

MOUNTAINSIDE PHASE 1

A PLANNED RESIDENTIAL UNIT DEVELOPMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, AND THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH JUNE 2016

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED NORTH 0°20'34" EAST 665.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 707.44 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; RUNNING THENCE NORTH 41°11'02" WEST 188.12 FEET; THENCE NORTH 18°32'40" WEST 105.78 FEET; THENCE NORTH 12°29'05" WEST 124.25 FEET; THENCE NORTH 10°14'13" WEST 171.74 FEET; THENCE NORTH 23°17'32" WEST 86.03 FEET; THENCE NORTH 40°27'51" WEST 87.66 FEET; THENCE NORTH 41°56'03" WEST 90.00 FEET; THENCE NORTH 29°27'11" WEST 133.15 FEET; THENCE NORTH 43°14'46" WEST 320.18 FEET; THENCE NORTH 20°27'46" WEST 145.52 FEET; THENCE NORTH 65°27'31" EAST 145.81 FEET; THENCE NORTH 74°48'21" EAST 60.81 FEET; THENCE NORTH 65°27'31" EAST 150.00 FEET; THENCE SOUTH 24°32'29" EAST 100.00 FEET; THENCE SOUTH 41°29'36" EAST 192.31 FEET; THENCE SOUTH 49°43'28" EAST 265.29 FEET; THENCE SOUTH 41°54'47" EAST 95.87 FEET; THENCE SOUTH 21°36'21" EAST 122.13 FEET; THENCE SOUTH 8°16'31" EAST 353.98 FEET; THENCE SOUTH 81°43'29" WEST 25.58 FEET; THENCE SOUTH 16°45'43" EAST 190.57 FEET; THENCE NORTH 73°14'17" EAST 26.00 FEET; THENCE SOUTH 16°45'43" EAST 120.00 FEET; THENCE SOUTH 73°14'17" WEST 70.00 FEET TO A COMMON POINT WITH PARKSIDE PRUD PHASE 1; THENCE ALONG THE BOUNDARY OF SAID PRUD SOUTH 39°18'18" WEST 60.84 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 48°48'58" WEST 67.96 FEET; THENCE SOUTH 76°19'34" WEST 92.50 FEET TO THE POINT OF BEGINNING. CONTAINING 517,646 SQ.FT. OR 11.884 ACRES, MORE OR LESS.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MOUNTAINSIDE PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

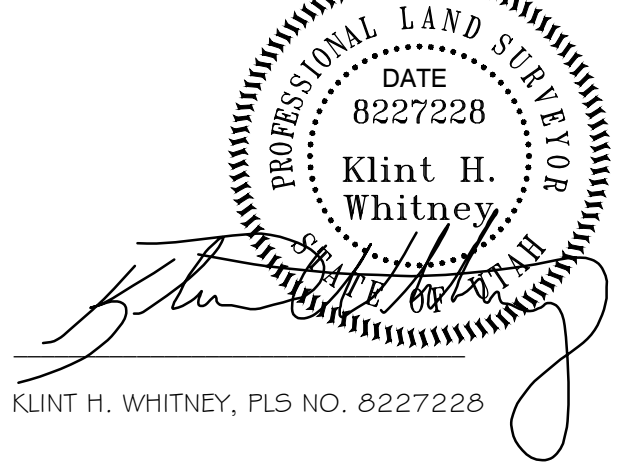
SIGNED THIS ___ DAY OF ____, 2016.

BY: _____

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOUNTAINSIDE PHASE 1 IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ___ DAY OF ____, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF ____, 2016.

COUNTY ENGINEER

NOTES

- ZONE (XXX) CURRENT YARD SETBACKS;
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0431E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- X Signifies that a geological review needs to be done on the lot prior to obtaining a building permit.

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY XXXXX. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF XXXXX STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE XXXXX SUBDIVISION.

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ___ DAY OF ____, 2016.

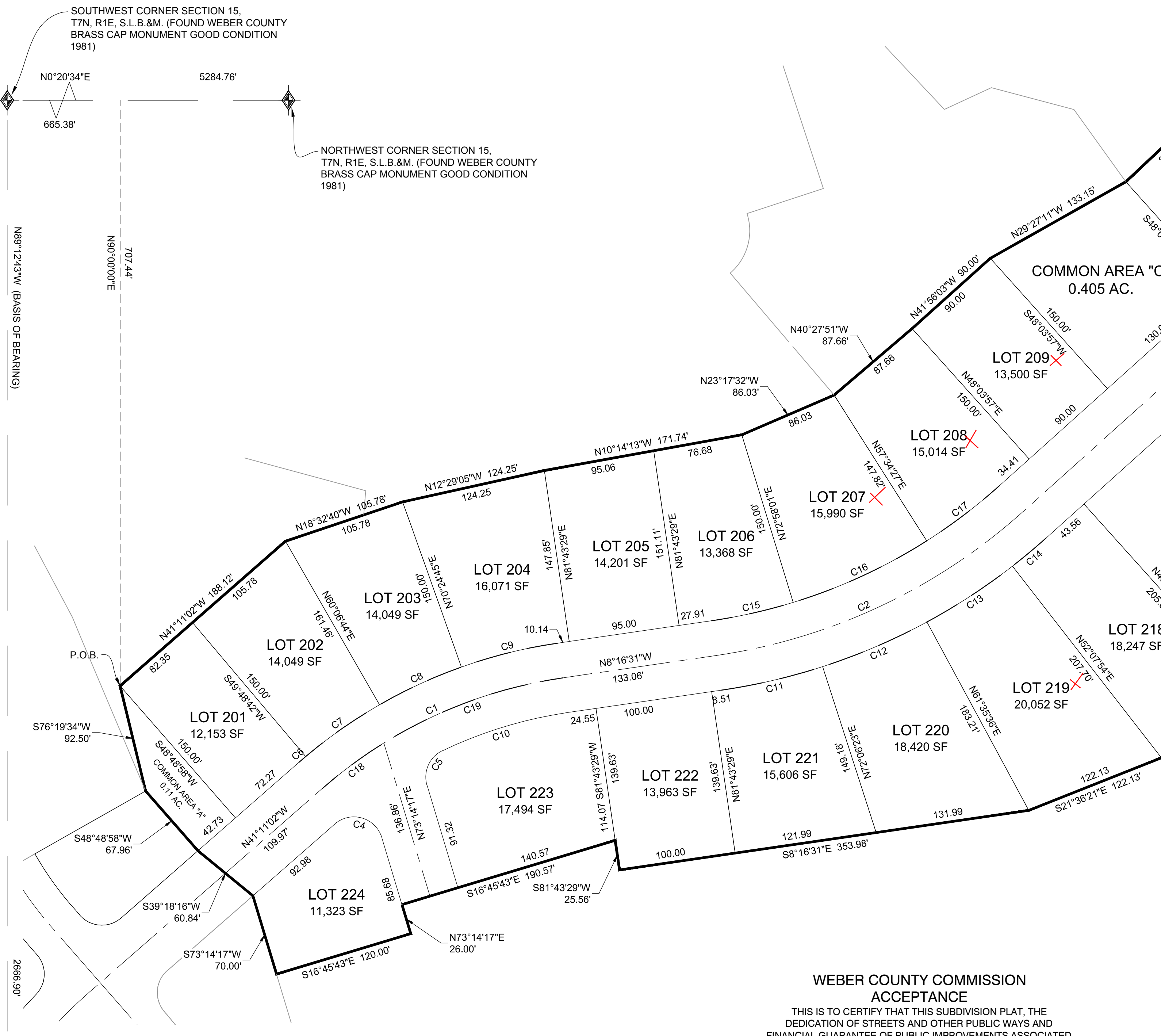
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I do hereby certify that the soils, percolation rates, and site condition for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

This ___ day of ____, 2016

Director Weber-Morgan Health Department



WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ___ DAY OF ____, 2016.

CHAIRMAN, WEBER COUNTY COMMISSION

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this ___ day of ____, 2016, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF ____, 2016.

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

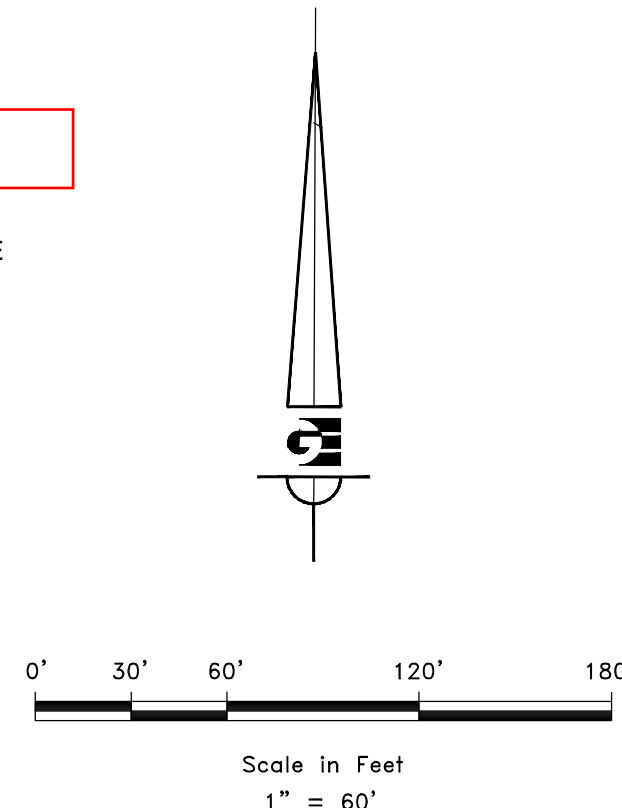
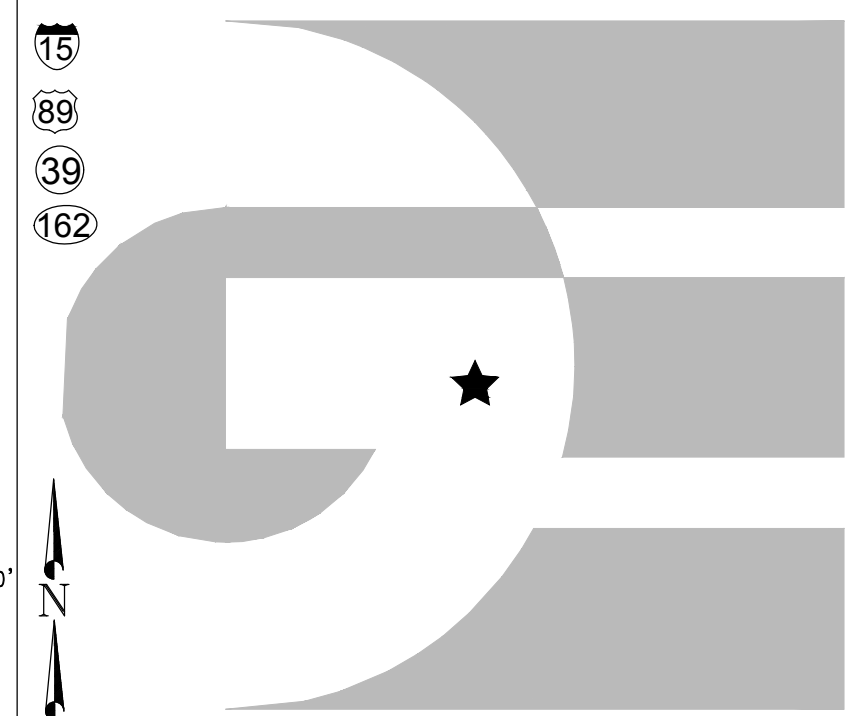
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ___ DAY OF ____, 2016.

COUNTY ATTORNEY

VICINITY MAP

NOT TO SCALE



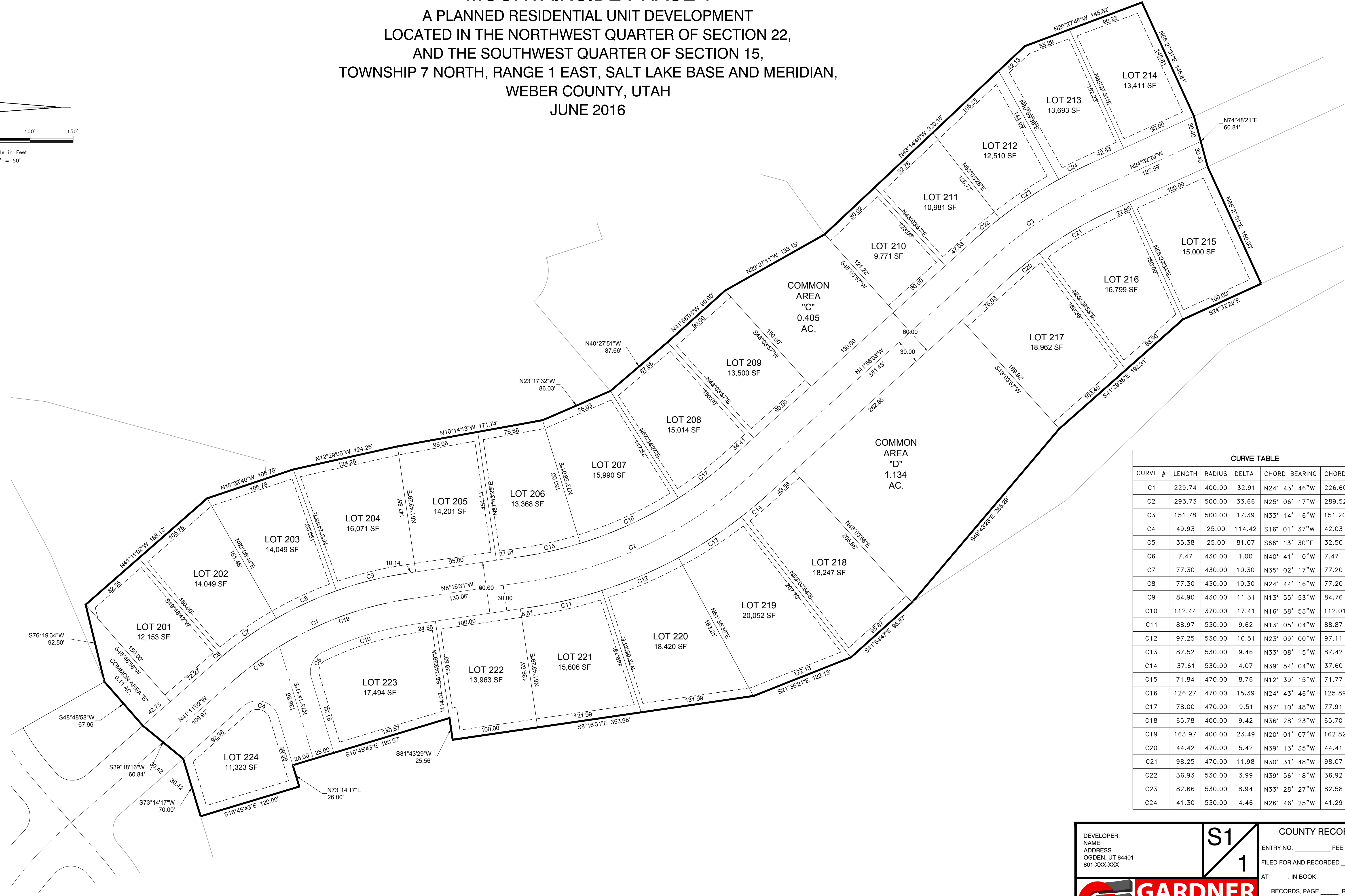
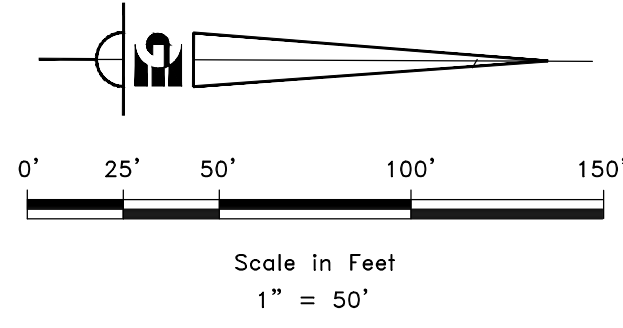
DEVELOPER:
 NAME _____
 ADDRESS _____
 OGDEN, UT 84401
 801-XXX-XXX

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR AND RECORDED _____
 AT ___ IN BOOK ___ OF OFFICIAL _____
 RECORDS, PAGE ____, RECORDED _____
 FOR _____
 COUNTY RECORDER _____
 BY: _____

MOUNTAINSIDE PHASE 1
 A PLANNED RESIDENTIAL UNIT DEVELOPMENT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 22,
 AND THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 WEBER COUNTY, UTAH
 JUNE 2016



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	229.74	400.00	32.91	N24° 43' 46"W	226.60
C2	293.73	500.00	33.66	N25° 06' 17"W	289.52
C3	151.78	500.00	17.39	N33° 14' 16"W	151.20
C4	49.93	25.00	114.42	S16° 01' 37"W	42.03
C5	35.38	25.00	81.07	S66° 13' 30"E	32.50
C6	7.47	430.00	1.00	N40° 41' 10"W	7.47
C7	77.30	430.00	10.30	N35° 02' 17"W	77.20
C8	77.30	430.00	10.30	N24° 44' 16"W	77.20
C9	84.90	430.00	11.31	N13° 55' 53"W	84.76
C10	112.44	370.00	17.41	N16° 58' 53"W	112.01
C11	88.97	530.00	9.62	N13° 05' 04"W	88.87
C12	97.25	530.00	10.51	N23° 09' 00"W	97.11
C13	87.52	530.00	9.46	N33° 08' 15"W	87.42
C14	37.61	530.00	4.07	N39° 54' 04"W	37.60
C15	71.84	470.00	8.76	N12° 39' 15"W	71.77
C16	126.27	470.00	15.39	N24° 43' 46"W	125.89
C17	78.00	470.00	9.51	N37° 10' 48"W	77.91
C18	65.78	400.00	9.42	N36° 28' 23"W	65.70
C19	163.97	400.00	23.49	N20° 01' 07"W	162.82
C20	44.42	470.00	5.42	N39° 13' 35"W	44.41
C21	98.25	470.00	11.98	N30° 31' 48"W	98.07
C22	36.93	530.00	3.99	N39° 56' 18"W	36.92
C23	82.66	530.00	8.94	N33° 28' 27"W	82.58
C24	41.30	530.00	4.46	N26° 46' 25"W	41.29

R:\1201 - LEWIS HOMES\THE BRIDGES\SURVEY\DWG\MOUNTAINSIDE PHASE 1.DWG

DEVELOPER: NAME ADDRESS OGDEN, UT 84401 801-XXX-XXX	S1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
	1	
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

THE BRIDGES - PHASE 1

PRELIMINARY 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 COUNTY STANDARD DRAWING, AND SHALL BE APPROVED PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE COUNTY 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 COUNTY 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 COUNTY 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.

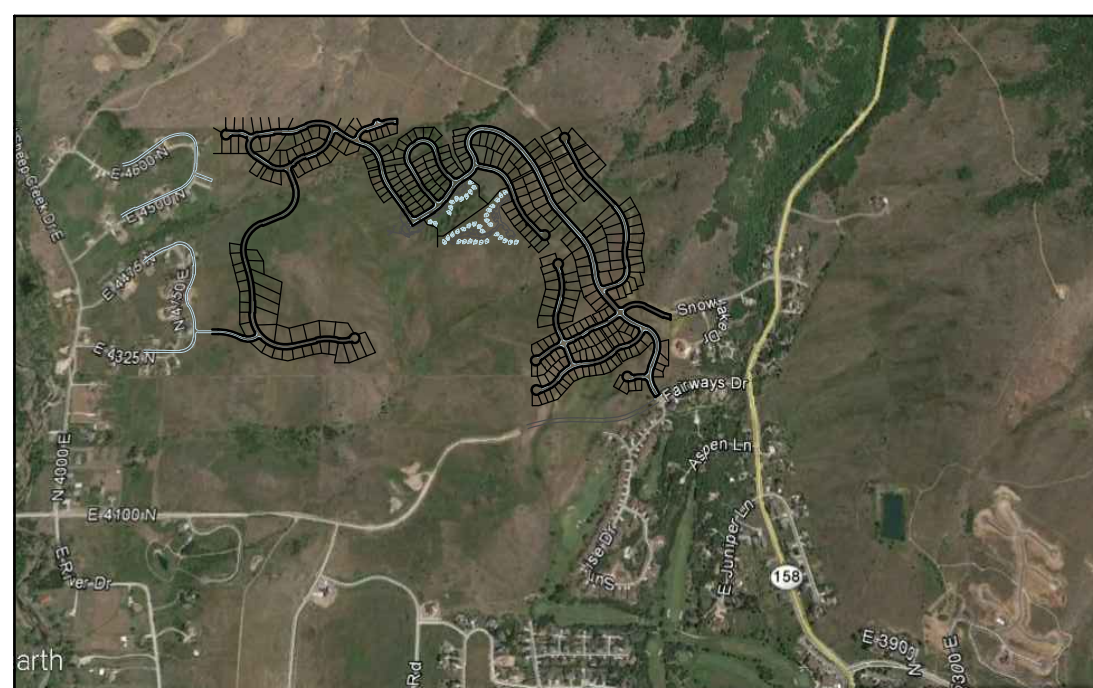
CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT 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 WOLF CREEK WATER AND SEWER IMPROVEMENT (WCWSID) DISTRICT 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 (WCWSID) 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 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 (WCWSID) STANDARD.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE COUNTY 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.



GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE 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 THE 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 COUNTY 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.
13. FOLLOW RECOMMENDATIONS IN GEOTECH REPORT.
14. ROCK WALLS THAT ARE 4FT IN HEIGHT OR HIGHER REQUIRE AN ENGINEERED DESIGN, DESIGN WILL NEED TO BE STAMPED BY ENGINEER PROVIDE LETTER FROM THE ENGINEER STATING THAT THEY WERE INSTALLED PROPERLY.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A)OBTAIN ALL REQUIRED PERMITS FROM THE 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 THE 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 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 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 PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE 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 THE 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 THE 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.
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. 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 COUNTY 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 DISTRICT..
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 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 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.

WEBER FIRE DISTRICT GENERAL NOTES

1. FIRE FLOW: ALL DWELLINGS STRUCTURES OVER 5000 SQ. FT. WHICH DO NOT MEET THE FIRE FLOW REQUIREMENTS, SHALL BE EQUIPPED WITH AN NFPA 13D COMPLIANT FIRE SPRINKLER SYSTEM OR BE PROVIDED WITH AREA SEPARATIONS COMPLIANT WITH THE IBC/IRC. FOR MORE INFORMATION REGARDING FIRE FLOW, PLEASE CONTACT FIRE MARSHAL THUESON AT 801-782-3580.
2. ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS.
3. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
4. FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH AND IMPOSED LOADS AS PERMANENT ROADS.
5. ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

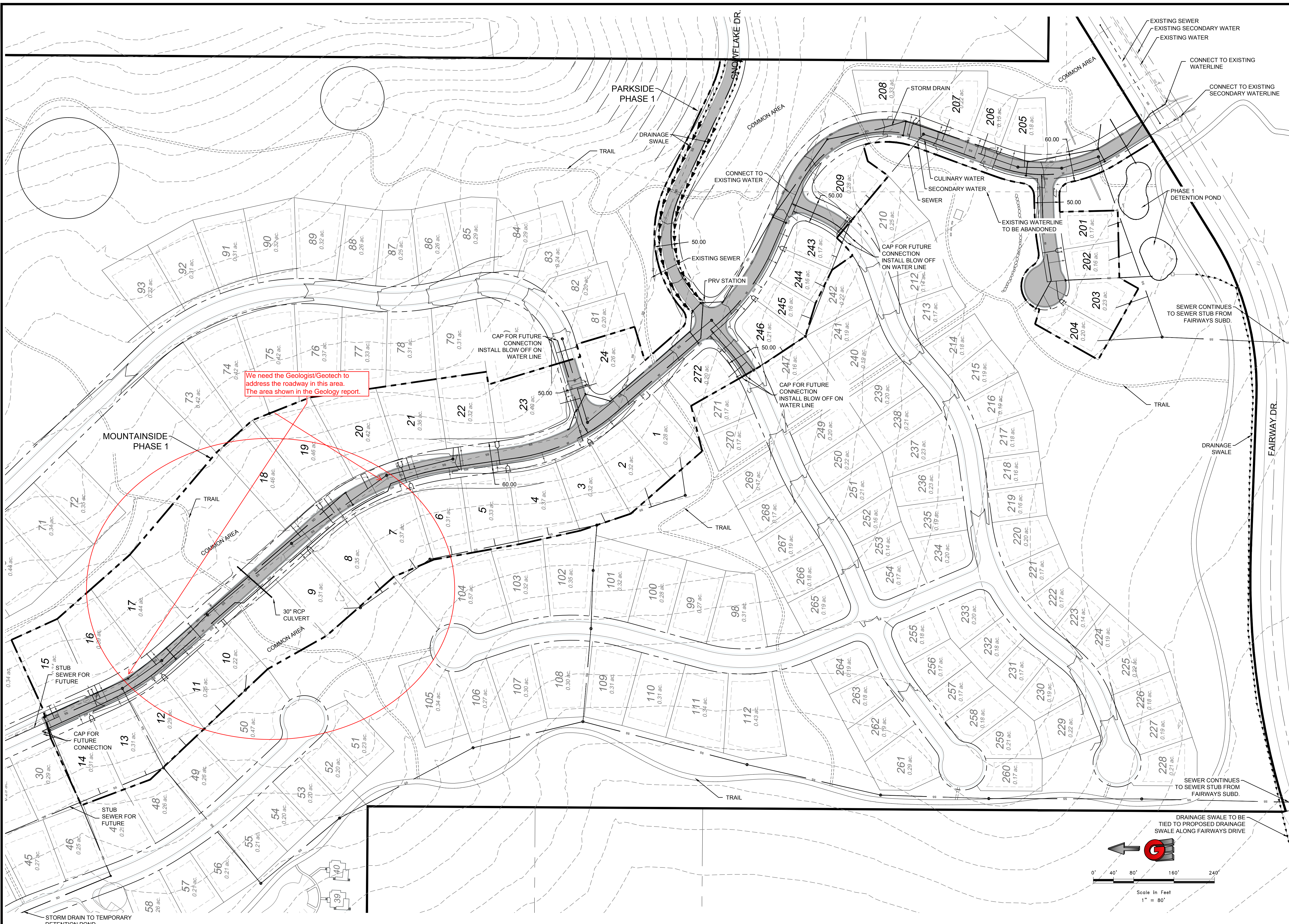
ALL IMPROVEMENTS TO CONFORM TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER AND SEWER IMPROVEMENTS TO CONFORM TO THE WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

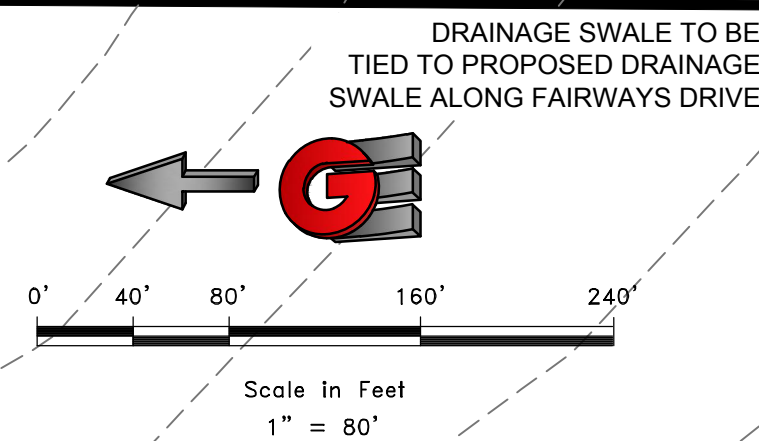
SHEET INDEX

- C1 - COVER SHEET
- SP1 - SITE PLAN PHASE 1
- UT1 - OVERALL SEWER PLAN
- DP1 - OVERALL DRAINAGE PLAN
- DT1 - DT3 DETAILS
- PP1 - PP7 PLAN AND PROFILE ROADWAY
- S1 - S8 BACK LOT SEWER PROFILE
- SW1 - SWPP PLAN

THE BRIDGES - PHASE 1
CONSTRUCTION DOCUMENTS



We need the Geologist/Geotech to address the roadway in this area. The area shown in the Geology report.



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DATE	4-27-16
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

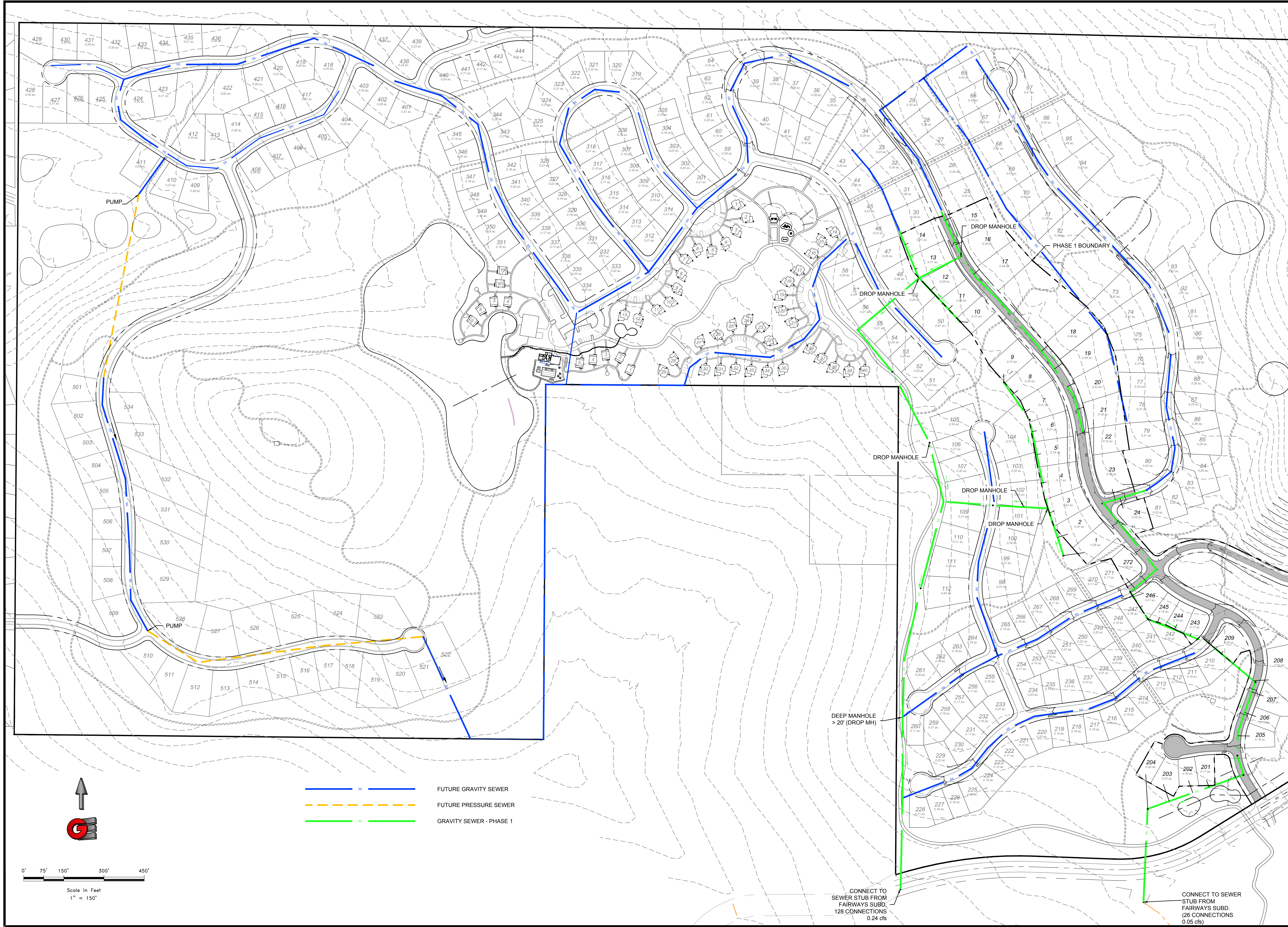
REVISIONS	DESCRIPTION
DATE	

DWG: 161201 - EDEN - HENRY THE BRIDGES/FAIRWAY DRIVE - PHASE 1 - FINAL.DWG

SITE PLAN PHASE 1
THE BRIDGES
PHASE 1 - PRELIMINARY
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
25

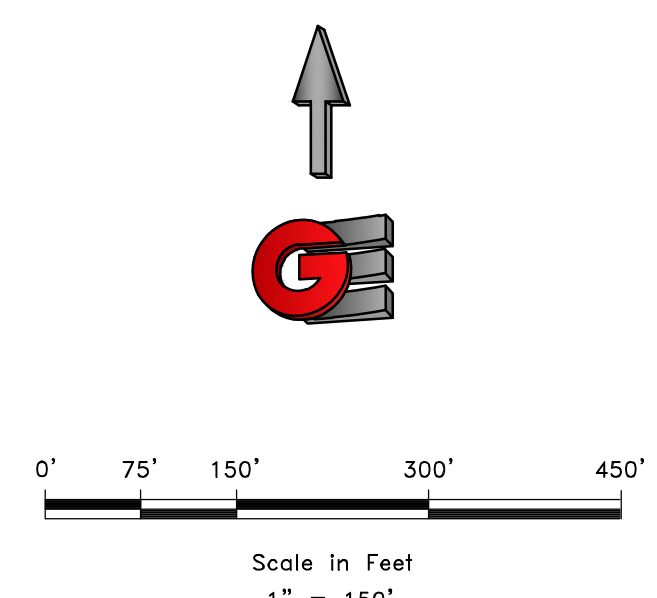


REVISIONS	DESCRIPTION
DATE	

SCALE: 1" = 150'
DATE: 4-27-18
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DRAWN: KAN
CHECKED: PC

SEWER MASTER PLAN MAP
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

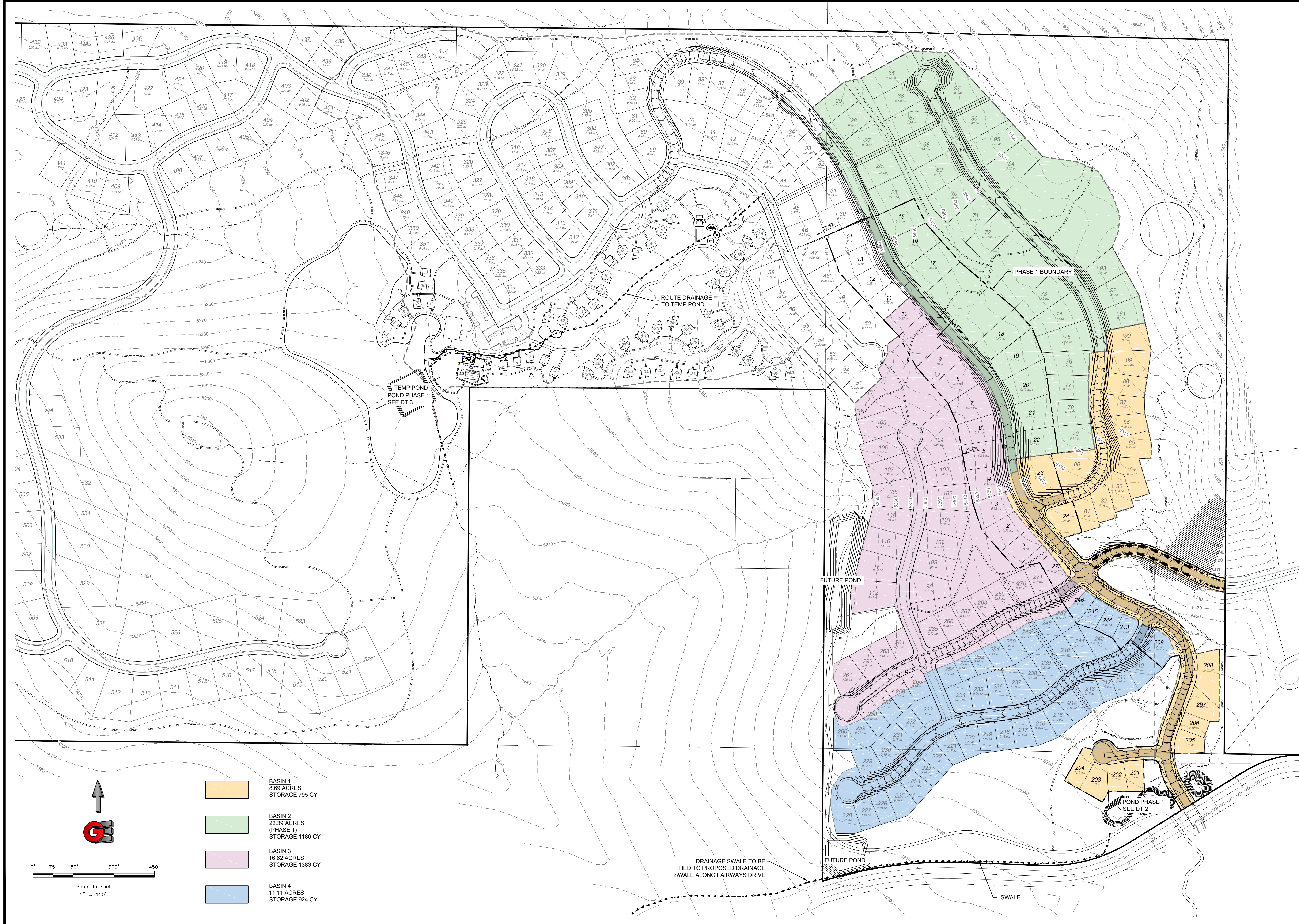
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OFFICE: 801-476-0202 FAX: 801-476-0066



- FUTURE GRAVITY SEWER
- - - - FUTURE PRESSURE SEWER
- GRAVITY SEWER - PHASE 1

CONNECT TO SEWER STUB FROM FAIRWAYS SUBD. 128 CONNECTIONS 0.24 cfs

CONNECT TO SEWER STUB FROM FAIRWAYS SUBD. 26 CONNECTIONS 0.05 cfs

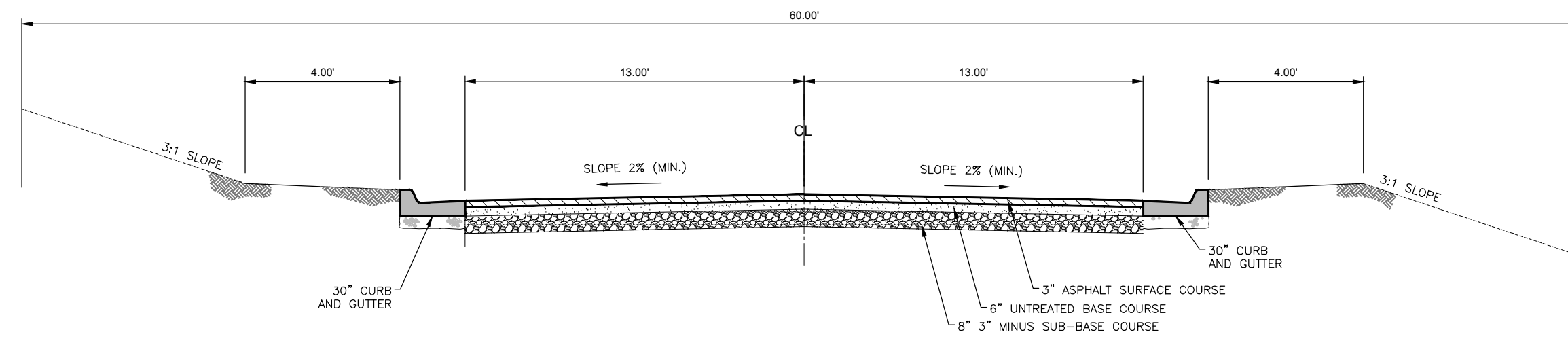


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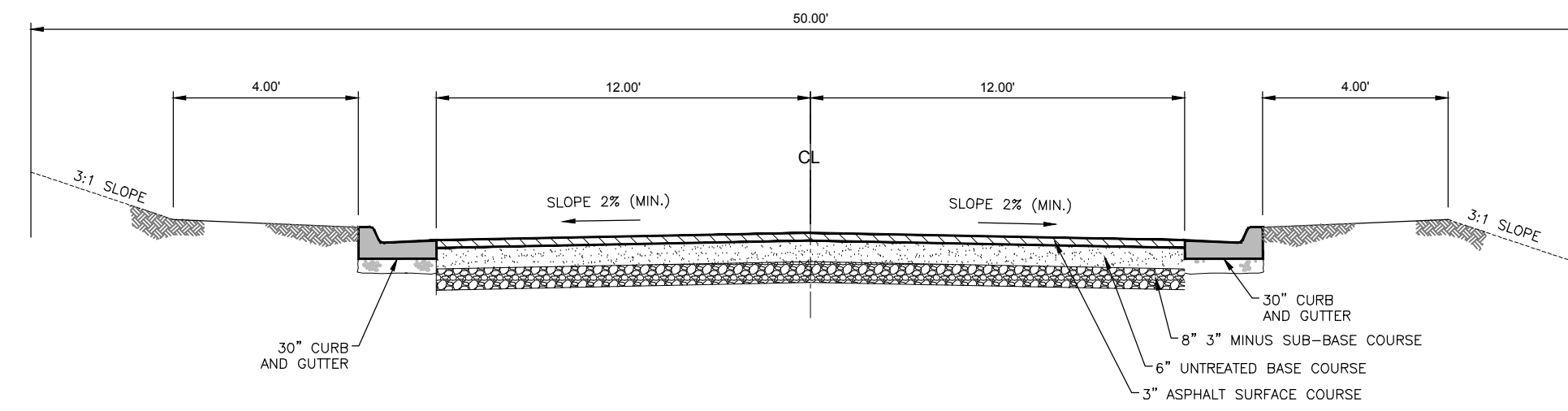
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OVERALL DRAINAGE MAP
 THE BRIDGES
 PHASE 1 - PRELIMINARY
 EDEN, WEBER COUNTY, UTAH

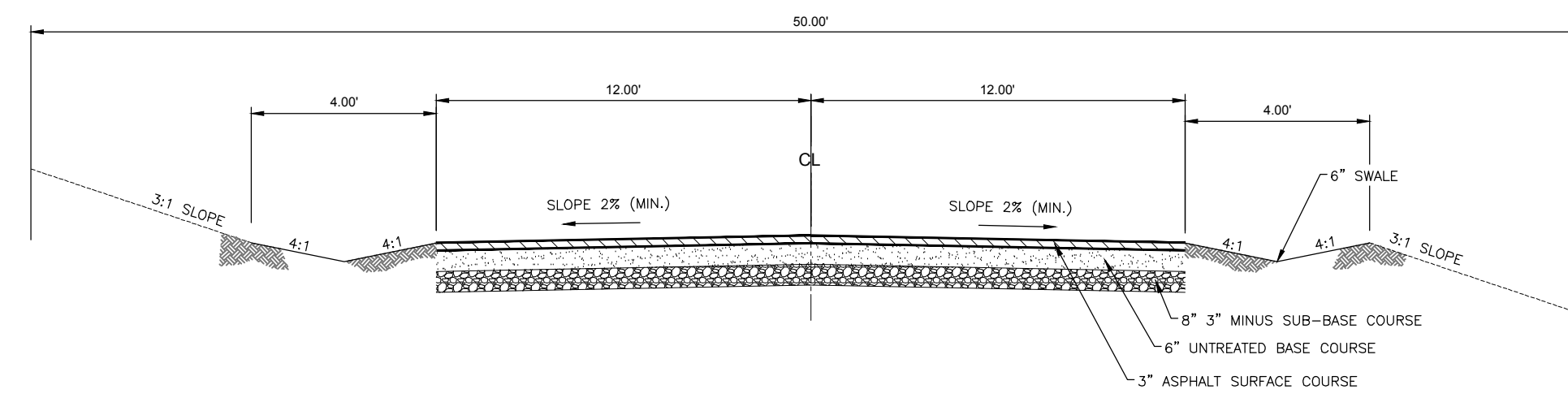
GARDNER ENGINEERING
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60' ROW - TYPICAL ROADWAY
NOT TO SCALE



50' ROW - TYPICAL ROADWAY
NOT TO SCALE



50' ROW - TYPICAL ROADWAY NO CURB
NOT TO SCALE

SCALE: #/###	DATE: 4-27-16
DESIGN: KAN	DRAWN: KAN
CHECKED: PC	

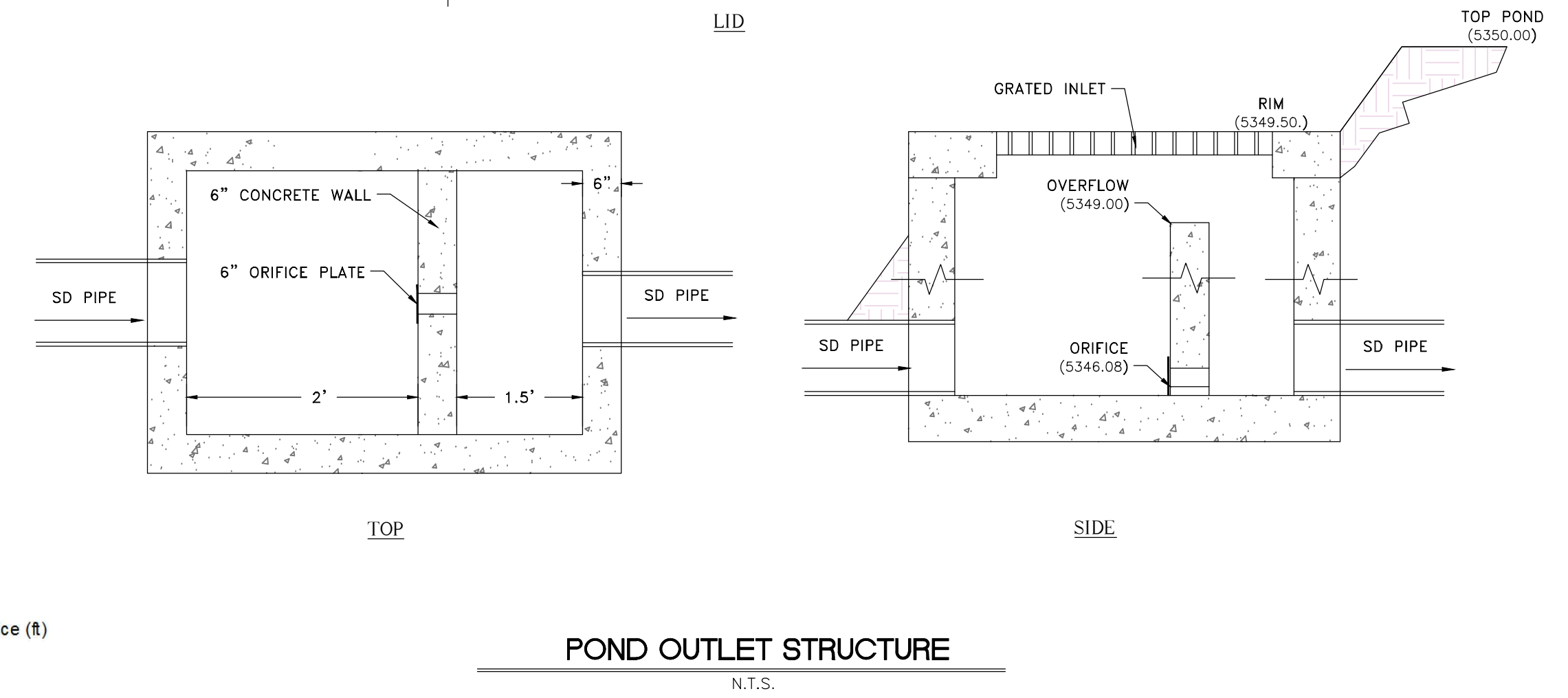
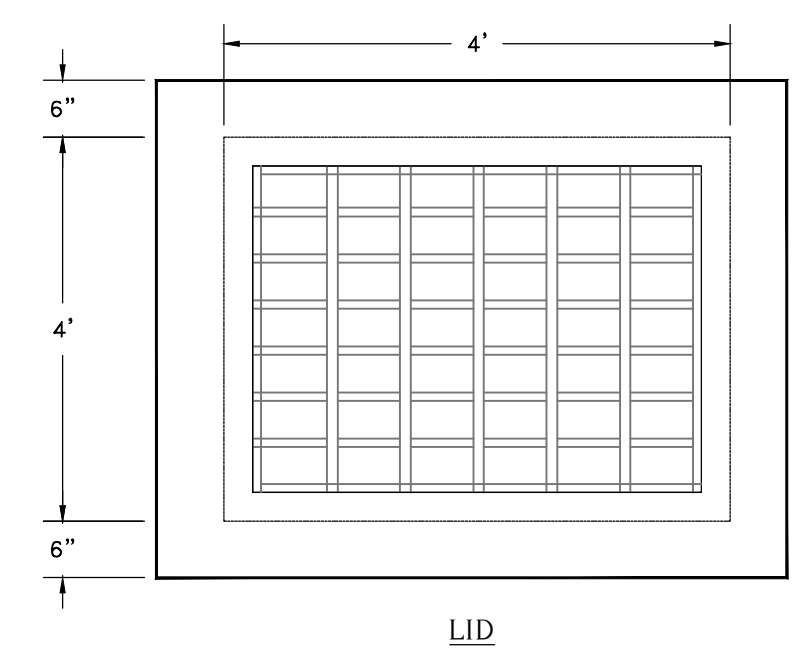
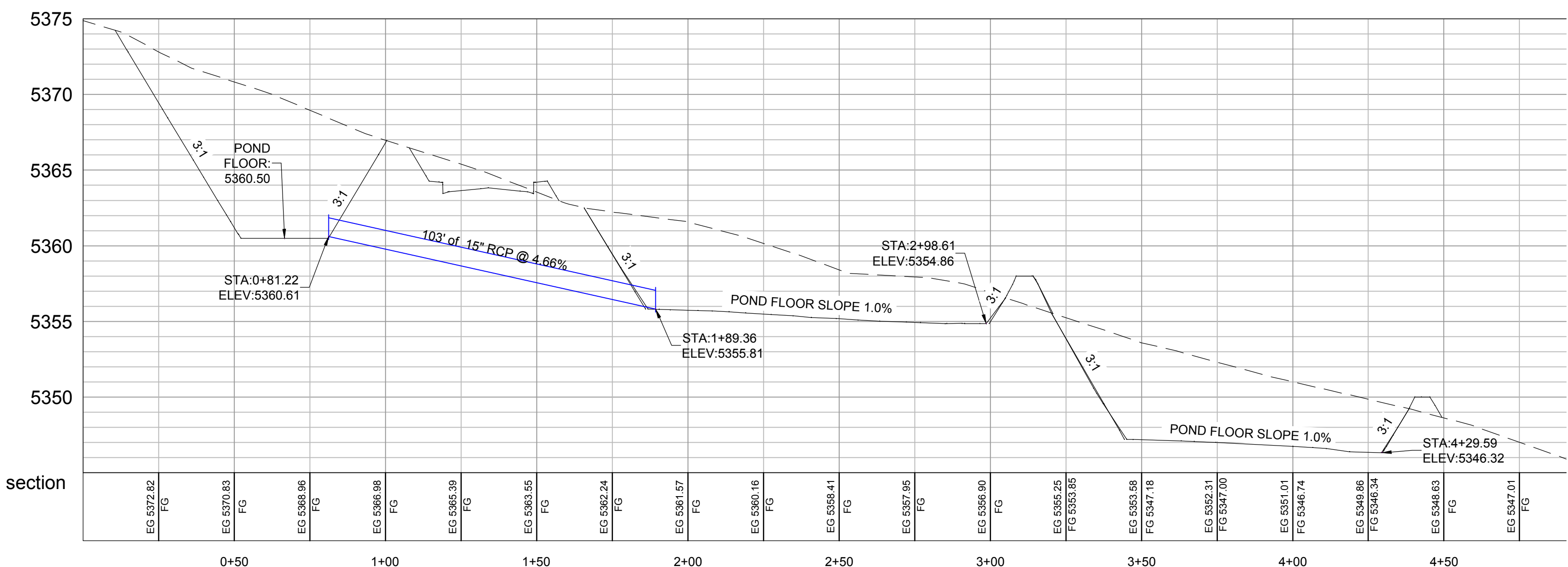
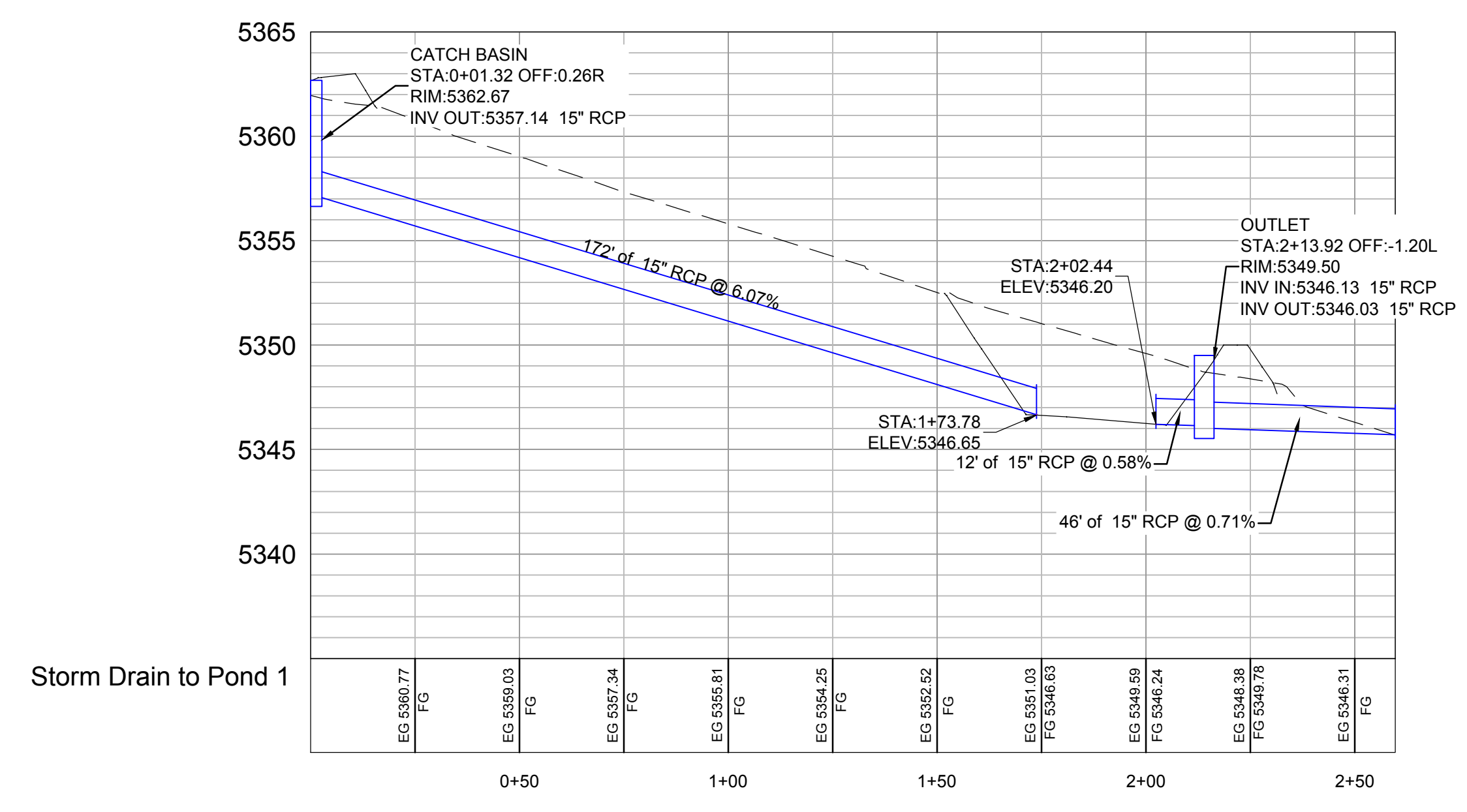
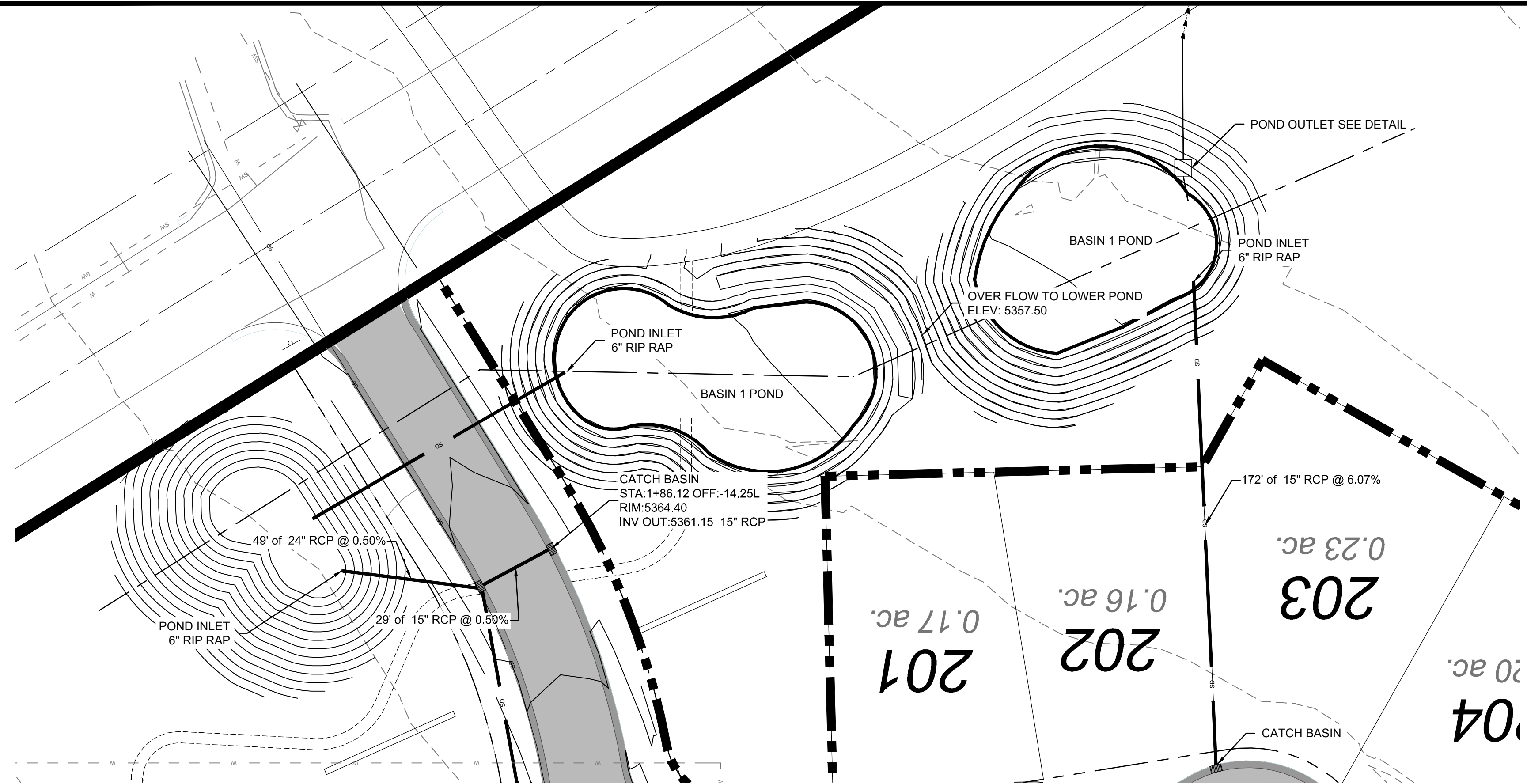
REVISIONS	DESCRIPTION
DATE	

ROADWAY CROSS SECTIONS
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

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

DEVELOPER:
LEWIS HOMES
Eric Householder
WOLF CREEK
801-388-0040

DT1
25



**Drainage Basin 1
The Bridges**

Latitude: 41.3378° Longitude: -111.8347°

Areas	Sq. Ft.	Acre	C
Basin 1 area	378,702	8.69	0.43
Total/Weighted	378,702	8.69	0.43

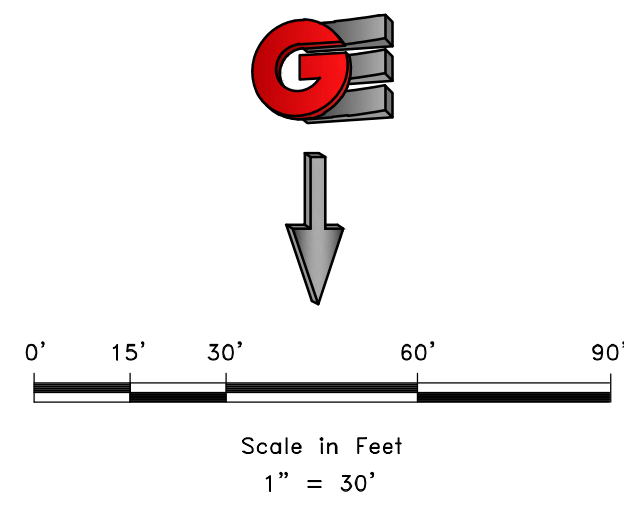
ALLOWABLE RELEASE RATE 0.2 cfs/ACRE (1.74 cfs)

100 YEAR STORM EVENT

MIN	Release Vol (cf)	Inch / Hr	Total Vol (cf)	100 YEAR	Detain Vol (cf)
5	522	7.88	8,837		8,316
10	1,043	6.00	13,458		12,415
15	1,565	4.96	16,688		15,123
30	3,130	3.34	22,475		19,345
60	6,260	2.06	27,723		21,464
120	12,519	1.23	33,107		20,588
180	18,779	0.85	34,318		15,539
360	37,557	0.49	39,566		2,009
720	50,064	0.31	50,064		0
1440	61,368	0.19	61,368		0

Orifice Calculation

H = 3 Maximum water height to center of orifice (ft)
 Q = 1.74 Flowrate out of orifice (cfs)
 Cc = 0.62 Coefficient of Contraction
 Cv = 0.98 Coefficient of Velocity
 Area = 0.206 Orifice Area (ft²)
 II = 3.14
 g = 32.17 Gravitational Constant
 d = 6 Orifice Diameter (in)



SCALE: 1" = 30'

DATE	4-27-16
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION
DATE	

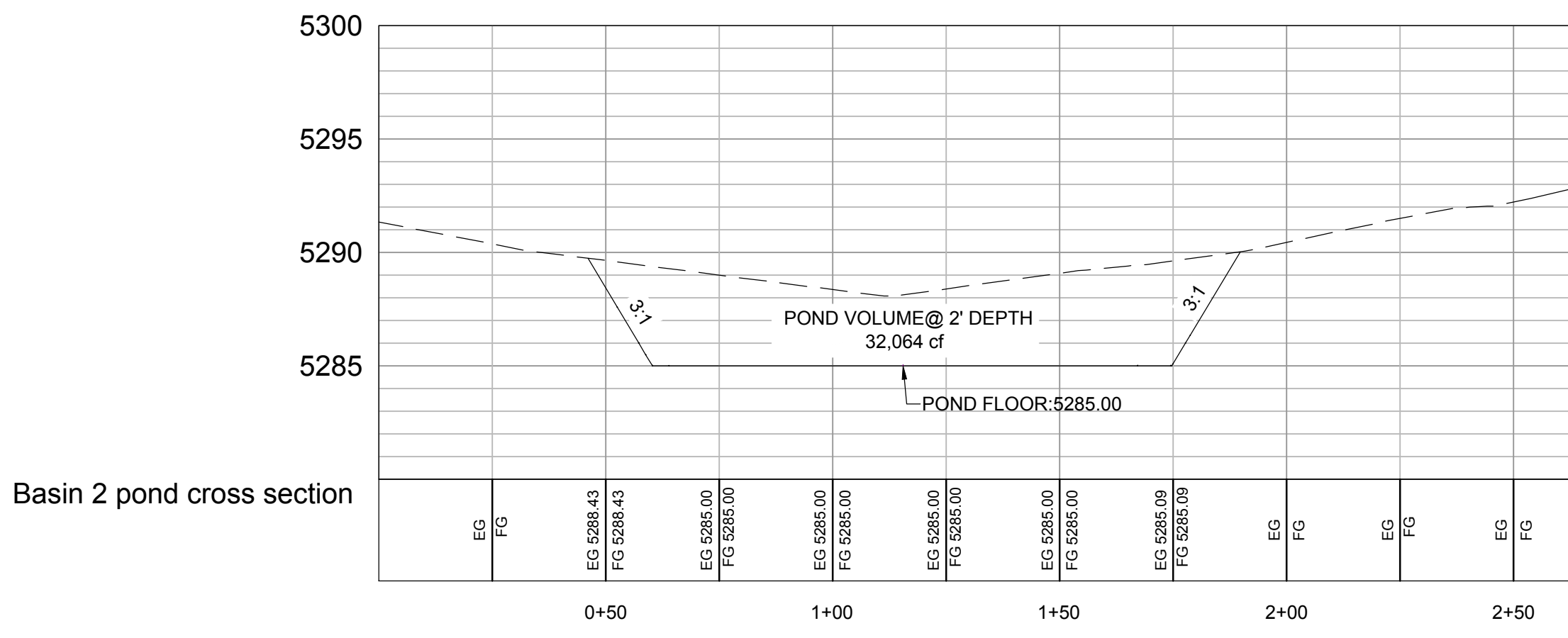
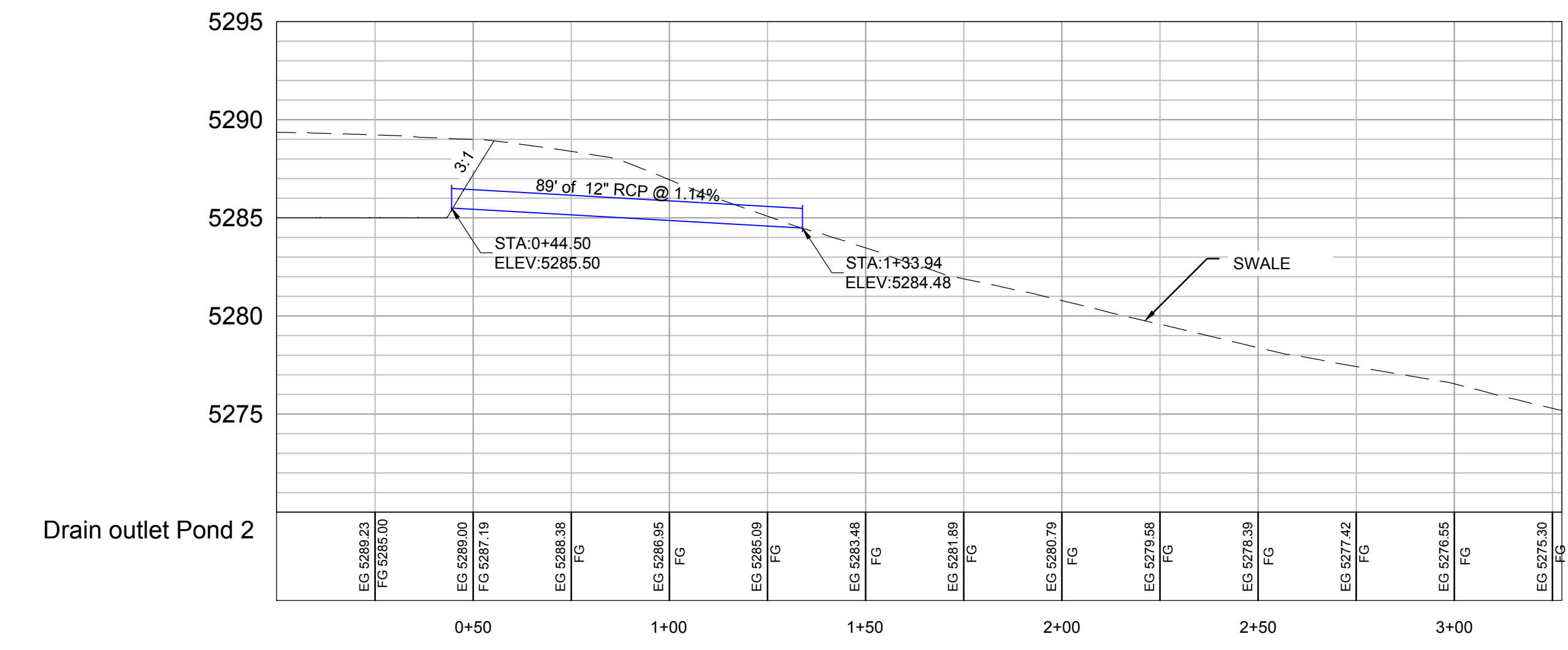
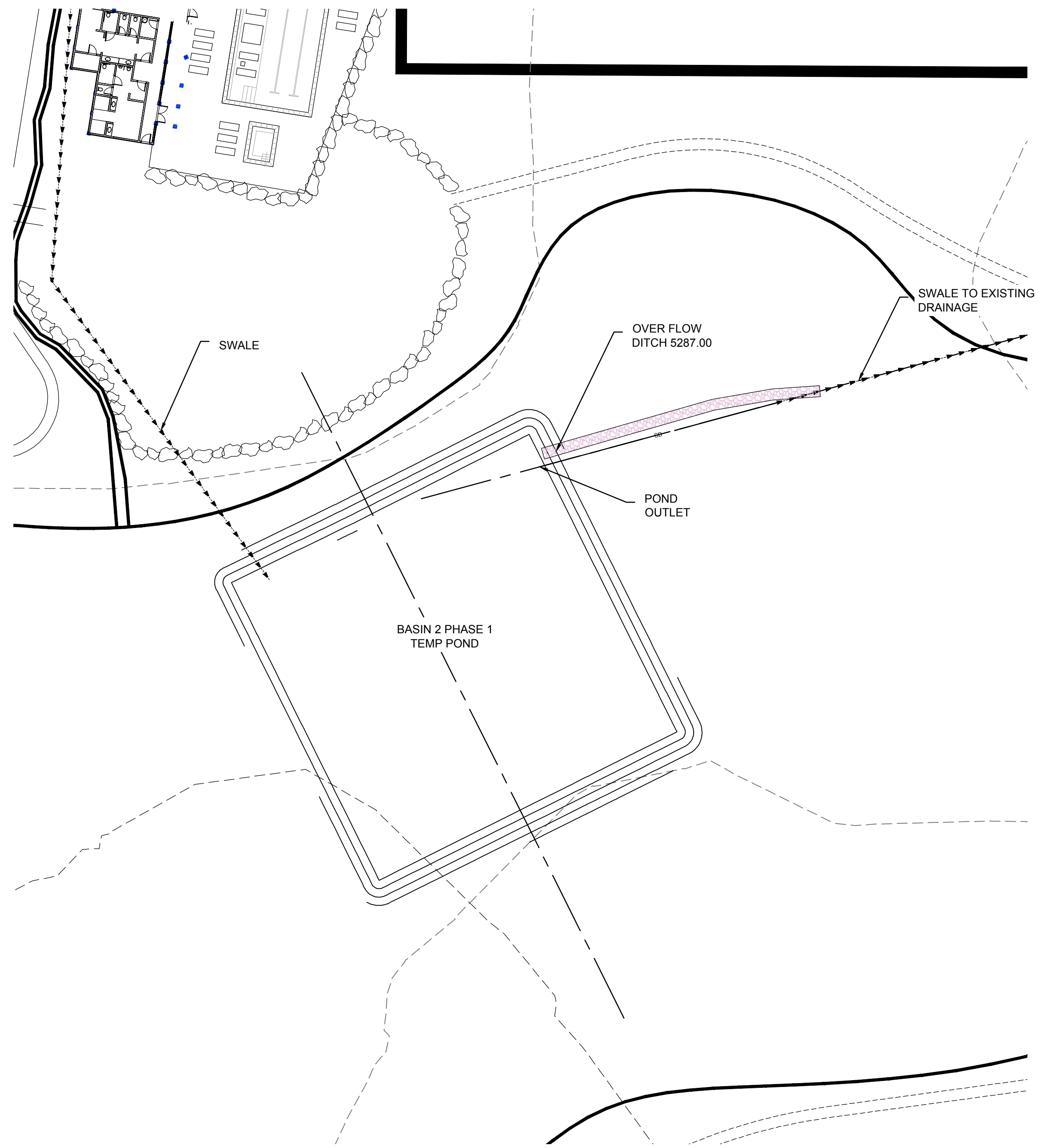
DWG:

BASIN 1 POND DETAILS
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

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DT2
25

R:\1201 - LEWIS HOMES\THE BRIDGES\DESIGN\DWG\THE BRIDGES DESIGN - PHASE 1 - FINAL.DWG



**Drainage Basin 2
The Bridges**

Latitude: 41.3378° Longitude: -111.8347°

Areas	Area		
	Sq. Ft.	Acre	C
Basin 2 area	975,231	22.39	0.29
Total/Weighted	975,231	22.39	0.29

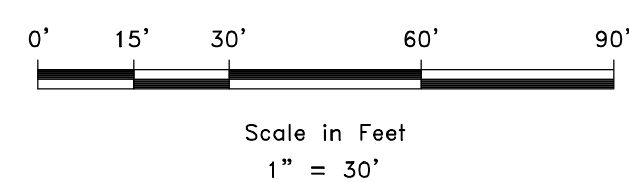
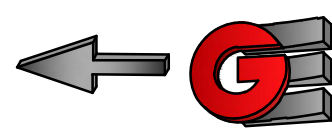
release rate 0.2
4.48

100 YEAR STORM EVENT

MIN	Release Vol (cf)	Inch / Hr	Total Vol (cf)	Detain Vol (cf)
	Allowable	i100	100 YEAR	Difference
5	1,343	7.88	15,348	14,005
10	2,687	6.00	23,373	20,687
15	4,030	4.96	28,983	24,953
30	8,060	3.34	39,033	30,974
60	16,119	2.06	48,149	32,029
120	32,239	1.23	57,498	25,259
180	48,358	0.85	59,602	11,243
360	96,717	0.49	68,717	0
720	193,434	0.31	86,948	0
1440	386,867	0.19	106,582	0

Orifice Calculation

H = 1.5 Maximum water height to center o
 Q = 4.48 Flowrate out of orifice (cfs)
 Cc = 0.62 Coefficient of Contraction
 Cv = 0.98 Coefficient of Velocity
 Area = 0.750 Orifice Area (ft²)
 Π = 3.14
 g = 32.17 Gravitational Constant
 d = 12 Orifice Diameter (in)



SCALE: 1" = 30'

DATE: 4-27-18

DESIGN: KAN

DRAWN: KAN

CHECKED: PC

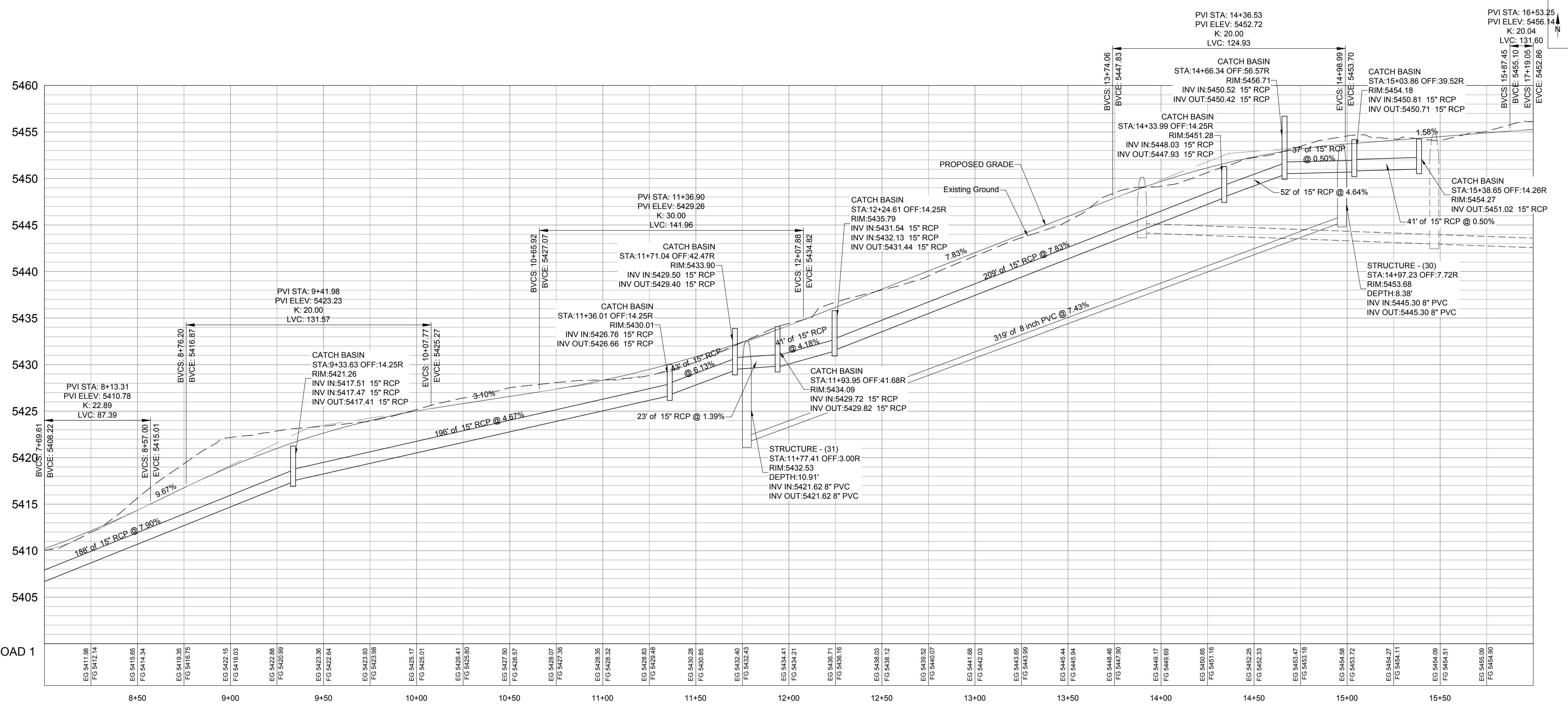
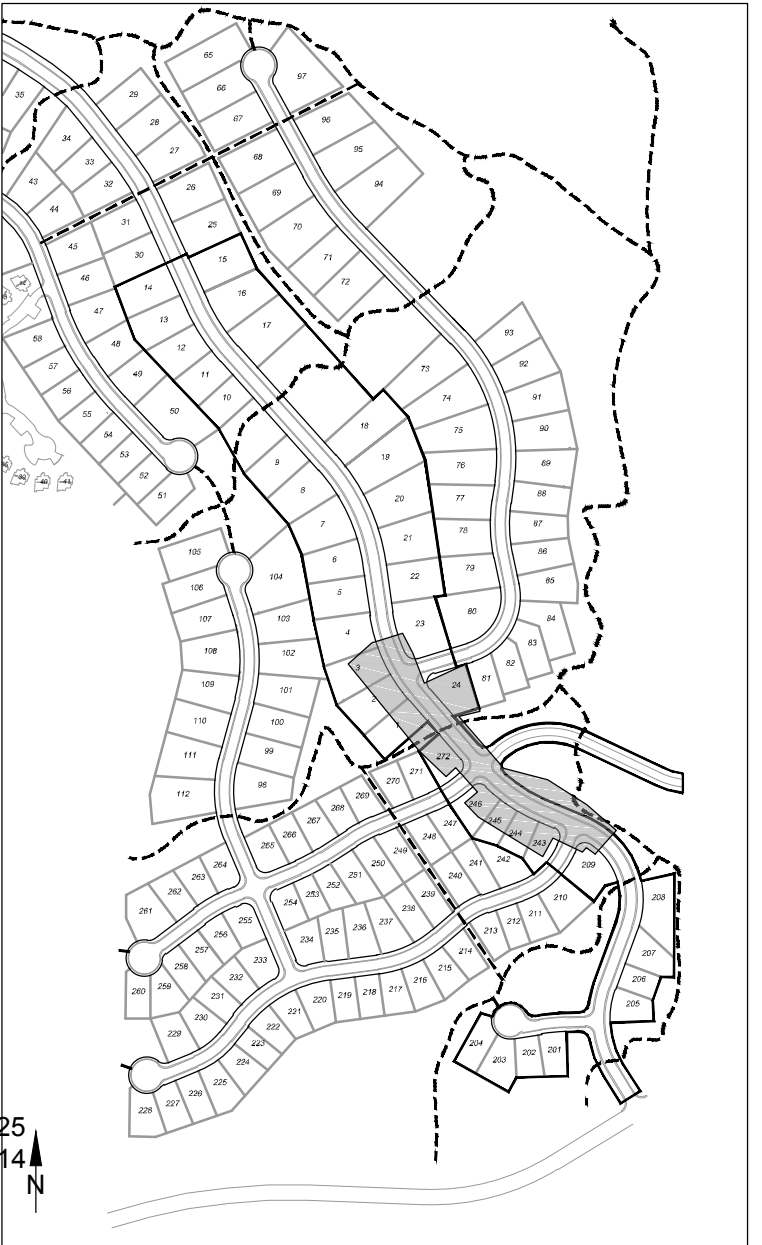
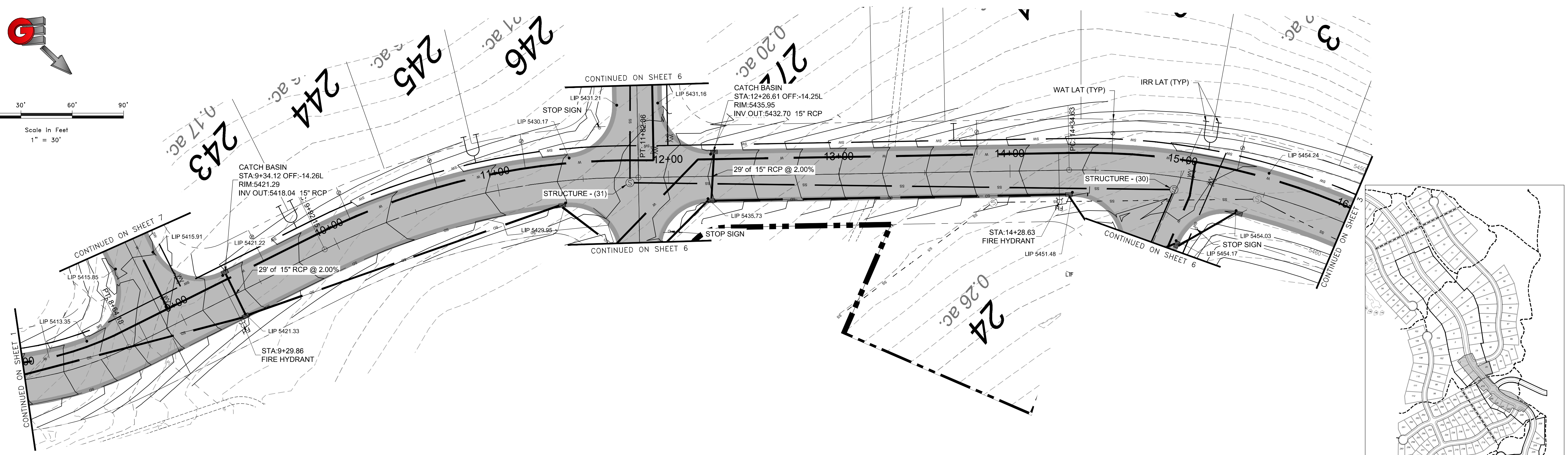
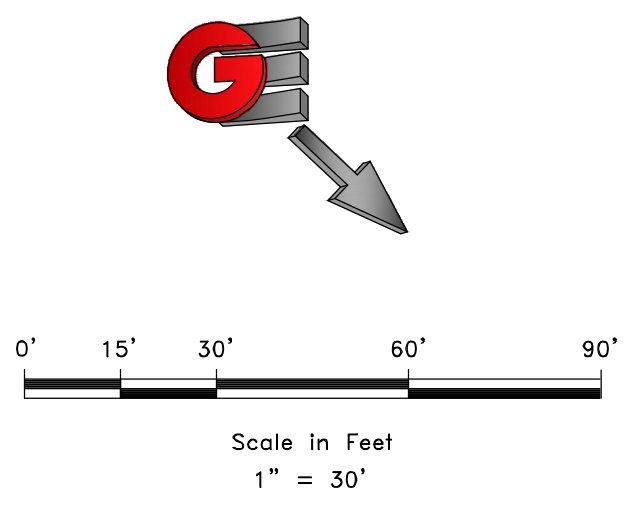
REVISIONS	DATE	DESCRIPTION

DWG: R:\1201 - LIONS HOMES\THE BRIDGES\DESIGN\DWG\THE BRIDGES DESIGN - PHASE 1 - FINAL.DWG

BASIN 2 POND DETAILS
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

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SCALE: 1" = 30'

DATE: 4-27-16

DESIGN: KAN

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DWG: R\1\201 - LEWIS HOMES THE BRIDGES DESIGN - PHASE 1 - FINISHING

REVISIONS	DESCRIPTION

PLAN AND PROFILE

THE BRIDGES

PHASE 1 - PRELIMINARY

EDEN, WEBER COUNTY, UTAH

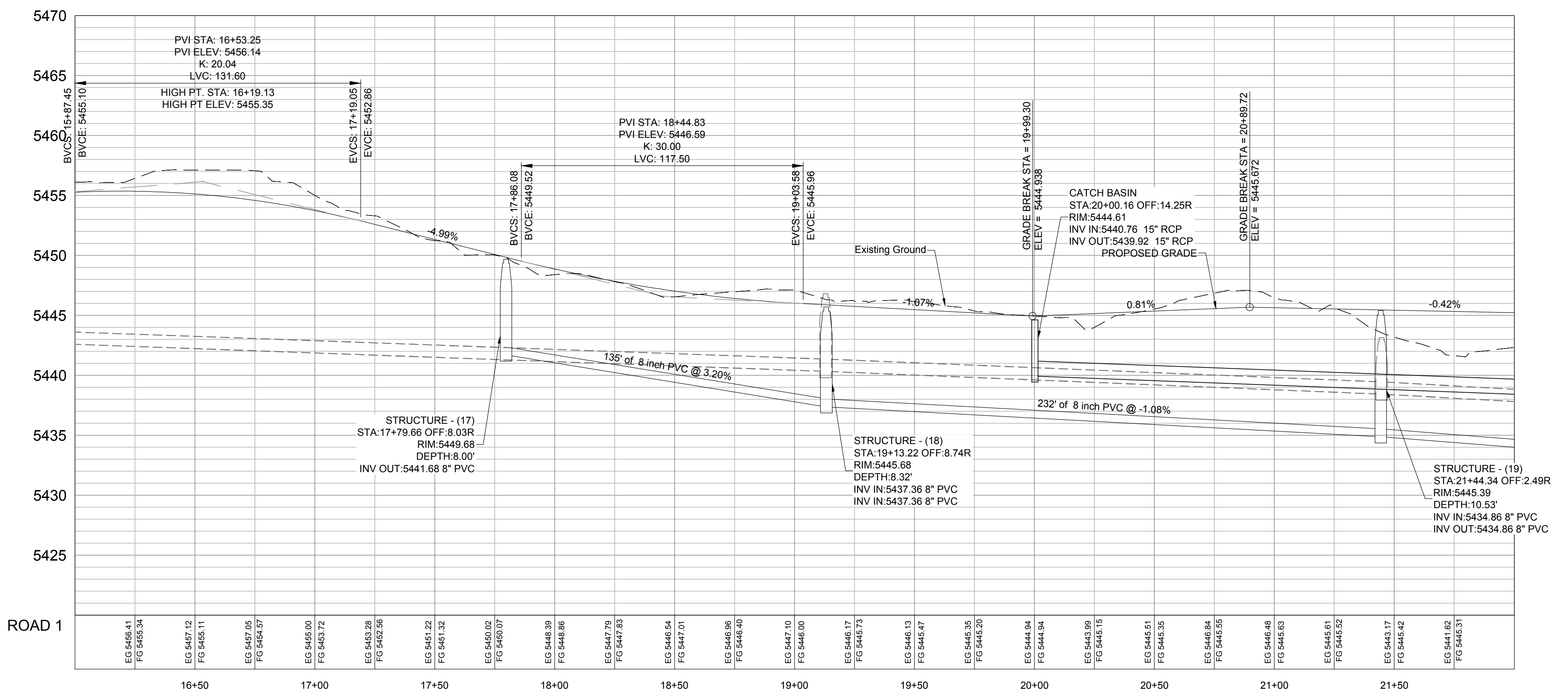
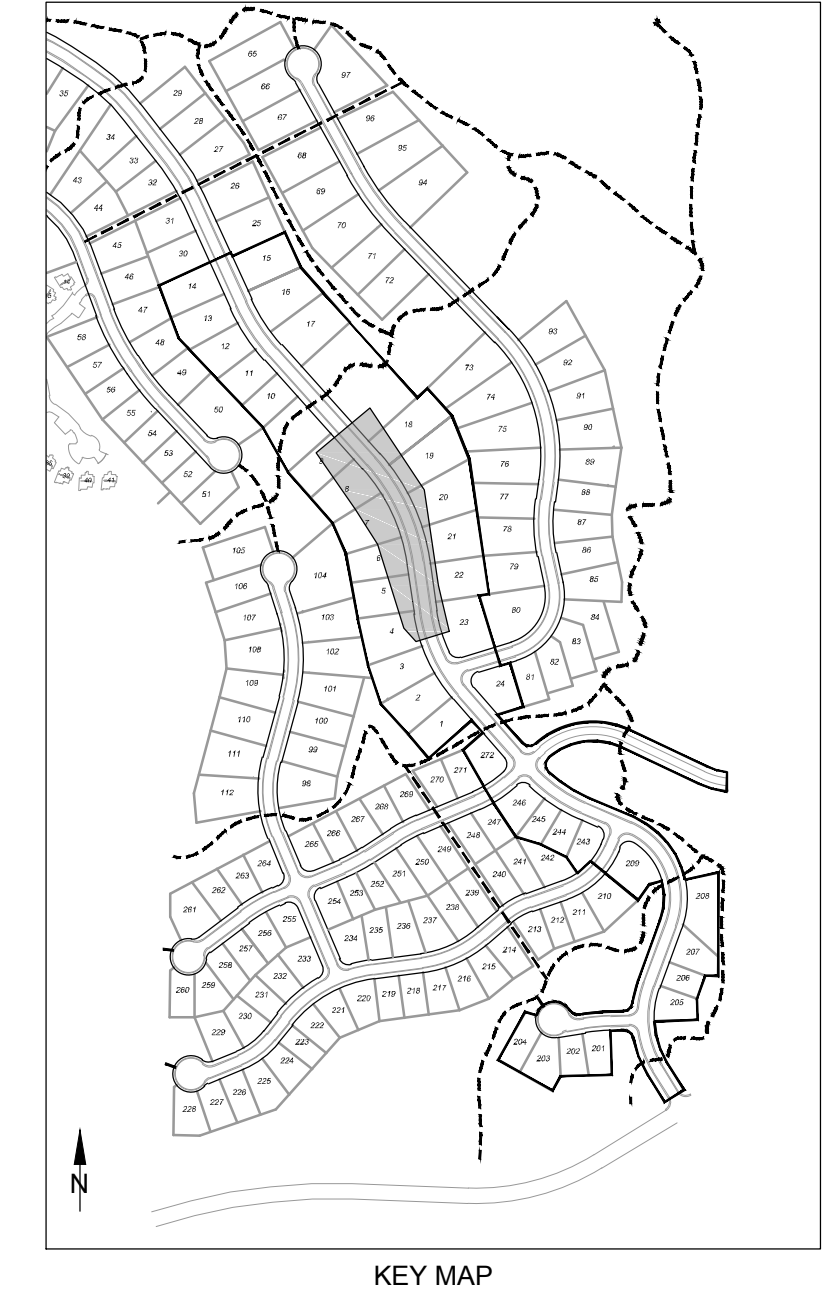
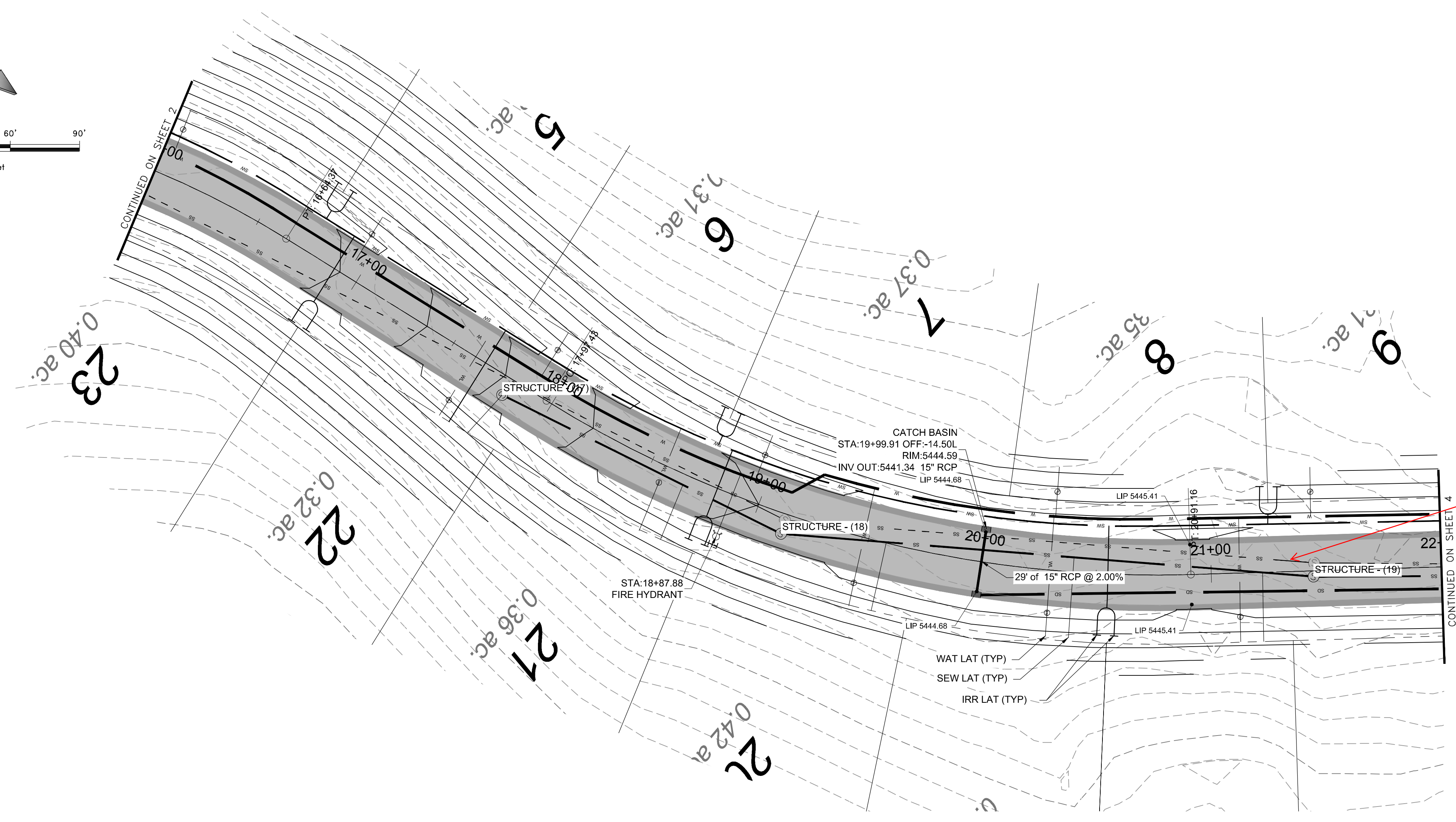
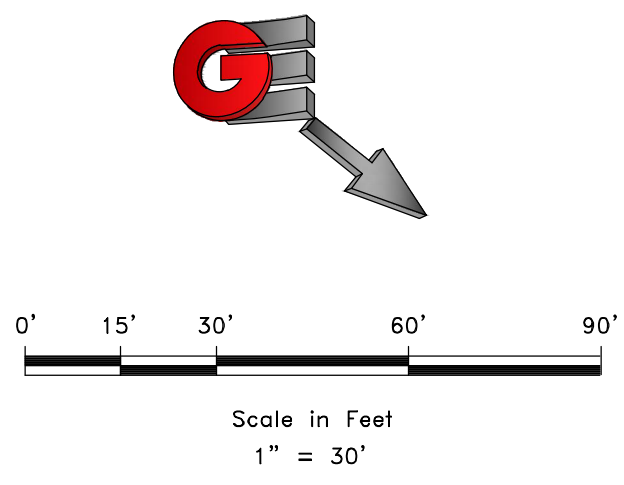
GARDNER ENGINEERING

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

DEVELOPER:

LEWIS HOMES
Eric Householder
WOLF CREEK
801-388-0040



SCALE: 1" = 30'	DATE: 4-27-16
DESIGN: KAN	DRAWN: KAN
CHECKED: PC	

REVISIONS	DESCRIPTION
DATE	

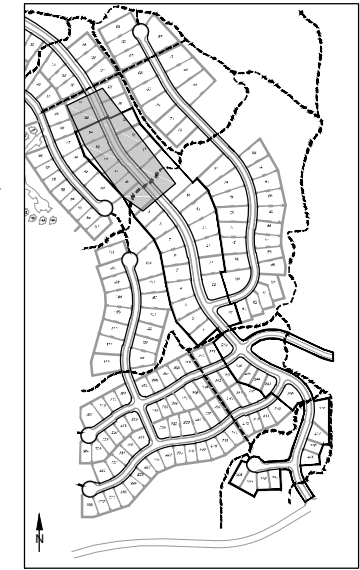
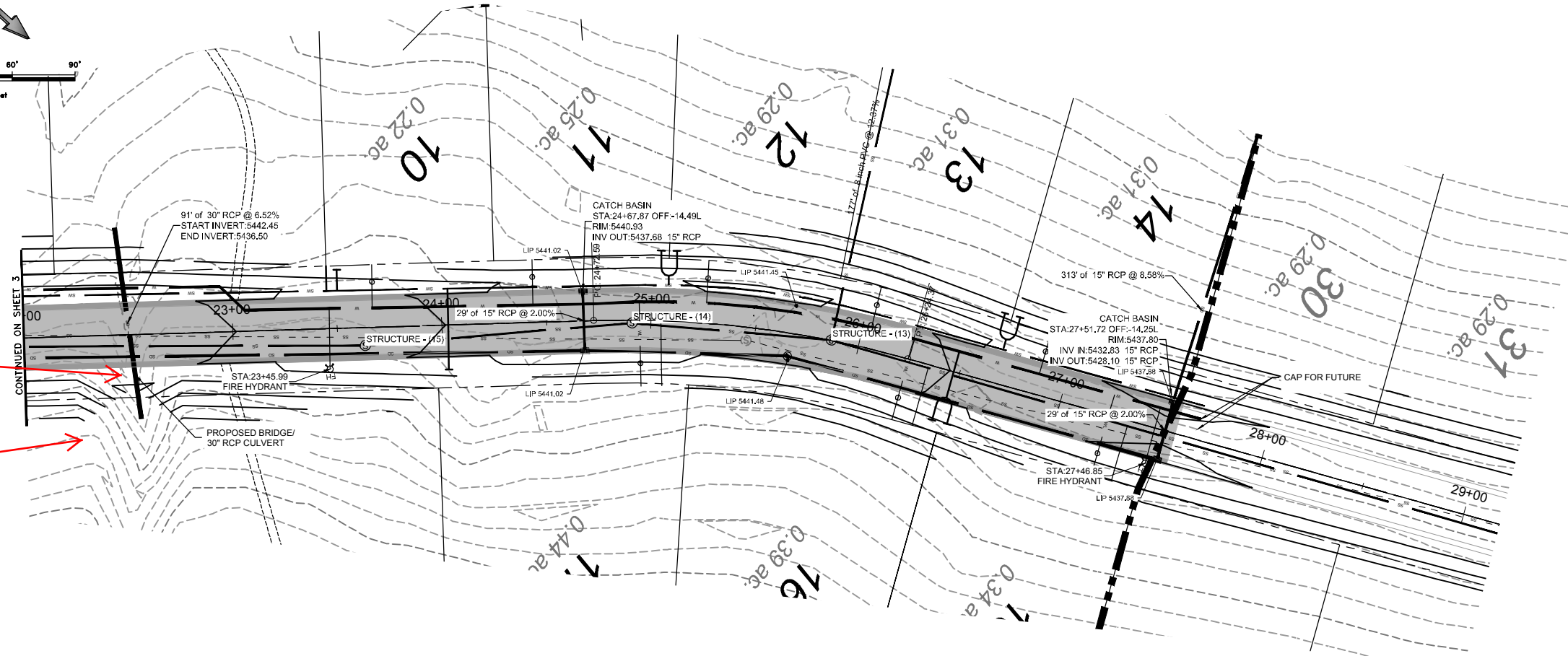
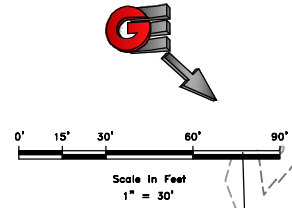
PLAN AND PROFILE
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
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MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0502 FAX: 801.476.0066

DEVELOPER:
LEWIS HOMES
Eric Householder
WOLF CREEK
801-389-0040

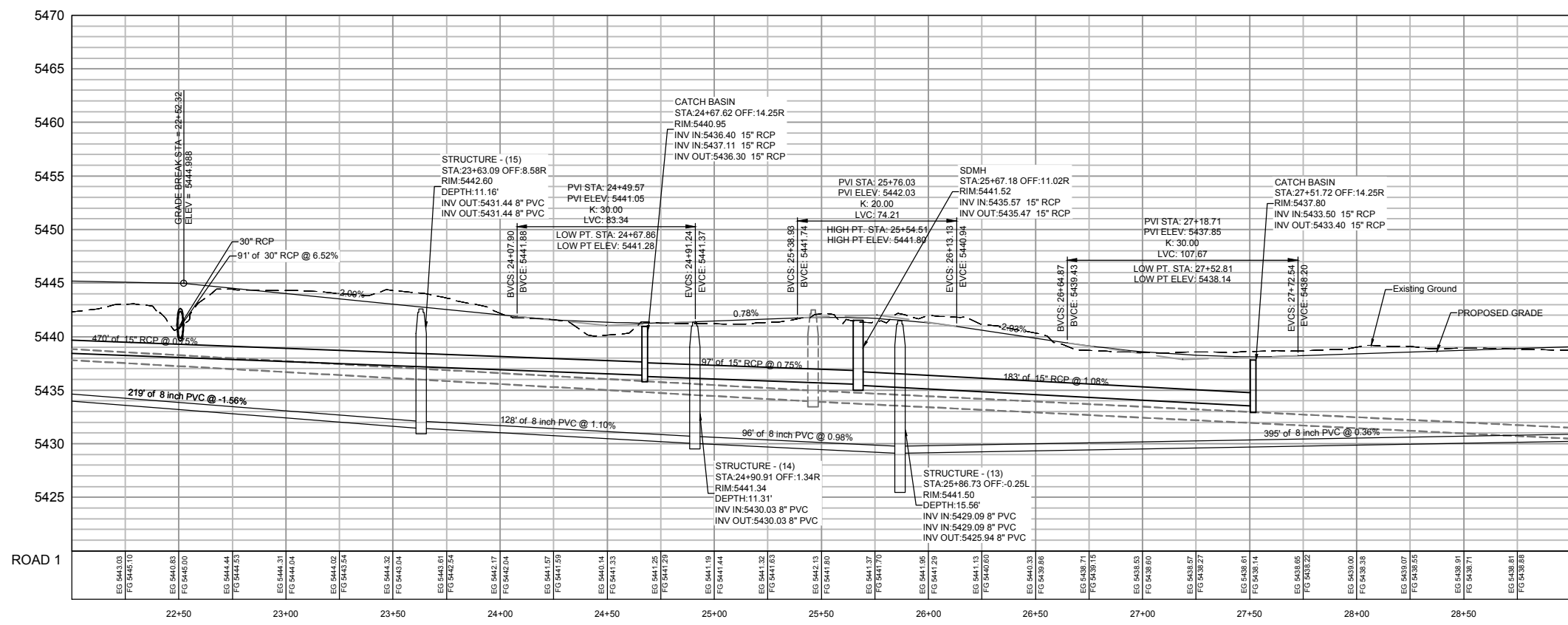
DWG: RVL201 - LEWIS HOMES, THE BRIDGES, EDEN, UTAH, THE BRIDGES DESIGN - PHASE 1 - PRELIMINARY



KEY MAP

Please submit the Calculations on this culvert.

Could the Storm Water be conveyed here. Small Det. Pond.



REVISIONS	DATE	DESCRIPTION

DATE	DESCRIPTION

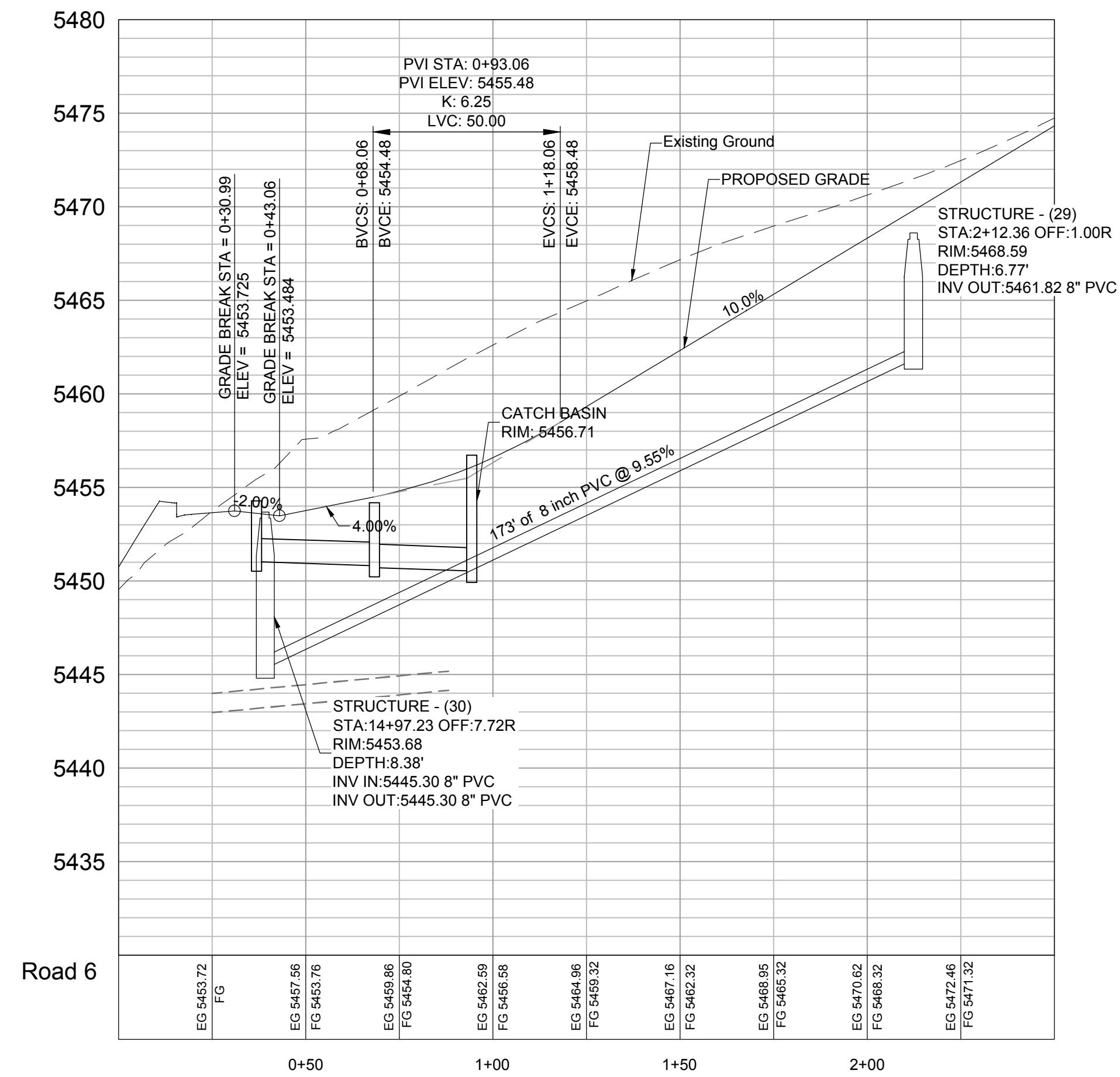
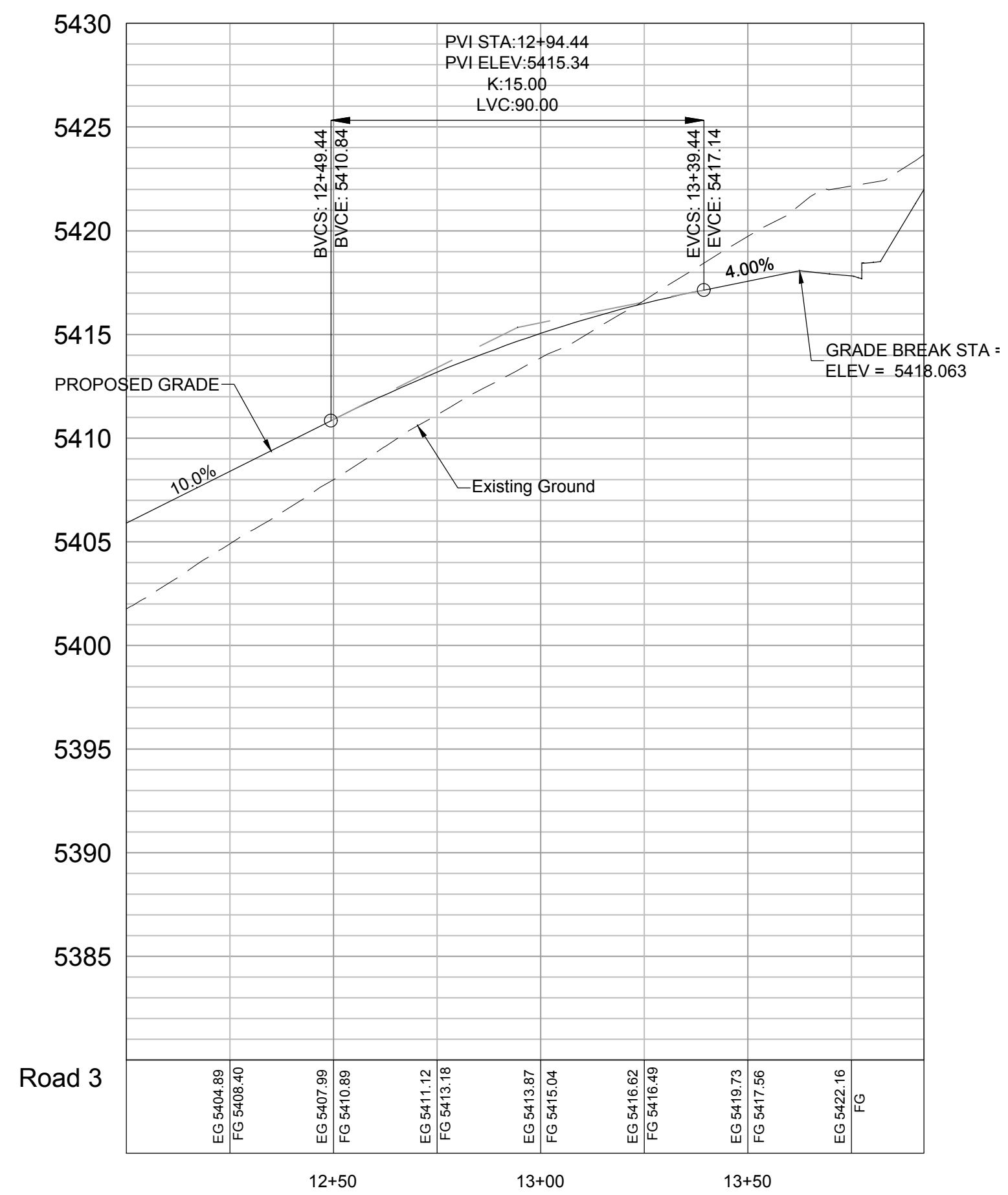
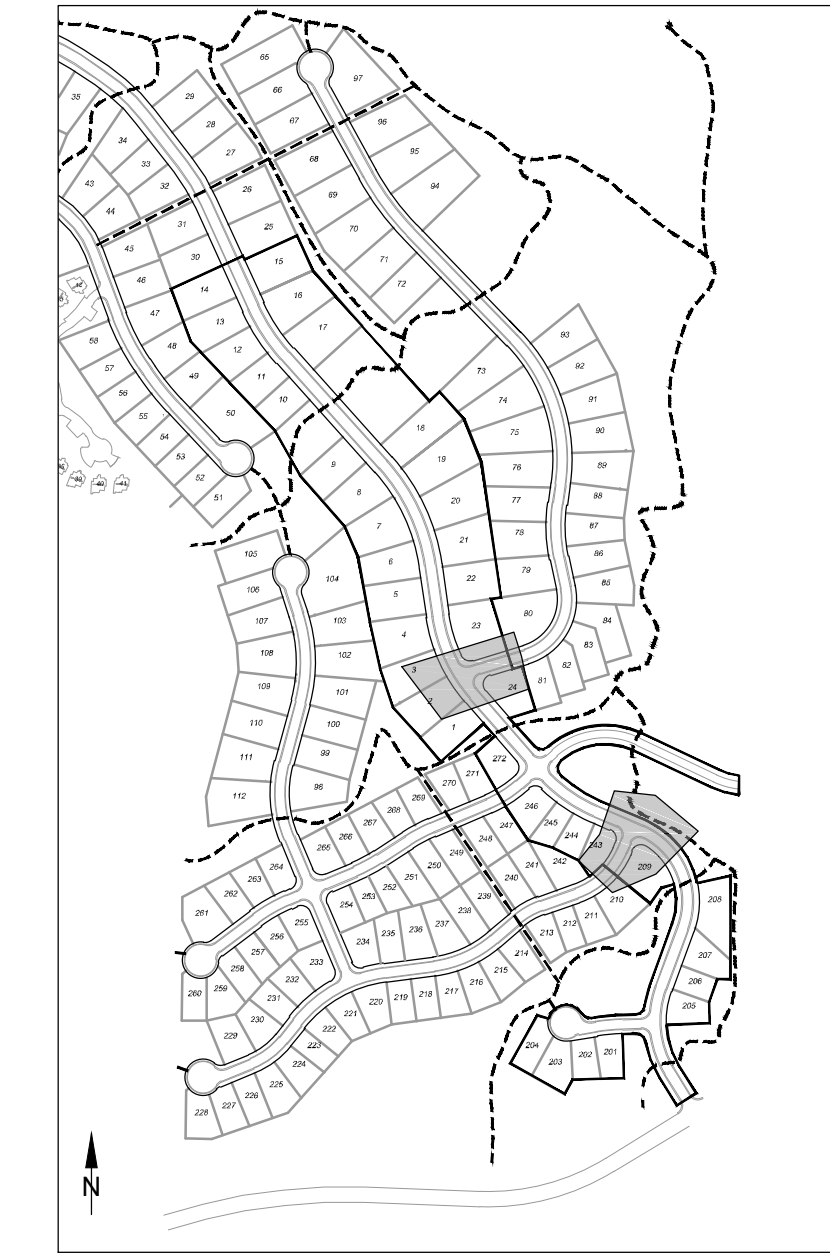
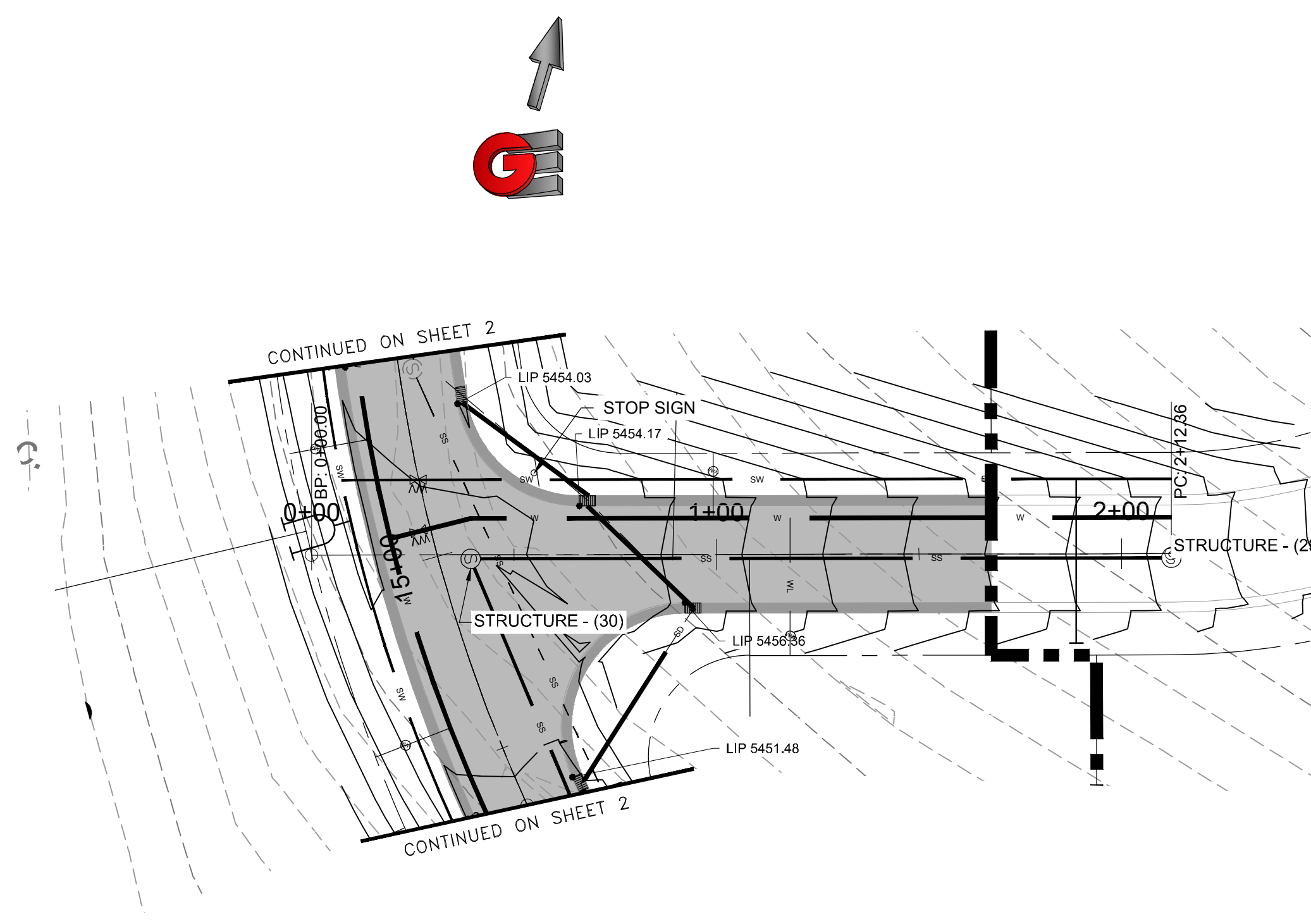
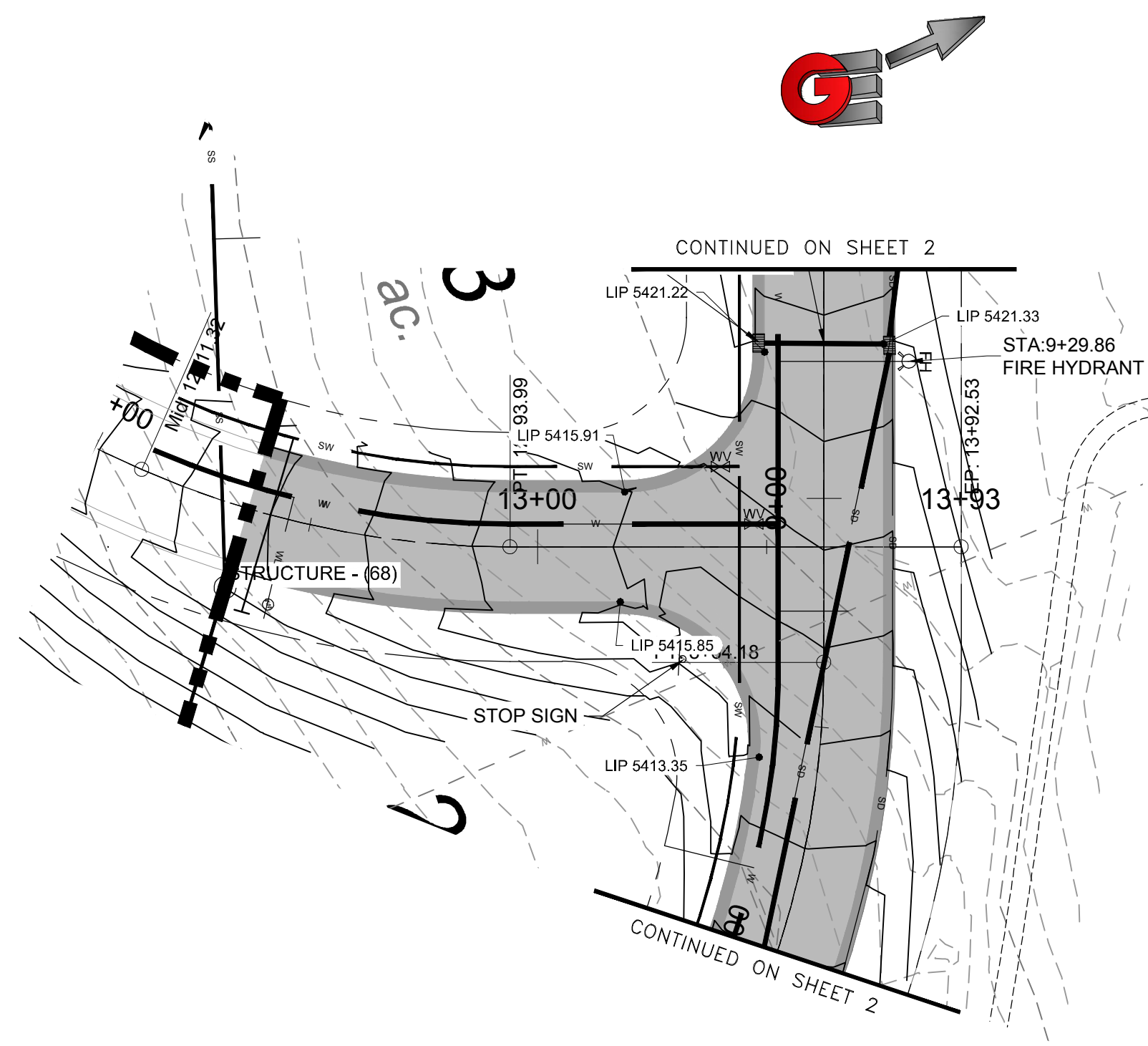
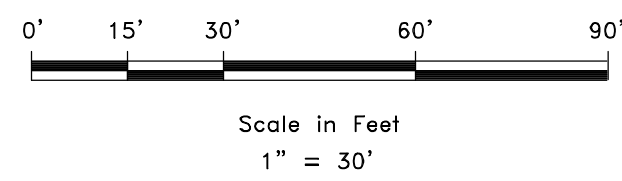
PLAN AND PROFILE
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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

DEVELOPER
LEWIS HOMES
Eric Rosenbush
WOLF CREEK
801-388-0040

SCALE: 1" = 30'
DATE: 4-27-16
DESIGN: KAN
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CHECKED: JC
DWG: EN1201 - LEWIS HOMES THE BRIDGES PHASE 1 - PRELIMINARY



REVISIONS	DATE	DESCRIPTION

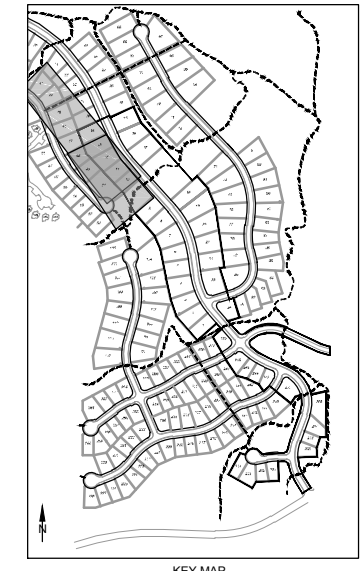
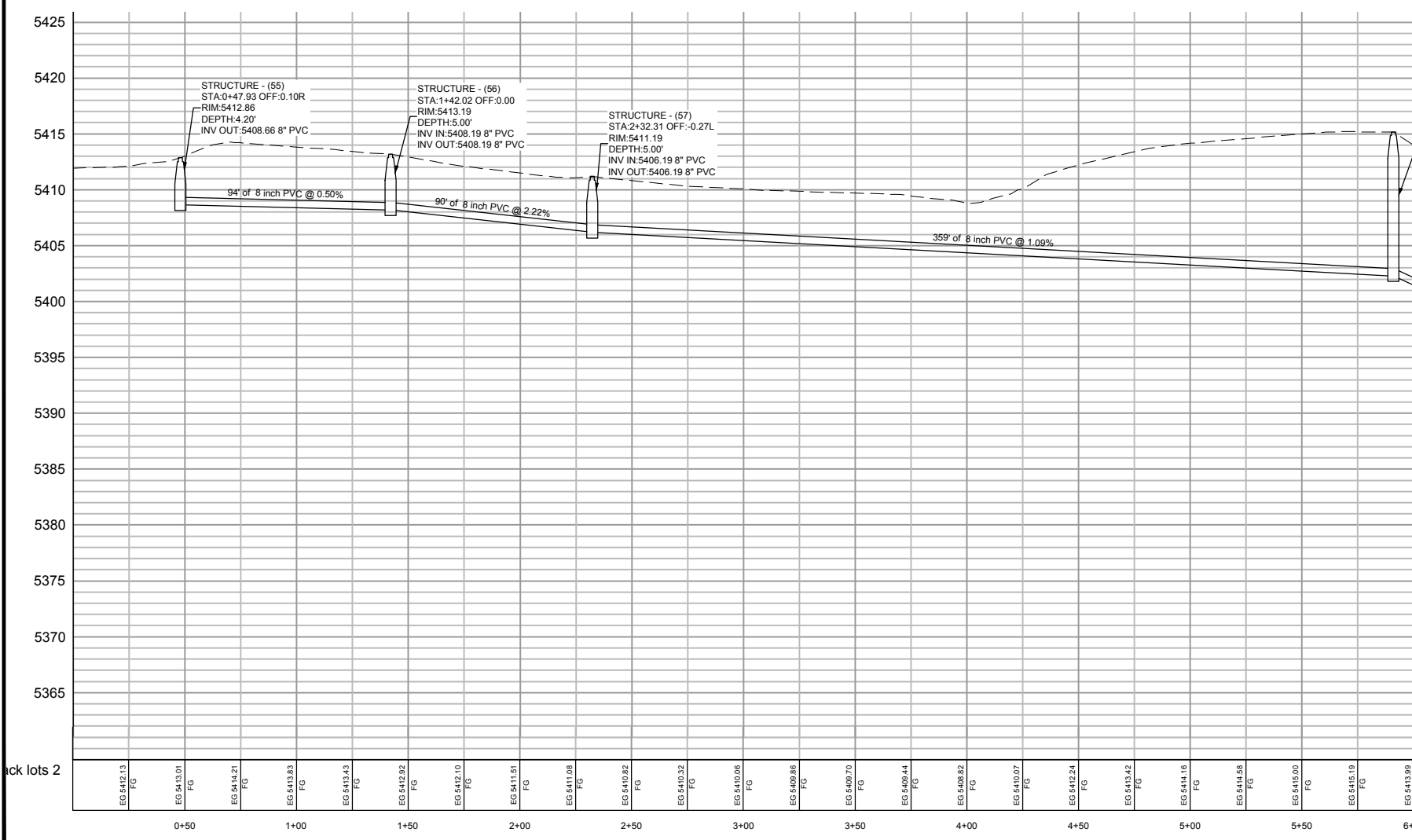
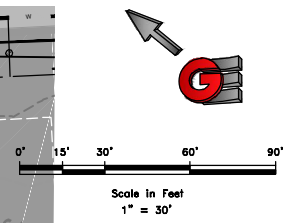
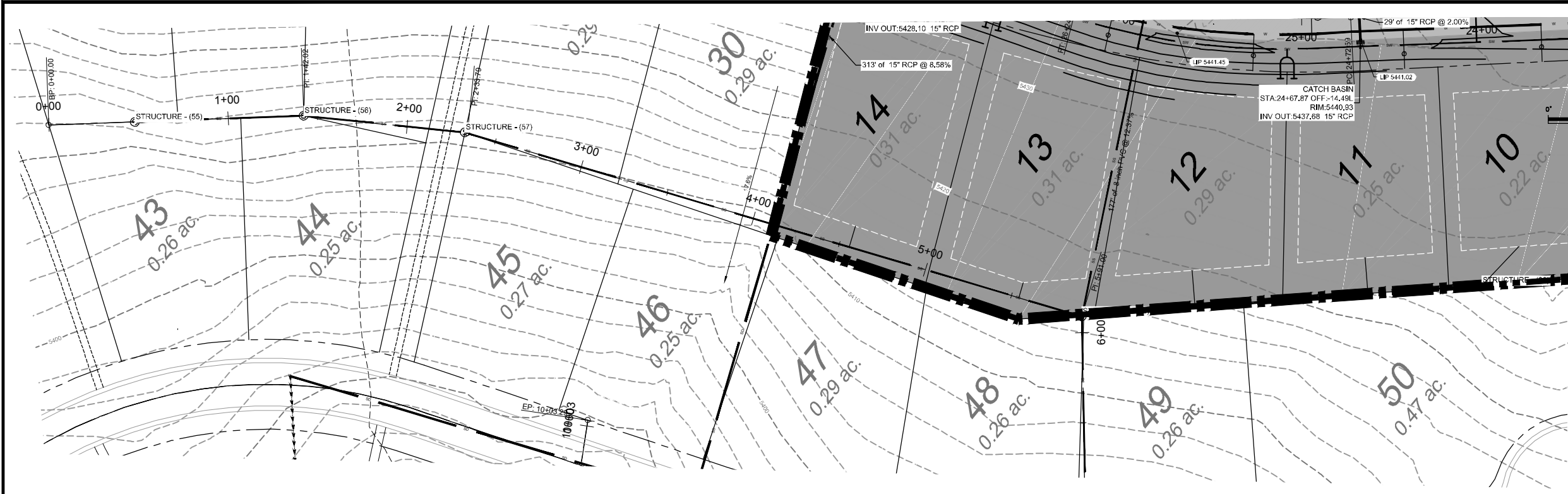
DATE	DESCRIPTION

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 DATE: 4-27-16
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: PC
 DWG: R.V.1201 - LEWIS HOMES THE BRIDGES DESIGN - PHASE 1 - FINISH

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

PP6
 25

DEVELOPER:
 LEWIS HOMES
 Eric Householder
 WOLF CREEK
 801-389-0040



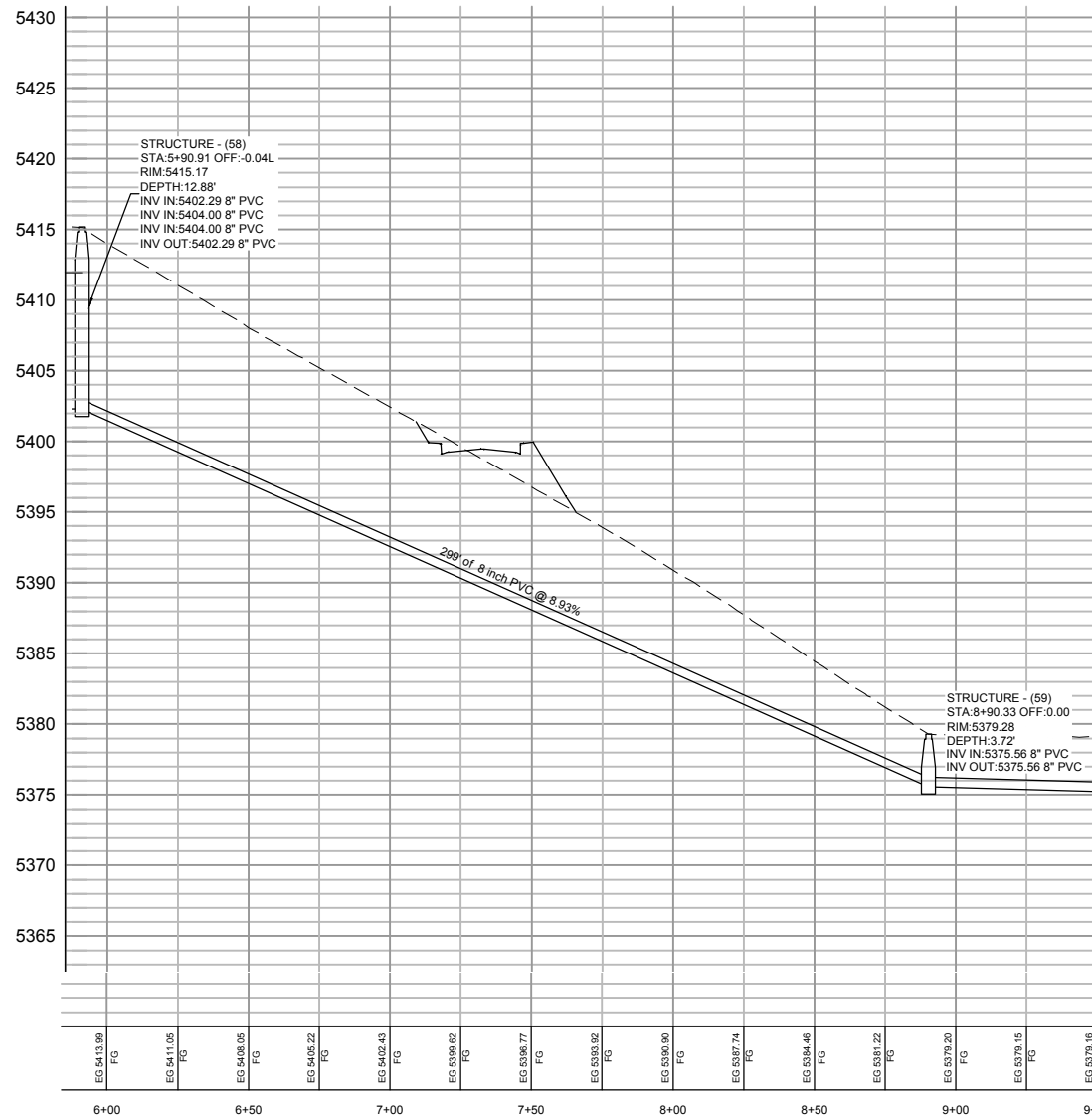
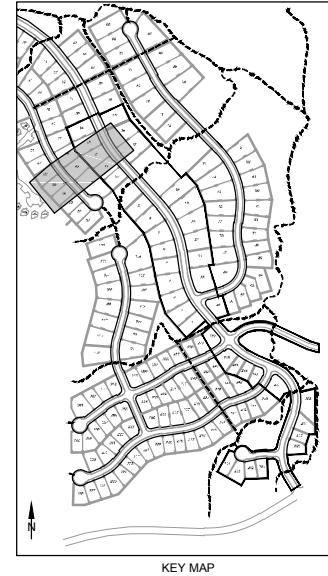
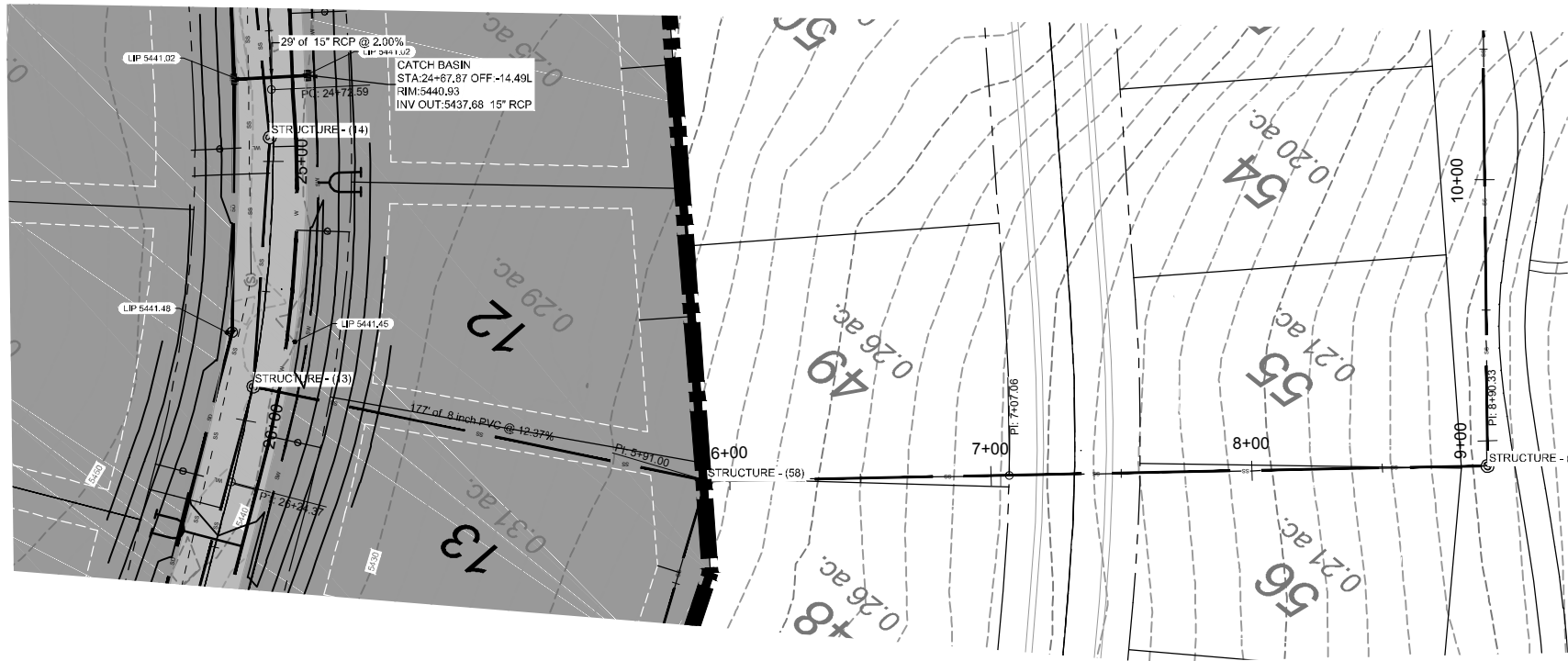
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DATE	4-27-18
DESIGN	KAN
DRAWN	KAN
CHECKED	JFC

BACK LOT SEWER PROFILE
THE BRIDGES
PHASE 1 - PRELIMINARY
EDEN, WEBER COUNTY, UTAH

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57150 SOUTH 3725 EAST, EDEN, UT
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DWG: 181201 - LOWS HONESTY THE IMPROVED DESIGN THE IMPROVED DESIGN - PHASE 1 - FINAL.DWG



SCALE	1" = 30'
DATE	4-27-18
DESIGN	KAN
DRAWN	KAN
CHECKED	JFC

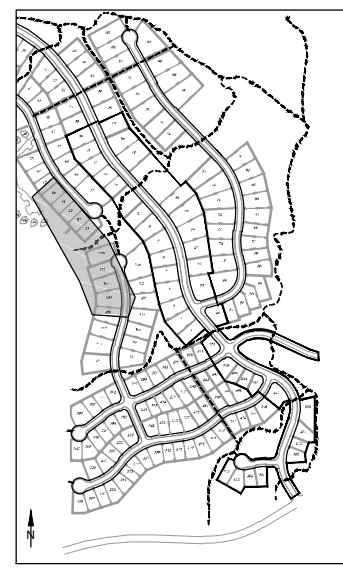
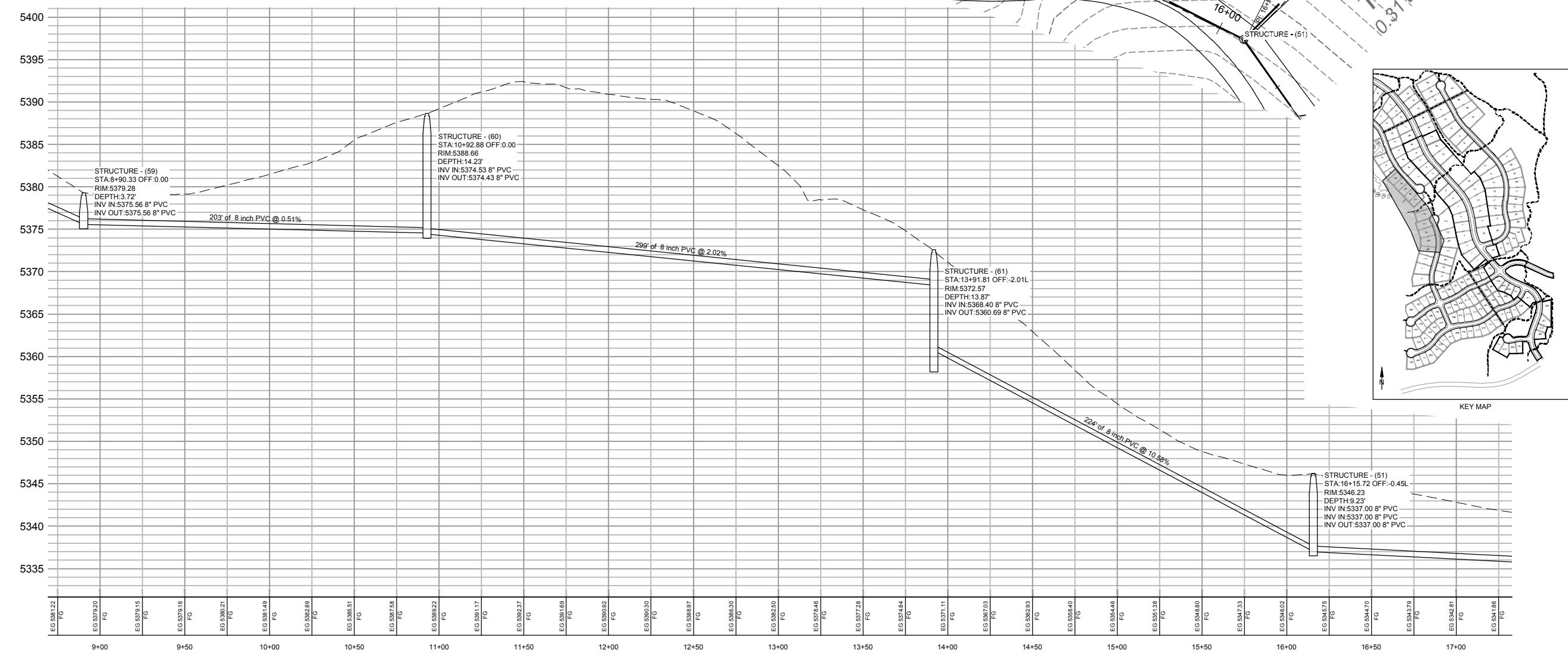
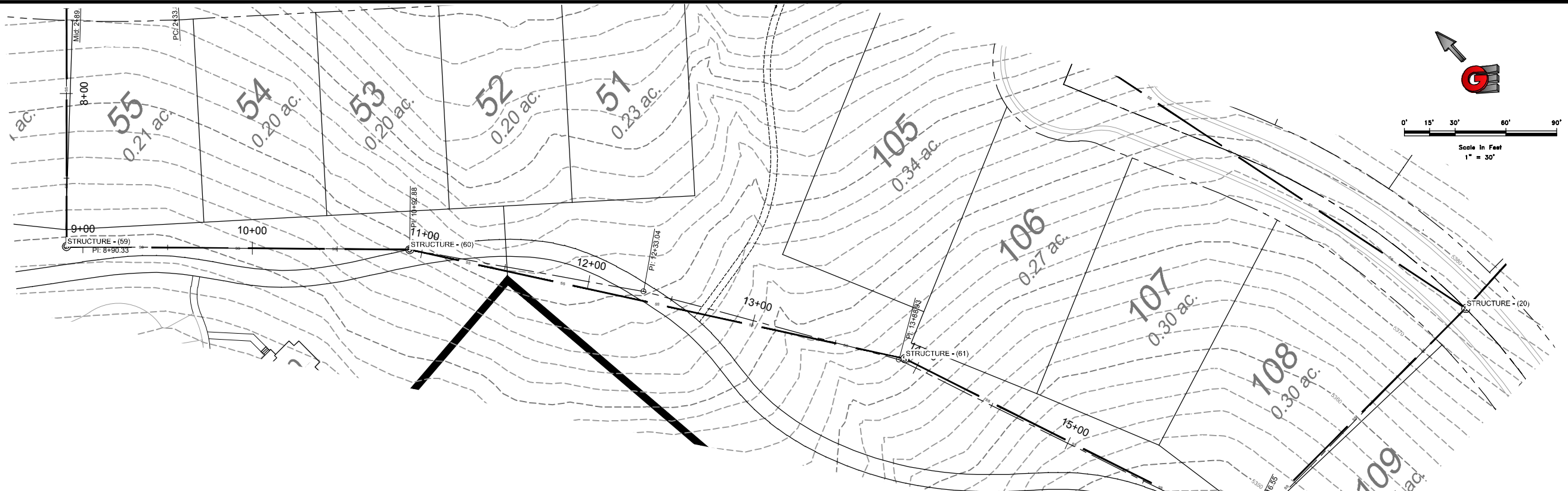
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DWG: 18\1301 - EDEN HOMES, THE BRIDGES, WEBER COUNTY, UTAH - PHASE 1 - PRELIMINARY

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THE BRIDGES
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SCALE: 1" = 30'

DATE: 4-27-18

DESIGN: JAH

DRAWN: JAH

CHECKED: JIC

REVISIONS	DESCRIPTION
DATE	

BACKLOT SEWER PROFILE

THE BRIDGES

PHASE 1 - PRELIMINARY

EDEN, WEBER COUNTY, UTAH

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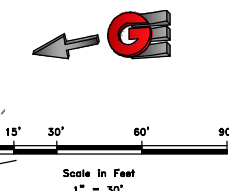
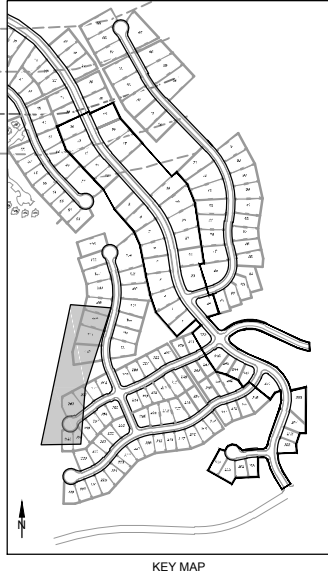
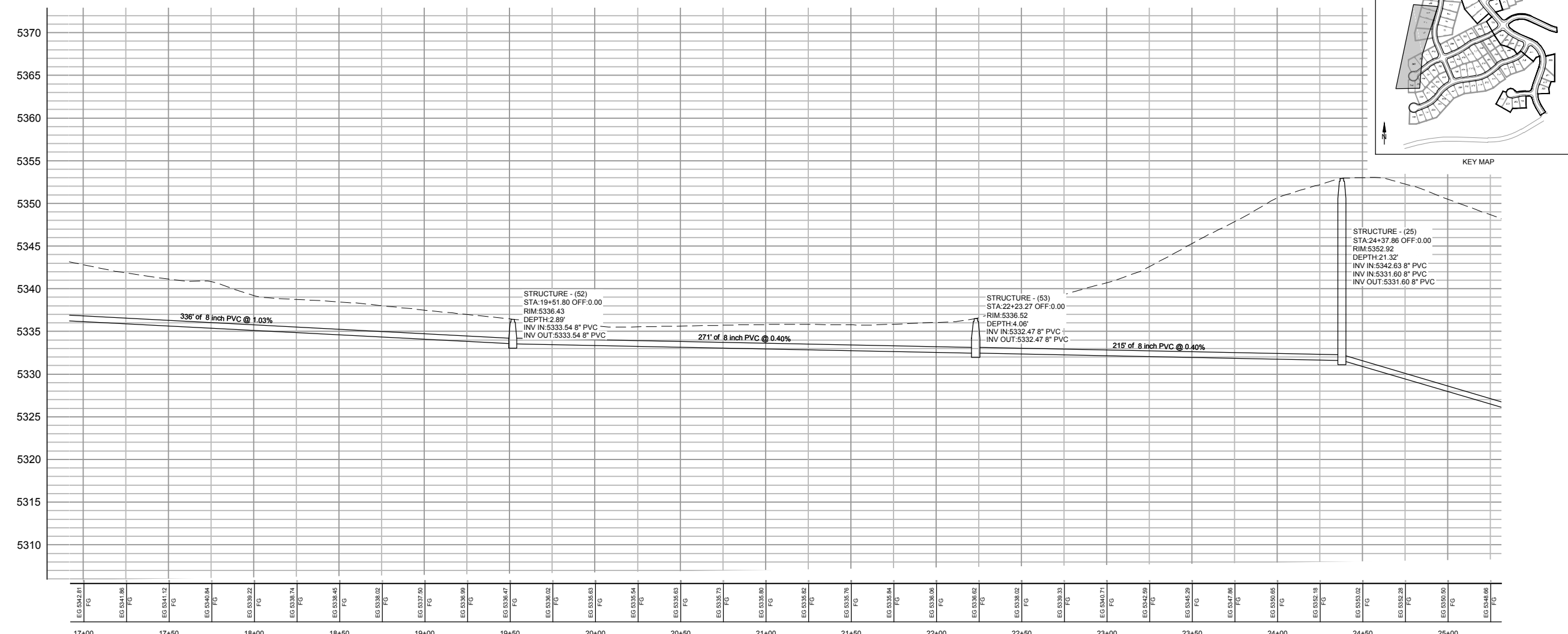
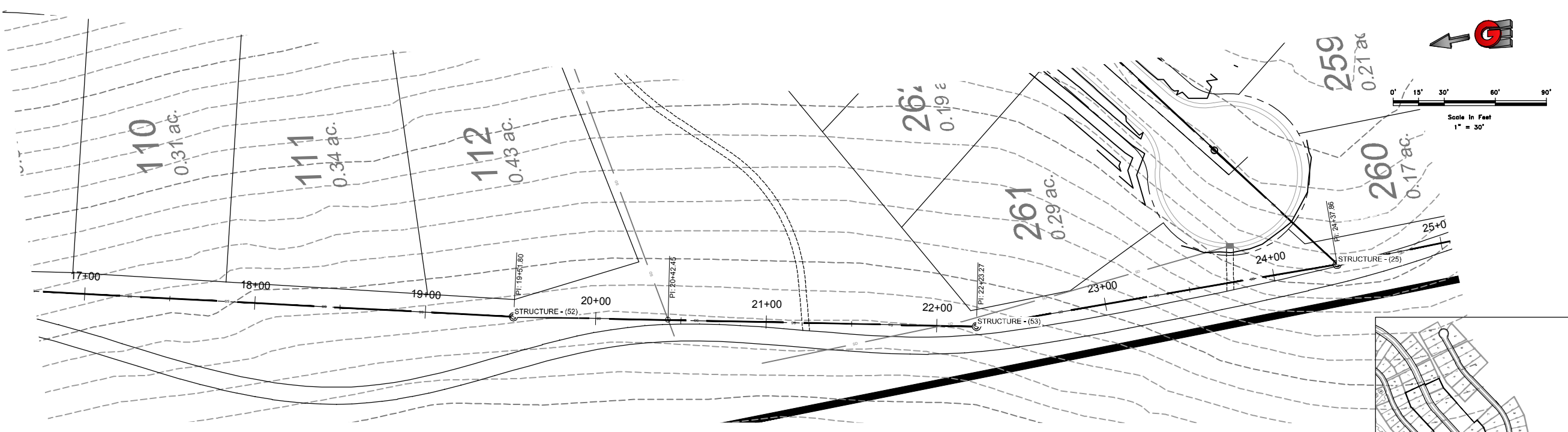
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DWG: 1811201 - LOWS HOMES, THE BRIDGES, SEWER, THE BRIDGES DESIGN - PHASE 1 - PRELIMINARY



DATE	REVISIONS	DESCRIPTION

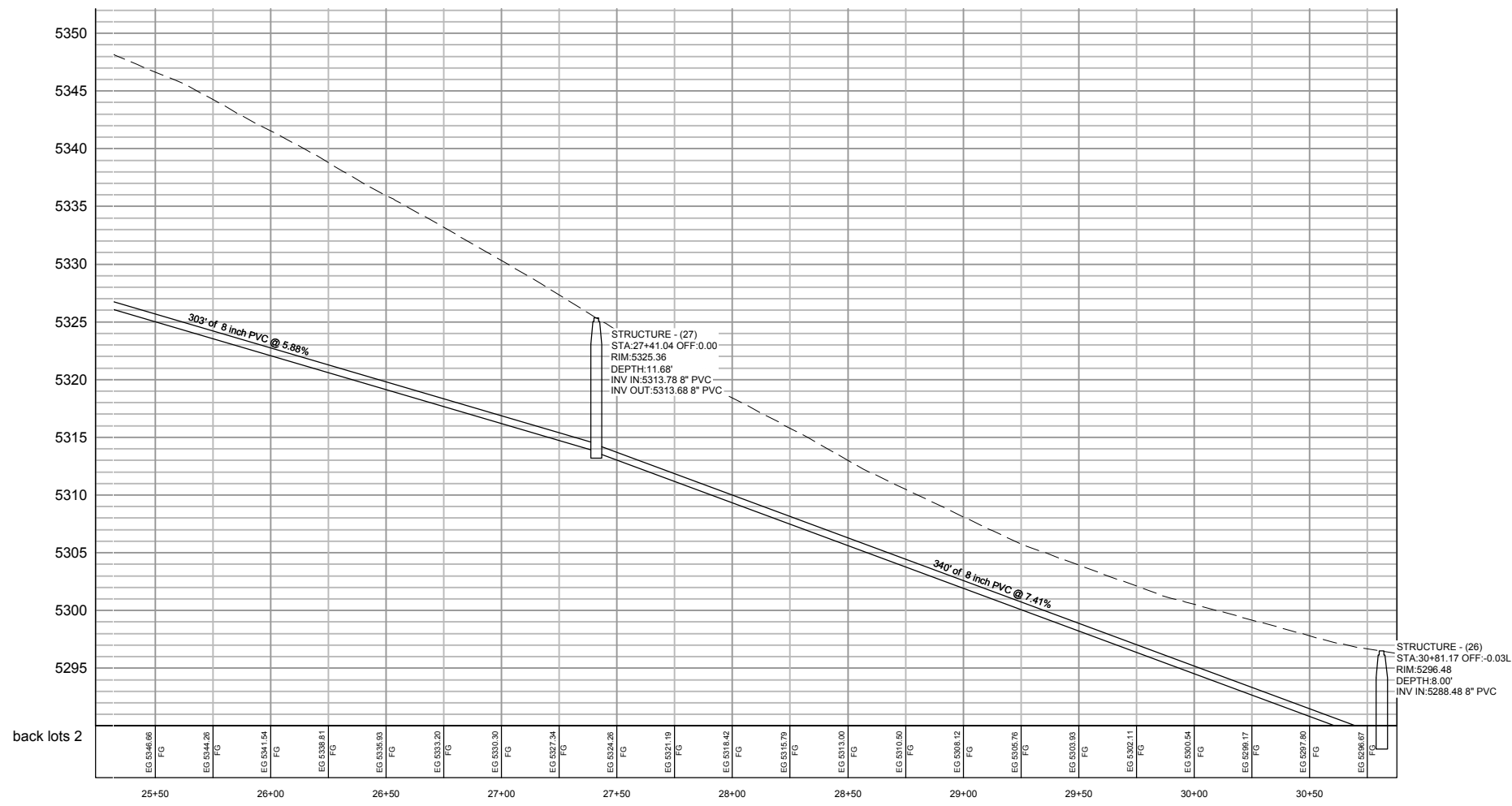
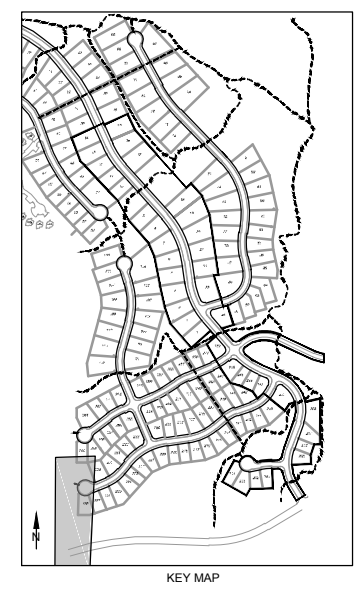
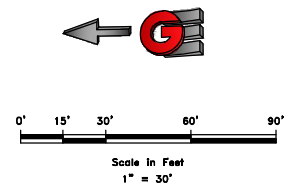
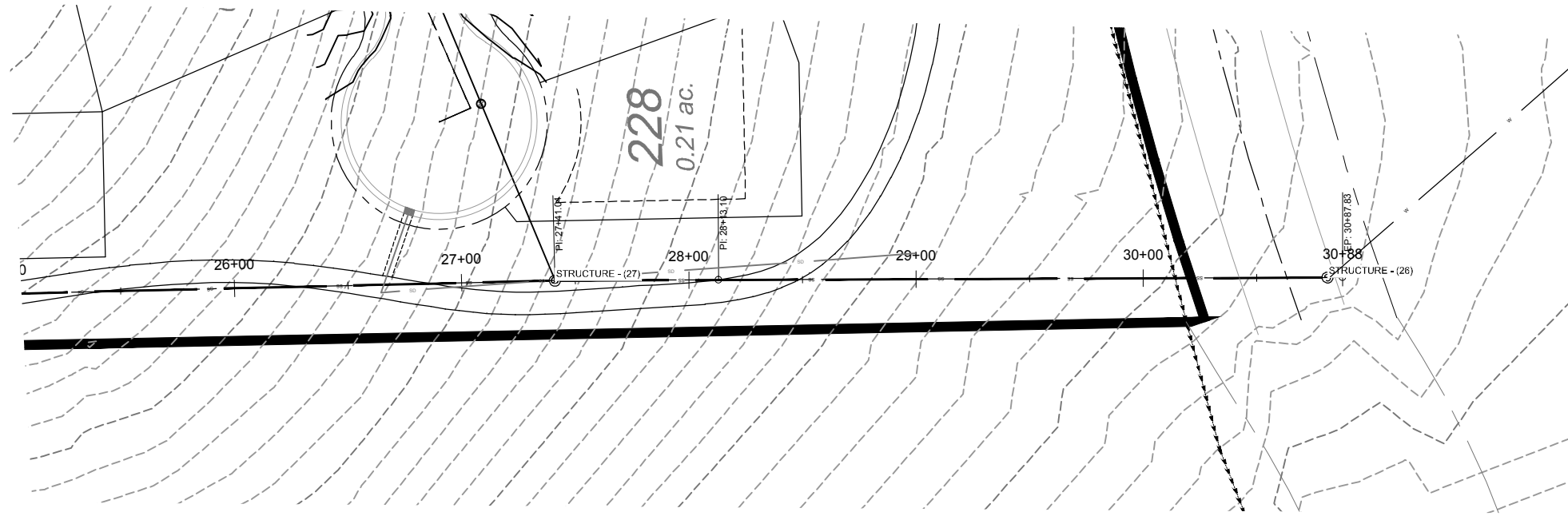
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 DRAWN: KAN
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BACKLOT SEWER PROFILE
THE BRIDGES
PHASE 1 - PRELIMINARY
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DWG: 181201 - LOWS HONESTY THE IMPROVED DESIGN DWG THE IMPROVED DESIGN - PHASE 1 - FINAL.DWG



REVISIONS	DATE	DESCRIPTION

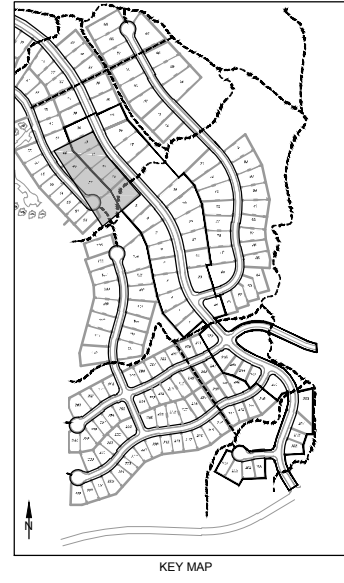
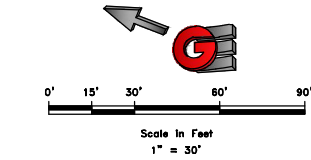
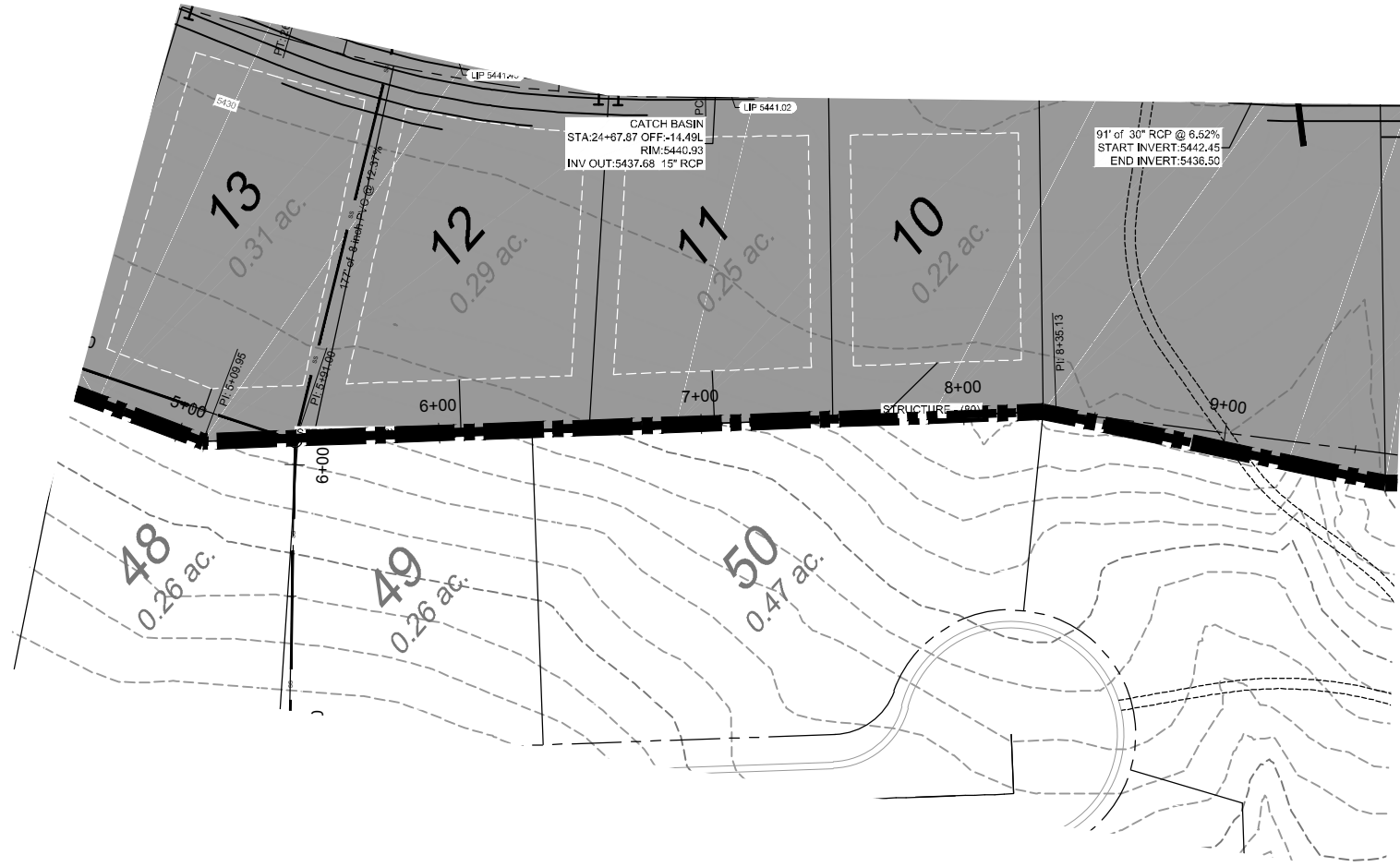
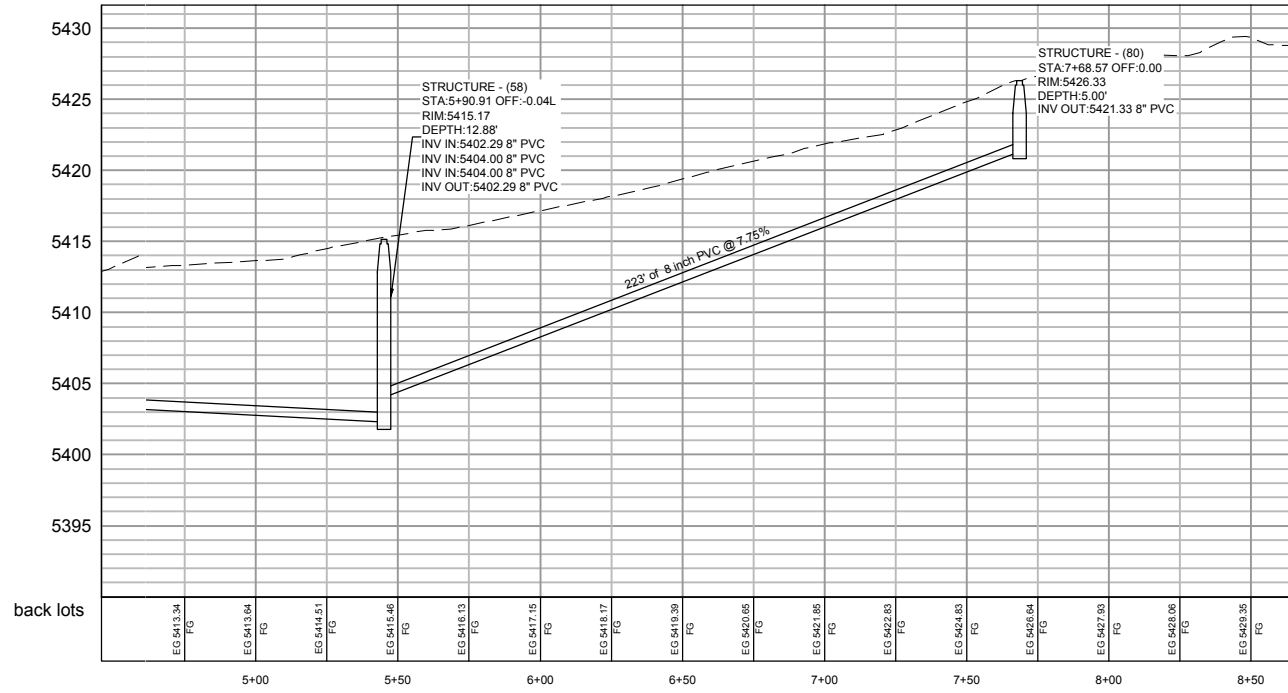
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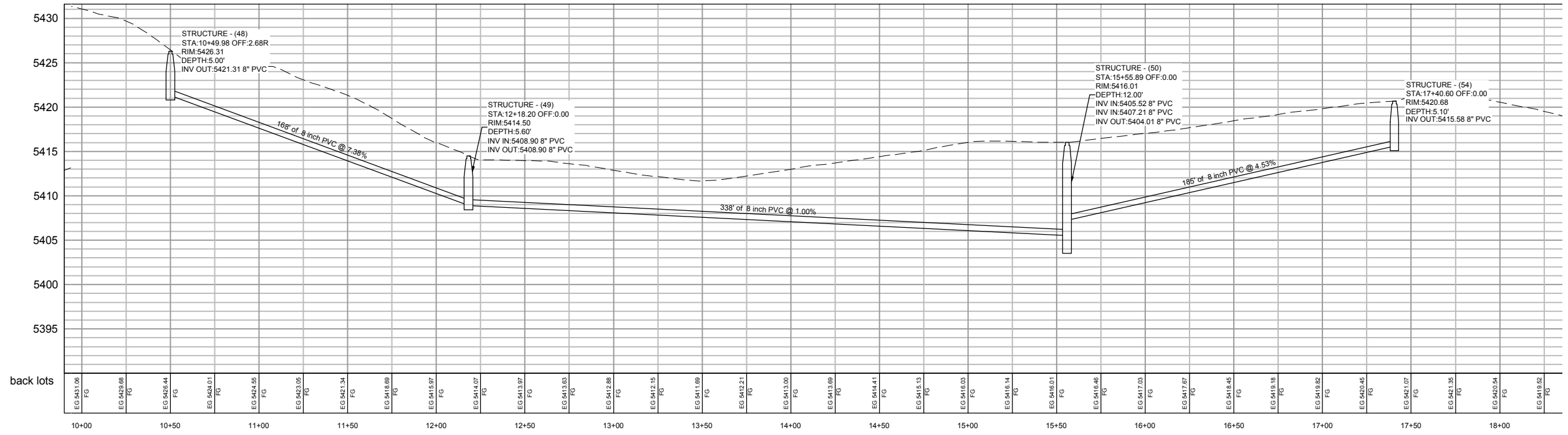
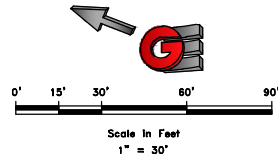
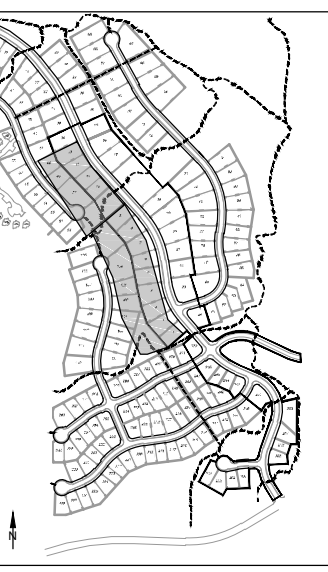
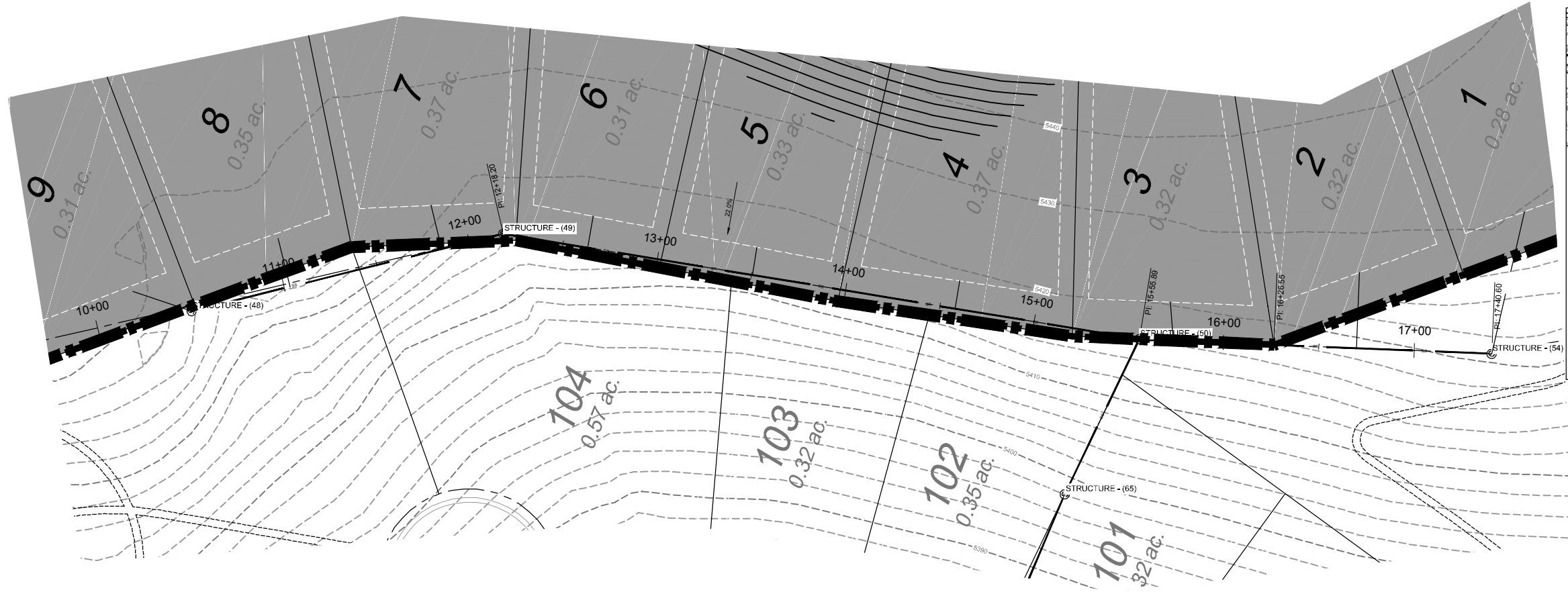
DATE	REVISIONS	DESCRIPTION

SCALE: 1" = 80'
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BACKLOT SEWER PROFILE
 THE BRIDGES
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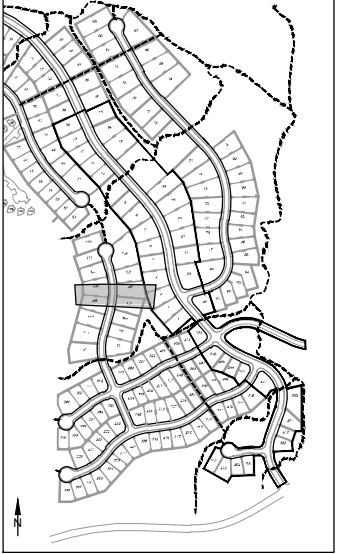
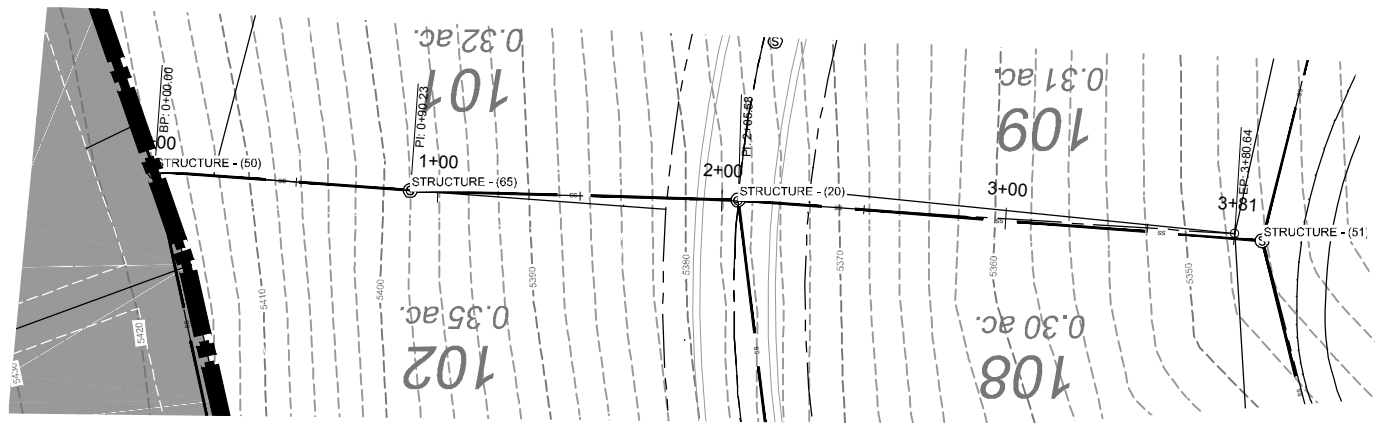


REVISIONS	DATE	DESCRIPTION

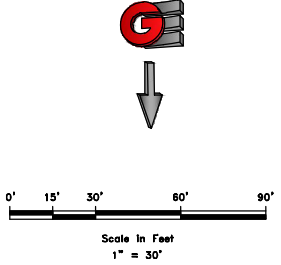
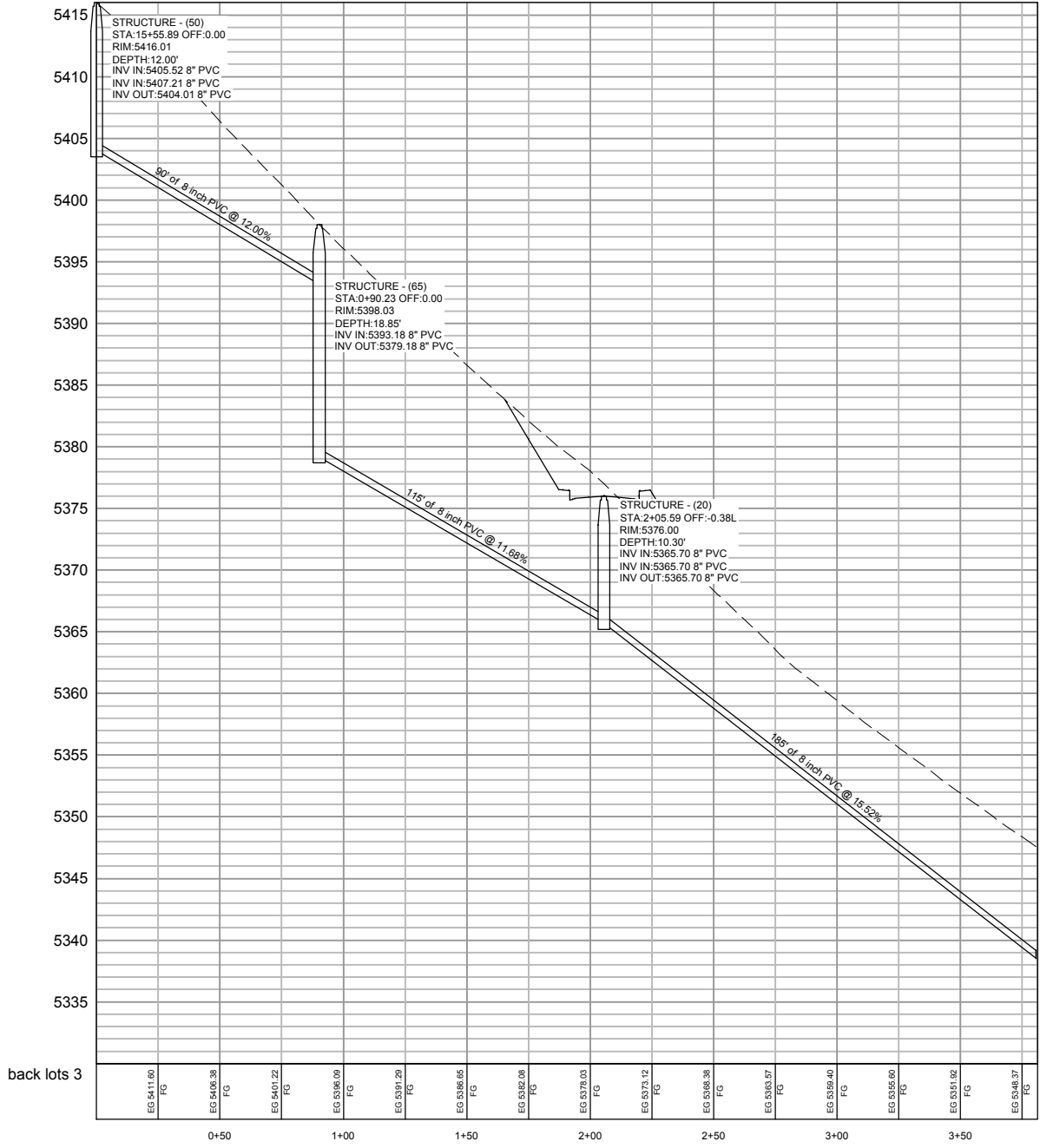
SCALE: 1" = 30'
DATE: 4-27-18
DESIGN: KAN
DRAWN: KAN
CHECKED: JC

BACKLOT SEWER PROFILE
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KEY MAP



DATE	REVISIONS DESCRIPTION

SCALE: 1" = 60'
 DATE: 4-27-18
 DESIGN: KAN
 DRAWN: KAN
 CHECKED: JFC

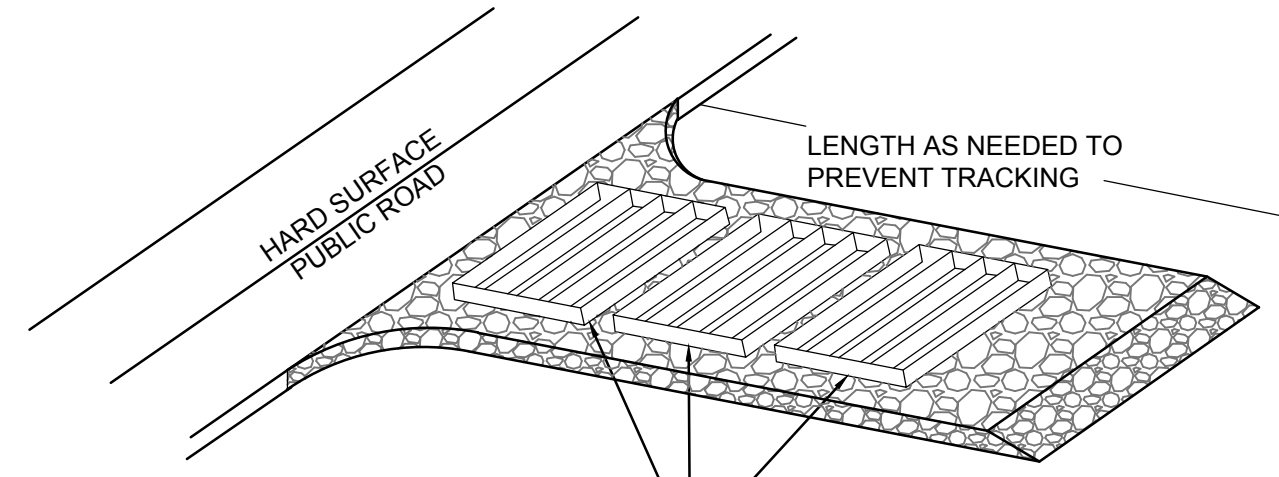
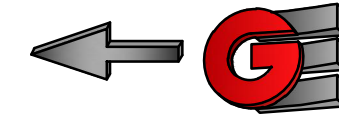
DWG: 1811201 - LOWS HOMES, THE BRIDGES, THE BRIDGES DESIGN - PHASE 1 - FINAL.DWG

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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:

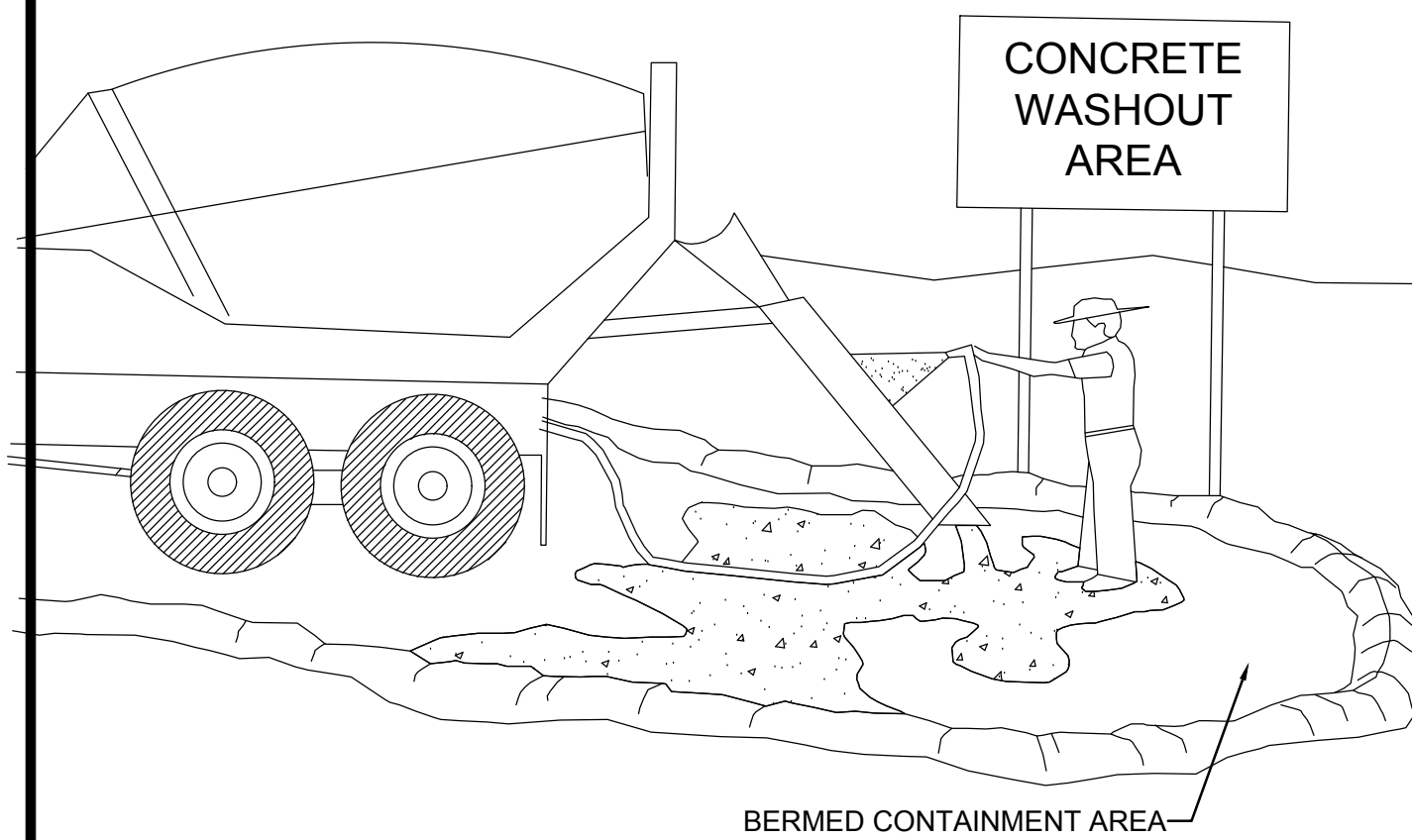
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR 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.

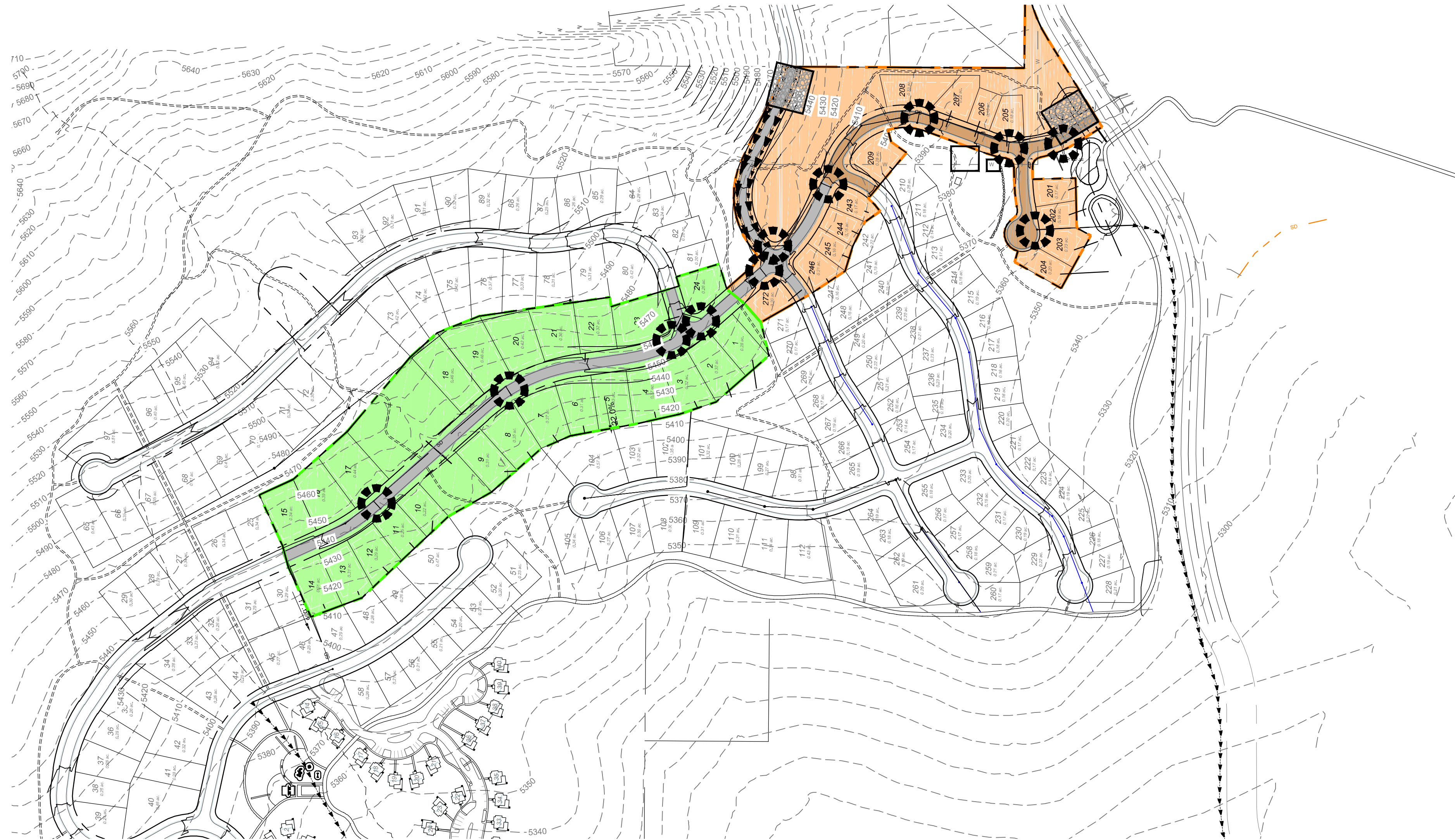
NOTE:

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



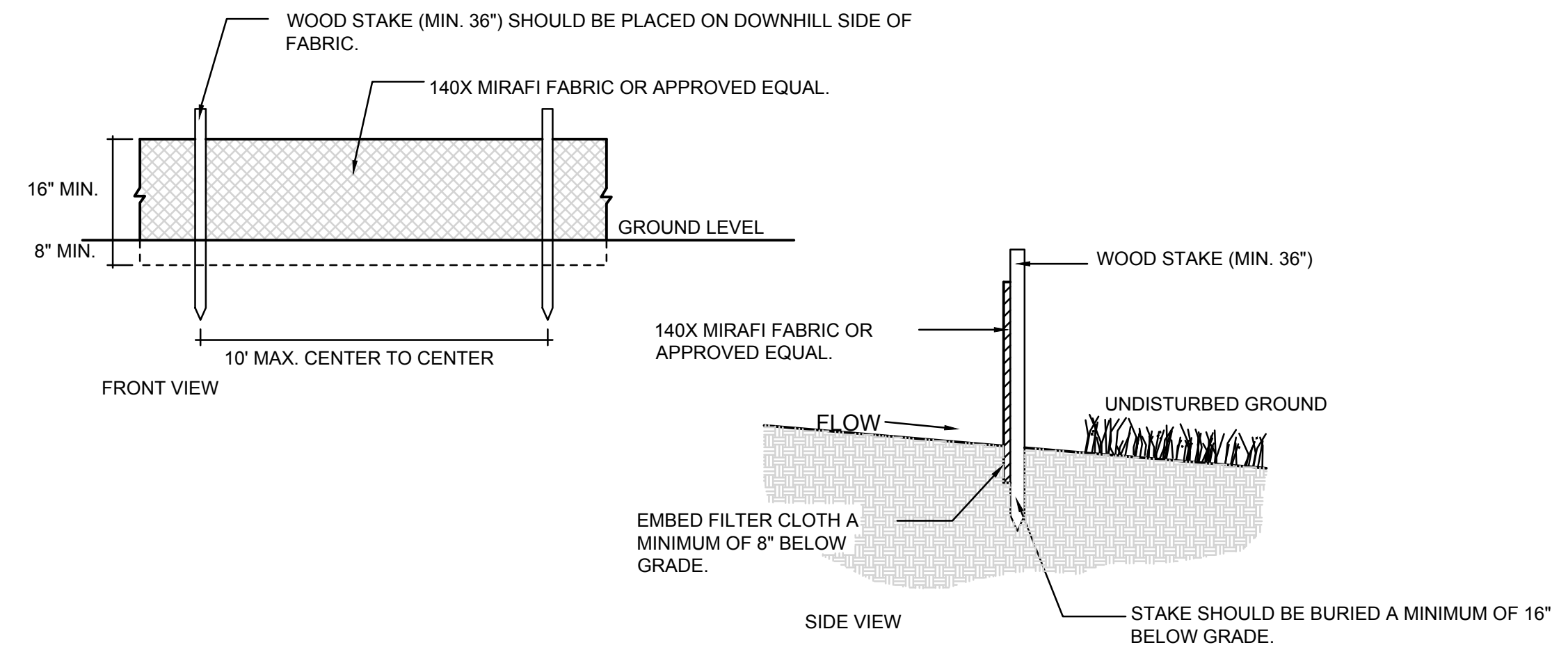
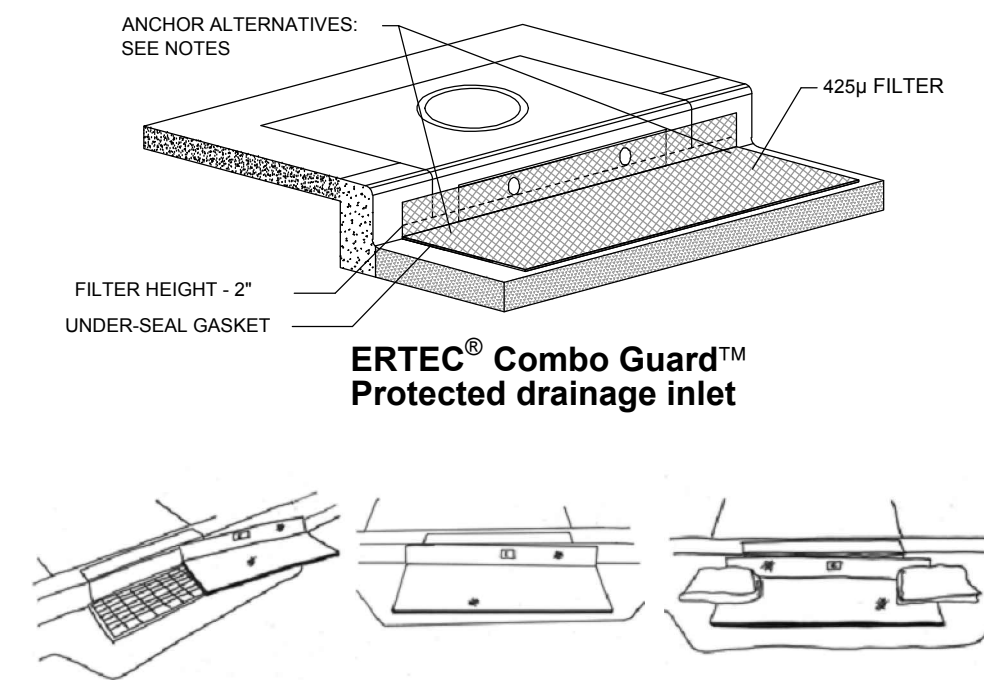
NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



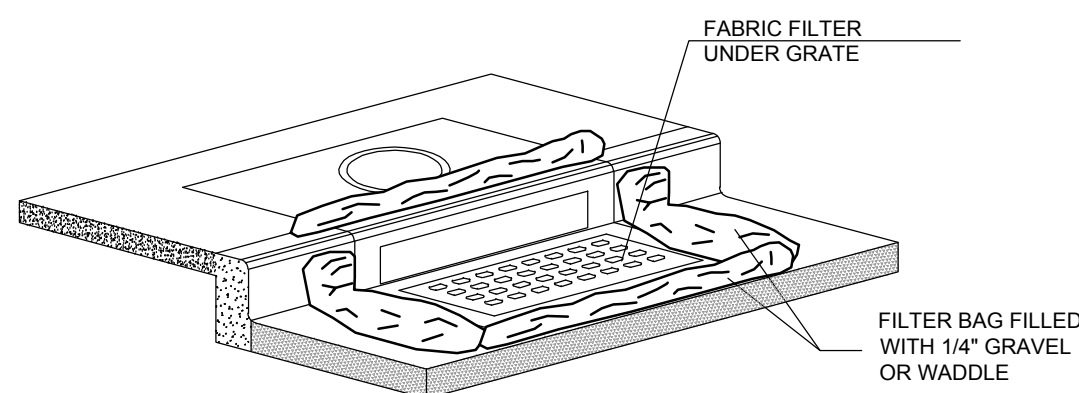
INSTALLATION NOTES

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/NAILED AT THE OUTSIDE EDGES OF CG.



1A INLET PROTECTION - OPTION 1

Scale: NTS

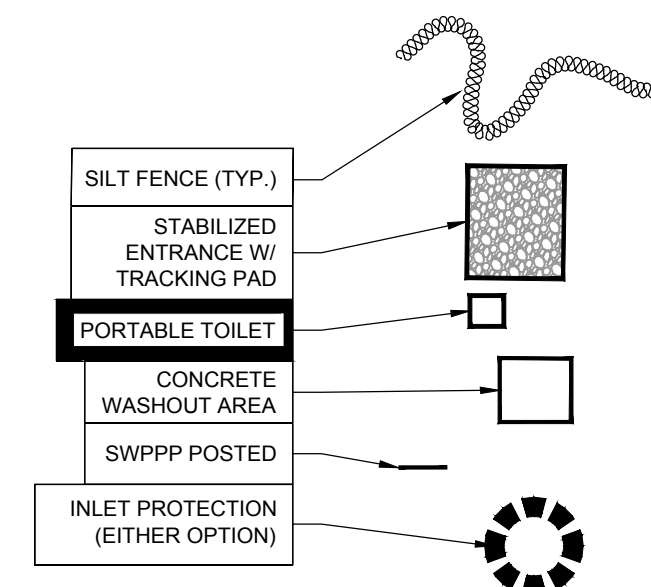


1B INLET PROTECTION - OPTION 2

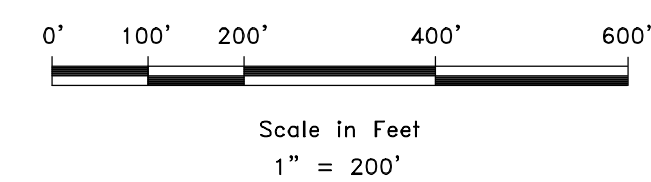
Scale: NTS

2 SILT FENCE

Scale: NTS



DEVELOPER:
LEWIS HOMES
Eric Householder
WOLF CREEK
801-389-0040



SCALE: 1" = 200'	DATE: 4-27-18
DESIGN: KAN	DRAWN: KAN
CHECKED: RC	

REVISIONS	DESCRIPTION
DATE	

DWG: 181201 - LEWIS HOMES\THE BRIDGES\DESIGN\THE BRIDGES DESIGN - PHASE 1 - FINAL.DWG

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SW1
SW1