

SUN CREST MEADOWS SUBDIVISION PHASE 1

PROJECT NOTES

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO WEBER COUNTY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER/CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY AND UDOT PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT. ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.)

GRADING NOTES:

NATIVE SUBGRADE AND ROADBASE (UTC) TO BE COMPACTED TO 95% (MODIFIED PROCTOR AASHTO T-180).

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT WHERE/IF APPLICABLE.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY ON THE NORTH SIDE OF 2550 SOUTH STREET, ONE NEAR THE NORTHWEST CORNER OF THE SITE AND ONE NEAR THE EAST PROPERTY CORNER ALONG 2550 SOUTH - CONTACT TAYLOR-WEST WEBER WATER DISTRICT FOR DETAILS/USAGE.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT NOTE: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%!

WATER:

WATER IS UNDER THE AUSPICES OF TAYLOR-WEST WEBER WATER DISTRICT. WATER TIE-IN IS SHOWN AS CONNECTING TO EXISTING 8" WATERLINE IN 2550 SOUTH AS SHOWN. TRENCH RESTORATION IN 2550 SOUTH REQUIRED AFTER NEW WATERLINE IS INSTALLED. ALL REQUIREMENTS NEED TO BE MET AND FINAL APPROVAL OBTAINED FROM TAYLOR-WEST WEBER WATER DISTRICT. WATER PIPING TO BE 8" PVC C-900 DR 14. LATERALS TO BE 1" POLY W/ SETTER.

FIRE PROTECTION:

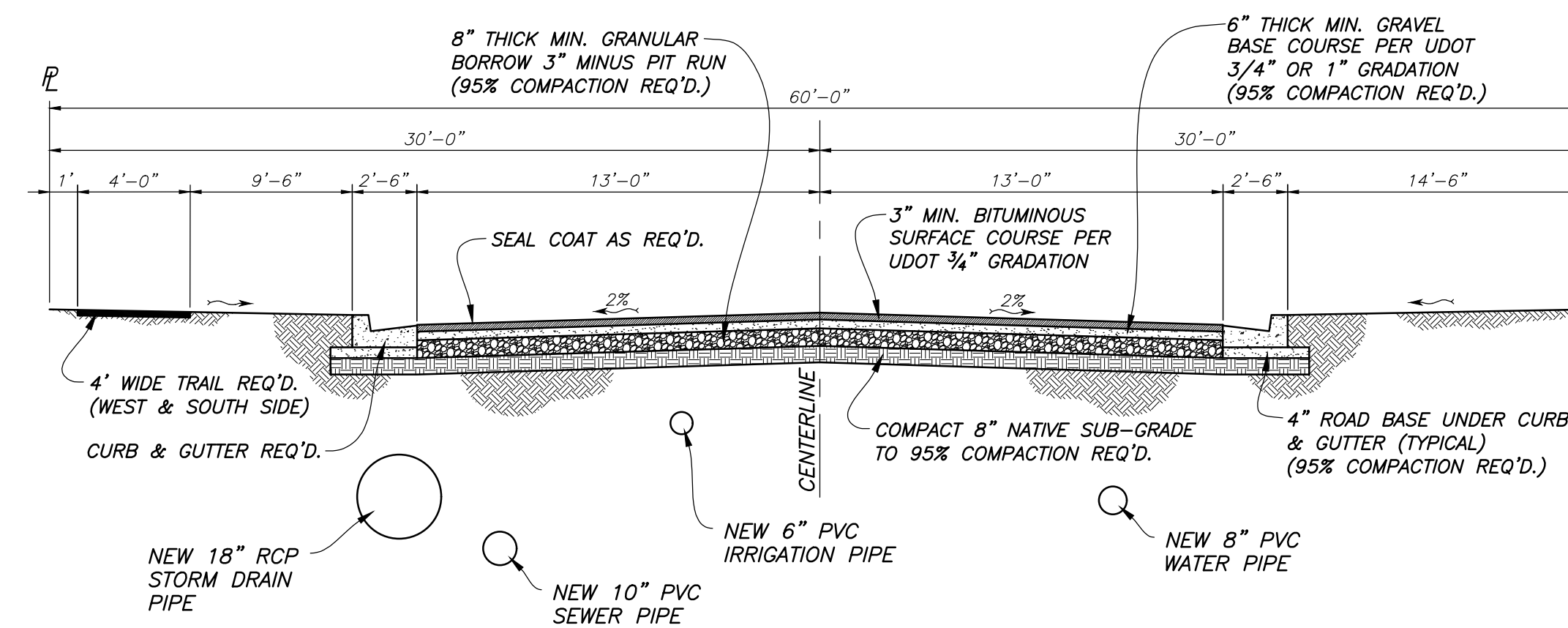
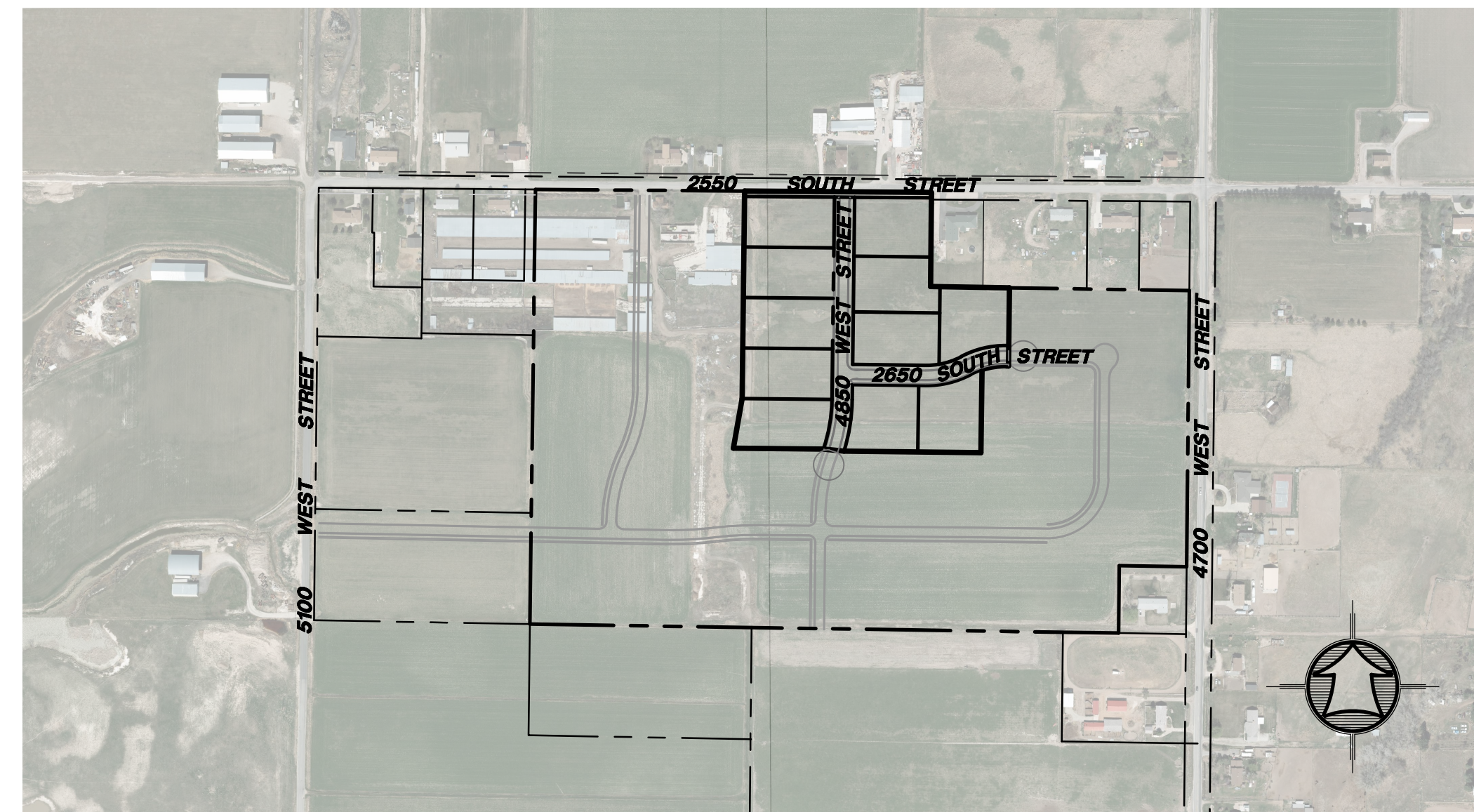
FIRE PROTECTION IS UNDER THE AUSPICES OF THE WEBER FIRE DISTRICT. EXISTING FIRE HYDRANTS ARE LOCATED NEARBY ON THE NORTH SIDE OF 2550 SOUTH STREET, ONE NEAR THE NORTHWEST CORNER OF THE SITE AND ONE NEAR THE EAST PROPERTY CORNER ALONG 2550 SOUTH. FIRE MARSHALL TO REVIEW SUBDIVISION PLANS FOR VERIFICATION OF FIRE PROTECTION PARAMETERS. ALL REQUIREMENTS NEED TO BE MET AND FINAL APPROVAL OBTAINED FROM WEBER FIRE DISTRICT.

SEWER:

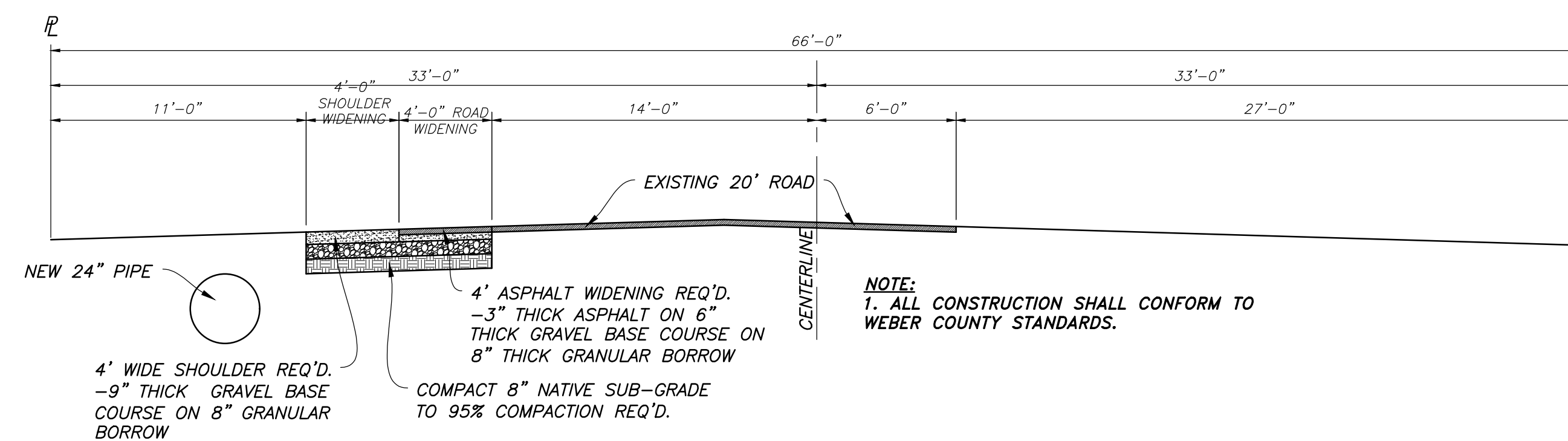
SEWER IS UNDER THE AUSPICES OF WEBER COUNTY/CENTRAL WEBER SEWER IMPROVEMENT DISTRICT. SEWER TIE-IN IS SHOWN AS CONNECTING TO EXISTING SEWER MANHOLE AT INTERSECTION OF 5100 WEST AND 2550 SOUTH. THE SEWER UTILITY TRENCH AND LATERAL CONNECTION MUST MEET WEBER COUNTY STANDARDS. PROVIDE CLEANOUTS FOR LATERAL LINES PER CODE. ON-SITE SEWER 'MAIN' PIPING TO BE 10" PVC SDR 35.

STORM DRAINAGE:

STORM DRAINAGE IS UNDER THE AUSPICES OF WEBER COUNTY. STORM DRAIN TIE-IN IS SHOWN AS CONNECTING TO EXISTING DRAINAGE DITCH SYSTEM TO EAST.



TYPICAL ROAD SECTION
LOOKING NORTH/WEST
NOT TO SCALE



2550 SOUTH ROAD SECTION
(LOOKING WEST)
NOT TO SCALE

ELECTRIC:

TO BE DETERMINED PER PROVIDER.

TELEPHONE:

TO BE DETERMINED PER PROVIDER.

GAS:

TO BE DETERMINED PER PROVIDER.

STRUCTURAL SECTION:

CONTRACTOR TO BID COUNTY MINIMUM STRUCTURAL SECTION OF 3 INCHES ASPHALT ON 6 INCHES GRAVEL BASE COURSE ON 8 INCHES GRANULAR BORROW ON 8 INCHES OF COMPACTED NATIVE SUB-GRADE. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

UDOT:

TRENCHING & REPAIR ON STATE HWY 137 (4700 WEST STREET) FOR IRRIGATION TIE-IN TO BE TO UDOT STANDARDS.

ACCESS/CONSTRUCTION SITE:

CONTRACTOR TO WORK OUT ACCESS PLAN WITH UDOT AND WEBER COUNTY FOR CONSTRUCTION TRAFFIC ROUTING.

INSPECTION CONTACTS:

UDOT: JAY GENEREUX - (801)-678-6283
 PRIMARY COUNTY INSPECTOR: CHAD MEYERHOFFER - (801)-399-8374
 CULINARY WATER: TAYLOR-WEST WEBER WATER DISTRICT (VAL SURRAGE) - (801)-731-1668
 FIRE PROTECTION: WEBER FIRE DISTRICT (BRANDON THEUSON) - (801)-782-3580
 STORM DRAIN: WEBER COUNTY (CHAD MEYERHOFFER) - (801)-399-8374
 SEWER: WEBER COUNTY (CHAD MEYERHOFFER) - (801)-399-8374

PROJECT ENGINEER:

JAMES FLINT
 UTAH PE 7806324-2202

DATE

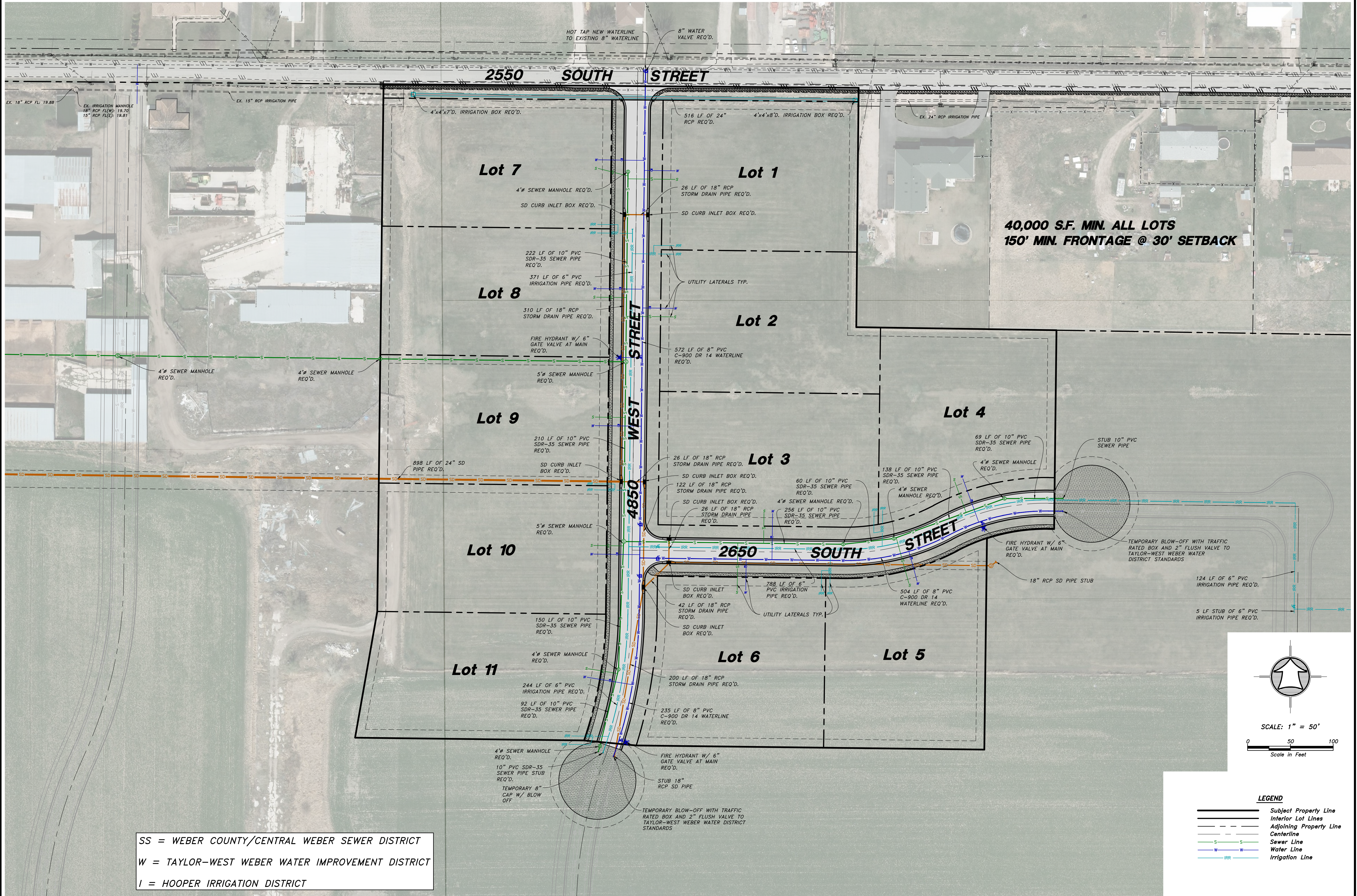
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<p>HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham City, Utah 84302 Visit us at www.hai.com Logan, Utah (801) 399-4905 (435) 752-8272</p>	<p>HAI</p>
<p>Drawn By: MTH Date: 12/21/17 Designed By: Checked By: Approved By: Scale: Drawing File: 16-105/15(12-21-17) JOB NUMBER: 16-105</p>	<p>PROJECT NOTES FOR SUN CREST MEADOWS SUBDIVISION PHASE 1 2550 NORTH 4900 WEST TAYLOR, UT 84401</p>
<p>Sheet 1</p>	<p>of 12 Sheets</p>

SUN CREST MEADOWS SUBDIVISION PHASE 1

MASTER UTILITY PLAN

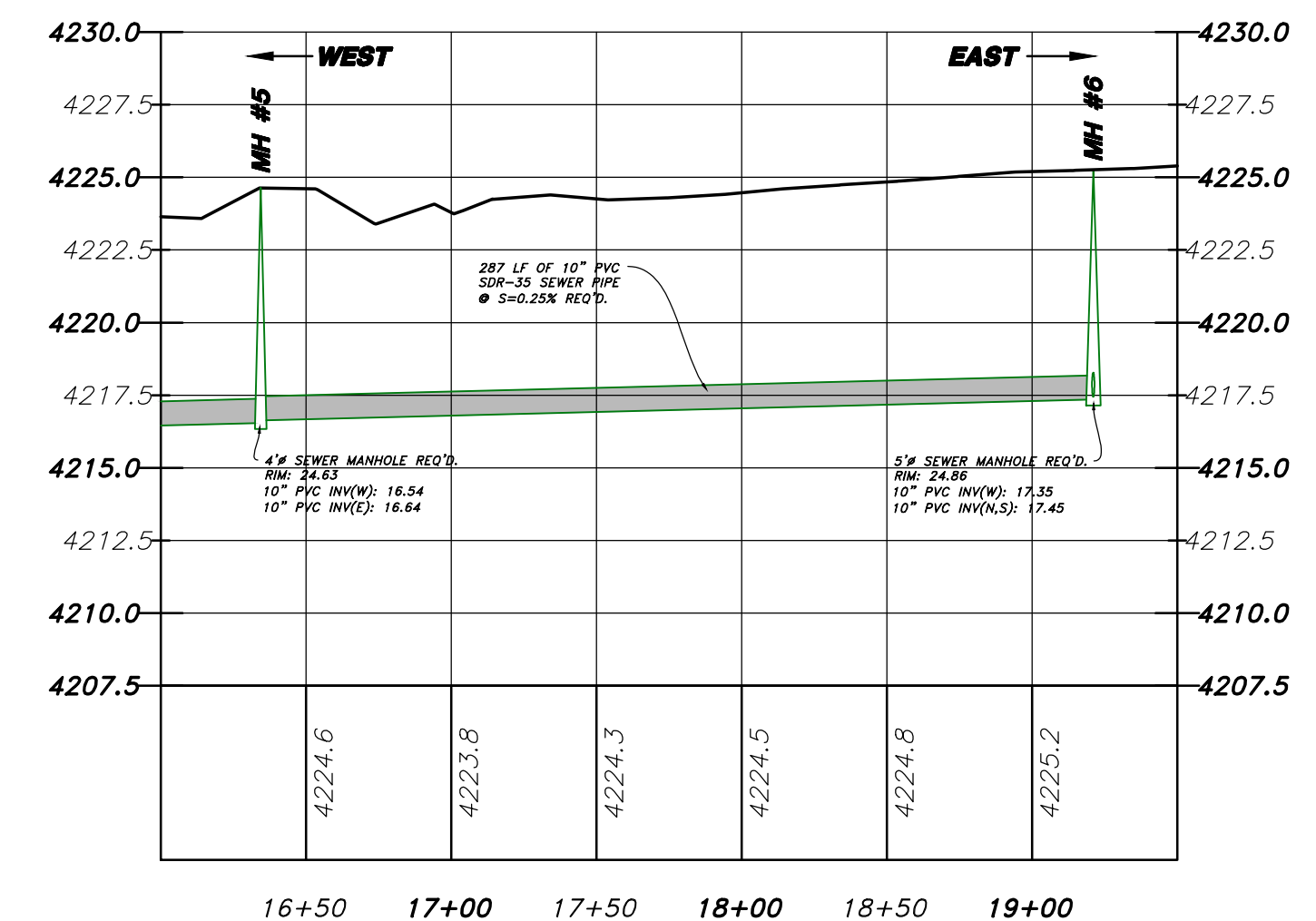
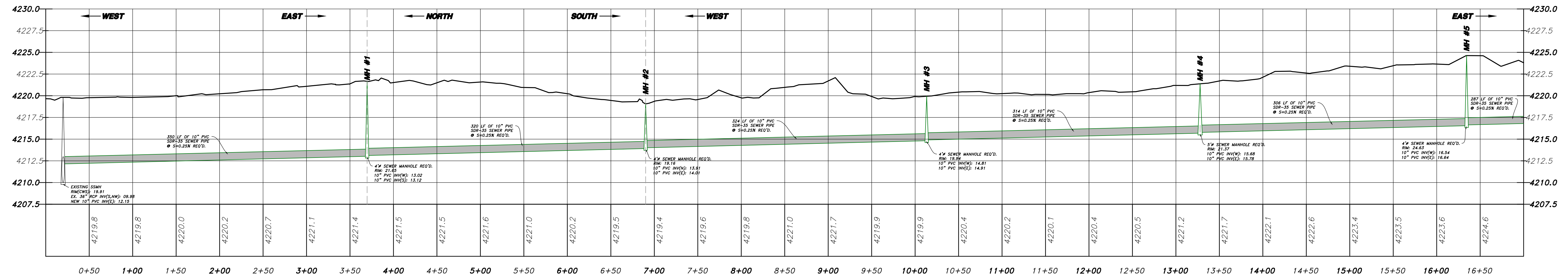
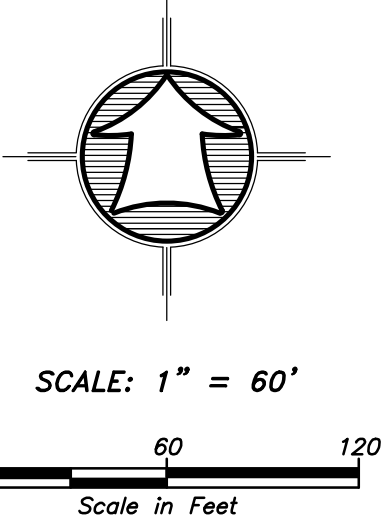
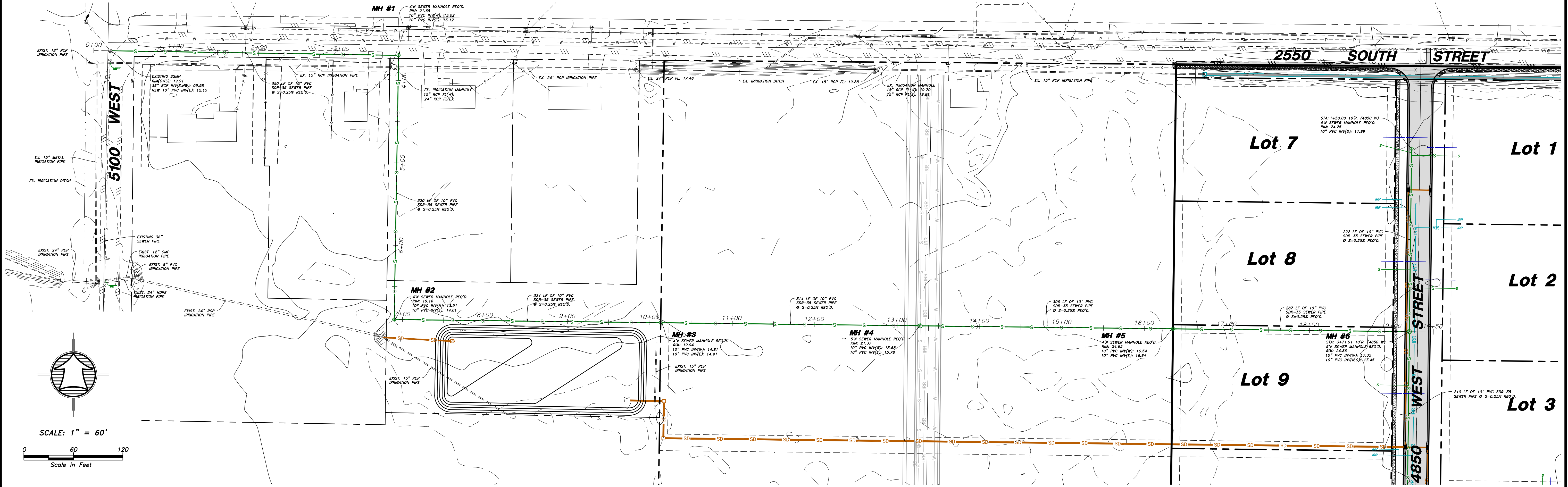


SS = WEBER COUNTY/CENTRAL WEBER SEWER DISTRICT
 W = TAYLOR-WEST WEBER WATER IMPROVEMENT DISTRICT
 I = HOOPER IRRIGATION DISTRICT

<p>Drawn By: MTH Date: 12/21/17</p> <p>Designed By: _____</p> <p>Checked By: _____</p> <p>Approved By: _____</p> <p>Scale: 1" = 50'</p> <p>Drawing File: 16-105/15(12-21-17)</p> <p>JOB NUMBER: 16-105</p>	<p>No. _____</p> <p>Date _____</p> <p>By _____</p> <p>Revision _____</p>
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<p>MASTER UTILITY PLAN FOR SUN CREST MEADOWS SUBDIVISION PHASE 1 2550 NORTH 4900 WEST TAYLOR, UT 84401</p>	
<p>Sheet 2 of 12 Sheets</p>	

SUN CREST MEADOWS SUBDIVISION PHASE 1

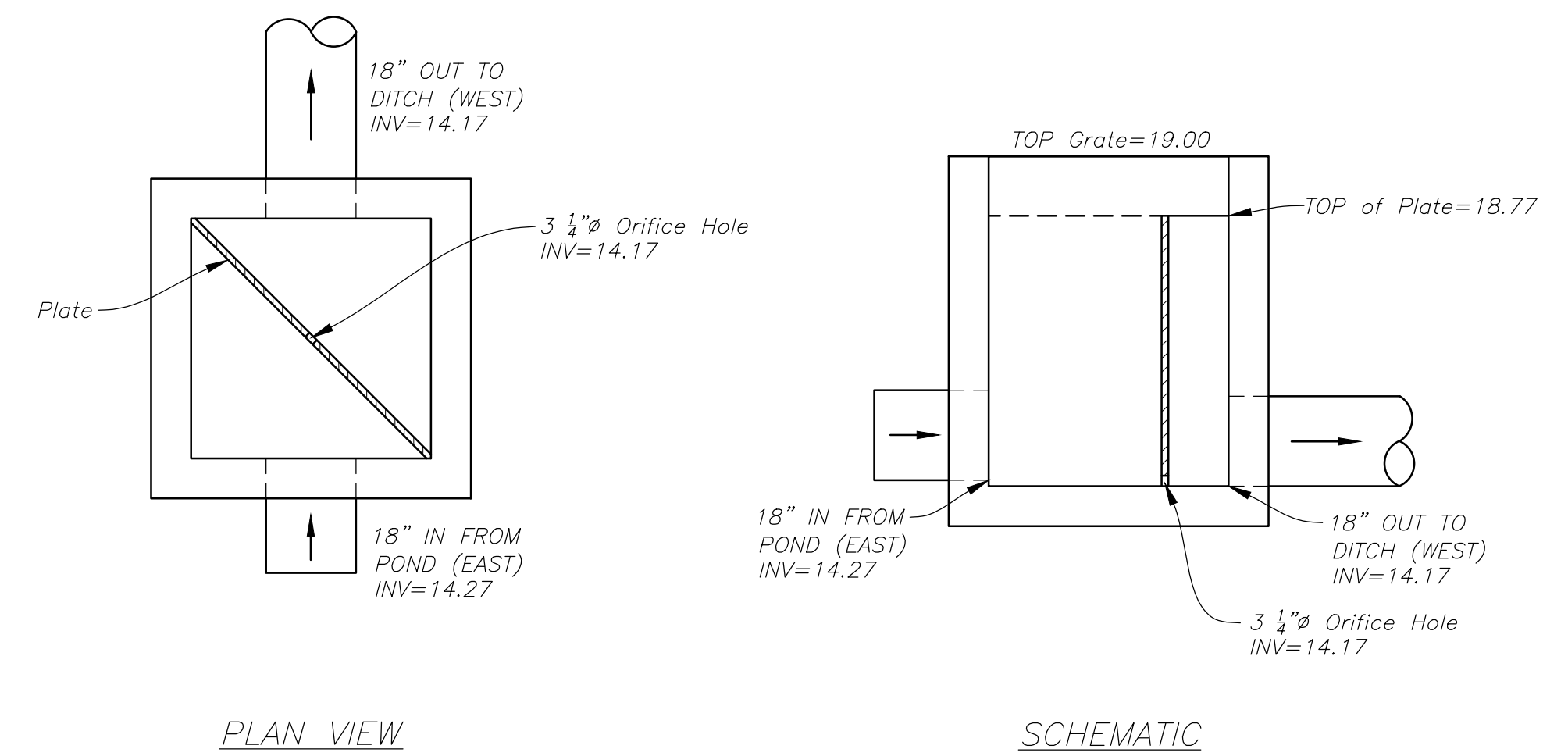
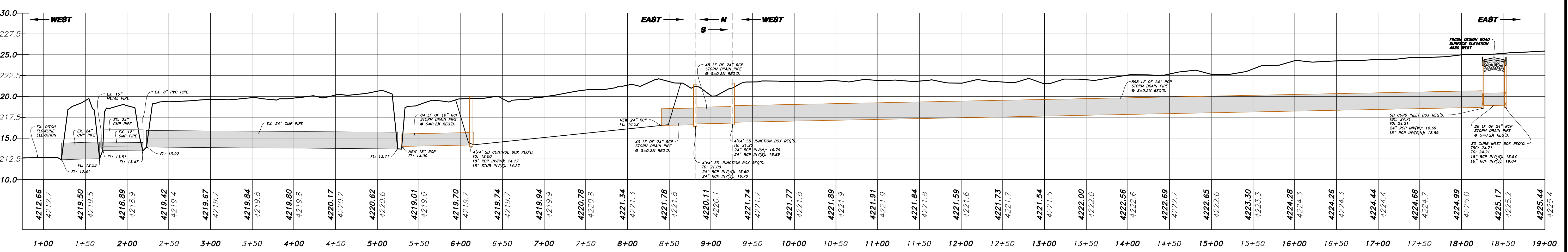
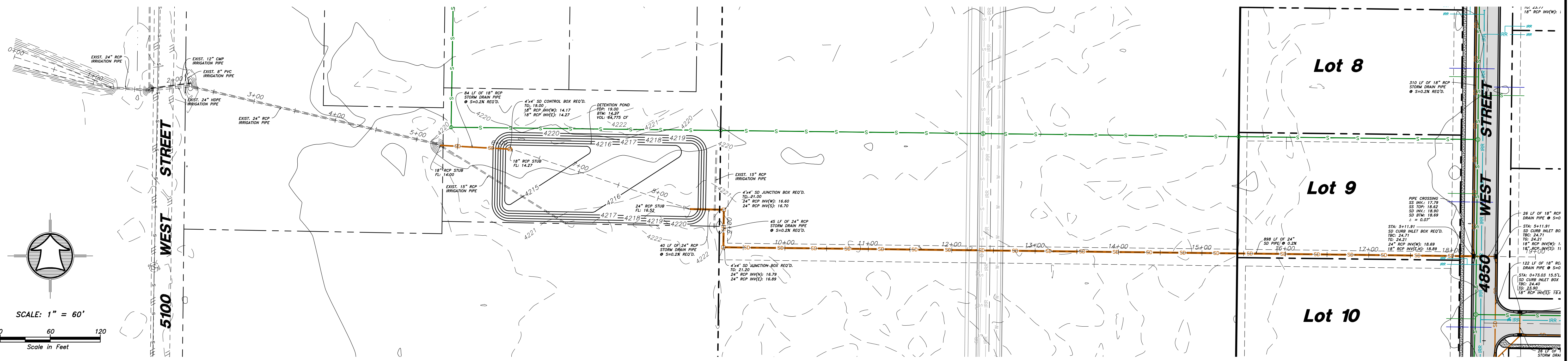
OFF-SITE SEWER PLAN & PROFILE



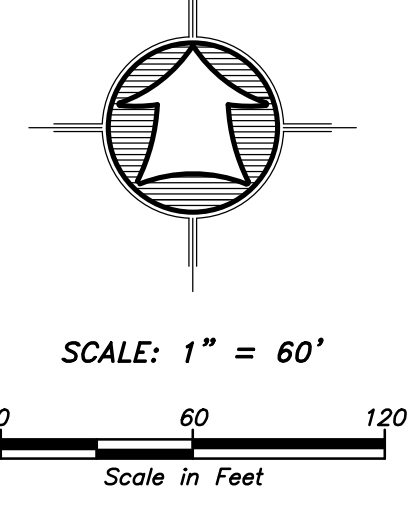
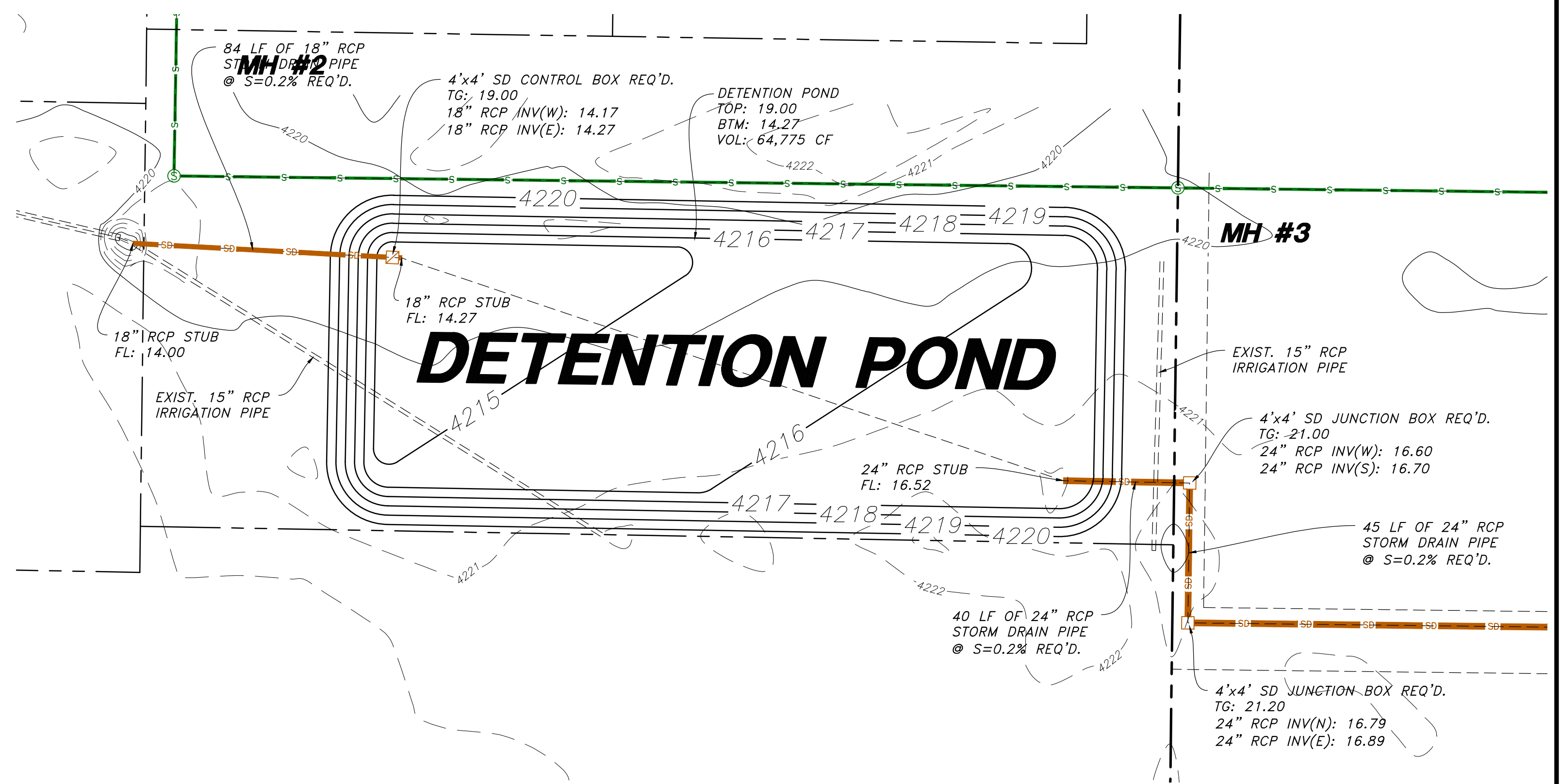
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<p>OFF-SITE SEWER PLAN & PROFILE</p> <p>SUN CREST MEADOWS SUBDIVISION PHASE 1</p> <p>2550 NORTH 4900 WEST TAYLOR, UT 84401</p>									
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SUN CREST MEADOWS SUBDIVISION PHASE 1

OFF-SITE STORM DRAIN PLAN & PROFILE



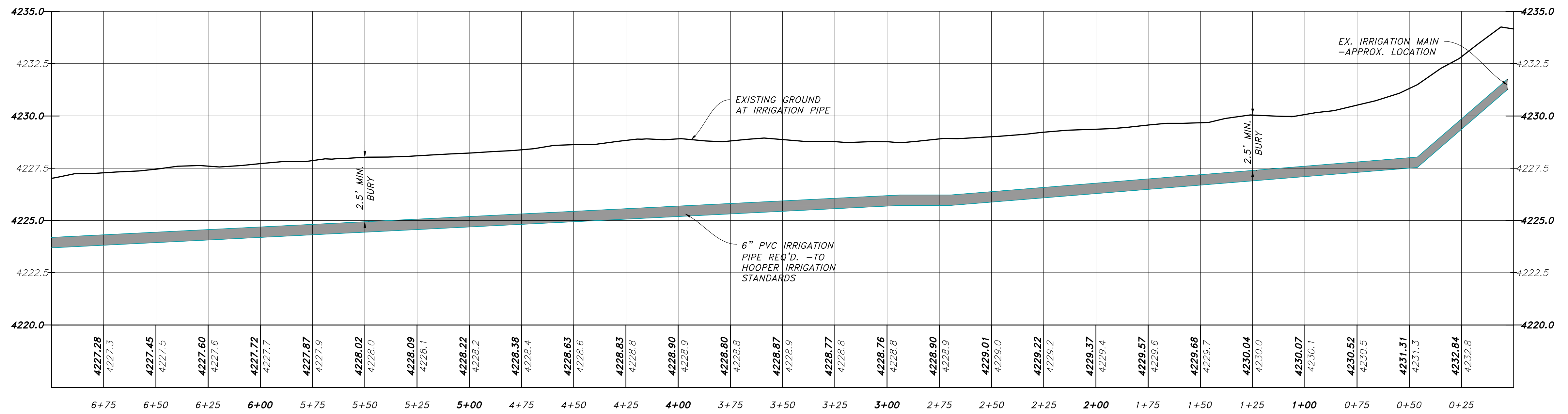
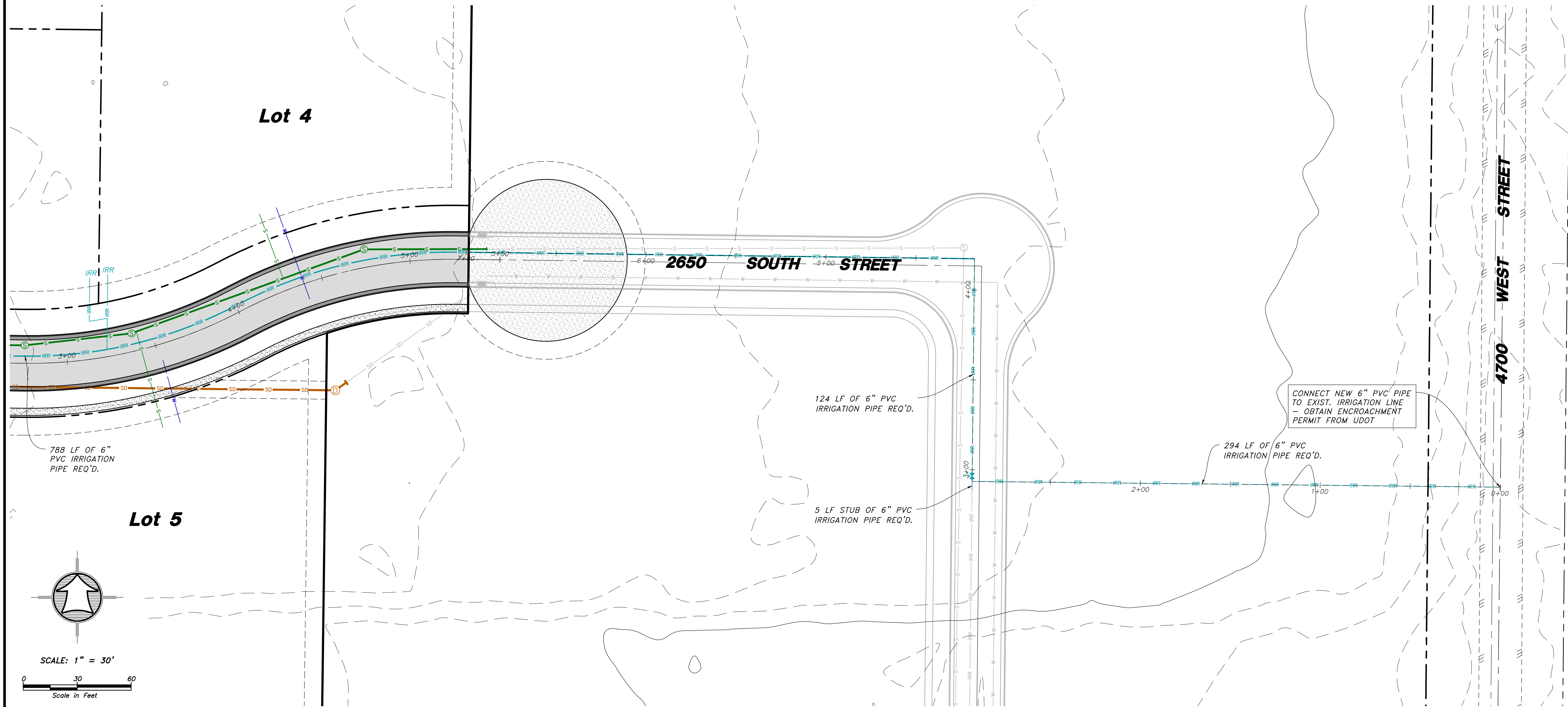
STORM DRAIN CONTROL BOX DETAIL
NOT TO SCALE



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<p>SUN CREST MEADOWS SUBDIVISION PHASE 1</p> <p>2550 NORTH 4900 WEST TAYLOR, UT 84401</p>									
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SUN CREST MEADOWS SUBDIVISION PHASE 1

OFF-SITE IRRIGATION PLAN & PROFILE



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Checked By:

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Scale: 1" = 30'

Drawing File: 16-105/15(12-21-17)

JOB NUMBER: 16-105

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OFF-SITE IRRIGATION PLAN & PROFILE

SUN CREST MEADOWS SUBDIVISION PHASE 1

2550 NORTH 4900 WEST
TAYLOR, UT 84401

Sheet

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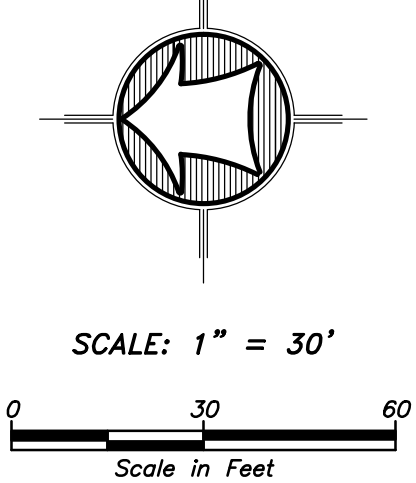
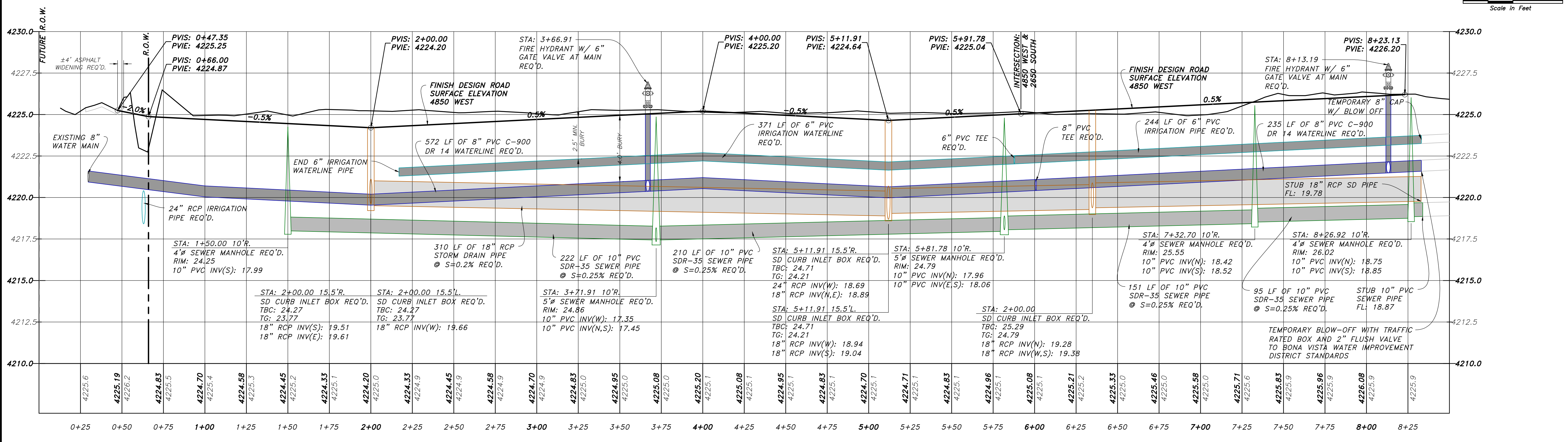
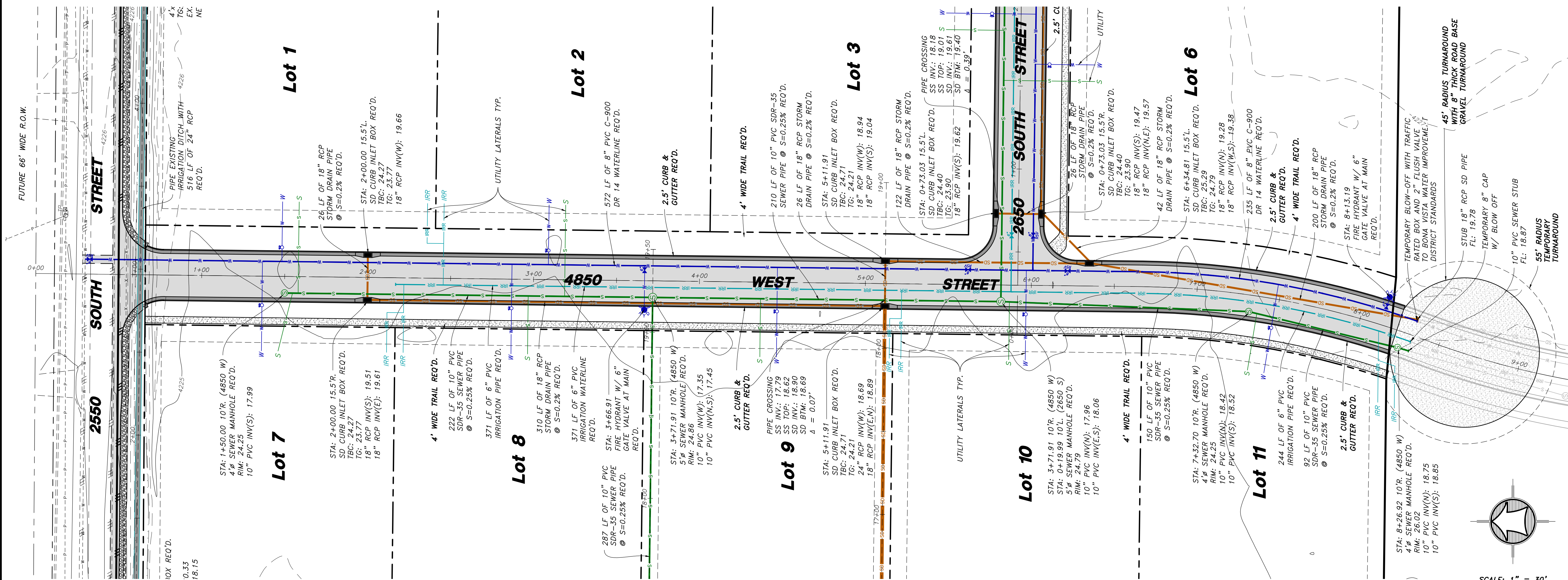
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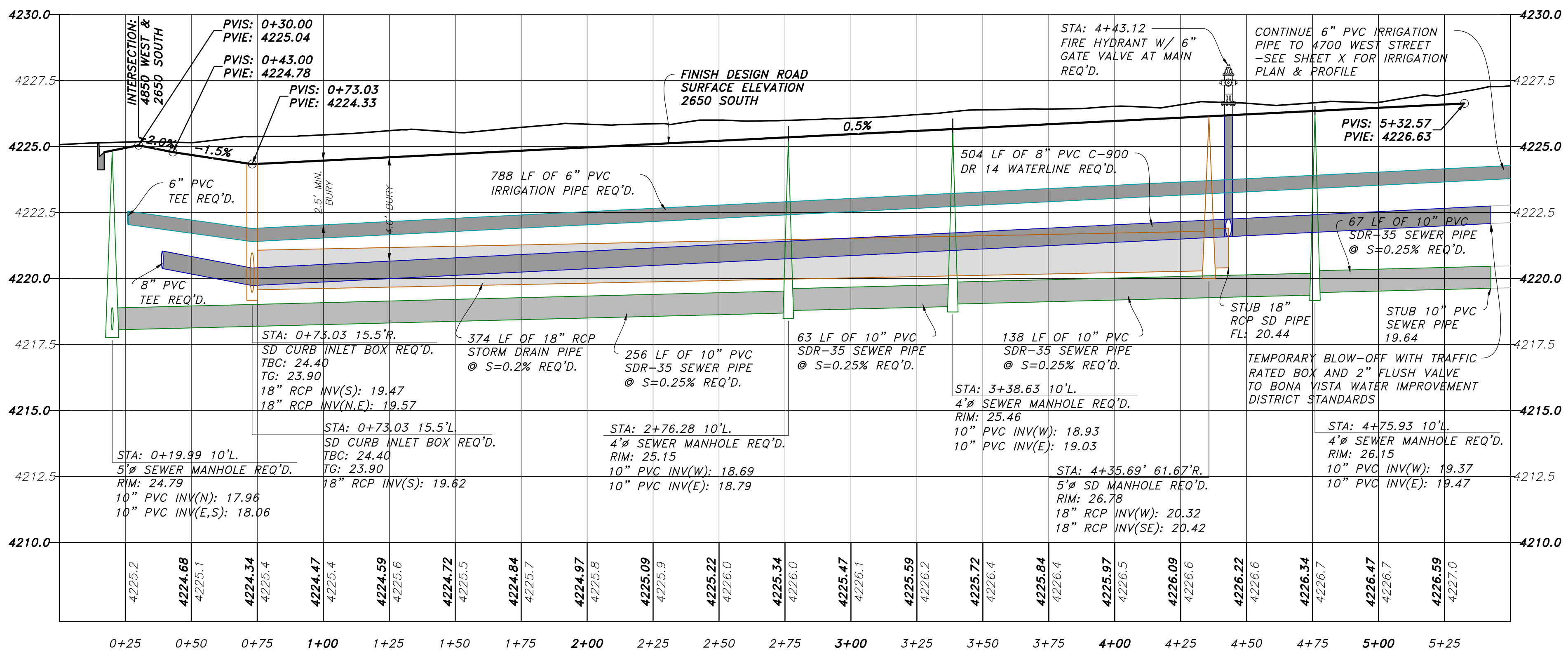
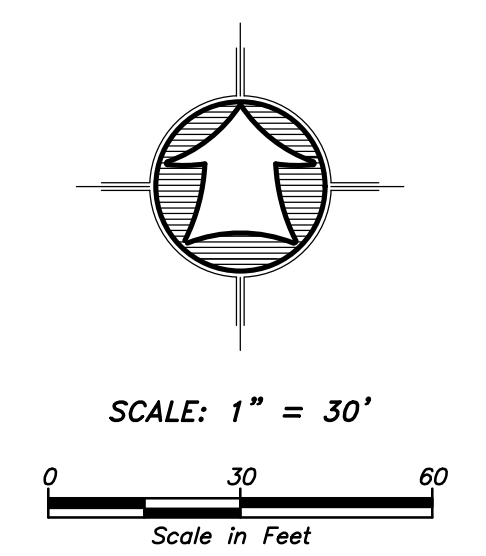
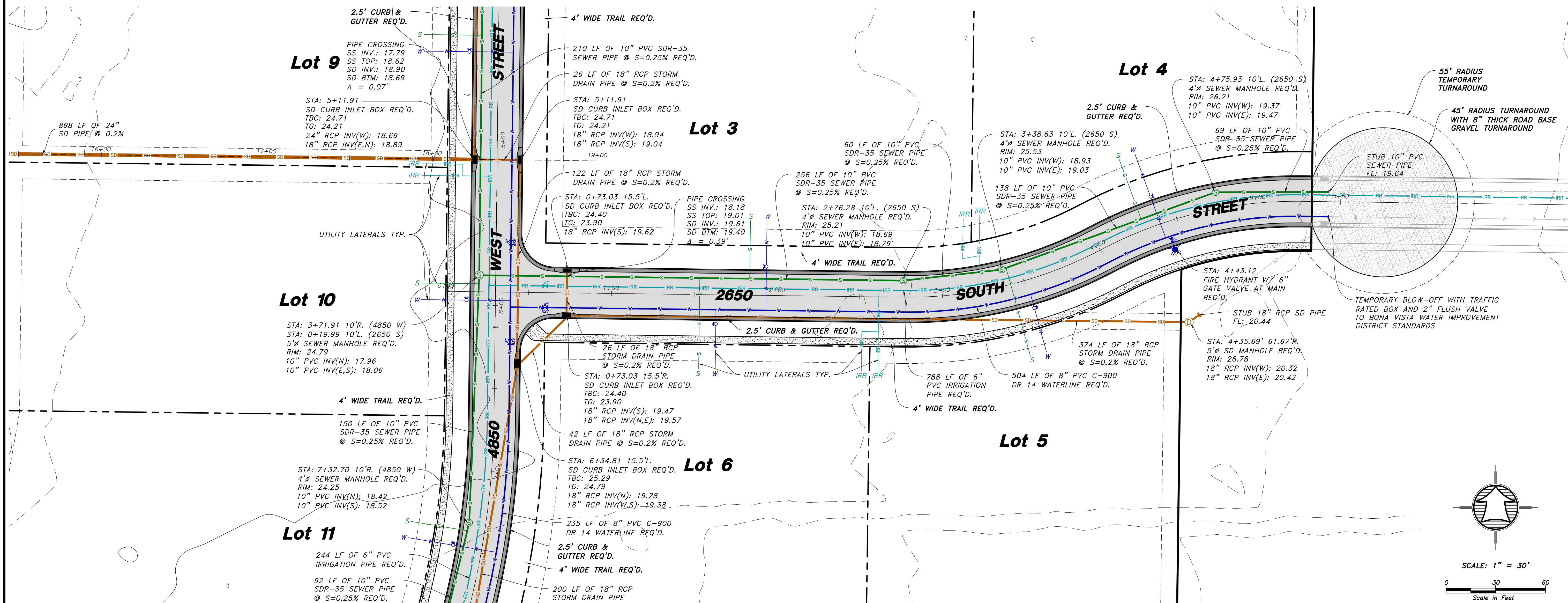
4850 WEST PLAN AND PROFILE



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SUN CREST MEADOWS SUBDIVISION PHASE 1 4850 WEST PLAN & PROFILE 2550 NORTH, 4900 WEST TAYLOR, UT 84401	
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SUN CREST MEADOWS SUBDIVISION PHASE 1

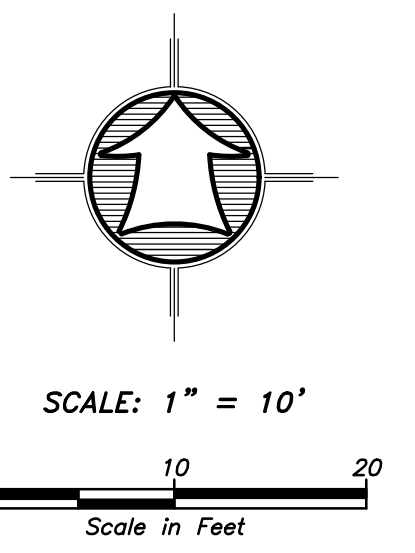
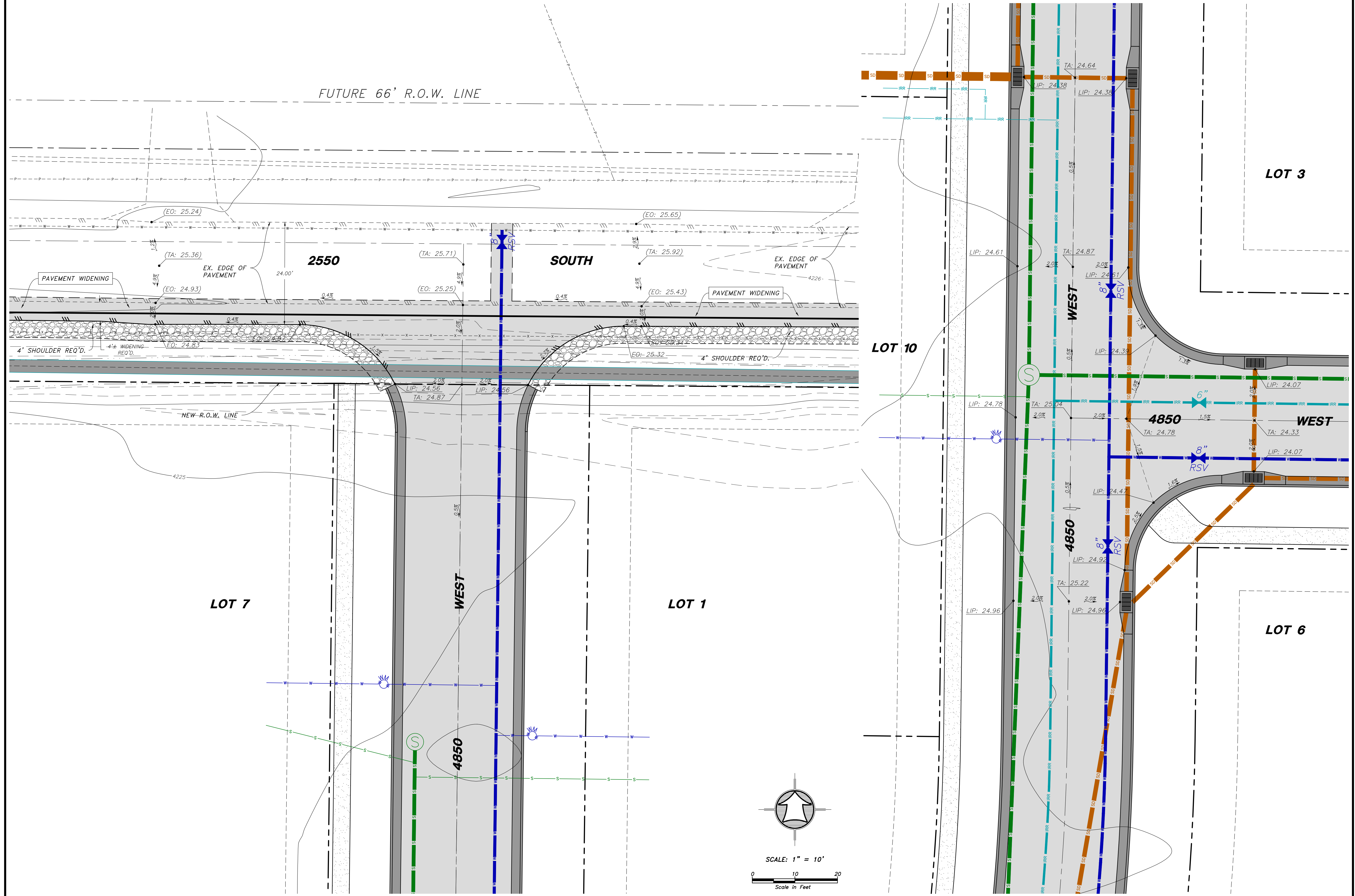
2650 SOUTH PLAN AND PROFILE



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Sheet <h1 style="font-size: 2em;">7</h1> of <h1 style="font-size: 2em;">12</h1> Sheets	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">No.</td> <td style="width: 25%;">Date</td> <td style="width: 25%;">By</td> <td style="width: 25%;">Revision</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	By	Revision				
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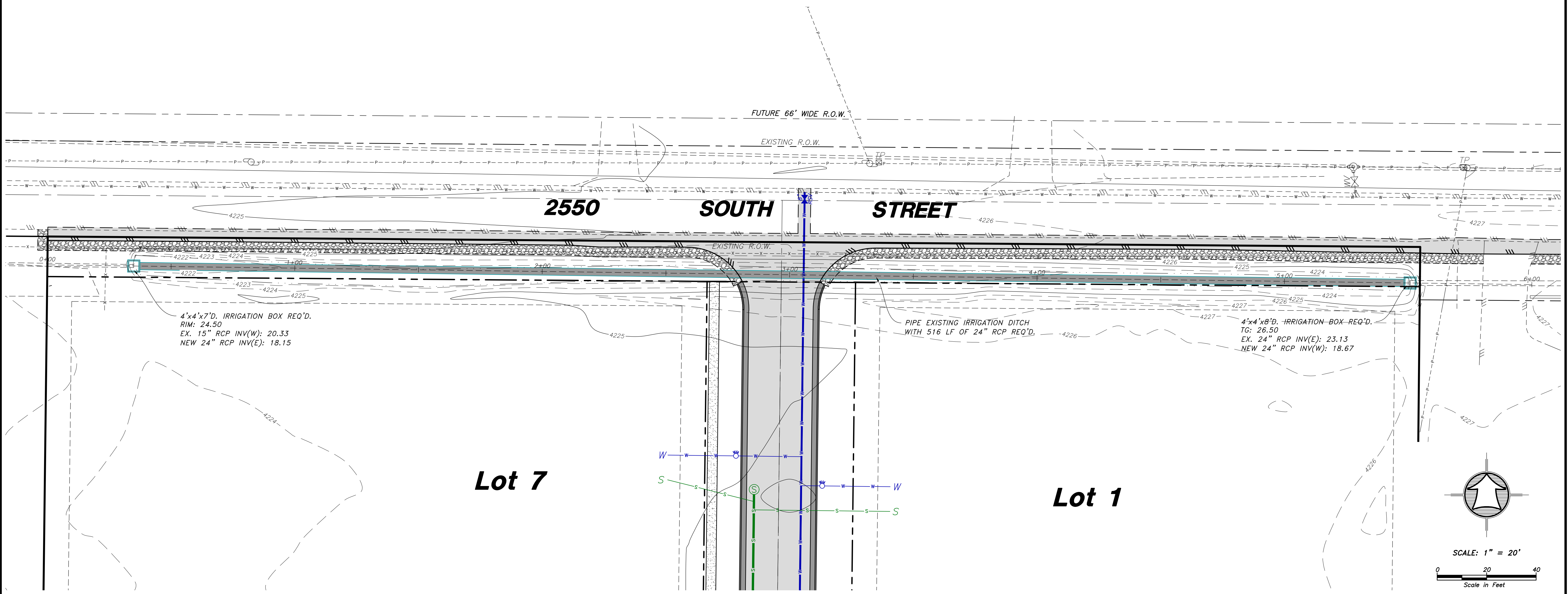
INTERSECTION GRADING PLANS



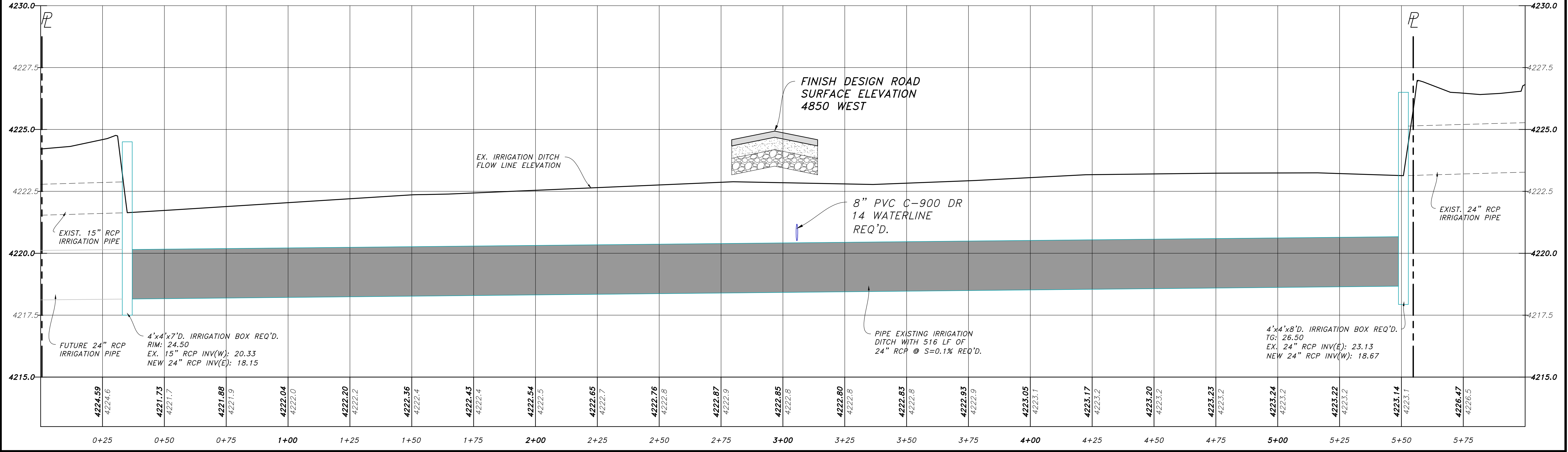
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SUN CREST MEADOWS SUBDIVISION PHASE 1

NORTH IRRIGATION DITCH PLAN & PROFILE



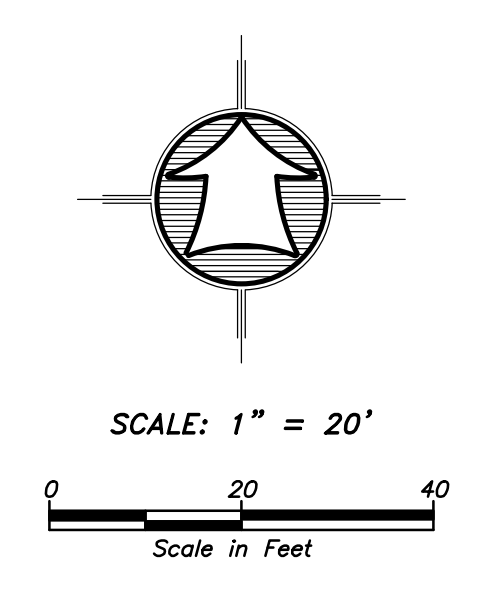
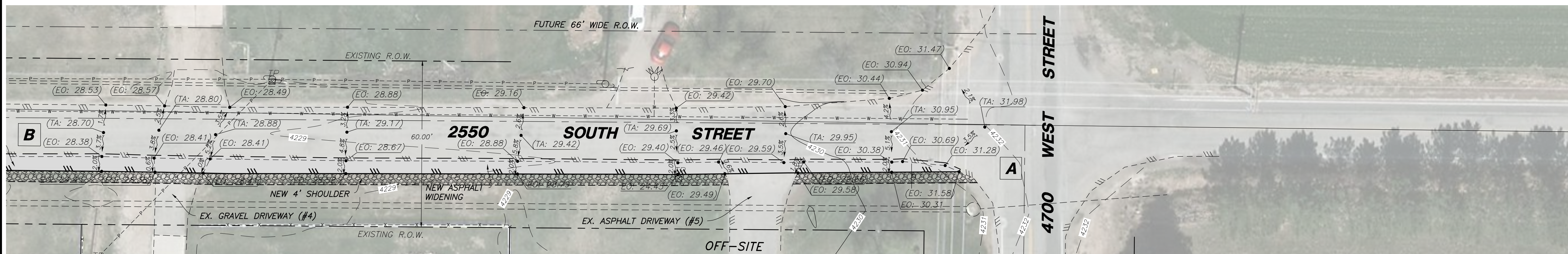
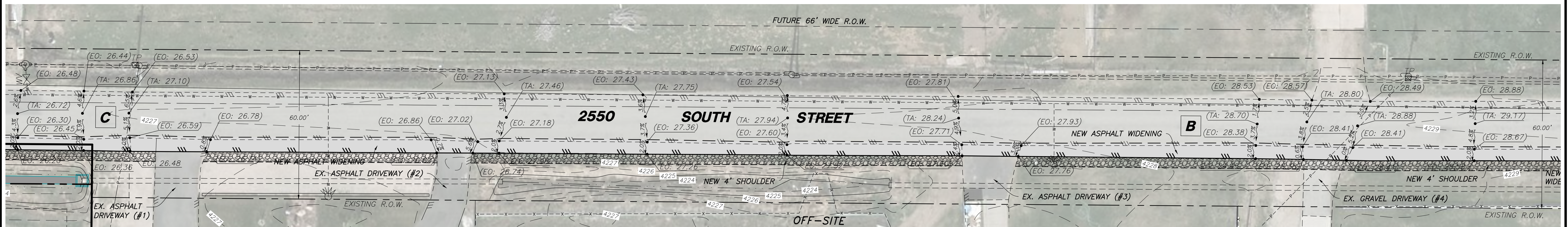
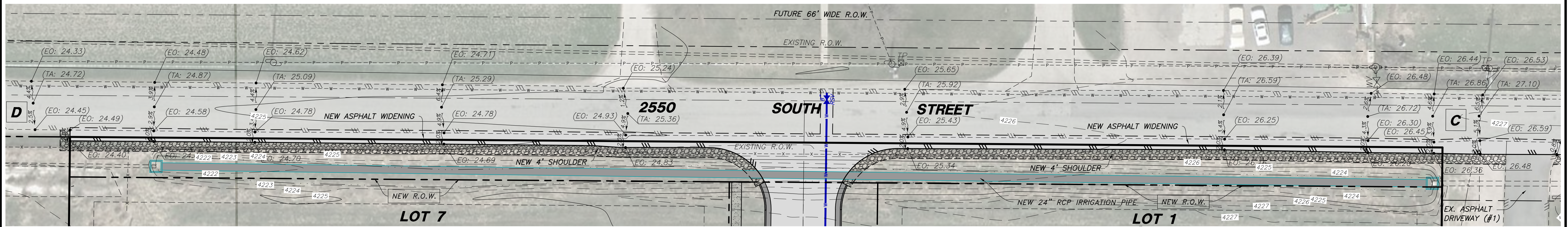
SCALE: 1" = 20'



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SUN CREST MEADOWS SUBDIVISION PHASE 1

2550 SOUTH ASPHALT WIDENING GRADING PLAN



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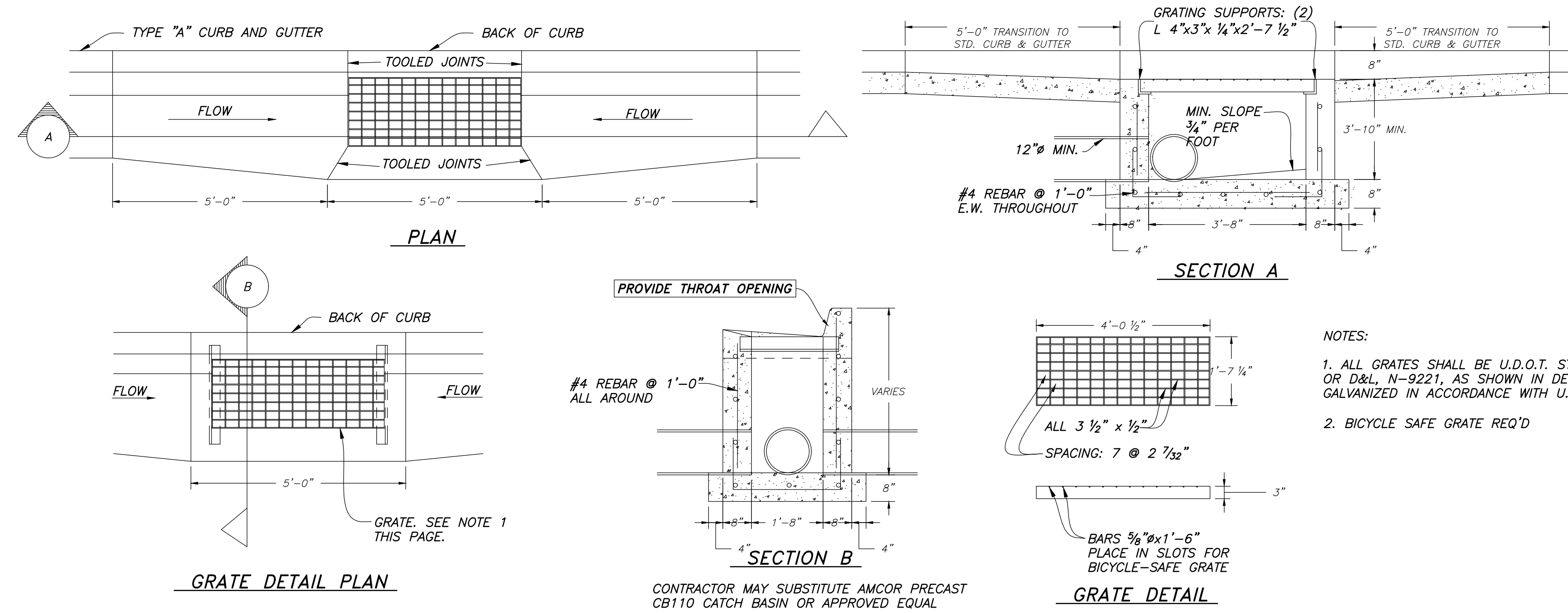


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2550 SOUTH WIDENING GRADING PLAN
SUN CREST MEADOWS SUBDIVISION PHASE 1
 2550 NORTH, 4900 WEST
 TAYLOR, UT 84401

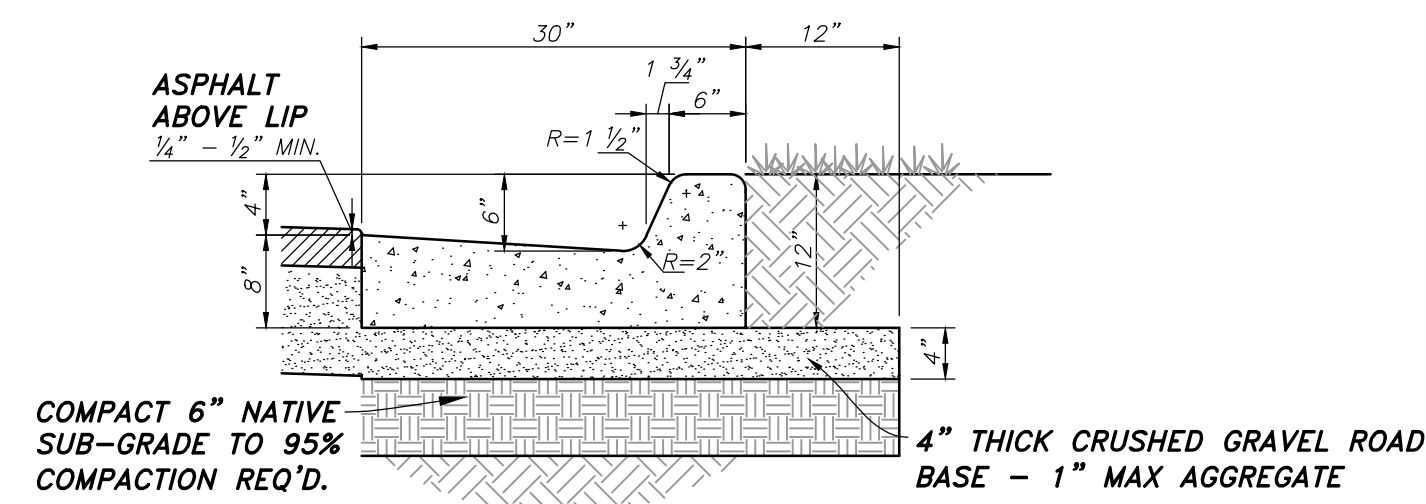
SUN CREST MEADOWS SUBDIVISION PHASE 1

DETAIL SHEET

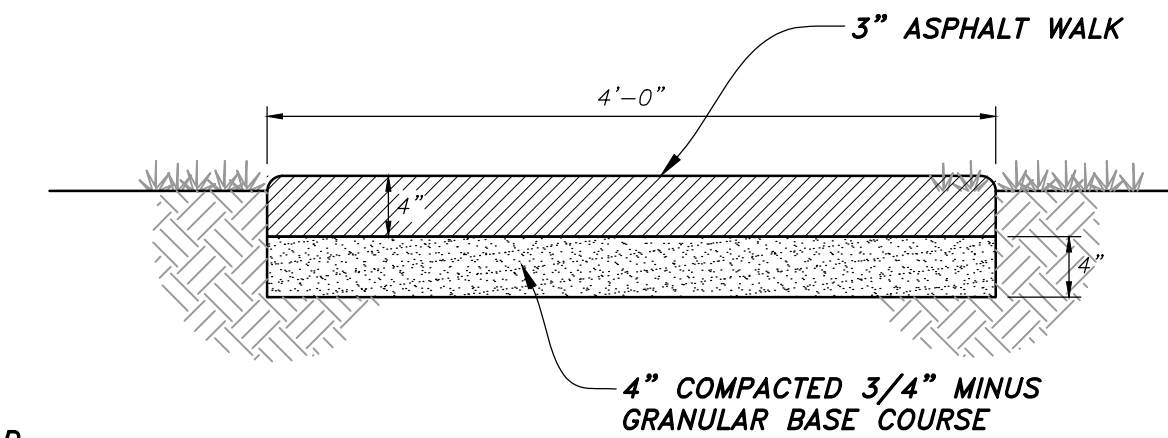


CONTRACTOR MAY SUBSTITUTE AMCOR PRECAST CB110 CATCH BASIN OR APPROVED EQUAL

TYPICAL CURB INLET BOX
NOT TO SCALE



CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1 1/2%



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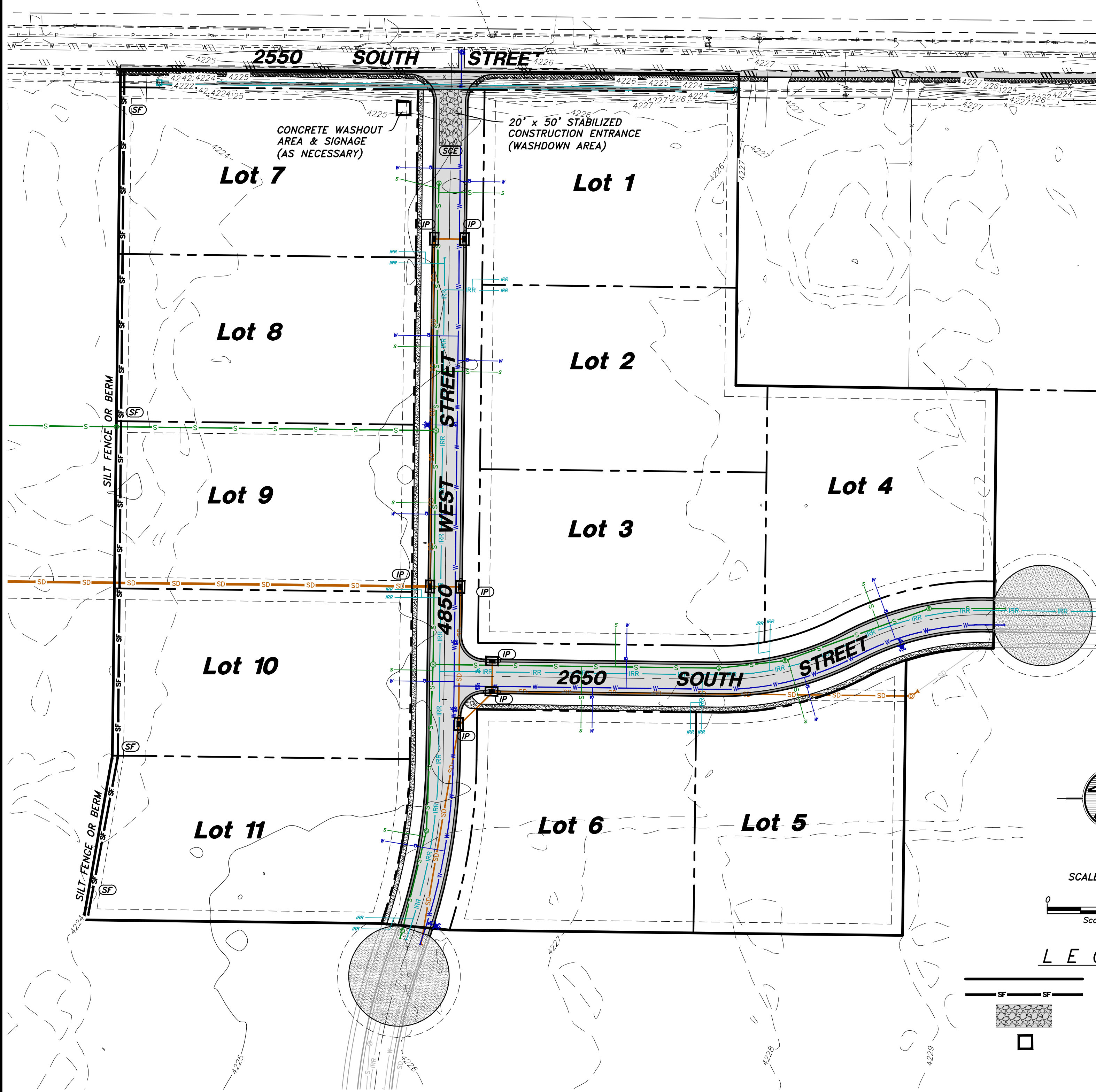


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DETAIL SHEET FOR
SUN CREST MEADOWS
SUBDIVISION PHASE 1
2550 NORTH 4900 WEST
TAYLOR, UT 84401

SUN CREST MEADOWS SUBDIVISION PHASE 1

SWPPP



LOCATION:

LOCATION: TAYLOR, WEBER COUNTY, UTAH
SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°13'10" N LONGITUDE: 112°05'48" W
APPROXIMATE ELEVATION: 4225'

PROJECT DATA:

TAX ID #: 15-086-0018 & 15-086-0009
PARCEL ACREAGE: ±32.28 ACRES

SUN CREST MEADOWS PHASE 1
2550 SOUTH 4850 WEST
TAYLOR, UT 84401

DISTURBED AREAS:

PROJECT AREA DISTURBANCE: 522,589 SQ. FT.
12.00 ACRES
IMPERVIOUS AREA: 48,513 SQ. FT.
1.12 ACRES
PERMEABLE AREA: 474,076 SQ. FT.
10.88 ACRES
WEIGHTED COEFFICIENT: C = 0.41

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR AN ELEVEN LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD, TRAIL, AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM AT THE WEST BOUNDARY OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

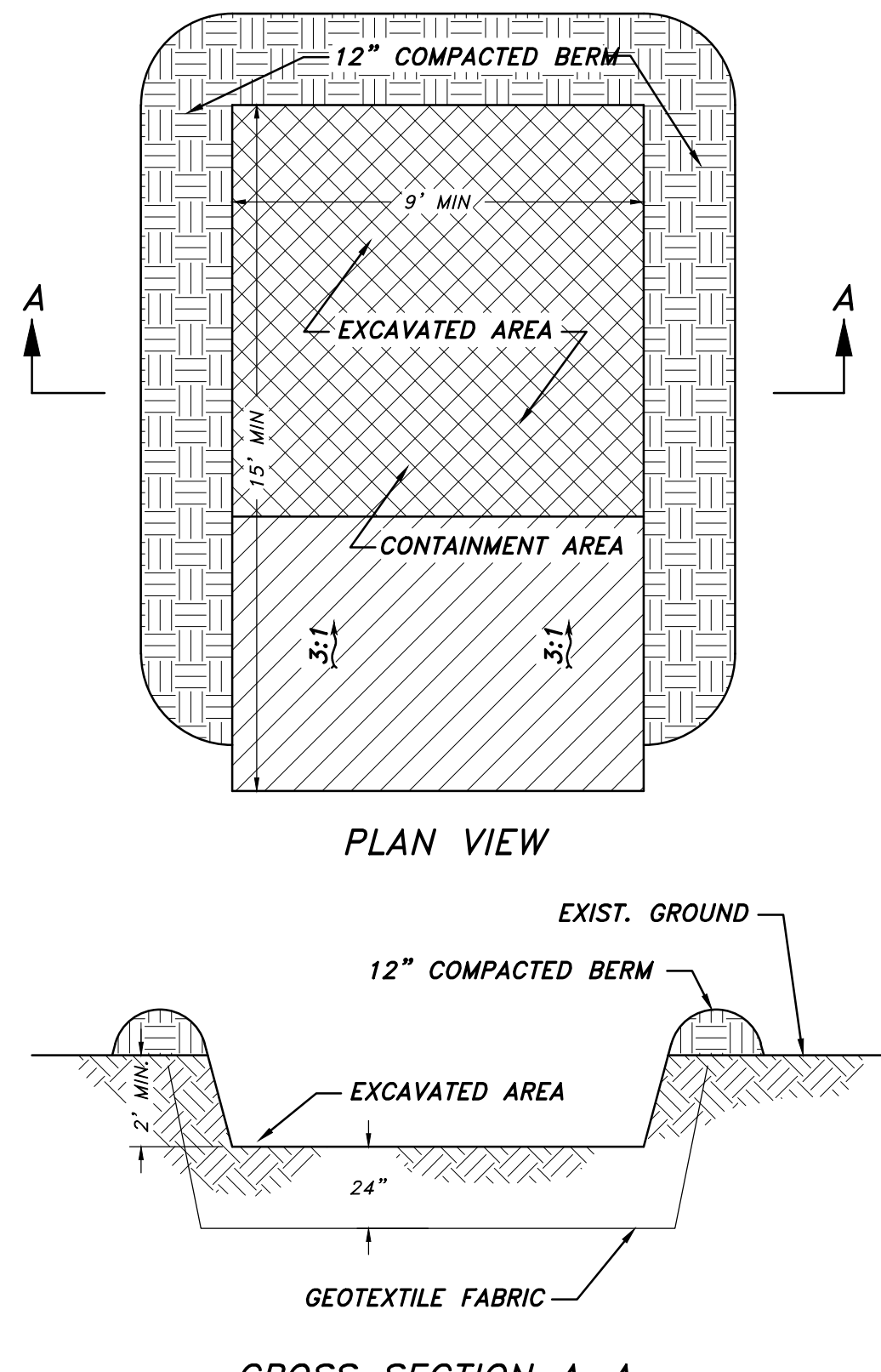
STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF WEBER COUNTY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY WEBER COUNTY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS WEBER COUNTY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WEBER COUNTY APPROVAL.

SWPPP PHASING - ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



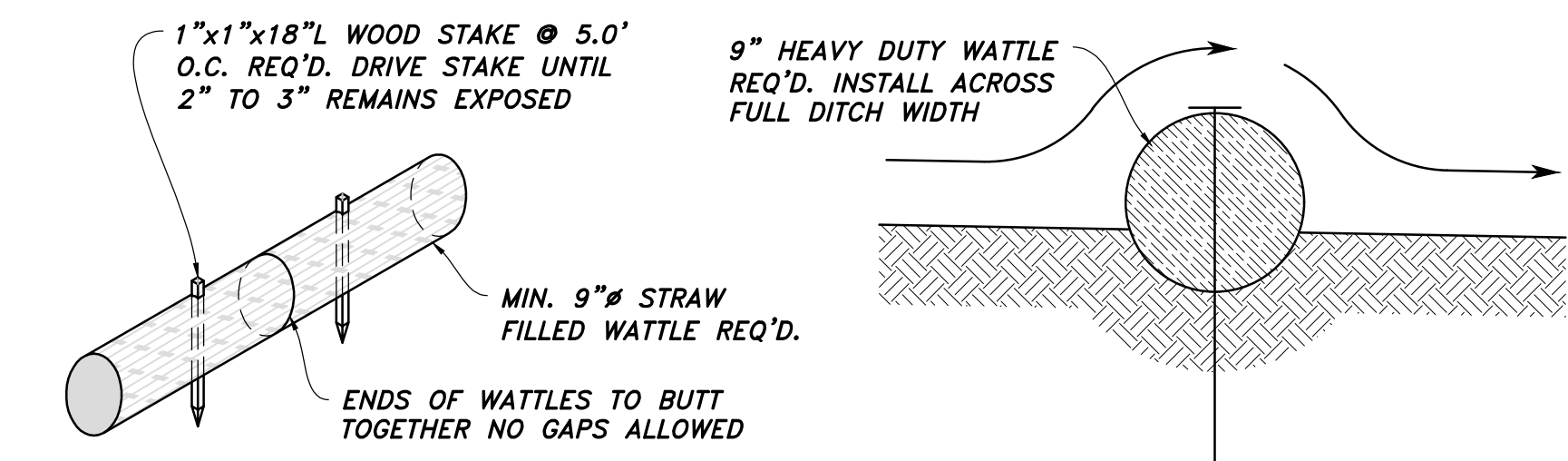
CONCRETE WASHOUT AREA
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

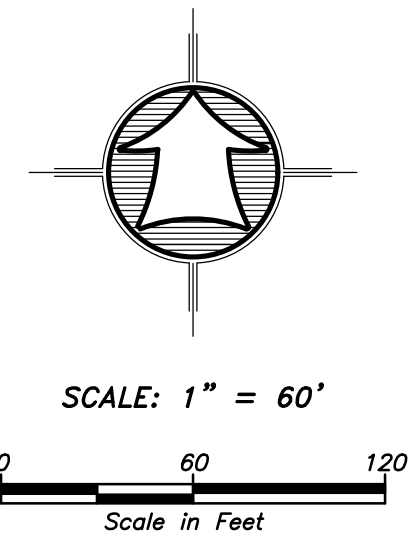
INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.



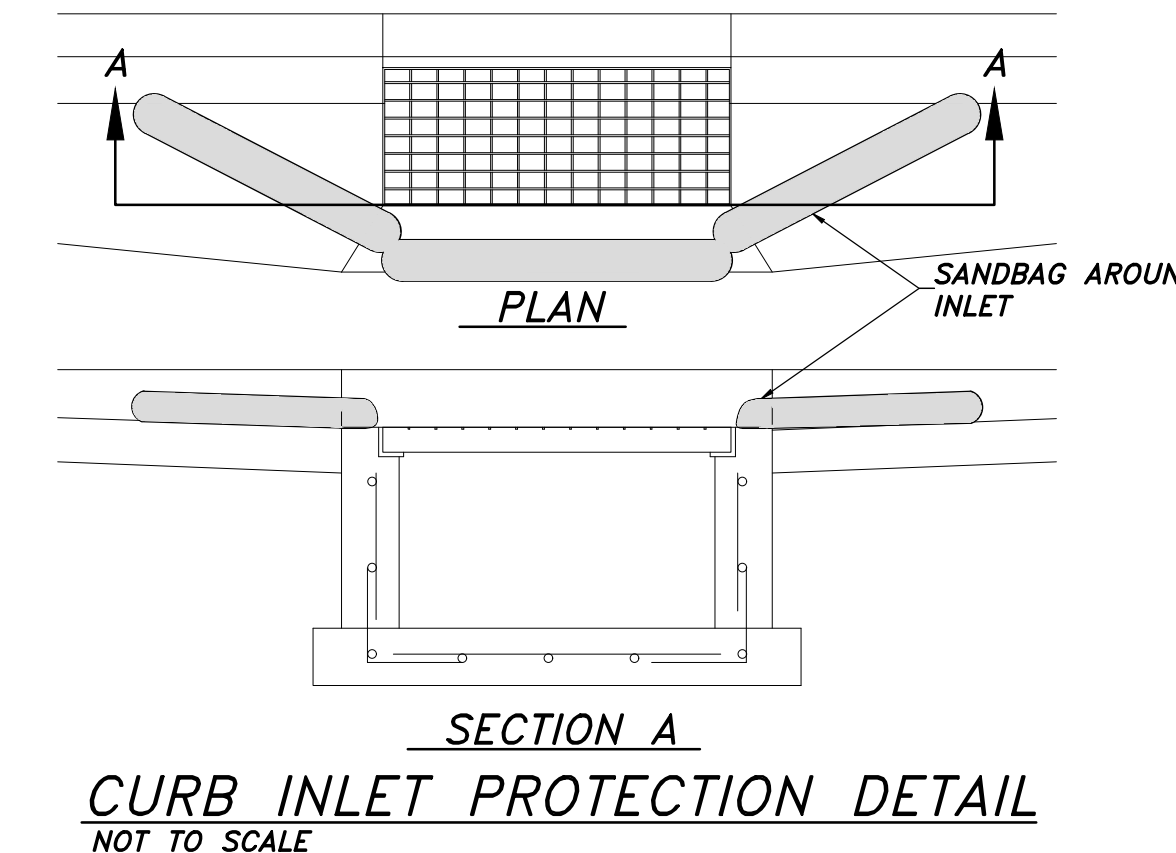
TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



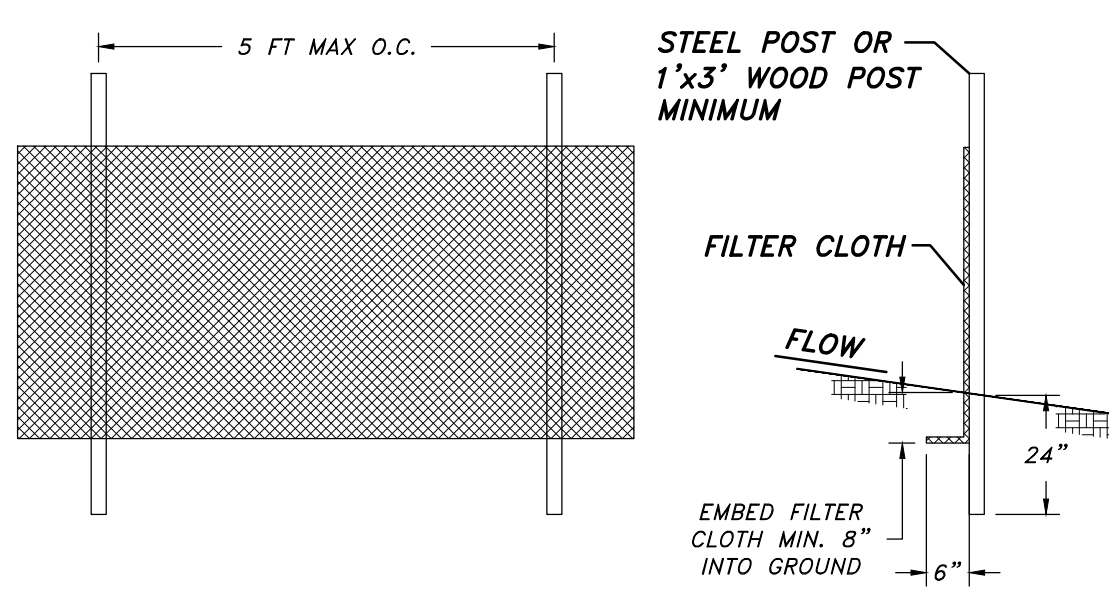
LEGEND

- PROPERTY BOUNDARY LINE
- SILT FENCE OR BERM REQ'D
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE

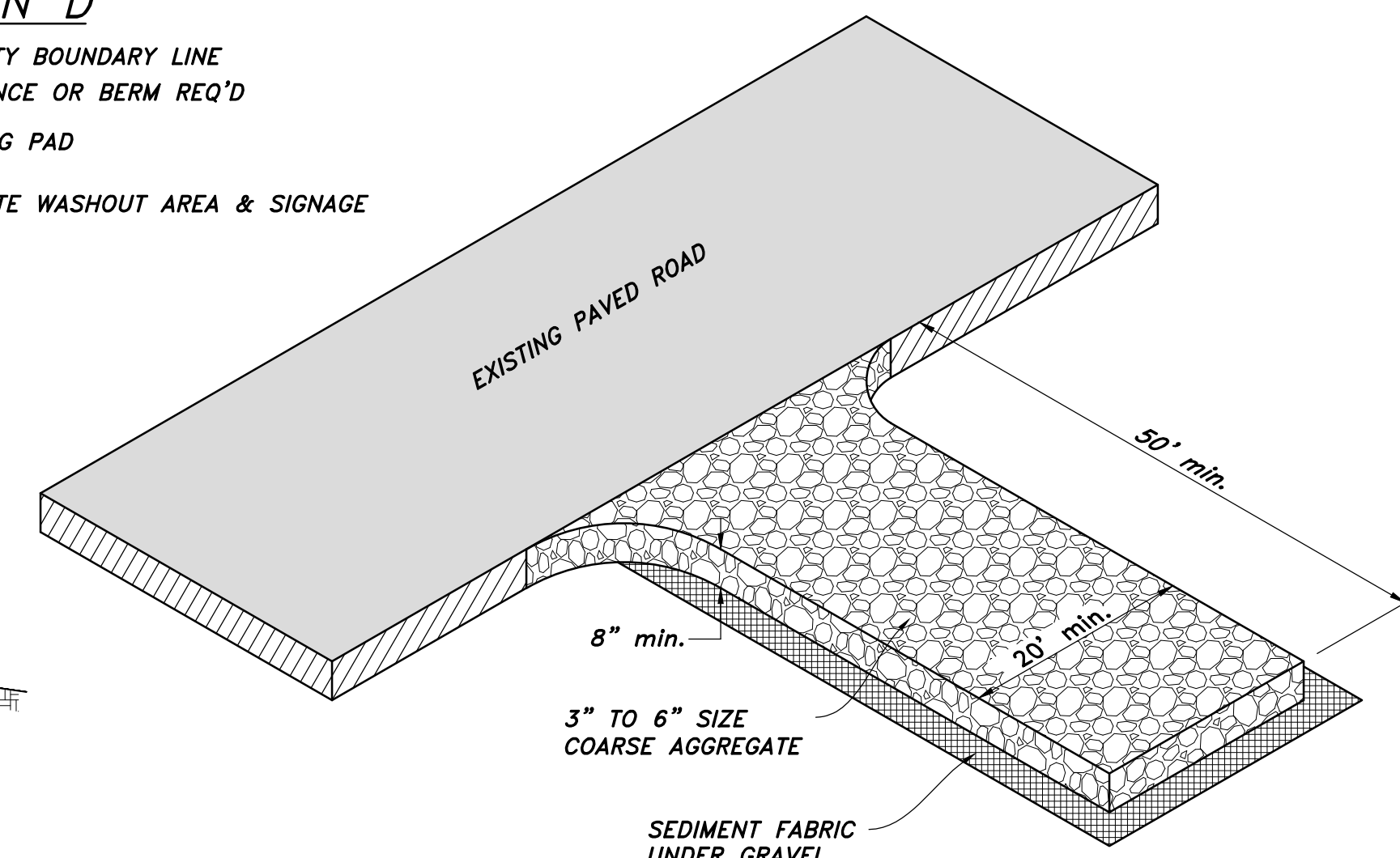
- LABELS**
- (SF) - SILT FENCE OR BERM
 - (SCE) - STABILIZATION CONSTRUCTION ENTRANCE
 - (IP) - INLET PROTECTION
- QUANTITIES**
- SILT FENCE/BERM - 760 LF
 - STABILIZED CONSTRUCTION ENTRANCE - 1
 - INLET PROTECTION - 7



CURB INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

<p>HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hansen.net Logan, Brigham City, Ogden (435) 723-3491 (801) 399-4905 (435) 752-8272</p>	<p>Drawn By: MTH Date: 12/21/17 Designed By: Checked By: Approved By: Scale: 1" = 50' Drawing File: 16-105/15(12-21-17) JOB NUMBER: 16-105</p>
<p>SUN CREST MEADOWS SUBDIVISION PHASE 1</p>	<p>SWPPP FOR</p>
<p>2550 NORTH 4900 WEST TAYLOR, UT 84401</p>	<p>Sheet 12 of 12 Sheets</p>