSULTANTS:

LANDSCAPE ARCHITECT
LANGVARDT DESIGN GROUP
328 WEST, 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295

ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
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SOUTH OGDEN, UTAH 84403
801.476.0202

PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
ERIC HOUSEHOLDER
2850 NORTH NORDIC VALLEY DRIVE
EDEN, UTAH 84310
801.389.0040

SITE DATA

FLOOD INFORMATION

BENCHMARK INFORMATION

UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83
ELEVATION DATA NAVD 88
DISTANCEES IN US SURVEY FEET (GRID)

SHEET INDEX

ALL IMPROVEMENTS TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE OGDEN VALLEY MUTUAL WATER CO. STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

GARDNER ENGINEERING
CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING
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EDEN CROSSING - PHASE 1
CONSTRUCTION DOCUMENTS

C1

GENERAL DEMOLITION NOTES:

1. The location of existing utilities shown are approximate. The contractor shall field verify the location and elevation of all utilities shown or not shown on the plans. Notify the civil engineer of any conflicts prior to any connections being made.
2. The existing asphalt paving to be removed adjacent to existing asphalt paving to remain is to be sawcut prior to removal.
3. All utilities to remain shall be protected in place to prevent damage or debris from entering boxes or manholes.
4. Adjust rim to grad on existing storm drain or sanitary sewer structures that will remain in place.

DEMOLITION PLAN KEY NOTES

1. EXISTING FENCE TO BE REMOVED
2. EXISTING POWER POLES AND POWER BOXES TO BE REMOVED
3. EXISTING PIPE CULVERT TO BE REMOVED
4. EXISTING POWER LINE TO BE PROTECTED IN PLACE
5. EXISTING GAS LINE TO BE PROTECTED IN PLACE

EXIST. 20.00' UTILITY EASEMENT

EXIST. 30.00' CANAL EASEMENT

HWY - 166

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- RIDGE LINE
- EXISTING GROUND 1' CONTOUR
- EXISTING GROUND 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- FINISH GRADE 5' CONTOUR
- XXXX 0000.00 — NEW SPOT ELEVATION
- 0.0% — DRAINAGE DIRECTION
- EXISTING CANAL/DITCH
- EXISTING ASPHALT SURFACE
- NEW ASPHALT SURFACE
- CONCREGE SIDEWALK
- EXISTING CULINARY WATER
- NEW CULINARY WATER LINE
- NEW WATER SERVICE LATERAL AND METER
- NEW FIRE HYDRANT
- NEW WATER VALVE
- EXISTING STORM DRAIN
- NEW STORM DRAIN LINE
- NEW STORM DRAIN CATCH BASIN
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER SERVICE LATERAL
- NEW SANITARY SEWER MANHOLE
- NEW GRAVITY IRRIGATION PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING SECONDARY WATERLINE
- NEW SECONDARY WATER SERVICE LATERAL

0' 15' 30' 60' 90'

Scale in Feet
1" =30'

SCALE: 1"=30'
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG: R:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - CDS.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

DEMOLITION PLAN
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

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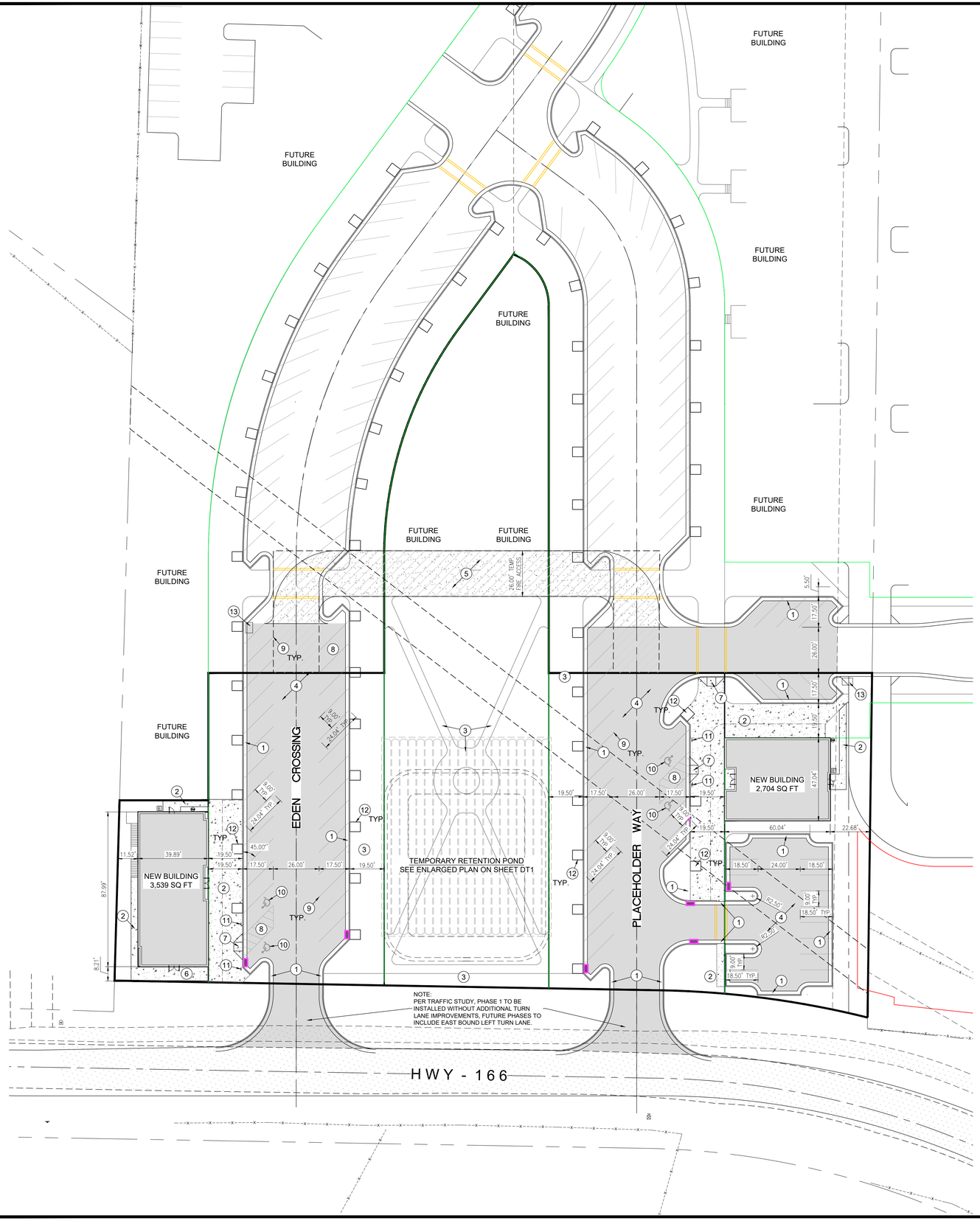

SITE PLAN GENERAL NOTES

1. ACCESSIBLE ROUTES AND RAMPS TO BE INSTALLED PER "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE (2010 STANDARDS).
2. STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
3. ALL ACCESSIBLE DOORS REQUIRE A LEVEL LANDING. (REFER TO 2010 STANDARDS ADVISORY 205.7)
4. ACCESSIBLE ROUTE TO HAVE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% (REFER TO 2010 STANDARDS, 405)
5. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED ¼" VERTICAL OR ½" WHEN BEVELED. (REFER TO 2010 STANDARDS, 302)
6. SEE ELECTRICAL SITE PLAN FOR PROPOSED SITE LIGHTING AND CONDUITS.
7. NEW GAS LINES, TELEPHONE LINES AND CABLE TV LINES ARE NOT A PART OF THE CIVIL PLANS.
8. SAFETY FENCE SHALL BE MAINTAINED THROUGHOUT THE SITE AS NEEDED TO KEEP PEDESTRIAN TRAFFIC FROM CONSTRUCTION ACTIVITY.
9. ALL DIMENSIONS ARE TO THE TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
10. ROAD RESTORATION AFTER UTILITY INSTALLATION SHALL BE COORDINATED WITH WEBER COUNTY PRIOR TO COMPLETING WORK.

EDEN CROSSING PH1 - SITE TABLE

BUILDING	6,212.48 SQ. FT.	6.36	%
PAVING/WALK/C&G	46,075.66 SQ. FT.	47.14	%
LANDSCAPE	45,454.13 SQ. FT.	46.50	%
TOTAL SITE AREA	97,742.27 SQ. FT.	100%	

PARKING STALLS PROVIDED = 63
(INCLUDES 4 HANDICAP STALLS)

SITE PLAN KEY NOTES

1. 30" STANDARD CURB AND GUTTER. (SEE DETAIL 1 ON SHEET DT2)
2. NEW CONCRETE SIDEWALK (SEE DETAIL 9 ON SHEET DT2)
3. FUTURE CONCRETE SIDEWALK
4. NEW ASPHALT PAVING. (SEE DETAIL 2 ON SHEET DT2)
5. TEMPORARY GRAVEL SURFACE. (SEE DETAIL 10 ON SHEET DT2)
6. THICKENED EDGE SIDEWALK. (SEE DETAIL 7 ON SHEET DT2)
7. TYPICAL ADA RAMP WITH TRUNCATED DOME PATTER AS PER ADA STANDARDS AND GUIDELINES (SEE DETAIL 3 ON SHEET DT2)
8. TYPICAL "NO PARKING" STRIPING (SEE DETAIL 5 ON SHEET DT2)
9. TYPICAL PARKING STRIPING TO BE 4" WHITE
10. TYPICAL ADA PARKING SYMBOL (SEE DETAIL 6 ON SHEET DT2)
11. ADA PARKING SIGN (SEE DETAIL 8 ON SHEET DT2)
12. TYPICAL TREE BOX LOCATIONS (REFER TO LANDSCAPE PLANS)
13. TEMPORARY TRASH ENCLOSURE LOCATION

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- RIDGE LINE
- EXISTING GROUND 1' CONTOUR
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REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE PLAN
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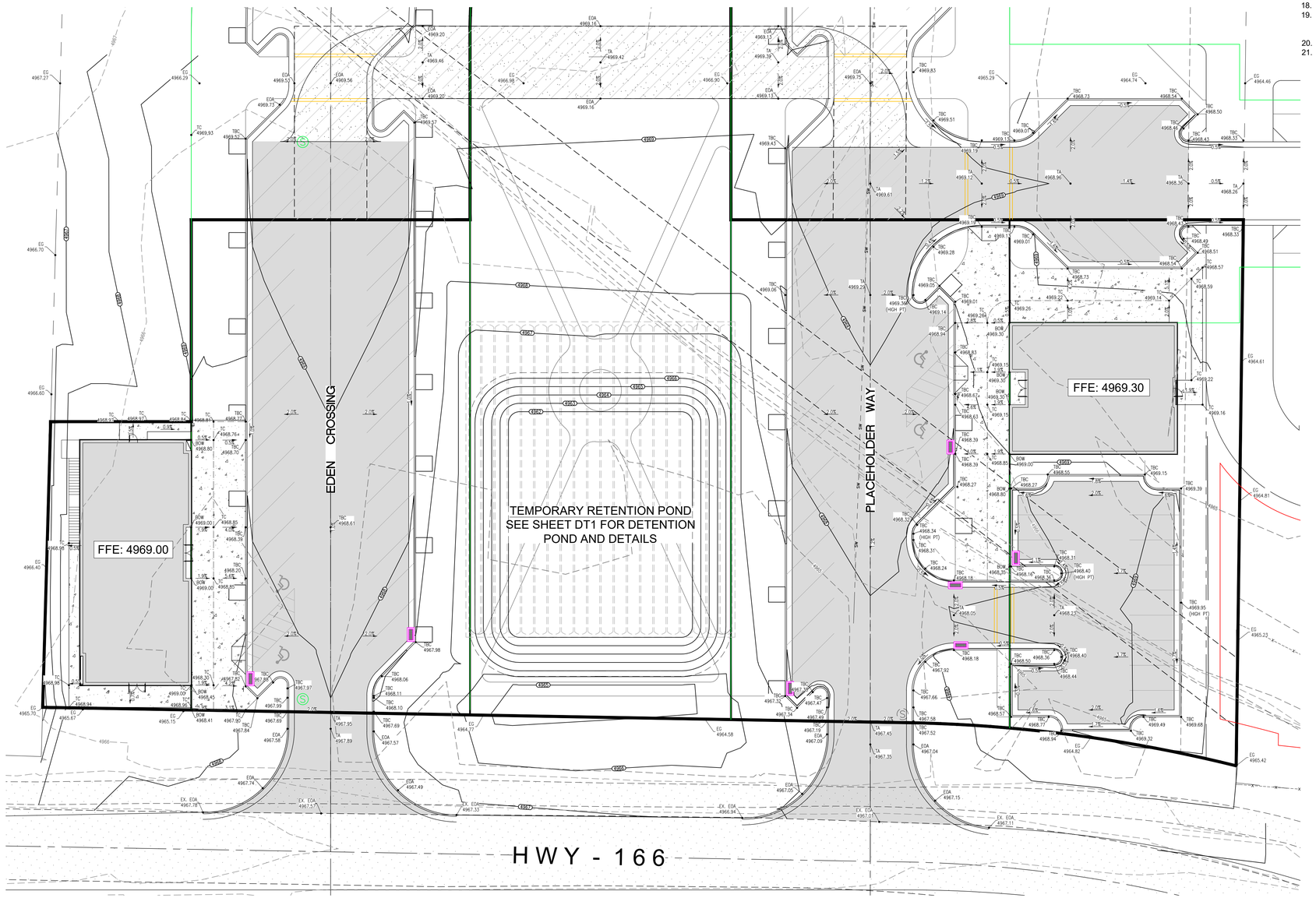
GENERAL GRADING NOTES:

1. All work shall be in accordance with Weber School District and /or the Weber County Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared by Christensen Geotechnical. for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the Weber County inspector and geotechnical engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of Weber County Inspector.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. The recommendations in the Geotechnical Engineering Reported by Christensen Geotechnical.
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
20. Accessible route to be a max. slope of 5% and a max. cross slope of 2% 2009 ANSI 117.403.3.
21. Maximum elevation difference between the asphalt surface of the parking surface and the bottom of the concrete curb ramps or sidewalk height shall not exceed ¼" vertical or ½" when beveled. 2009 ANSI 117 303.502.5.

ABBREVIATIONS:

EG	-	EXISTING GROUND
EOA	-	EDGE OF ASPHALT
EOC	-	EDGE OF CONCRETE
ET	-	EDGE OF TURF
FG	-	FINISH GRADE
FL	-	FLOWLINE
GB	-	GRADE BREAK
INV	-	INVERT
TA	-	TOP OF ASPHALT
TBC	-	TOP BACK OF CURB
TC	-	TOP OF CONCRETE
TG	-	TOP OF GRATE
TOE	-	TOE OF SLOPE
TOP	-	TOP OF SLOPE
TW	-	TOP OF WALL



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- RIDGE LINE
- EXISTING GROUND 1' CONTOUR
- EXISTING GROUND 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- FINISH GRADE 5' CONTOUR
- NEW SPOT ELEVATION
- DRAINAGE DIRECTION
- EXISTING CANAL/DITCH
- EXISTING ASPHALT SURFACE
- NEW ASPHALT SURFACE
- CONCREGE SIDEWALK
- EXISTING CULINARY WATER
- NEW CULINARY WATER LINE
- NEW WATER SERVICE LATERAL AND METER
- NEW FIRE HYDRANT
- NEW WATER VALVE
- EXISTING STORM DRAIN
- NEW STORM DRAIN LINE
- NEW STORM DRAIN CATCH BASIN
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER SERVICE LATERAL
- NEW SANITARY SEWER MANHOLE
- NEW GRAVITY IRRIGATION PIPE
- EXISTING OVERHEAD POWER LINE
- EXISTING SECONDARY WATERLINE
- NEW SECONDARY WATER SERVICE LATERAL

0' 10' 20' 40' 60'

Scale in Feet
1" = 20'

SCALE: 1" = 20'
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG: A:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - COS.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE GRADING PLAN
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
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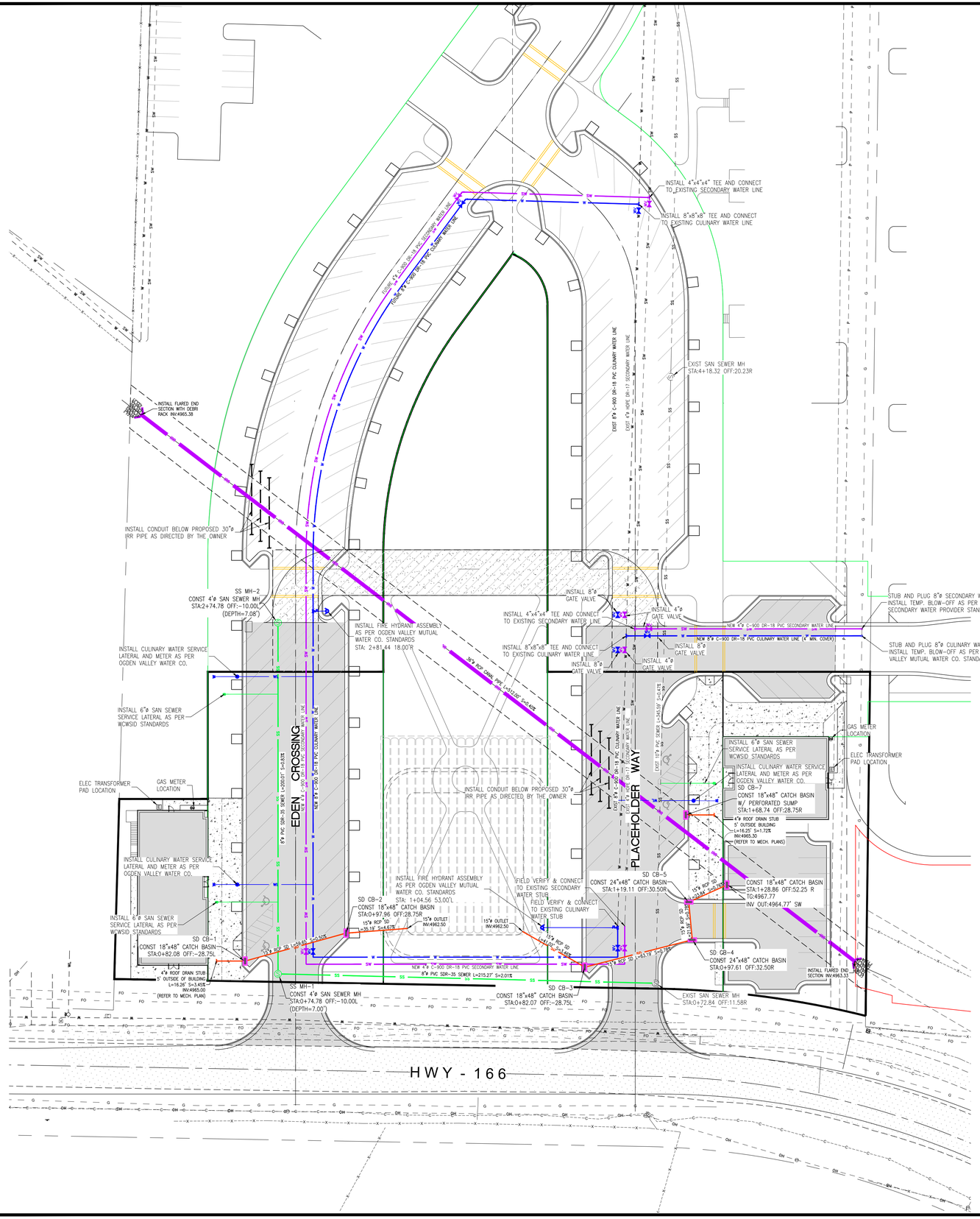

General Utility Notes:

1. Coordinate all utility connections to buildings with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to have bicycle safe grates.
4. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to storm drain system with Civil, Mechanical, and Architectural plans Notify Engineer of any discrepancies.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. All culinary water facilities shall be installed per ?? Water Standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Where waterline must cross sanitary sewer, waterline shall be installed at least 18" above sewer. Where waterline must cross storm drain, adjust water line to maintain 18" separation.
10. For standard utility details refer to sheet DT3.
11. Utility piping materials: All piping to be installed per manufacturers recommendations.

Culinary Water Service Laterals:
- ¾" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper

Water Main Lines and Fire Lines:
- Water mains and fire lines shall be PVC C900 DR14 or C-905 DR14, as appropriate for diameter.

Sanitary Sewer Lines:
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35.

Storm Drain and Roof Drain Lines:
- 15" diameter pipe - Reinforced concrete pipe, ASTM C76, Class III

Secondary Water Main lines:
- Secondary water main lines shall be PVC C900 DR-25.

Storm Drain Structure Table	
STRUCTURE NAME:	DETAILS:
SD CB-1 CONST 18"x48" CATCH BASIN STA: 0+82.08 (-28.75L)	TG = 4967.44 INV IN = 4964.44 INV OUT = 4964.44
SD CB-2 CONST 18"x48" CATCH BASIN STA: 0+97.96 (28.75R)	TG = 4967.60 INV IN = 4964.14 INV OUT = 4964.14
SD CB-3 CONST 18"x48" CATCH BASIN STA: 0+82.07 (-28.75L)	TG = 4966.97 INV IN = 4963.92 INV OUT = 4963.92
SD CB-4 CONST 24"x48" CATCH BASIN STA: 0+97.61 (32.50R)	TG = 4967.79 INV IN = 4964.42 INV OUT = 4964.42
SD CB-5 CONST 24"x48" CATCH BASIN STA: 1+19.11 (30.50R)	TG = 4967.78 INV IN = 4964.59 INV OUT = 4964.59
SD CB-6 CONST 18"x48" CATCH BASIN STA: 1+28.86 (52.25R)	TG = 4967.77 INV OUT = 4964.77
SD CB-7 CONST 18"x48" CATCH BASIN W/ PERFORATED SUMP STA: 1+68.74 (28.75R)	TG = 4968.02 INV IN = 4965.02

San Sewer Structure Table	
STRUCTURE NAME:	DETAILS:
SS MH-1 CONST 4'Ø SAN SEWER MH STA:0+74.78 (-10.00L)	RIM = 4967.72 INV IN = 4960.82 INV OUT = 4960.72
SS MH-2 CONST 4'Ø SAN SEWER MH STA:2+74.78 (-10.00L)	RIM = 4969.55 INV OUT = 4962.47

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- FINISH GRADE 1' CONTOUR
- FINISH GRADE 5' CONTOUR
- XXXX 0000.00 NEW SPOT ELEVATION
- 0.0% DRAINAGE DIRECTION
- EXISTING CANAL/DITCH
- EXISTING ASPHALT SURFACE
- NEW ASPHALT SURFACE
- CONCREGE SIDEWALK
- W EXISTING CULINARY WATER
- W NEW CULINARY WATER LINE
- WL NEW WATER SERVICE LATERAL AND METER
- NEW FIRE HYDRANT
- NEW WATER VALVE
- SD EXISTING STORM DRAIN
- SD NEW STORM DRAIN LINE
- NEW STORM DRAIN CATCH BASIN
- SS EXISTING SANITARY SEWER
- SS NEW SANITARY SEWER LINE
- SL NEW SANITARY SEWER SERVICE LATERAL
- SM NEW SANITARY SEWER MANHOLE
- 8"ø NEW GRAVITY IRRIGATION PIPE
- OH EXISTING OVERHEAD POWER LINE
- SW EXISTING SECONDARY WATERLINE
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0' 15' 30' 60' 90'

Scale in Feet
1" =30'

SCALE: 1" =30'
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REVISIONS

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE UTILITY PLAN
EDEN CROSSING – PHASE 1
HIGHWAY 166
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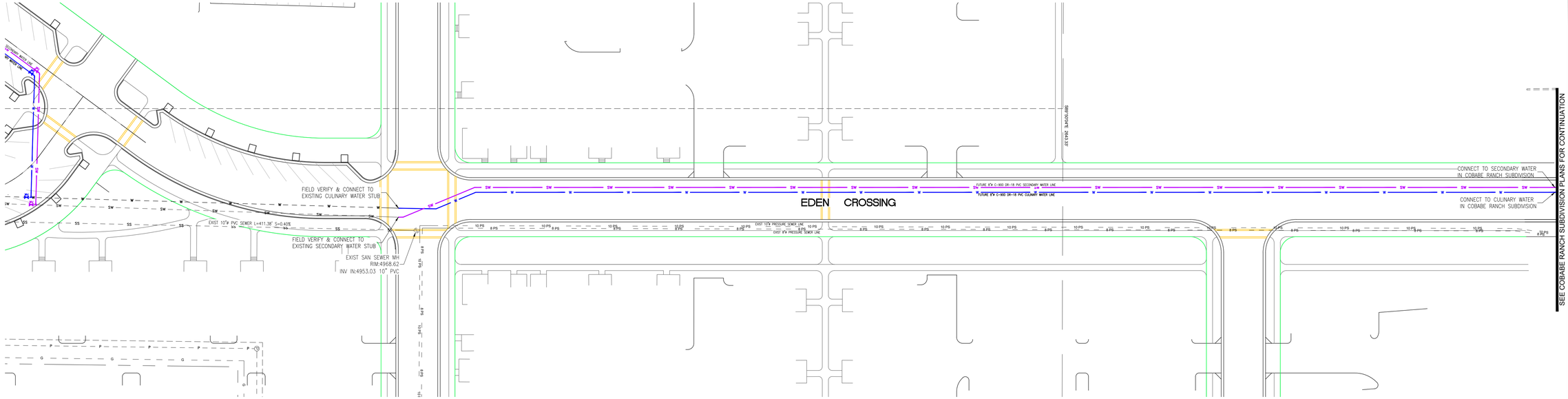

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- 15" diameter pipe - Reinforced concrete pipe, ASTM C76, Class III

Secondary Water Main lines:

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0' 20' 40' 80' 120'

Scale In Feet
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DRAWN KAN
CHECKED RC

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REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE UTILITY PLAN
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

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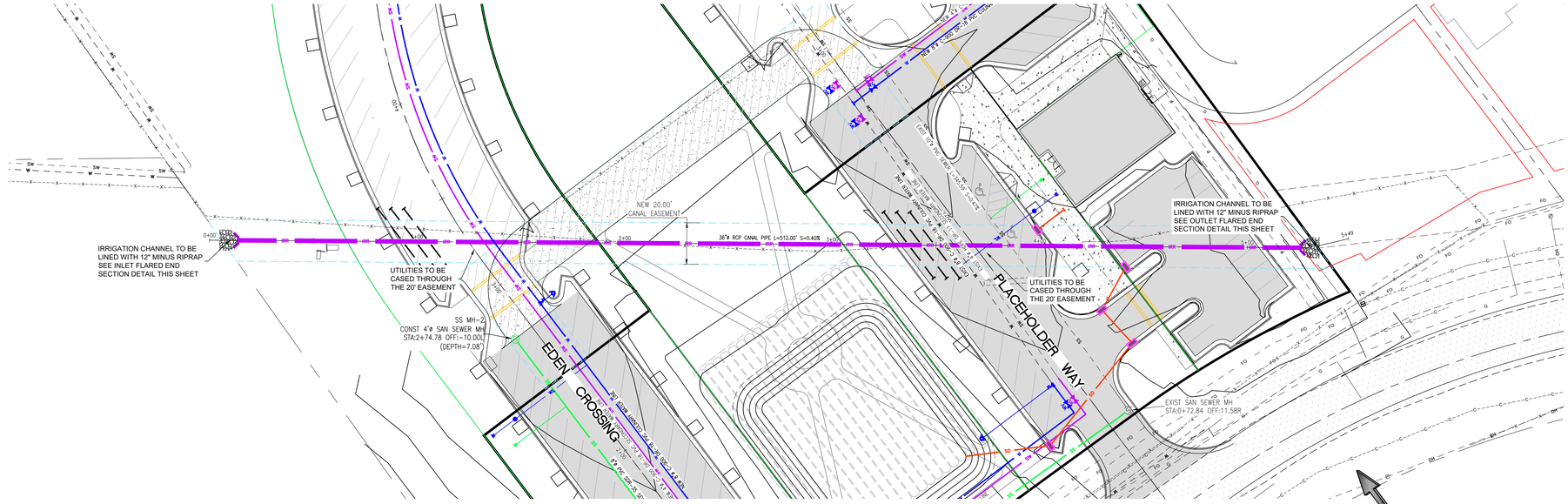

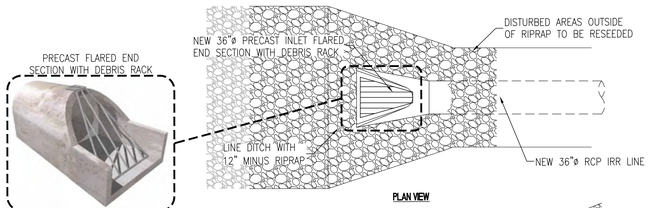

INLET FLARED END SECTION DETAIL
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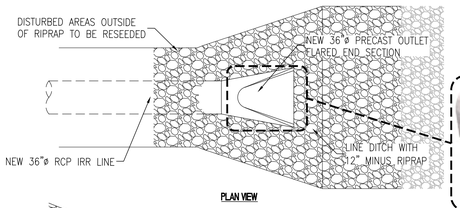

OUTLET FLARED END SECTION DETAIL
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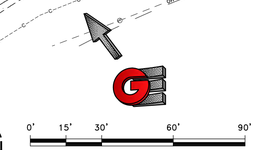

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- NEW GRAVITY IRRIGATION PIPE
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REVISIONS

DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

CANAL PIPE – PLAN AND PROFILE
EDEN CROSSING – PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

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MUNICIPAL ■ LAND SURVEYING
1380 W 2100S, WEST HAVEN, UT 84401
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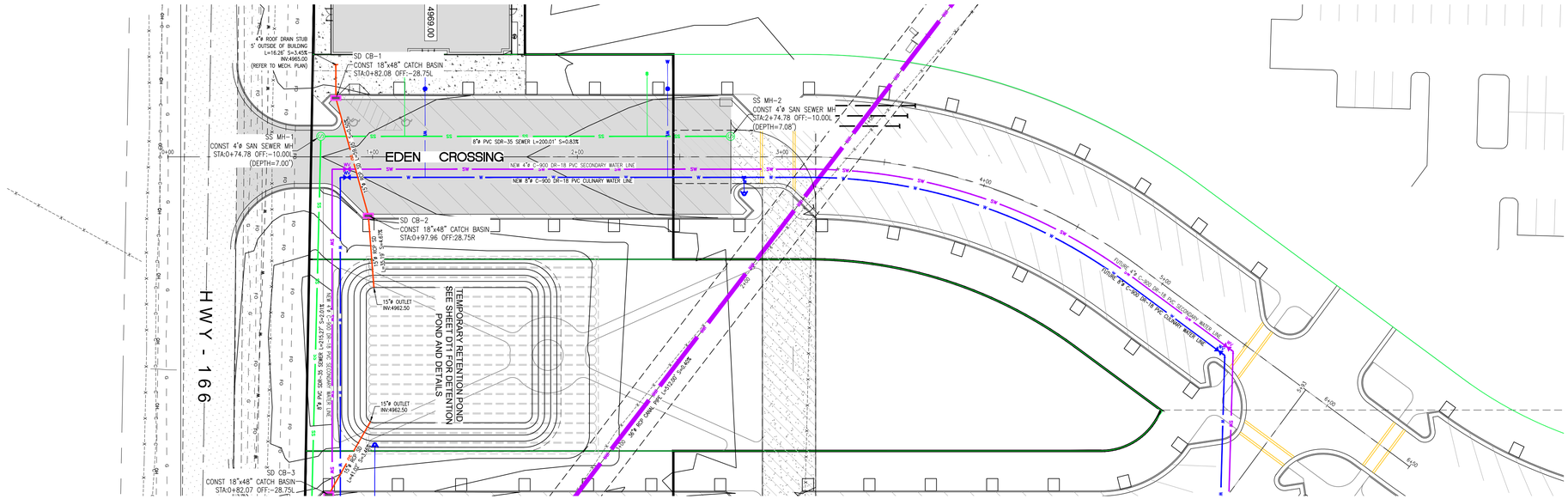
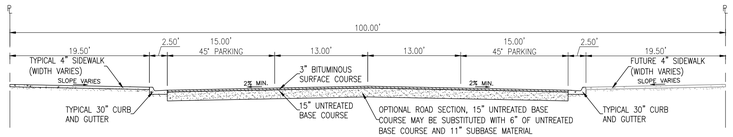
PP1





TYPICAL STREET SECTION - ROAD 1

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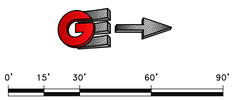

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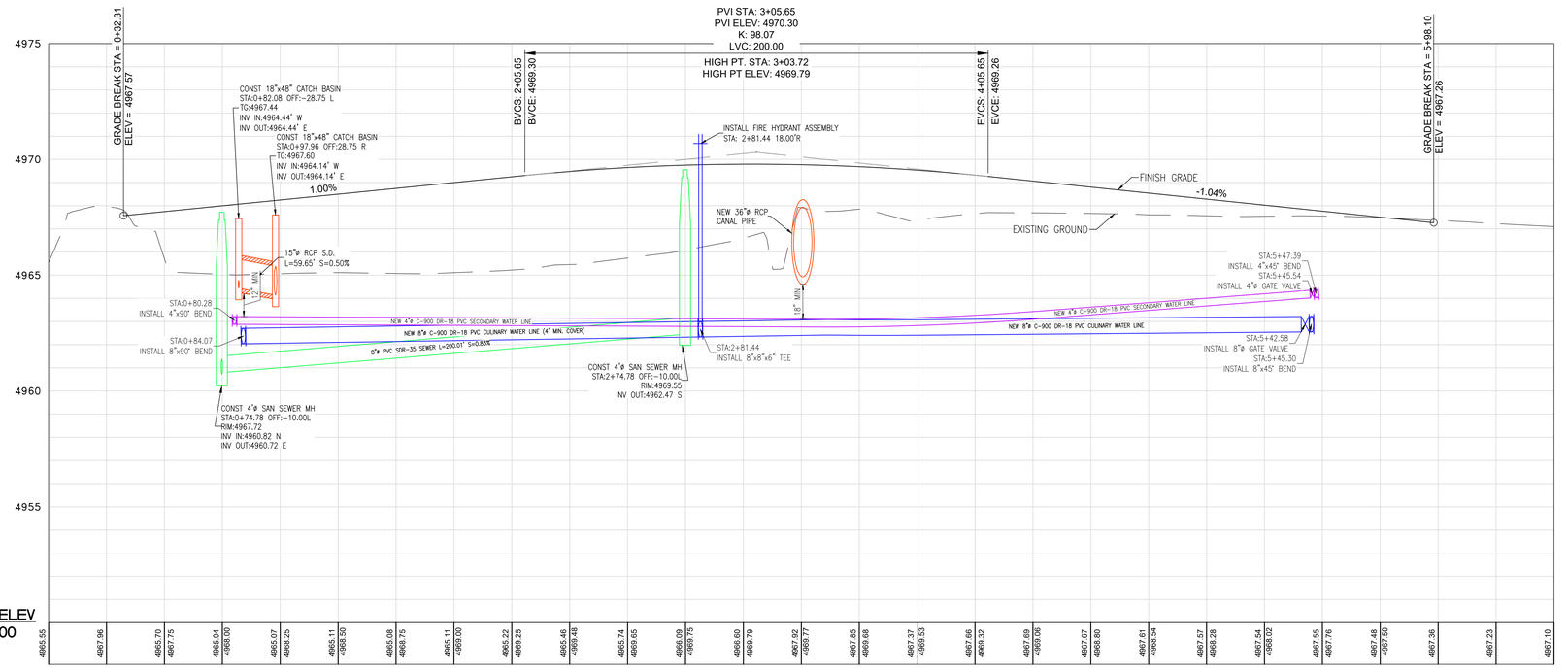

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No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

EDEN CROSSING – PLAN AND PROFILE

EDEN CROSSING – PHASE 1

HIGHWAY 166

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PP2

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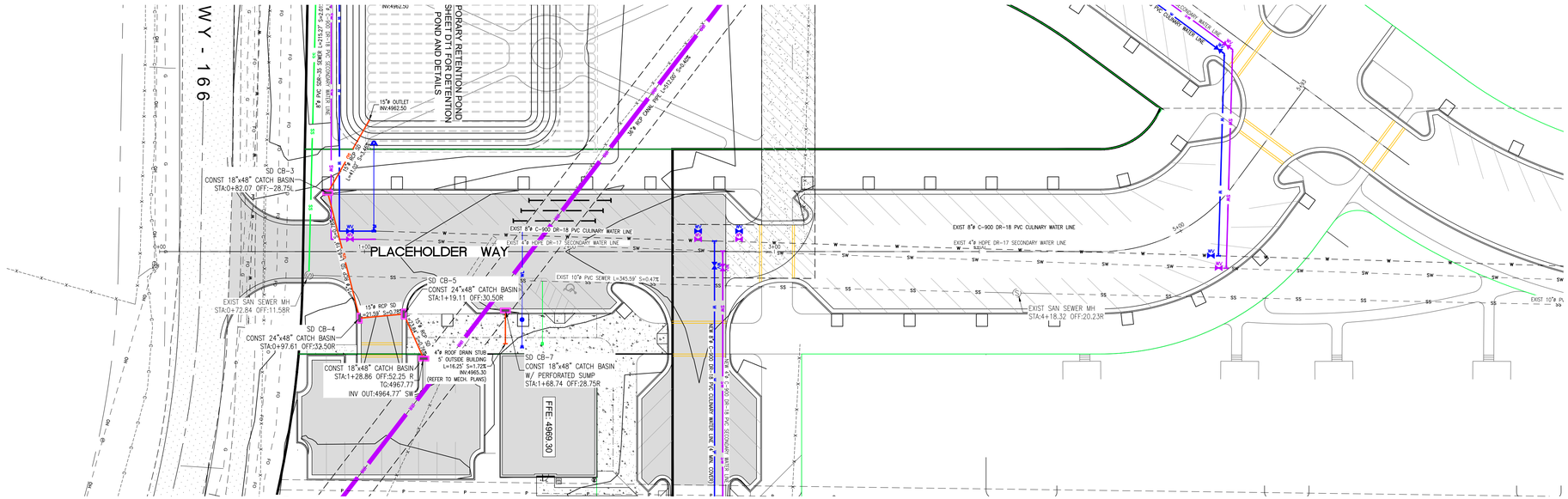

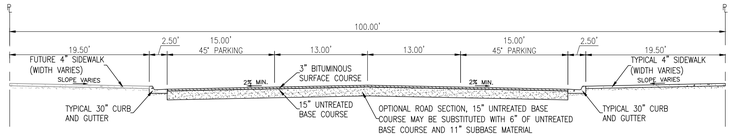

TYPICAL STREET SECTION - ROAD 2

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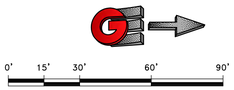

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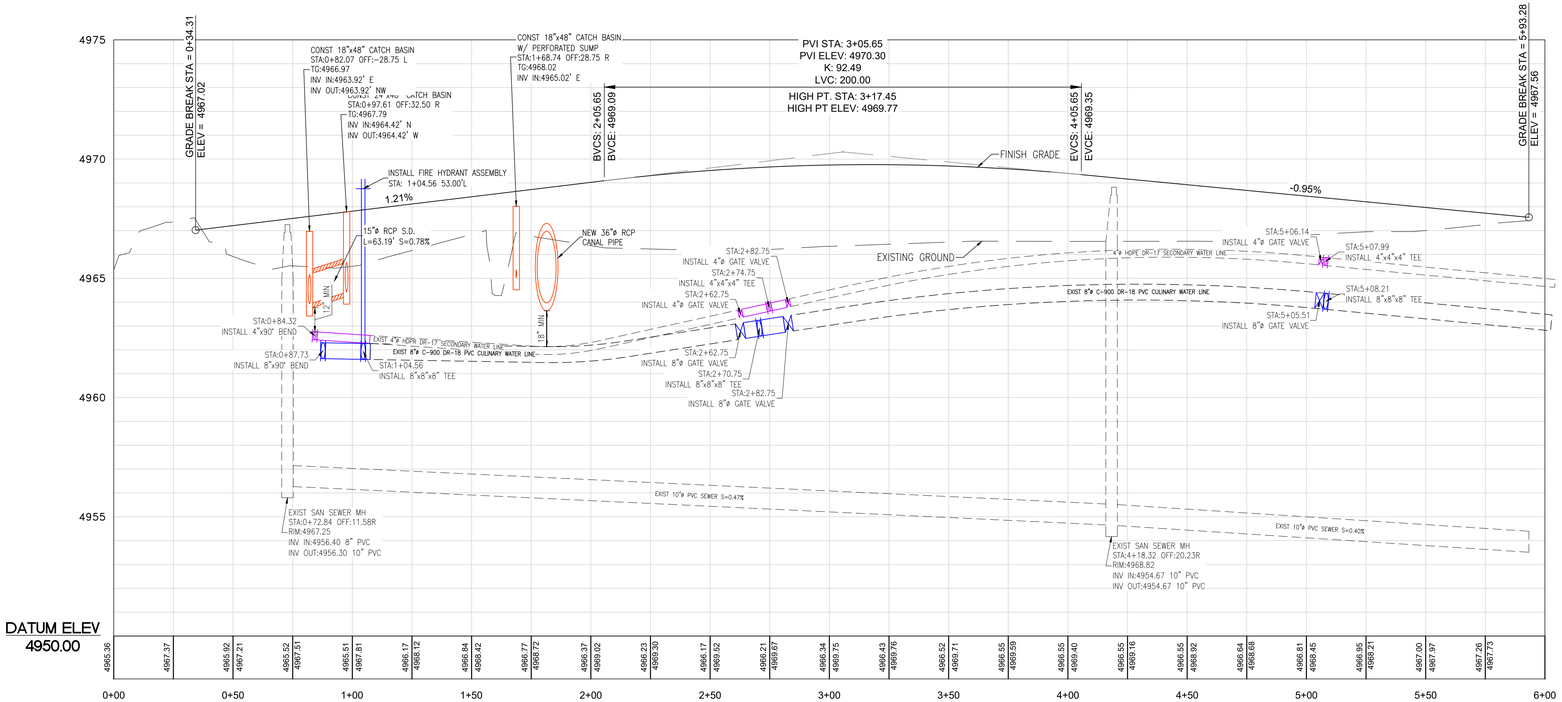

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REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

PLACEHOLDER WAY – PLAN AND PROFILE
EDEN CROSSING – PHASE 1
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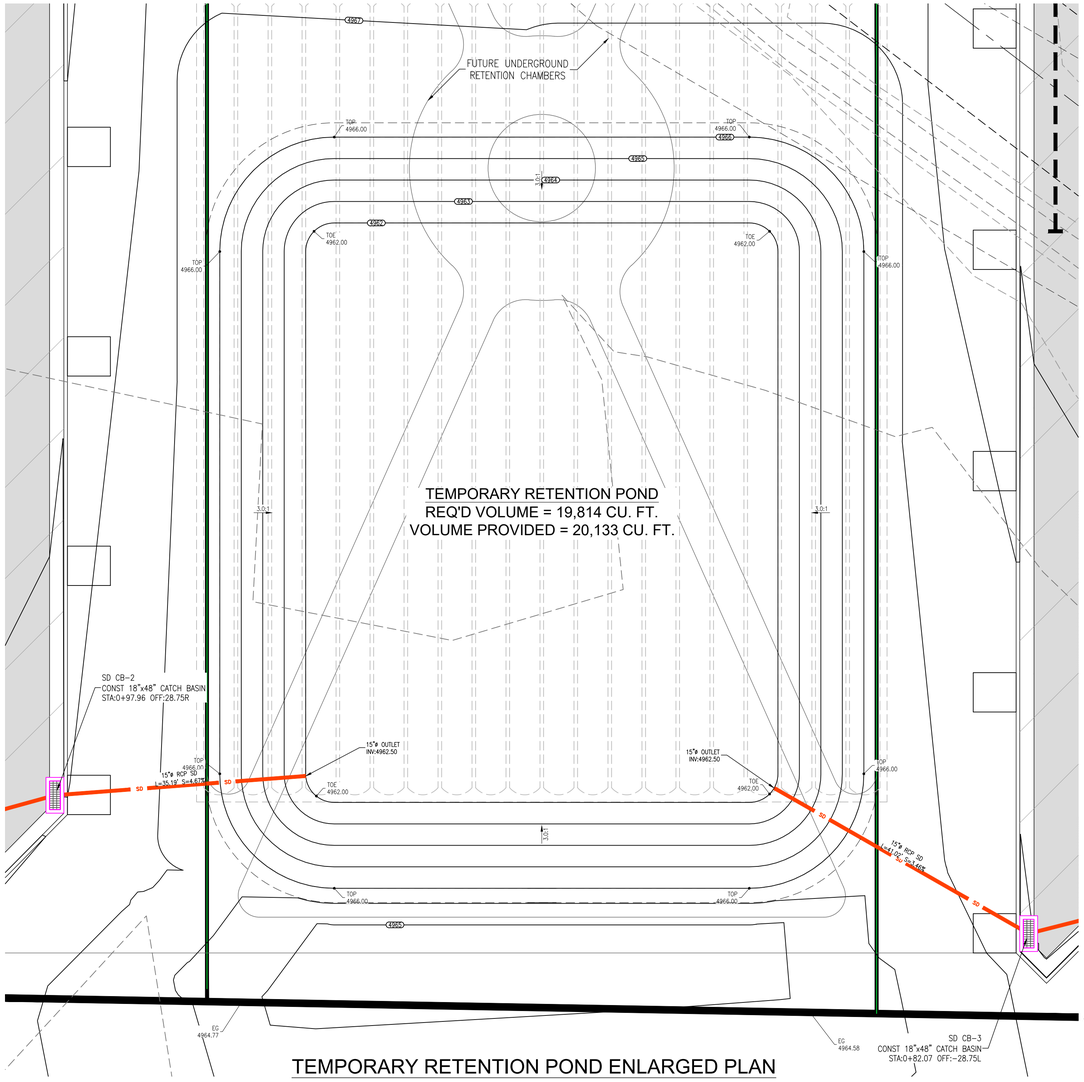
PP3



TEMPORARY RETENTION POND ENLARGED PLAN

Eden Crossing - PH1
Eden, Utah

6/9/2025

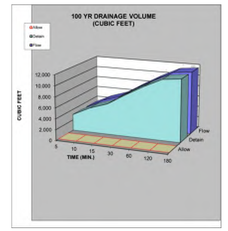
Gardner Engineering

Areas	Total Site Sq. Ft.	Acre	C
Building	20,634	0.4737	0.90
Hard Surface	37,383	0.8582	0.80
Landscape	59,563	1.3674	0.15
Total/Weighted	117,580	2.6993	0.49

Allow Release Rate (cfs/acre) 0.000
Q Allowable (cfs) 0.00

MIN	Runoff Vol (cf) Allowable	*Inch / Hr I100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	0	7.69	3,041	3,041
10	0	5.89	4,634	4,634
15	0	4.84	5,741	5,741
30	0	3.25	7,734	7,734
60	0	2.02	9,584	9,584
120	0	1.18	11,198	11,198
180	0	0.812	11,558	11,558
360	0	0.462	13,152	13,152
720	0	0.293	16,682	16,682
1440	0	0.174	19,814	19,814

*NOAA Data



	CUBIC FEET	CUBIC YARDS
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	19,814	734

NOTE:
INFILTRATION RATE PER GEOTECH REPORT = 10 MIN/IN
FULL POND INFILTRATION = 360 MIN.

GENERAL NOTES:

1. A DETENTION POND WILL BE CONSTRUCTED ON-SITE.
2. THE DETENTION POND IS TO HAVE STABILIZED LANDSCAPING SEED, SOD OR LANDSCAPE ROCK.

ABBREVIATIONS:

EG	-	EXISTING GROUND
EOA	-	EDGE OF ASPHALT
EOC	-	EDGE OF CONCRETE
ET	-	EDGE OF TURF
FG	-	FINISH GRADE
FL	-	FLOWLINE
GB	-	GRADE BREAK
INV	-	INVERT
TA	-	TOP OF ASPHALT
TBC	-	TOP BACK OF CURB
TC	-	TOP OF CONCRETE
TG	-	TOP OF GRATE
TOE	-	TOE OF SLOPE
TOP	-	TOP OF SLOPE
TW	-	TOP OF WALL

SCALE: (AS NOTED)
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG: R:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - CDS.DWG

REVISIONS

DATE	DESCRIPTION

RETENTION POND AND DETAILS
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
1580 W 2100 S., WEST HAVEN, UT 84401
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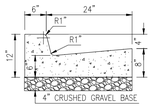
DT1

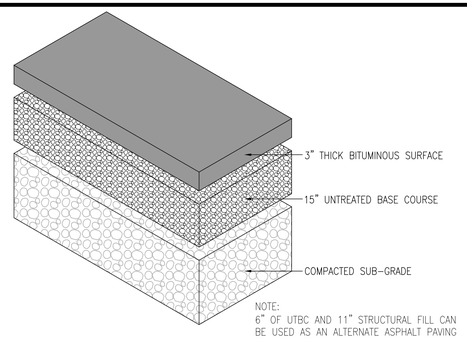
R:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - CDS.DWG



30'' STANDARD

1 TYPICAL 30" CURB AND GUTTER

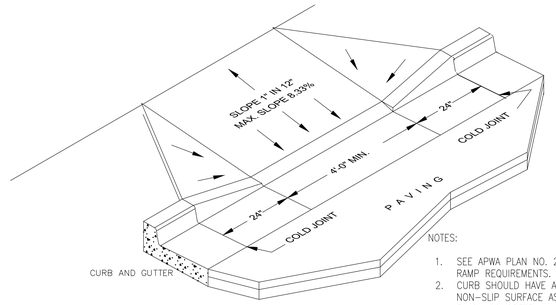
Scale: (NOT TO SCALE)



NOTE:
6" OF UTBC AND 11" STRUCTURAL FILL CAN BE USED AS AN ALTERNATE ASPHALT PAVING SECTION, REFER TO GEOTECHNICAL REPORT.

2 TYPICAL ASPHALT PAVING SECTION

Scale: (NOT TO SCALE)

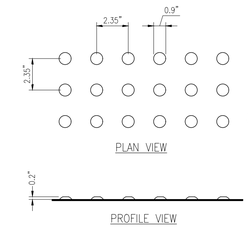


NOTES:

1. SEE APWA PLAN NO. 236 FOR ADA RAMP REQUIREMENTS.
2. CURB SHOULD HAVE A TEXTURED NON-SLIP SURFACE AS BROOM FINISH CONCRETE.

3 STANDAR ADA RAMP

Scale: (NOT TO SCALE)

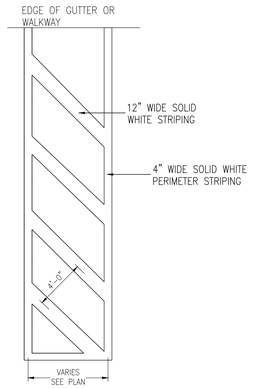


NOTE:
TRUNCATED DOME PATTERN SHALL:

1. SHALL BE LOCATED 6 TO 8 INCHES FROM CURB OR HAZARD
2. EXTEND THE FULL WIDTH OF THE RAMP
3. BE IN-LINE WITH DIRECTION OF TRAVEL
4. NOT EXCEED A 1:12 SLOPE

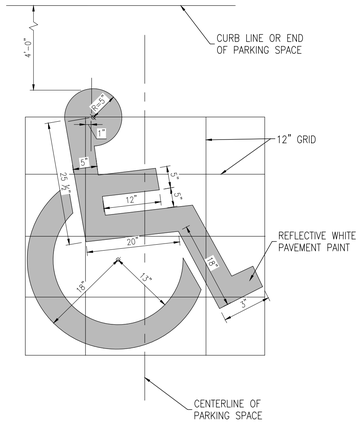
4 TYPICAL TRUNCATED DOME DETAIL

Scale: (NOT TO SCALE)



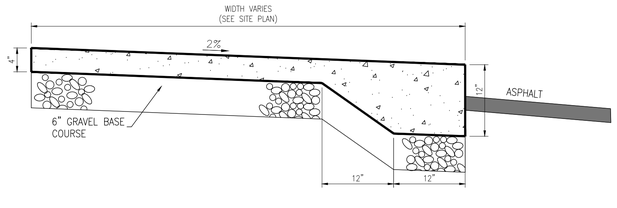
5 NO PARKING STRIPING

Scale: (NOT TO SCALE)



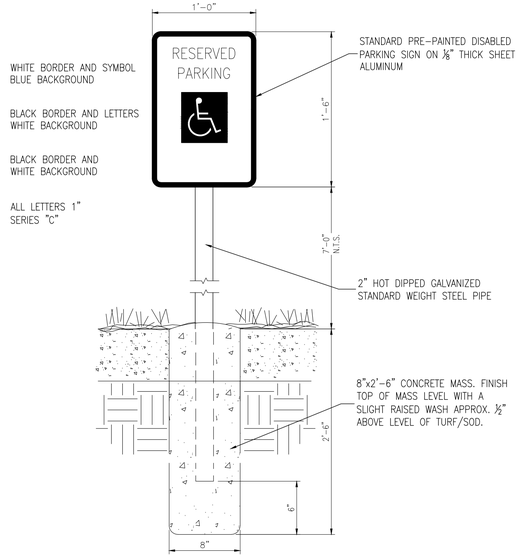
6 ADA PARKING SYMBOL

Scale: (NOT TO SCALE)



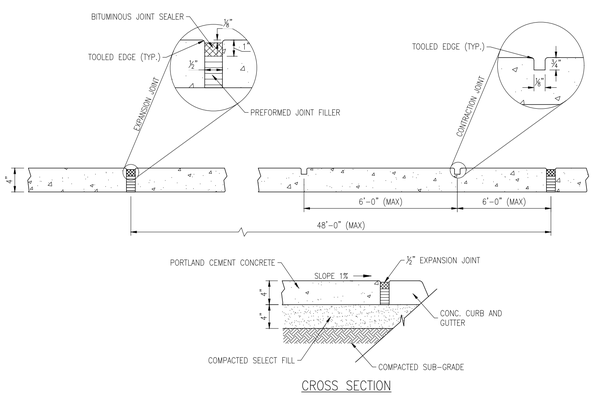
7 THICKENED EDGE SIDEWALK

Scale: (NOT TO SCALE)



8 ADA PARKING SIGN DETAIL

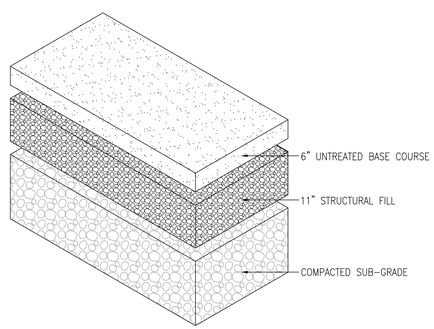
Scale: (NOT TO SCALE)



CROSS SECTION

9 TYPICAL CONCRETE SIDEWALK DETAIL

Scale: (NOT TO SCALE)



10 TYPICALTEMPORARY GRAVEL SURFACE SECTION

Scale: (NOT TO SCALE)

SCALE: (AS NOTED)
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG: R:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - COS.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

STANDARD SITE DETAILS
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
1380 W 2100 S, WEST HAVEN, UT 84401
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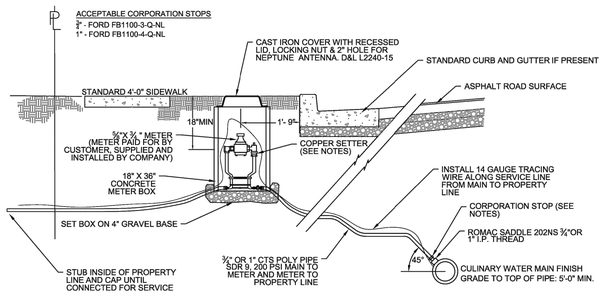
DT2

NOTES:

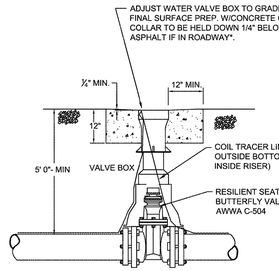
ACCEPTABLE COPPER SETTERS
¾" - FORD VBHC 72-18W-44-33QNL
1" - FORD VBHC 74-18W-44-44QNL

ACCEPTABLE CORPORATION STOPS
¾" - FORD FB1100-3-Q-NL
1" - FORD FB1100-4-Q-NL

ALL COMPRESSION FITTINGS:
SHALL HAVE STAINLESS STEEL INSERTS

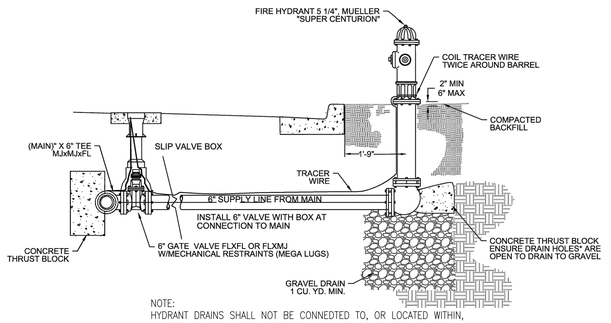


1 TYPICAL CULINARY WATER SERVICE CONNECTION DETAIL
Scale: (NOT TO SCALE)



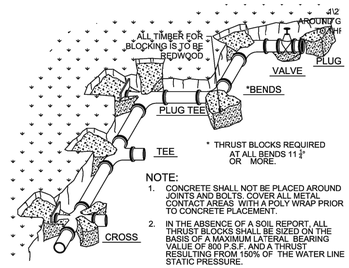
NOTES:
1. VALVE BOX, RISER AND LID MUST COME FROM THE SAME MFR., BE INTENDED FOR USE TOGETHER AND SHALL BE WITHIN PUBLISHED DIMENSION TOLERANCES.
2. IF LOCATED IN ROADWAY WITH SPEED LIMIT OF 40 MPH OR GREATER, LID SHALL BE HEAVY AND EXTRA DEEP.
3. VALVES MUST BE INSTALLED ON EACH SIDE OF TEE'S AND CROSSES, UNLESS THERE IS A VALVE WITHIN 200 FEET OF SAID FITTINGS.

2 TYPICAL CULINARY VALVE DETAIL
Scale: (NOT TO SCALE)



NOTE:
HYDRANT DRAINS SHALL NOT BE CONNEDTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10–FEET OF STORM DRAIN.

3 TYPICAL FIRE HYDRANT DETAIL
Scale: (NOT TO SCALE)



NOTE:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

*ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUG OR ROMA GRIP WITH FLUOROPOLYMER COATED BOLTS AND NUTS.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F=1.5 / 3=0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1=3.56 ~ 4 SQ. FT. (–OR 2FT. LONG BY 2FT. HIGH.)

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

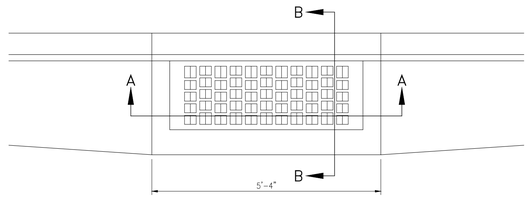
SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW / BRANCH PLUGGED	CROSSW / 2 BRAN. PLUGGED
	90°	45°	22 ½°	11 ¼°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		176	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

SPECIAL DESIGN

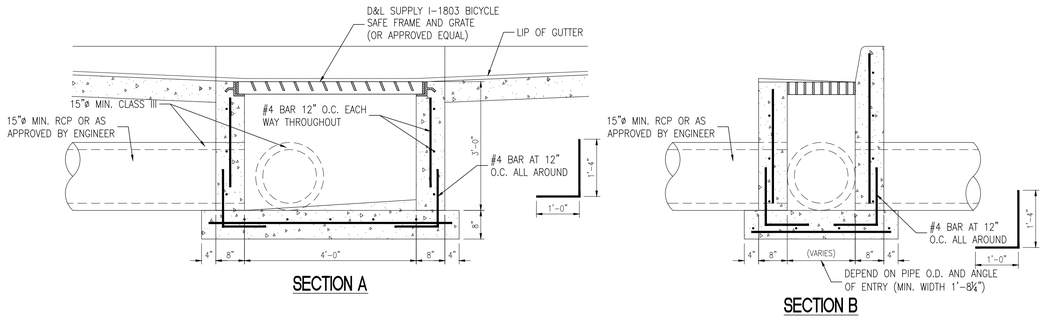
*SIZE IS BRANCH SIZE

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

4 TYPICAL THRUST BLOCK DETAIL
Scale: (NOT TO SCALE)



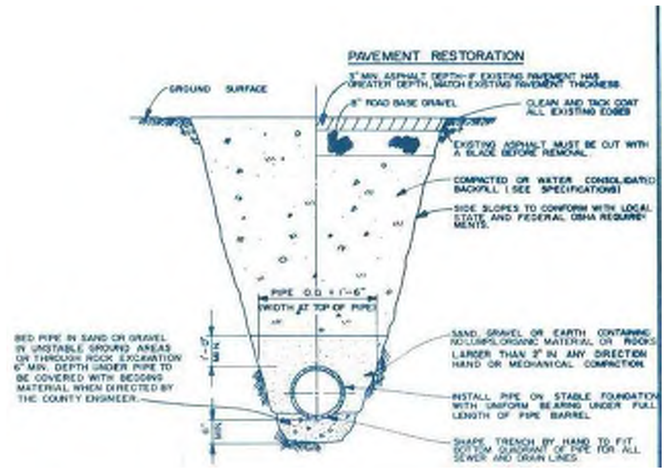
PLAN VIEW



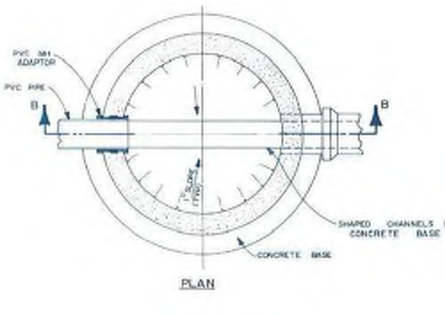
SECTION A

SECTION B

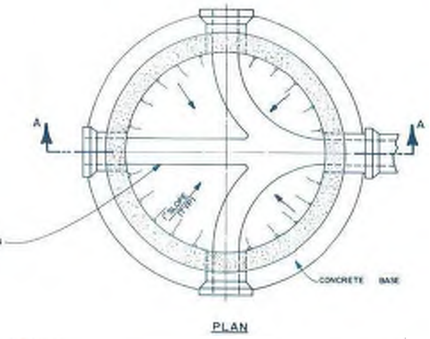
5 TYPICAL CATCH BASIN DETAIL
Scale: (NOT TO SCALE)



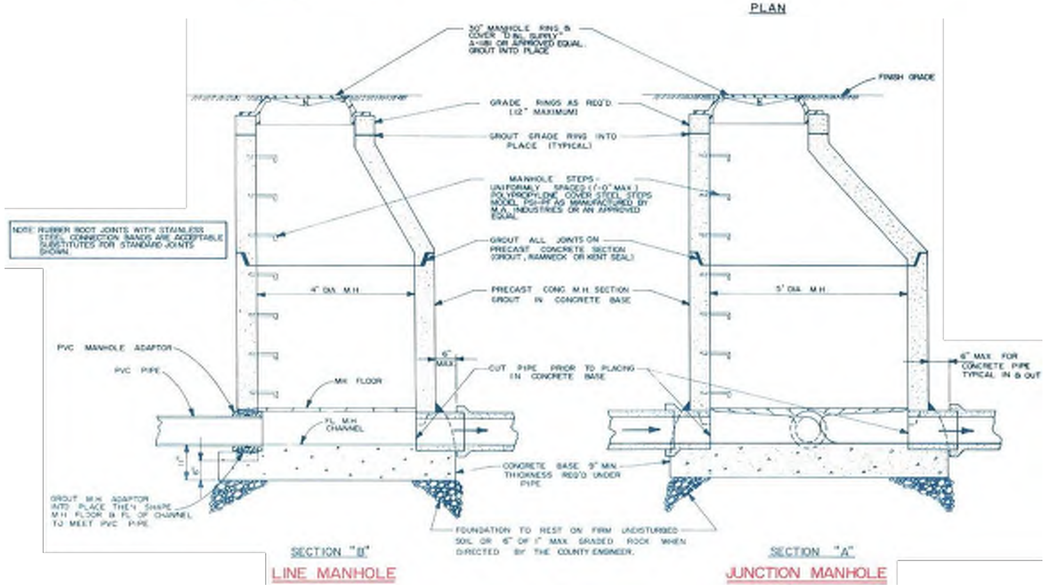
6 TYPICAL TRENCH SECTION
Scale: (NOT TO SCALE)



PLAN



PLAN



7 TYPICAL SEWER MANHOLE DETAIL
Scale: (NOT TO SCALE)

SCALE: (AS NOTED)
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG: A:\1201 - LEWIS HOMES\2309 - EDEN CROSSING\DESIGN\DWG\EDEN CROSSING PHASE 1 - CDS.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

STANDARD UTILITY DETAILS
EDEN CROSSING - PHASE 1
HIGHWAY 166
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
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DT3

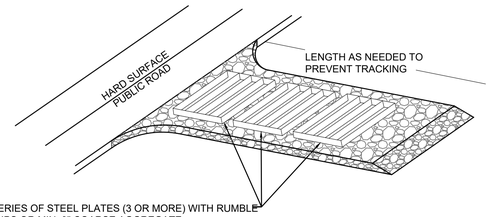
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

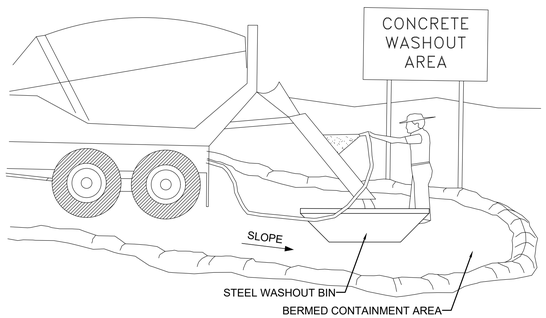
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

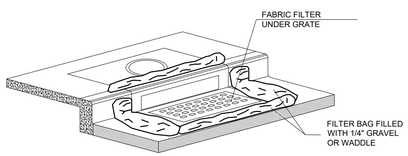
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



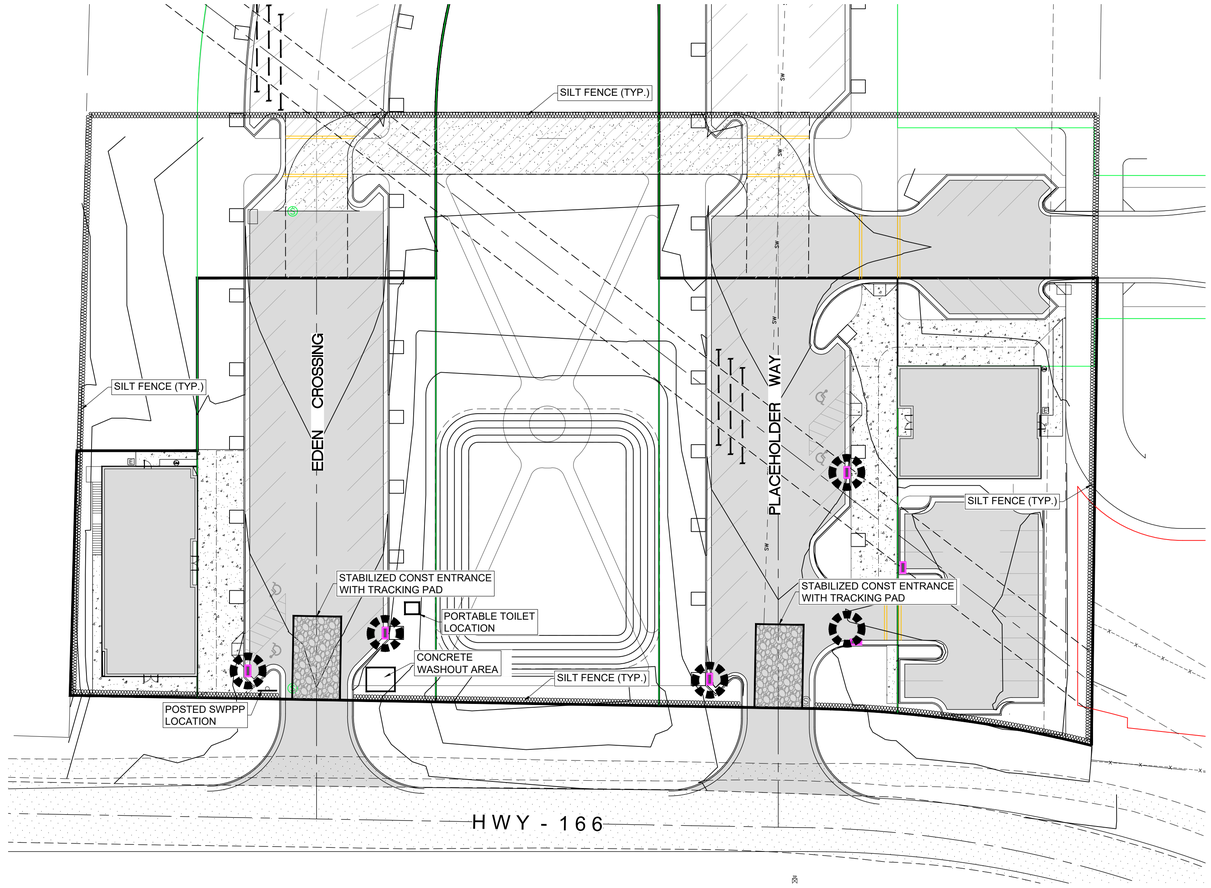
NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



1B INLET PROTECTION - OPTION 2

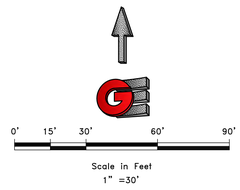
Scale: NTS



LEGEND

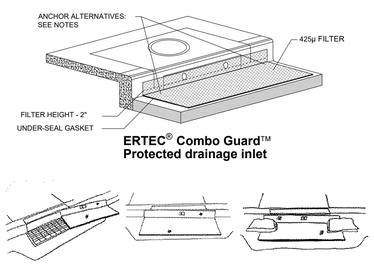
INLET PROTECTION (EITHER OPTION)

SILT FENCE



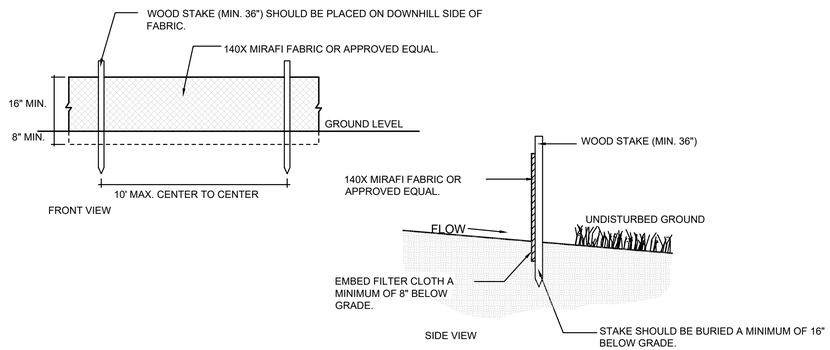
INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



1A INLET PROTECTION - OPTION 1

Scale: NTS



2 SILT FENCE

Scale: NTS

REVISIONS

DATE	DESCRIPTION

SCALE: 1"=30'
DATE: 8-19-2025
DESIGN: KAN
DRAWN: KAN
CHECKED: RC
DWG:

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

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SWP1