

THE BRIDGES - PARKSIDE PH 4

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 CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
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 CITY 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 THE CITY 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 CITY ENGINEER 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 CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY 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 THE CITY 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 THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP 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 THE CITY 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 THE CITY 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 CITY 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 CITY 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 THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY 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 THE CITY 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 THE CITY 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 CITY 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. CITY 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 CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY 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 THE CITY.
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 THE WATER UTILITY 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 DUCTILE IRON PIPE CLASS 52, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
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. THE WATER UTILITY 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.

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PREPARED FOR:

BRIDGES HOLDING COMPANY LLC.
3718 N WOLF CREEK DR
EDEN, UTAH 84310

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

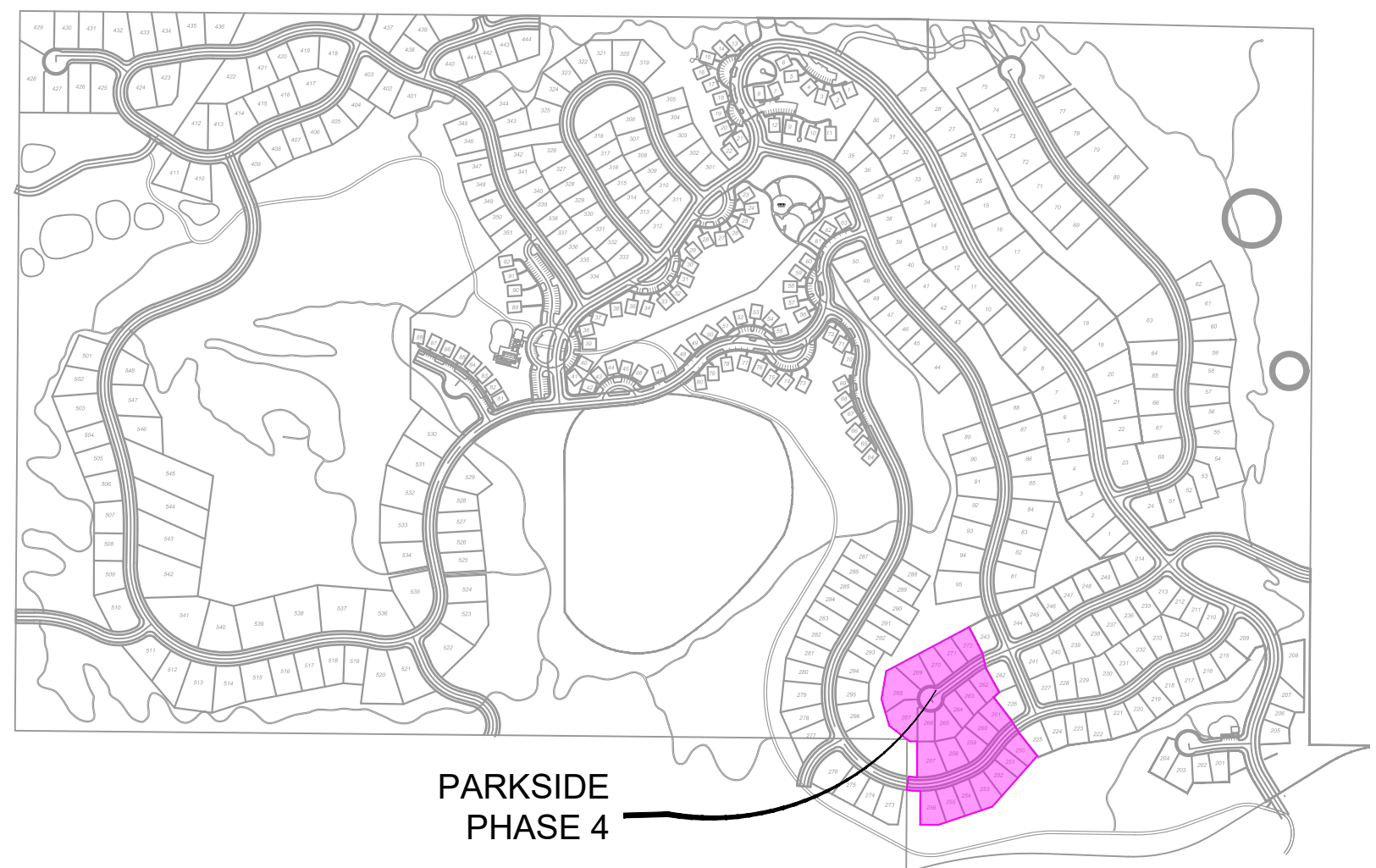
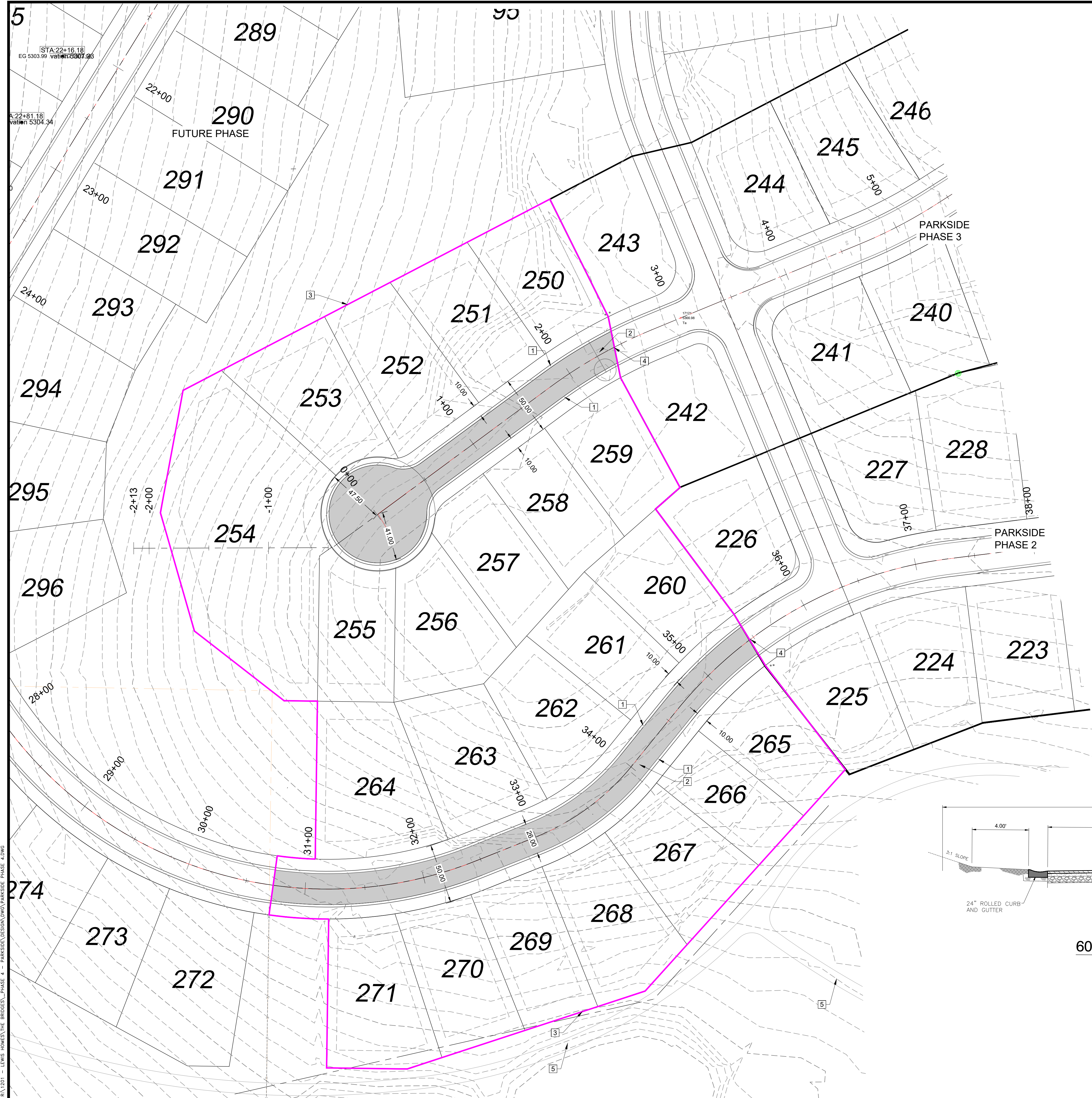
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

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

SHEET INDEX

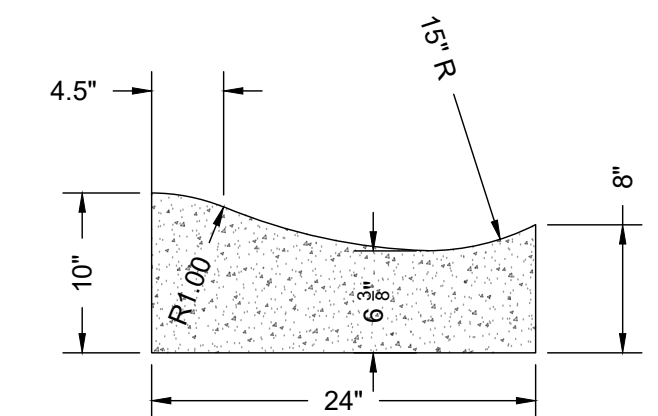
C1	-	COVER SHEET
SP1	-	SITE PLAN
UT1	-	UTILITY PLAN
DR1	-	DRAINAGE PLAN
PP1 - PP5	-	PLAN AND PROFILE
SW1	-	SWPPP PLAN



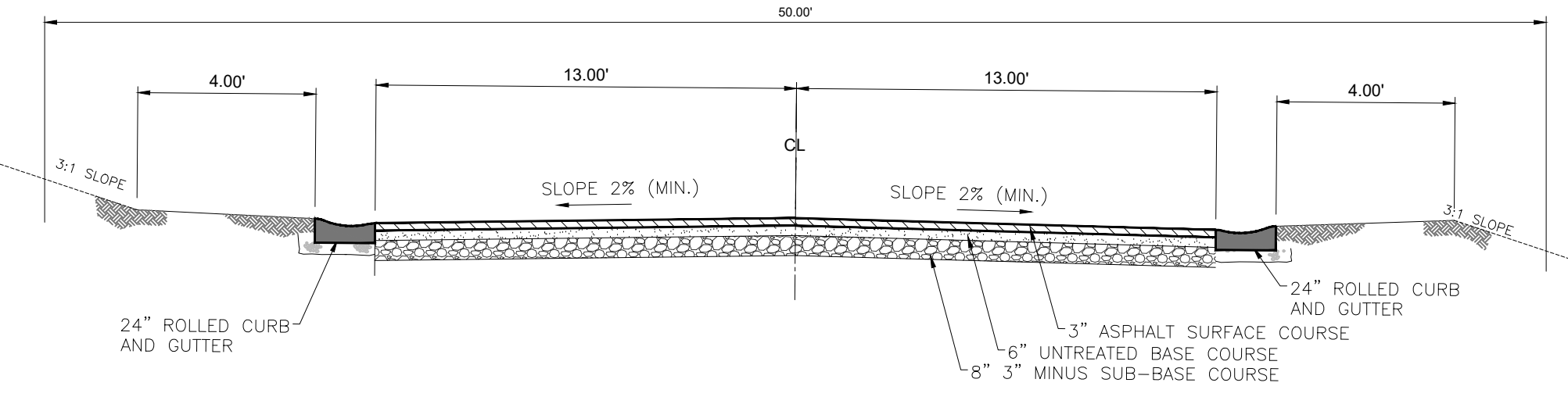


THE BRIDGES VICINITY MAP

- KEY NOTES:
- 1 24" ROLLED CURB AND GUTTER
 - 2 ASPHALT PAVEMENT: 3" ASPHALT/6" ROAD BASE/8" SUB BASE
 - 3 CONSTRUCTION EXTENTS
 - 4 SAW CUT EXISTING ASPHALT
 - 5 TRAIL / UTILITY ACCESS (MIN 12" ROAD BASE)

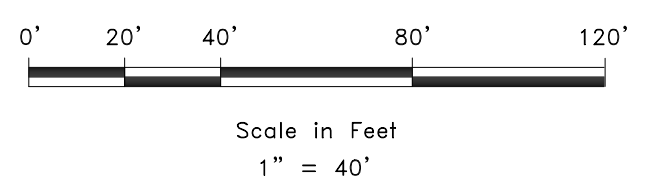
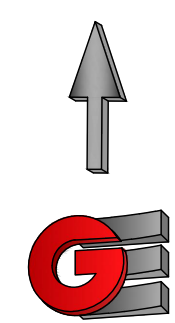


24" ROLLED CURB AND GUTTER



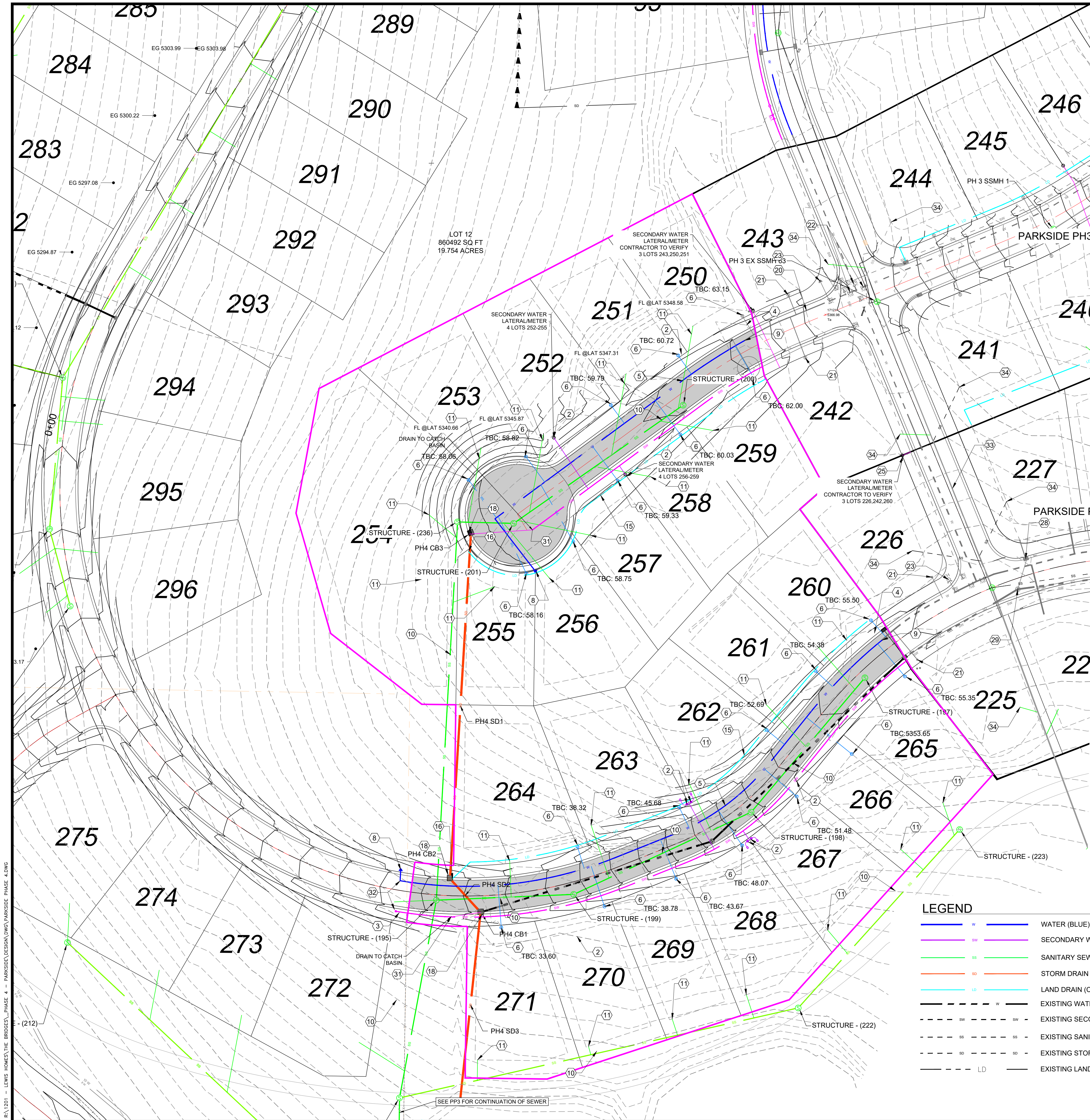
60' ROW - TYPICAL ROADWAY
NOT TO SCALE

NOTE:
FOLLOW THE RECOMMENDATIONS IN
THE GEOTECH REPORT



SCALE: 1" = 40'		DATE: 5-9-25		DESIGN: KAN		DRAWN: KAN		CHECKED: RC	
REVISIONS		DESCRIPTION		LOT NUMBERING					
DATE		10-28-25						DWG:	
REGISTERED PROFESSIONAL ENGINEER No. 8010280 RYAN A. CHRISTENSEN STATE OF UTAH									
SITE PLAN					PROJECT ADDRESS				
THE BRIDGES - PARKSIDE PH 4					EDEN, WEBER COUNTY, UTAH				
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066									
SP1									

PLAN 201 - LENS HONED THE BRIDGES - PHASE 4 - PARKSIDE DESIGN OWN PARKSIDE PHASE 4.DWG



LEGEND

- | | | | |
|--|----|--|--------------------------------------|
| | W | | WATER (BLUE) DUCTILE IRON CLASS 52 |
| | SW | | SECONDARY WATER (PURPLE) PVC C900 |
| | SS | | SANITARY SEWER (GREEN) PVC SDR-35 |
| | SD | | STORM DRAIN (ORANGE) RCP |
| | LD | | LAND DRAIN (CYAN) |
| | W | | EXISTING WATER DUCTILE IRON CLASS 52 |
| | SW | | EXISTING SECONDARY WATER PVC C900 |
| | SS | | EXISTING SANITARY SEWER PVC SDR-35 |
| | SD | | EXISTING STORM DRAIN RCP |
| | LD | | EXISTING LAND DRAIN |

KEY NOTES

- ① 8" (ROAD 4) & 10" (ROAD 5) PVC C900 DR18 SECONDARY WATER PER DISTRICT STANDARDS
- ② 1" SECONDARY WATER LATERAL PER DISTRICT STANDARDS
- ③ SECONDARY GATE VALVE PER DISTRICT STANDARDS
- ④ CONNECT TO EXISTING SECONDARY WATER PER DISTRICT STANDARDS
- ⑤ 8" DUCTILE IRON CLASS 52 WATER PER DISTRICT STANDARDS
- ⑥ WATER LATERAL PER DISTRICT STANDARDS
- ⑦ CULINARY WATER GATE VALVE PER DISTRICT STANDARDS
- ⑧ FIRE HYDRANT PER DISTRICT STANDARDS
- ⑨ CONNECT TO EXISTING WATER (REMOVE BLOWOFF IF NEEDED)
- ⑩ 8" SEWER - SDR 35 PVC PER DISTRICT STANDARDS
- ⑪ 4" SEWER LATERAL (2% MIN) PER DISTRICT STANDARDS
- ⑫ SEWER MANHOLE PER DISTRICT STANDARDS
- ⑬ CONNECT TO EXISTING SEWER MANHOLE
- ⑭ SEWER CLEANOUT PER DISTRICT STANDARDS
- ⑮ 6" PERFORATED PVC LAND DRAIN BEADED IN GRAVEL MIN 3" COVER
- ⑯ CONNECT LAND DRAIN TO STORM DRAIN
- ⑰ 15" STORM DRAIN - RCP PER COUNTY STANDARDS
- ⑱ CATCH BASIN PER COUNTY STANDARDS
- ⑲ STORM DRAIN MANHOLE PER COUNTY STANDARDS
- ⑳ EX 8" DUCTILE IRON WATER
- ㉑ EX WATER LATERAL
- ㉒ EX WATER VALVE
- ㉓ EX FIRE HYDRANT
- ㉔ EX SECONDARY WATER
- ㉕ EX SECONDARY WATER LATERAL
- ㉖ EX SECONDARY VALVE
- ㉗ EX STORM DRAIN - RCP
- ㉘ EX CATCH BASIN
- ㉙ EX STORM DRAIN MANHOLE
- ㉚ INSTALL BLOWOFF
- ㉛ DRAIN VALVE
- ㉜ STUB FOR FUTURE CONNECTION
- ㉝ EX 8" SDR 35 PVC SANITARY SEWER
- ㉞ EX SANITARY SEWER LATERAL
- ㉟ EX SANITARY SEWER MANHOLE
- ㊱ EXISTING LAND DRAIN

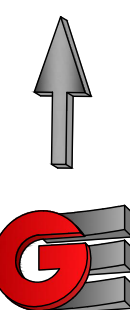
SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
Structure - (195) - 5' SSMH	RIM = 5330.66 INV IN = 5320.15 INV OUT = 5320.05 Depth: 10.61	8" PVC INV IN (N) =5320.15 8" PVC INV IN (E) =5320.15	8" PVC INV OUT (S) =5320.05
Structure - (197) - 4' SSMH	RIM = 5354.81 INV OUT = 5345.98 Depth: 8.83		8" PVC INV OUT (SW) =5345.98
Structure - (198) - 4' SSMH	RIM = 5349.40 INV IN = 5340.10 INV OUT = 5340.00 Depth: 9.40	8" PVC INV IN (NE) =5340.10	8" PVC INV OUT (SW) =5340.00
Structure - (199) - 4' SSMH	RIM = 5337.21 INV IN = 5327.89 INV OUT = 5327.79 Depth: 9.42	8" PVC INV IN (NE) =5327.89	8" PVC INV OUT (W) =5327.79
Structure - (200) - 4' SSMH	RIM = 5360.22 INV OUT = 5346.75 Depth: 13.47		8" PVC INV OUT (SW) =5346.75
Structure - (201) - 4' SSMH	RIM = 5358.60 INV IN = 5343.88 INV OUT = 5343.58 Depth: 15.02	8" PVC INV IN (NE) =5343.88	8" PVC INV OUT (W) =5343.58
Structure - (222) - 4' SSMH	RIM = 5320.56 INV IN = 5313.46 INV OUT = 5313.36 Depth: 7.20	8" PVC INV IN (NE) =5313.46	8" PVC INV OUT (W) =5313.36
Structure - (223) - 4' SSMH	RIM = 5338.00 INV OUT = 5330.00 Depth: 8.00		8" PVC INV OUT (SW) =5330.00
Structure - (236) - 5' SSMH	RIM = 5355.49 INV IN = 5343.40 INV OUT = 5343.30 Depth: 12.19	8" PVC INV IN (E) =5343.40	8" PVC INV OUT (S) =5343.30

NOTES

CULINARY WATER, SECONDARY WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO WOLF CREEK WATER AND SEWER IMPROVEMENTS DISTRICTS STANDARDS AND SPECIFICATIONS.

OTHER IMPROVEMENTS TO CONFORM TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS.



UTILITY PLAN

THE BRIDGES - PARKSIDE PH 4

PROJECT ADDRESS

EDEN, WEBER COUNTY, UTAH



UT1

SCALE: 1" = 40'

DATE: 5-9-25

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

REVISIONS

DESCRIPTION

DATE

8-26-25

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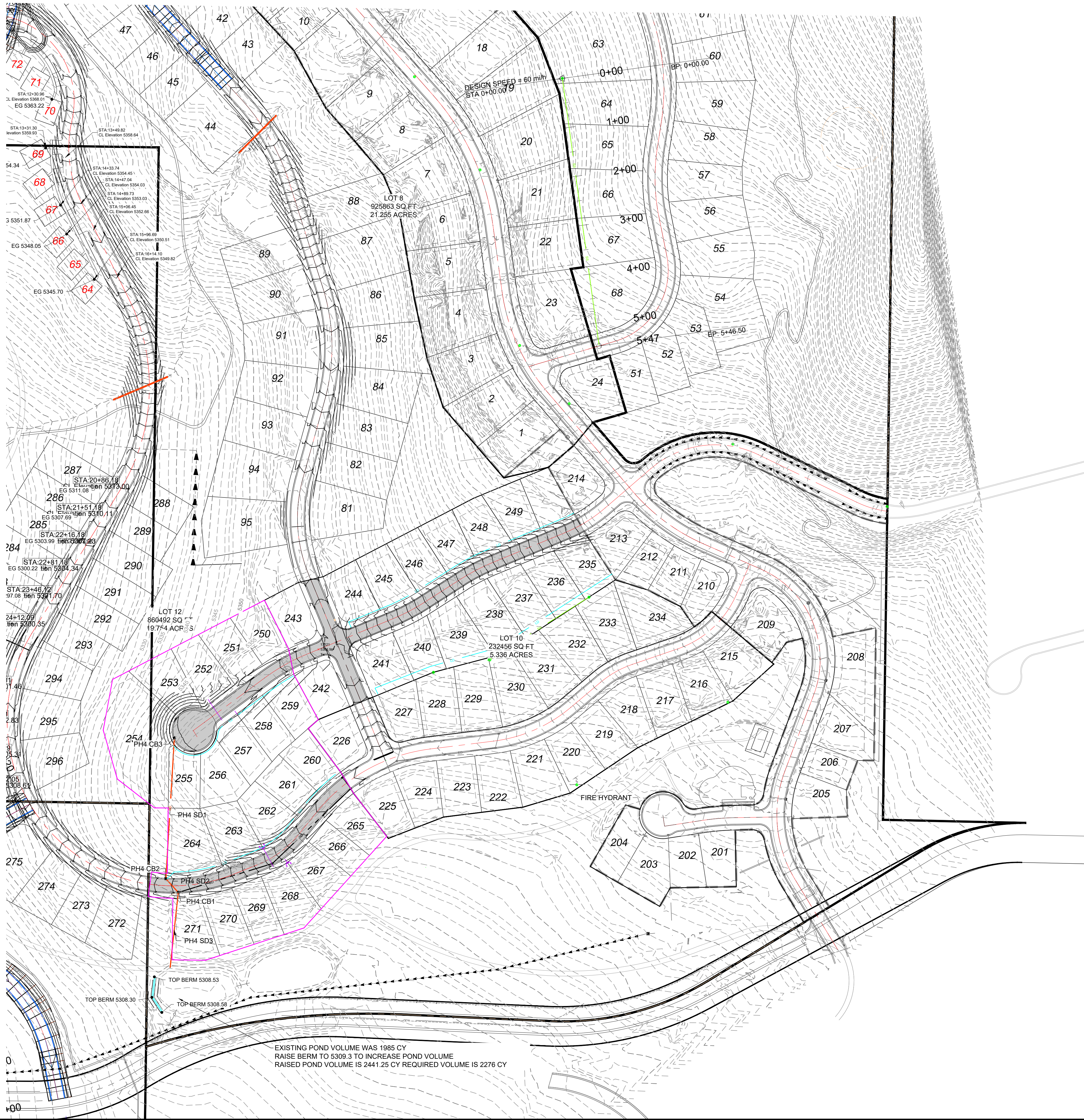
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8/1/201 - LEWIS HOOKS THE BRIDGES - PHASE 4 - PARKSIDE DESIGN OWN PARKSIDE PHASE 4.DWG



EXISTING POND VOLUME WAS 1985 CY
RAISE BERM TO 5309.3 TO INCREASE POND VOLUME
RAISED POND VOLUME IS 2441.25 CY REQUIRED VOLUME IS 2276 CY

Drainage Basin 1
The Bridges

Latitude: 41.3378° Longitude: -111.8347°

Areas	Sq. Ft.	Acre	C
Basin 1 area	948,374	21.77	0.40
Total/Weighted	948,374	21.77	0.40

RELEASE RATE 0.1 cfs/ACRE (0.87 cfs)

100 YEAR STORM EVENT

MIN	Release Vol (cf) Allowable	Inch / Hr 1100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	653	7.88	20,587	19,934
10	1,306	6.00	31,351	30,045
15	1,959	4.96	38,875	36,916
30	3,919	3.34	52,356	48,437
60	7,838	2.06	64,583	56,745
120	15,676	1.23	77,124	61,448
180	23,513	0.85	79,945	56,432
360	47,027	0.49	92,172	45,146
720	94,053	0.31	116,626	22,573
1440	142,961	0.19	142,961	0

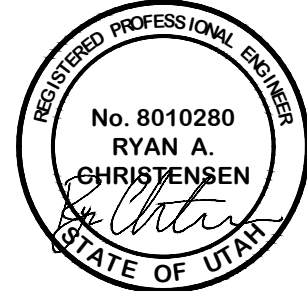
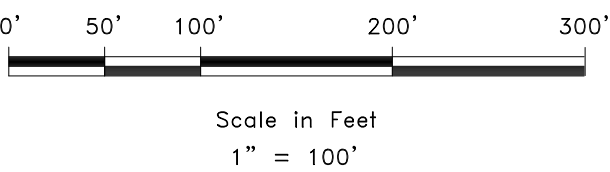
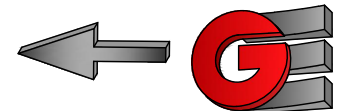
100 YEAR STORM - RECOMMENDED MIN. VOLUME RETAINED	CUBIC FEET	CUBIC YARDS
	61,448	2,276

Parkside PH4 SD STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
PH4 CB1 - CATCH BASIN	GRATE = 5332.41 INV IN = 5327.13 INV IN = 5328.72 INV OUT = 5327.03	15" RCP INV IN (NW) = 5327.13 15" RCP INV IN (E) = 5328.72	15" RCP INV OUT (S) = 5327.03
PH4 CB2 - CATCH BASIN	GRATE = 5330.94 INV IN = 5327.40 INV OUT = 5327.50	15" RCP INV IN (N) = 5327.40	15" RCP INV OUT (SE) = 5327.50
PH4 CB3 - CATCH BASIN	GRATE = 5357.51 INV OUT = 5351.00		15" RCP INV OUT (S) = 5351.00

Parkside PH4 SD				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
PH4 SD2	15"	37.48'	1.00%	15" RCP
PH4 SD3	15"	153.19'	12.03%	15" RCP
PH4 SD1	15"	284.92'	8.28%	15" RCP

LEGEND

SO	STORM DRAIN (ORANGE) RCP
LD	LAND DRAIN (CYAN)
SD	EXISTING STORM DRAIN RCP
LD	EXISTING LAND DRAIN



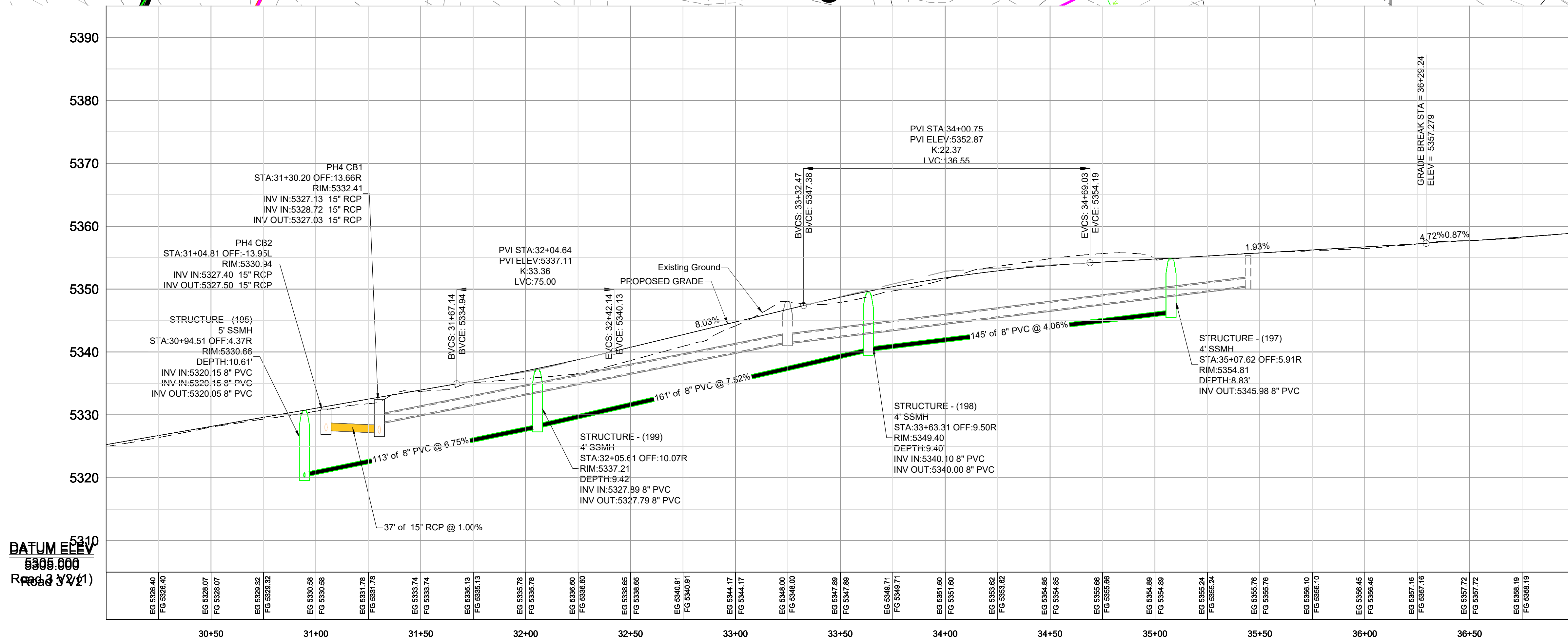
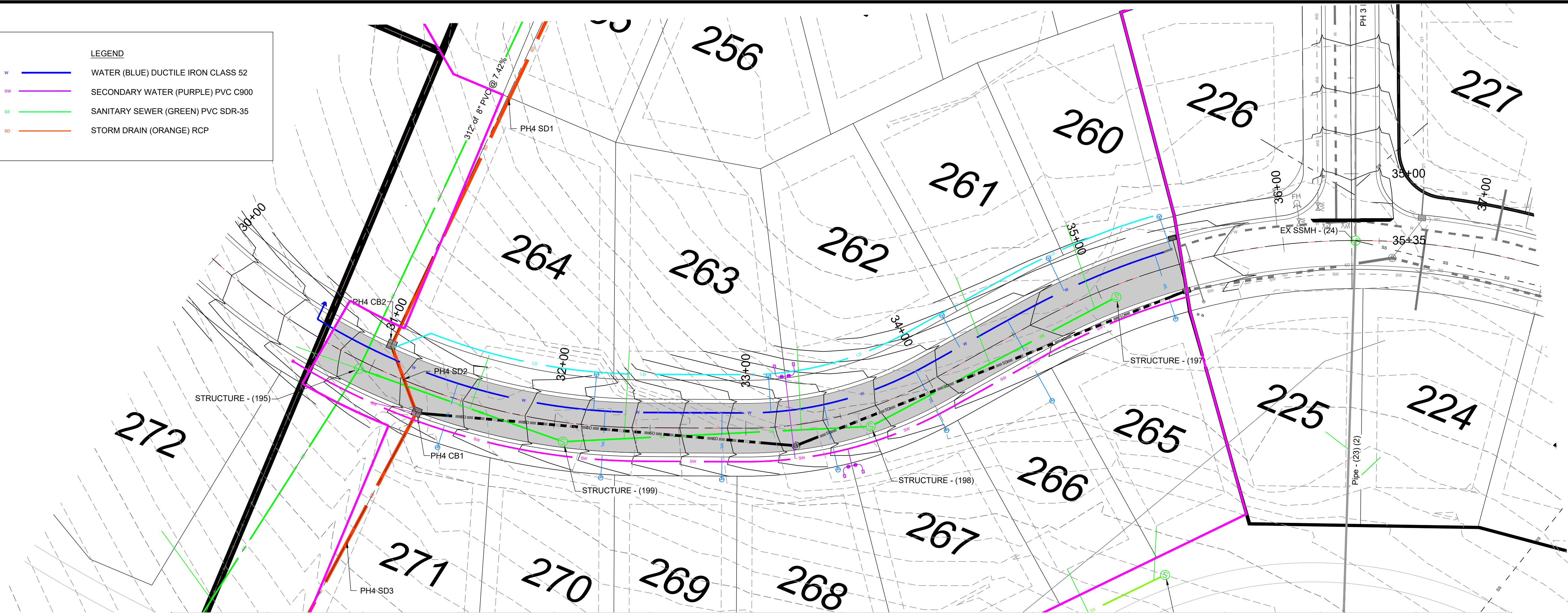
DRAINAGE PLAN
THE BRIDGES - PARKSIDE PH 4
PROJECT ADDRESS
EDEN, WEBER COUNTY, UTAH



DR1

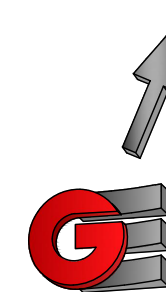
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LEGEND	
	W WATER (BLUE) DUCTILE IRON CLASS 52
	SW SECONDARY WATER (PURPLE) PVC C900
	SS SANITARY SEWER (GREEN) PVC SDR-35
	SD STORM DRAIN (ORANGE) RCP



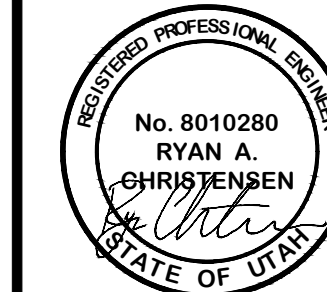
DEVELOPER

DEVELOPER COMPANY
DEVELOPER
DEVELOPER ADDRESS
DEVELOPER CITY
DEVELOPER TELEPHONE



0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

REVISIONS	
DATE	DESCRIPTION
8-14-25	REV SEWER



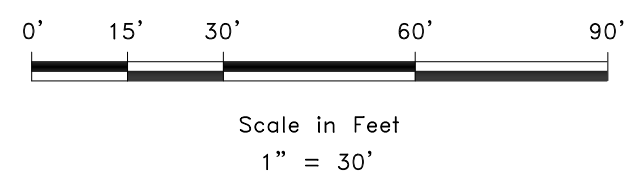
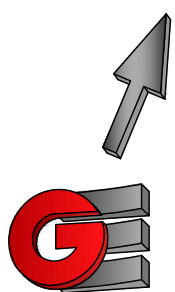
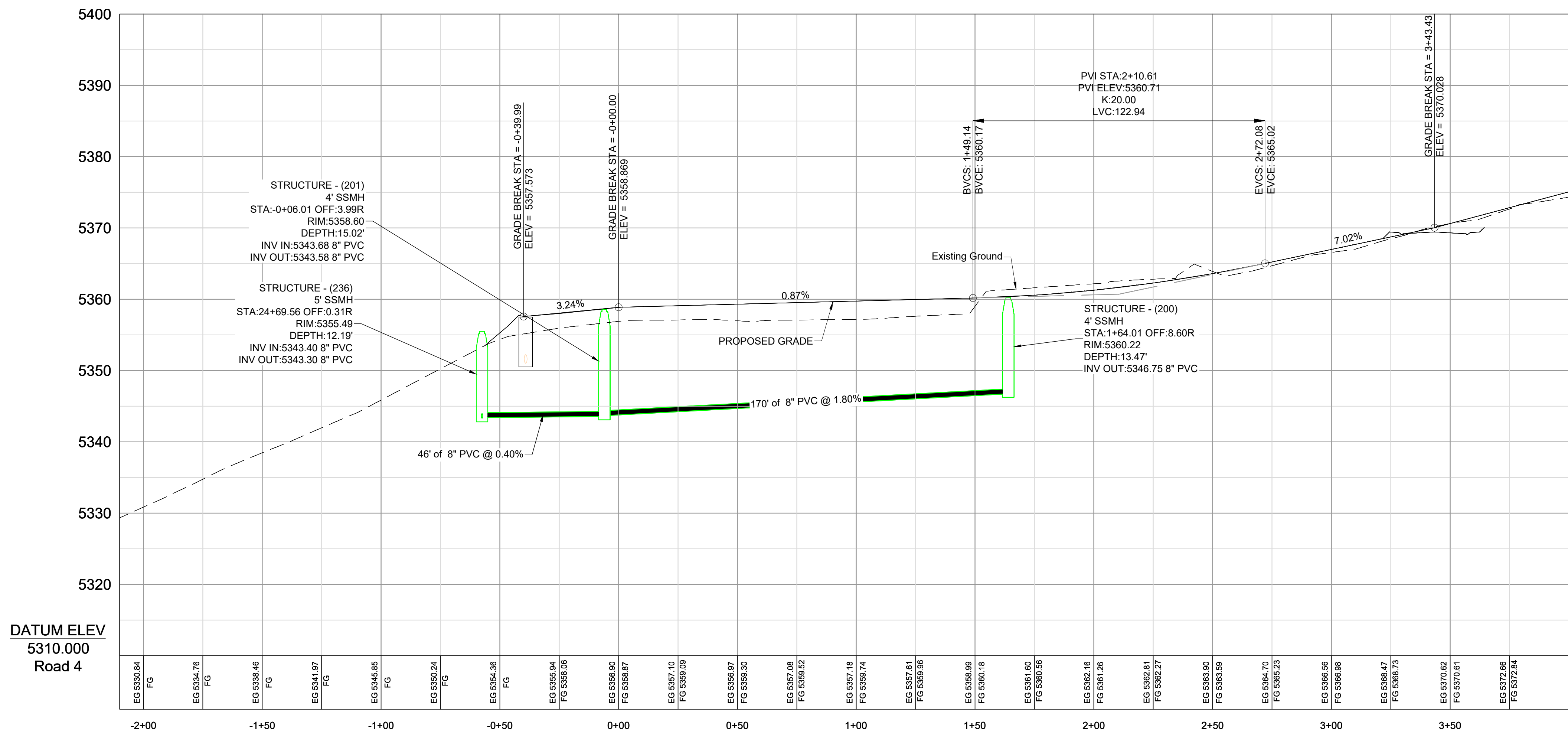
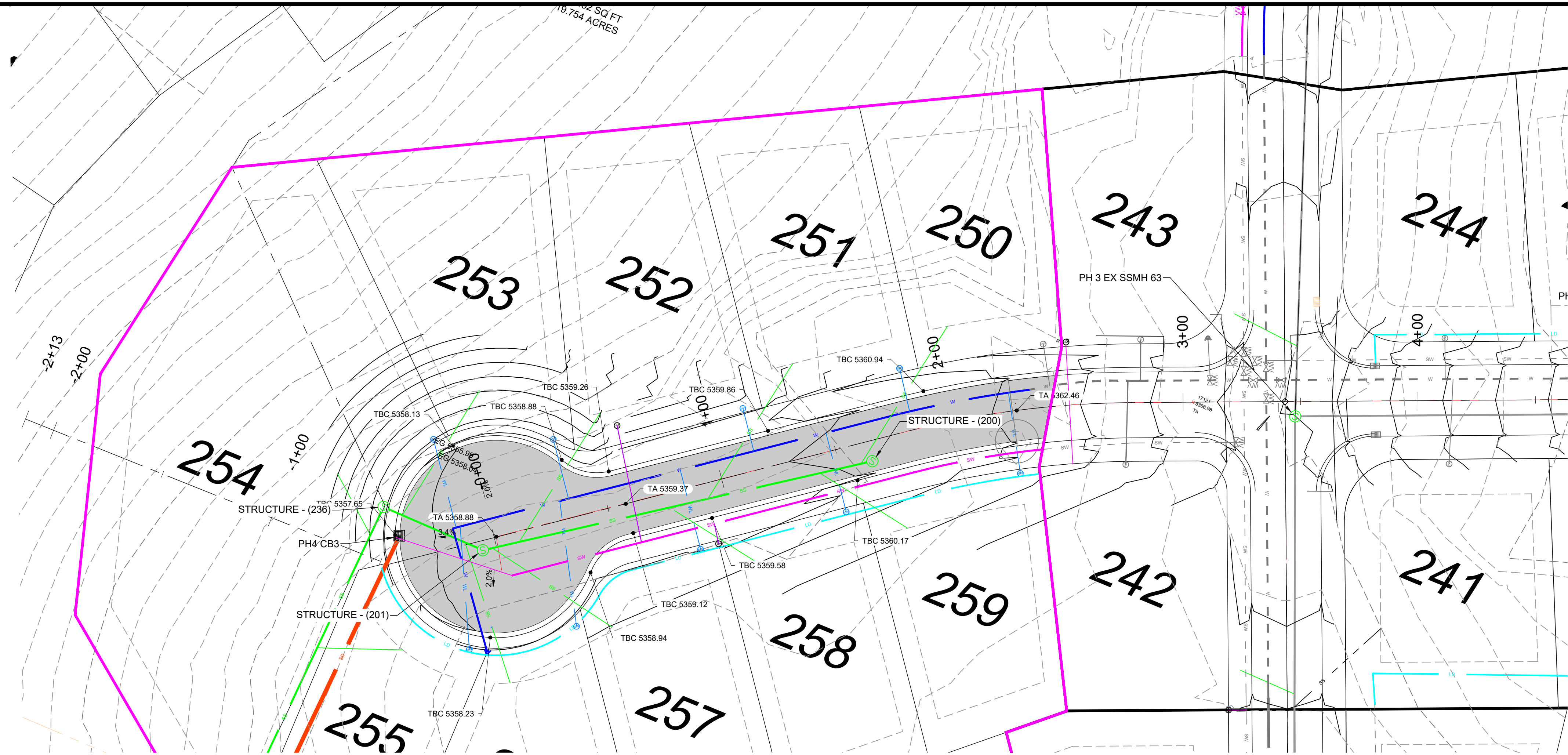
PLAN AND PROFILE
THE BRIDGES - PARKSIDE PH 4
PROJECT ADDRESS
EDEN, WEBER COUNTY, UTAH



PP1

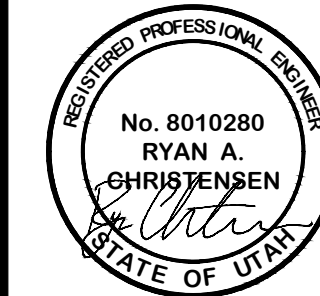
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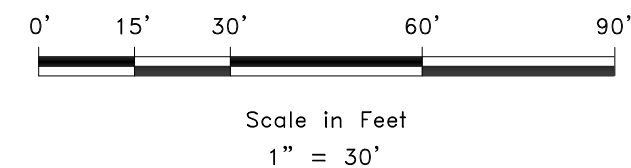
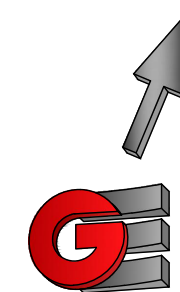
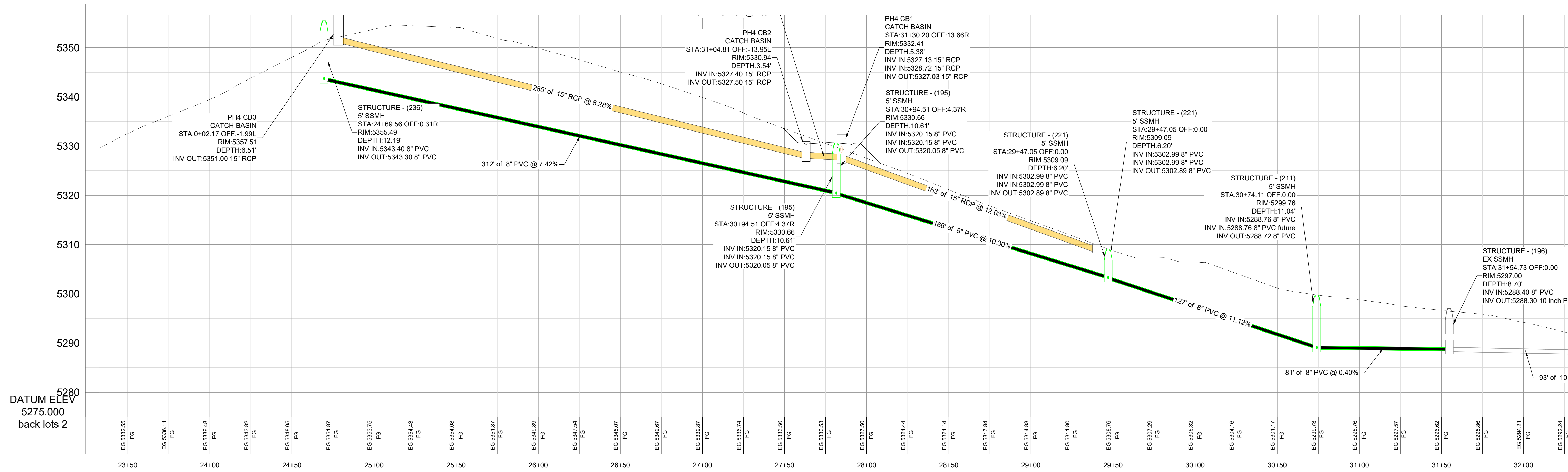
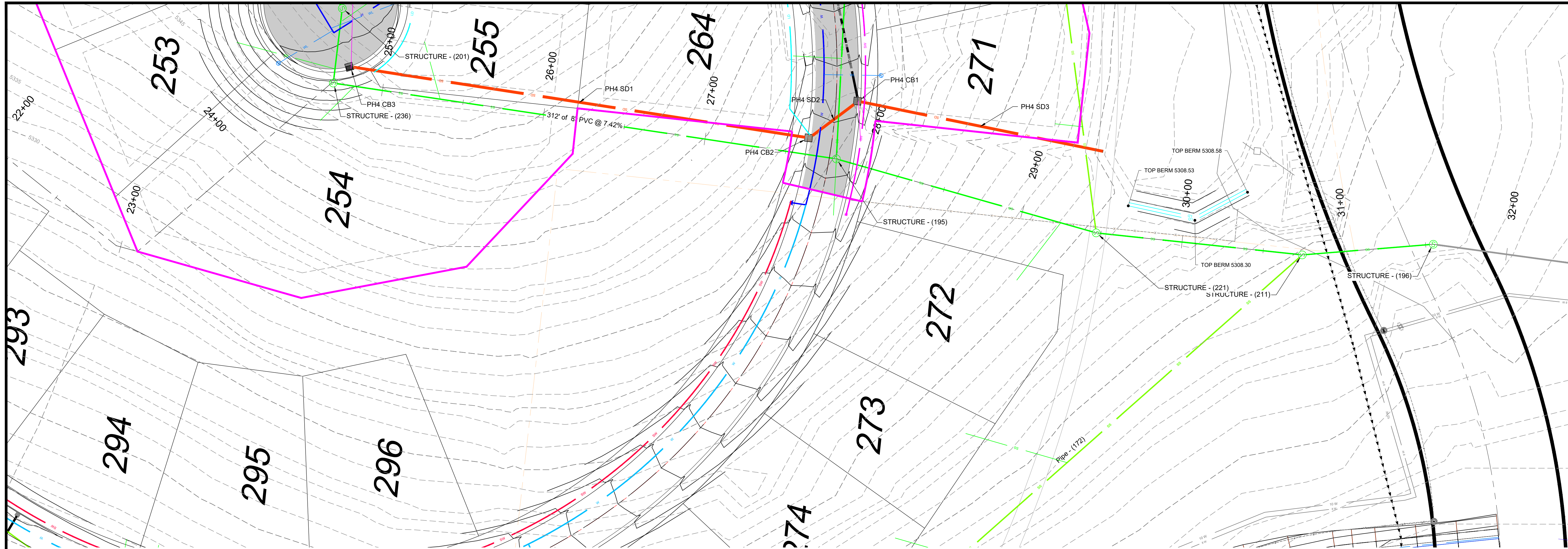
PLAN AND PROFILE
THE BRIDGES - PARKSIDE PH 4
PROJECT ADDRESS
EDEN, WEBER COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION
8-14-25	REV SEWER



SCALE: 1" = 30'
DATE: 5-9-25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

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REVISIONS		DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: 5-9-25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

DWG:

PLAN AND PROFILE SEWER
THE BRIDGES - PARKSIDE PH 4
PROJECT ADDRESS
EDEN, WEBER COUNTY, UTAH

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5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

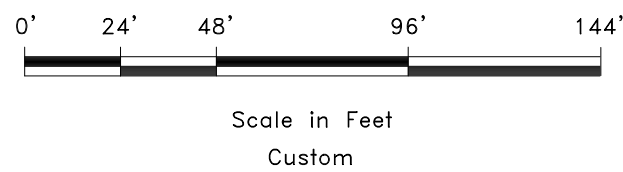
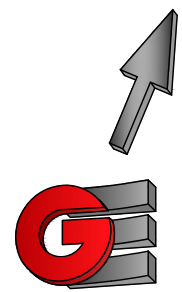
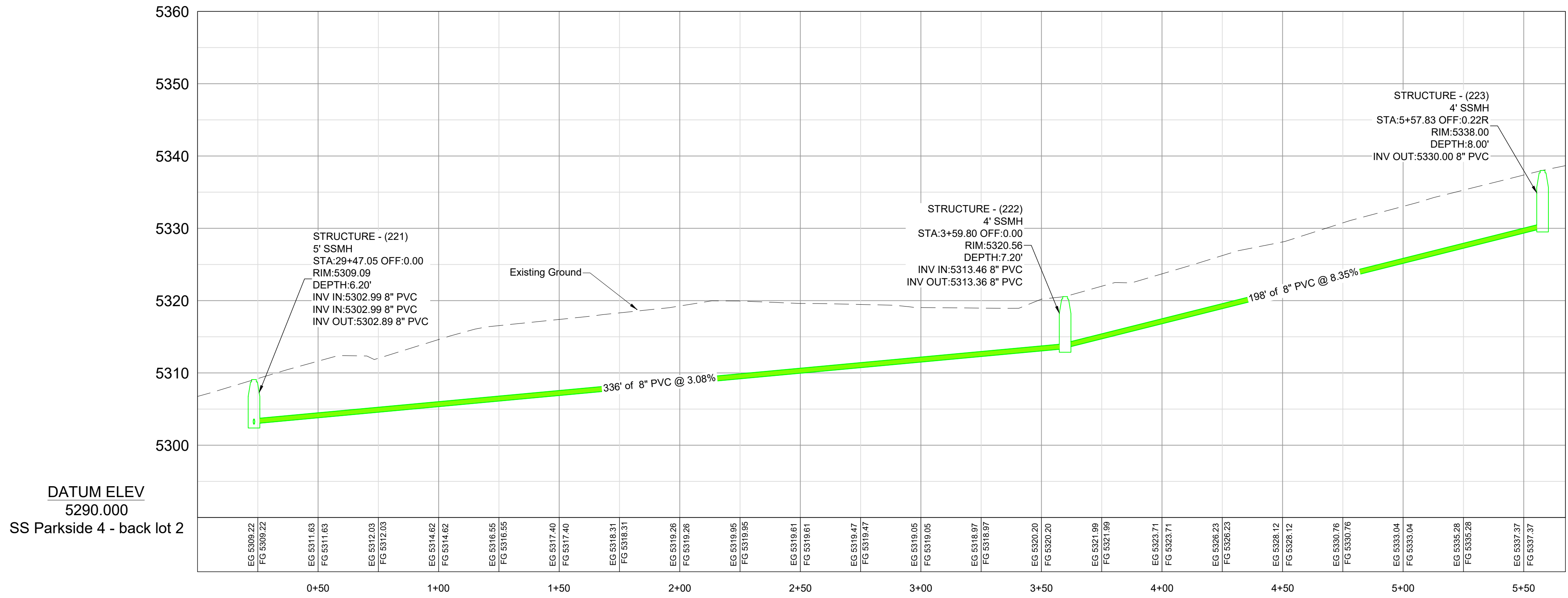
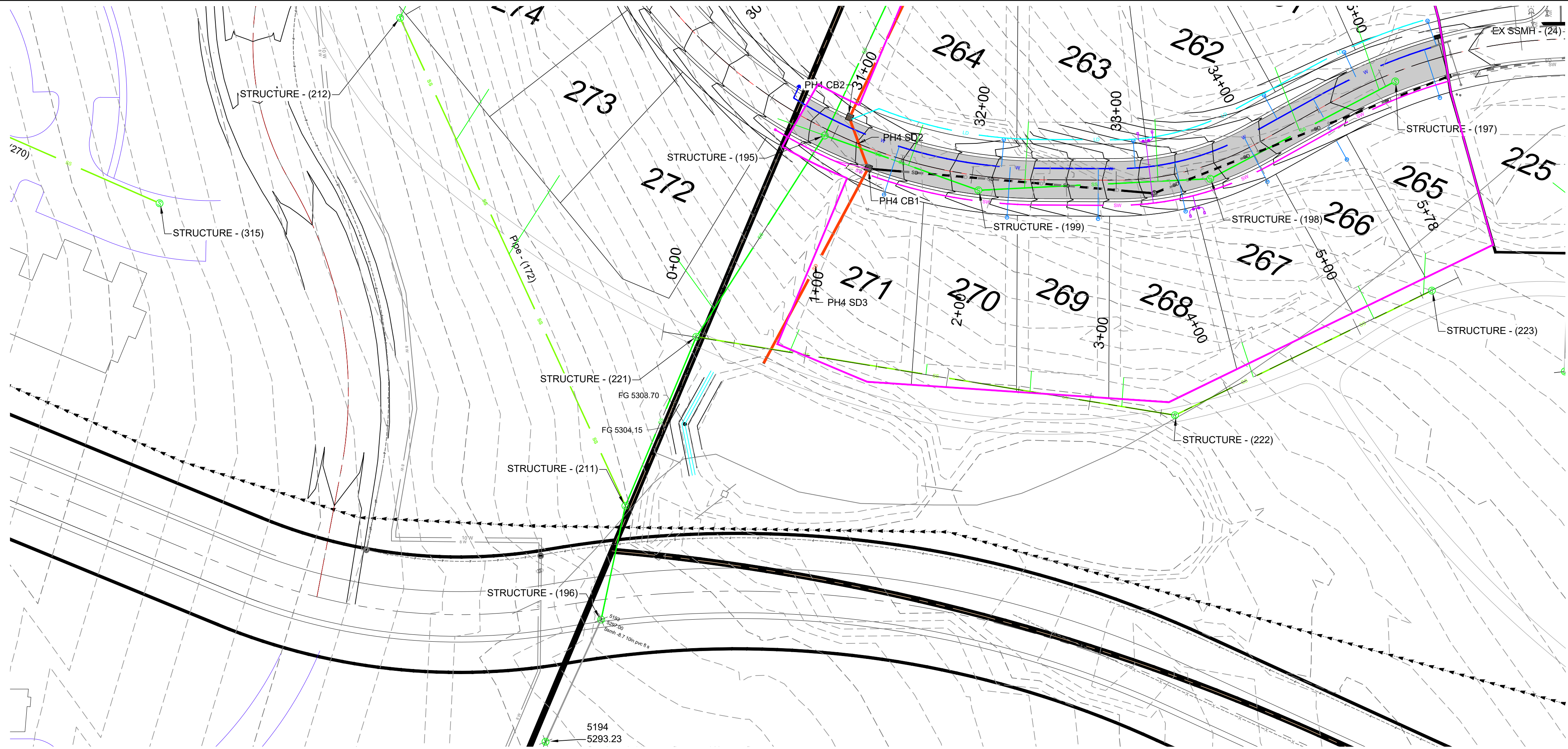
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DEVELOPER

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DEVELOPER CITY
DEVELOPER TELEPHONE

LEGEND	
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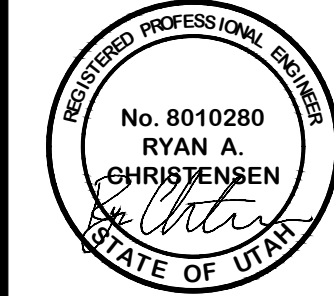
PLAN AND PROFILE BACK LOT SEWER

THE BRIDGES - PARKSIDE PH 4

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EDEN, WEBER COUNTY, UTAH

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REVISIONS	
DATE	DESCRIPTION
8-14-25	REV SEWER

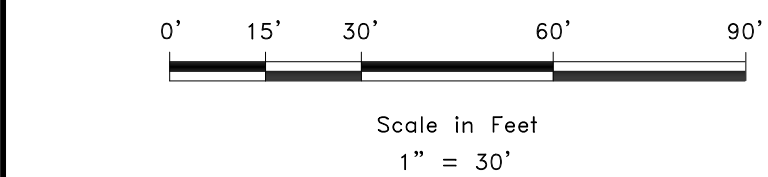
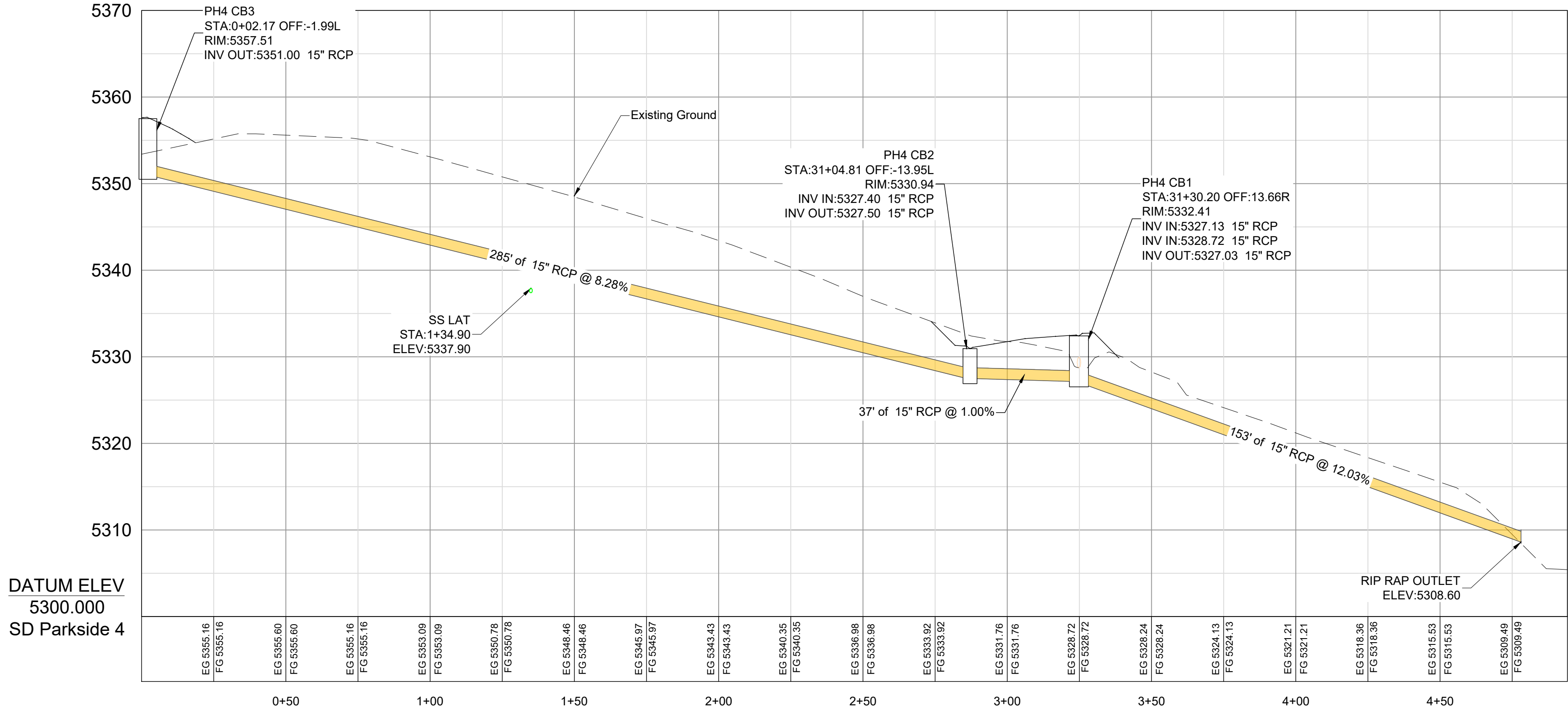
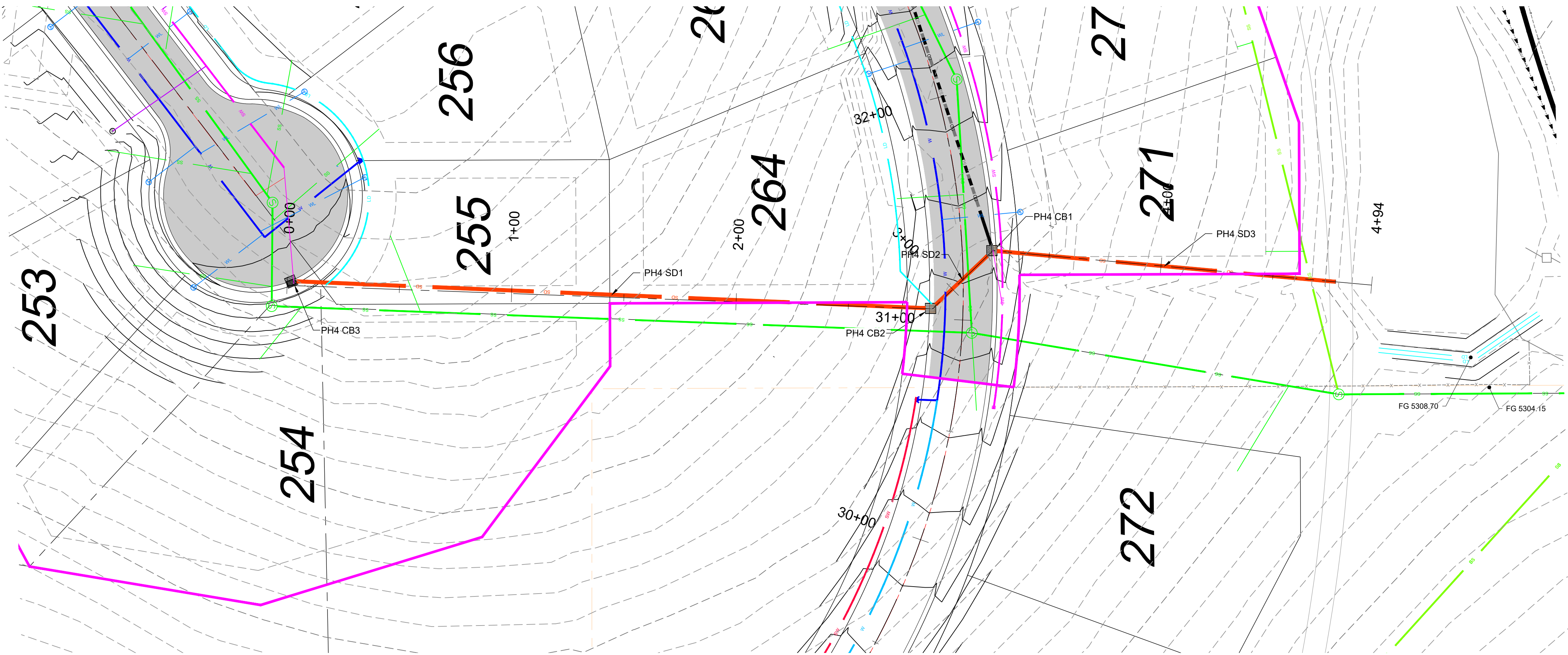
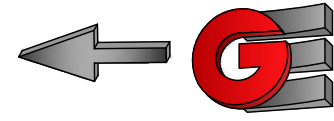
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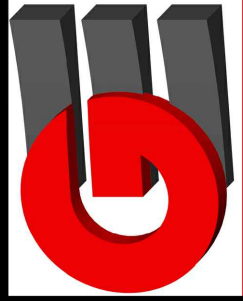
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PLAN AND PROFILE STORM DRAIN
THE BRIDGES - PARKSIDE PH 4
PROJECT ADDRESS
EDEN, WEBER COUNTY, UTAH

REVISIONS	
DATE	DESCRIPTION

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

SCALE: 1" = 30'
DATE: 5-9-25
DESIGN: KAN
DRAWN: KAN
CHECKED: RC

DWG:

PP5