

Project Narrative/Notes/Revisions

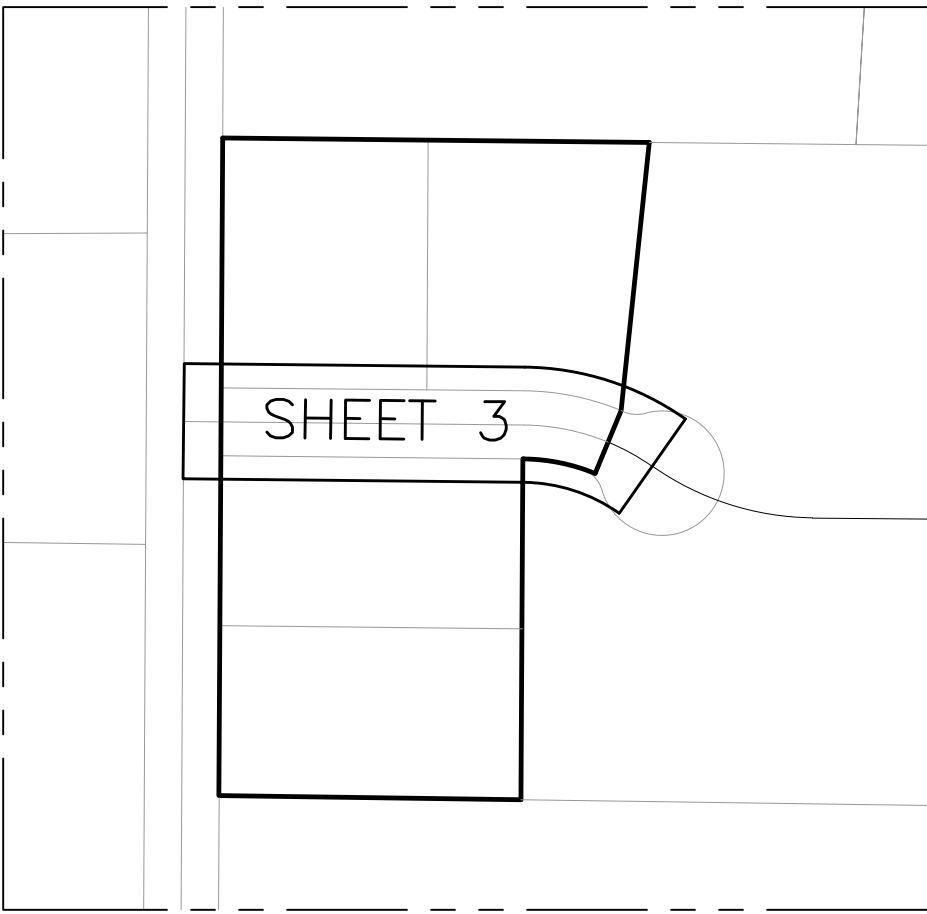
- 1) 4/1/11 RH - PREPARED PLANS FOR CLIENT.
2) 4/14/11 RH - REVISED PLANS PER COUNTY COMMENTS.
3) 6/15/11 RH - REVISED PLANS PER COUNTY COMMENTS.
4) 9/29/11 RH - REVISED PLANS PER COUNTY COMMENTS.

FENSTER FARM SUBDIVISION
Phase-1
Improvement Plans

WARREN, WEBER COUNTY, UTAH
MARCH, 2011



Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

General Notes

1. CONSTRUCTION STAKING TO BE PROVIDED BY REEVE & ASSOCIATES, INC.
2. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE OR TO THE CONSTRUCTION SCHEDULE SHALL BE APPROVED BY THE ENGINEER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE ARCHITECT.
3. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION, CULINARY WATER LINES, SANITARY SEWER, AND STORM DRAIN LINES.
5. THE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER MAINS, SERVICE LINES AND STORM DRAIN LINES PRIOR TO INSTALLING ANY WATER SYSTEM IMPROVEMENTS. ADJUST WATER MAINS FROM 4'-6" TO 6'-6" OF COVER AS REQUIRED TO AVOID SANITARY SEWER SERVICE LINES.
6. SIDEWALKS SHALL BE FOUR INCHES THICK, UNLESS FRONTING DRIVEWAY, THEN SIX INCHES THICK.
7. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
8. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING SEWER PIPING.
10. CONTRACTOR SHALL BE RESPONSIBLE OF PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.
11. CONTRACTOR TO OBTAIN ALL NECESSARY PERMIT(S) AND COMPLY WITH ALL PERMITTING REQUIREMENTS.
12. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL. ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.
13. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH A NON-OXIDE WASH AND WRAPPED IN 8-MIL POLYETHYLENE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
17. ALL EXISTING ASPHALT SHALL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
18. CONTRACTOR TO INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL PVC PIPING.
19. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE PROJECT.
20. TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT CITY AND/OR STATE TRANSPORTATION ENGINEERS' MANUAL.
21. A UPDES GENERAL CONSTRUCTION STORM WATER PERMIT MUST BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
22. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE APWA AND CITY SPECIFICATIONS AND DRAWINGS.

5500 West Street

550 North Street

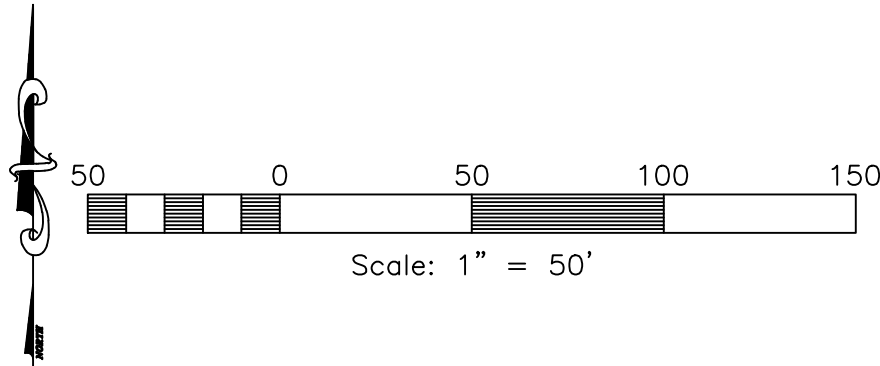
SHANNA H. THOMPSON, TR.

PAUL A HODSON &
PAMELA TAYLOR HODSON

WALTER A WILSON
& MARY H WILSON

O & O HANSEN FARM LLC

DAX JC KELSON & WF KIMBERLEE



FUTURE
PHASE

FUTURE
PHASE

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- Sheet 1 - Cover/Index Sheet
Sheet 2 - Street Cross-Sections/Legend/Notes
Sheet 3 - 550 North Street 10+00.00 - 15+50.00
Sheet 4 - Overall Secondary Water Plan
& 5500 West Ditch Piping Plan
Sheet 5 - Storm Water Pollution Prevention Plan
Sheet 6 - Storm Water Pollution Prevention Plan

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Contact:

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Blue Stakes Location Center

Call: Toll Free
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Two Working Days Before You Dig

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REVISIONS	DATE	DESCRIPTION
4-14-11	RH	County Comments
6-15-11	RH	County Comments
9-29-11	RH	County Comments
6-29-12	RH	County Comments

Fenster Farm Subdivision
Phase-1

WARREN, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
J. NATE REEVE, P.E.
Drafter:
R. HANSEN
Begin Date:
MARCH 16, 2011
Name:
FENSTER FARM
SUBDIVISION
PHASE-1
Number: 1714-26

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