

Terakee Farm® PRUD No. 1

A PRUD Subdivision

A part the Southeast Quarter of Section 9, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

November 2021

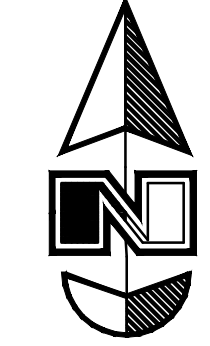
Northeast Corner of Section 9,
T6N, R2W, SLB&M, U.S. Survey

(2640.03' W.C.S.)

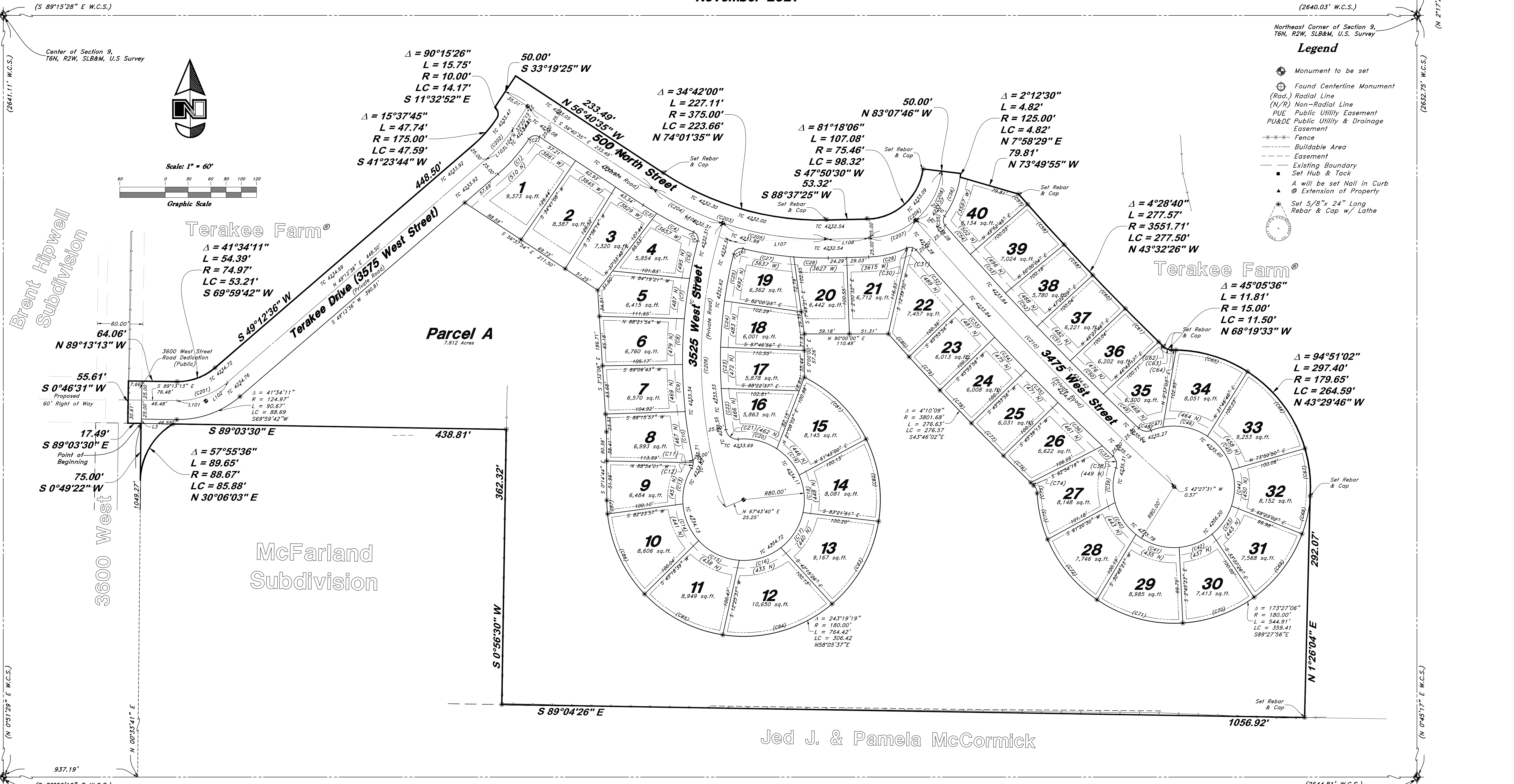
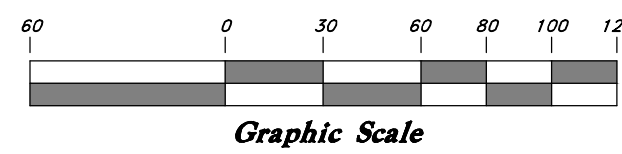
Northeast Corner of Section 9,
T6N, R2W, SLB&M, U.S. Survey

Legend

- Monument to be set
- Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Easement
- Existing Boundary
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



Scale: 1" = 60'



Center of Section 9,
T6N, R2W, SLB&M, U.S. Survey

(2641.11' W.C.S.)

Brent Hipwell
Subdivision

Terakee Farm®

Parcel A
7.812 Acres

McFarland
Subdivision

Terakee Farm®

Jed J. & Pamela McCormick

NOTES:

1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front lot lines as indicated by dashed lines except as otherwise shown.
2. Setbacks for the Lots are as Follows:
 - 2.1. Small Lots (60' wide): 20' front, 5' side and 5' back.
 - 2.2. All Other Lots (80' feet wide or more): 20' front, 10' foot side and 5' back.
3. Subdivision Boundary and Lot Corners will be set prior to final recording of plat.

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.



ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
3746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Terakee Investments, LLC
c/o Brad Blanch
1060 East 3400 North
North Ogden, UT 84414
(801) 668-8565

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Tarakee Farm® - No. 1

A PRUD Subdivision

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2021

* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Underground utility piping materials will meet or exceed West Point City Standards.
- All manholes to be vacuum test. BOA Tape shall be used and other water tightness materials per manufacturer.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- Curb & gutter installed along 2200 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

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

STORM DRAIN LINES

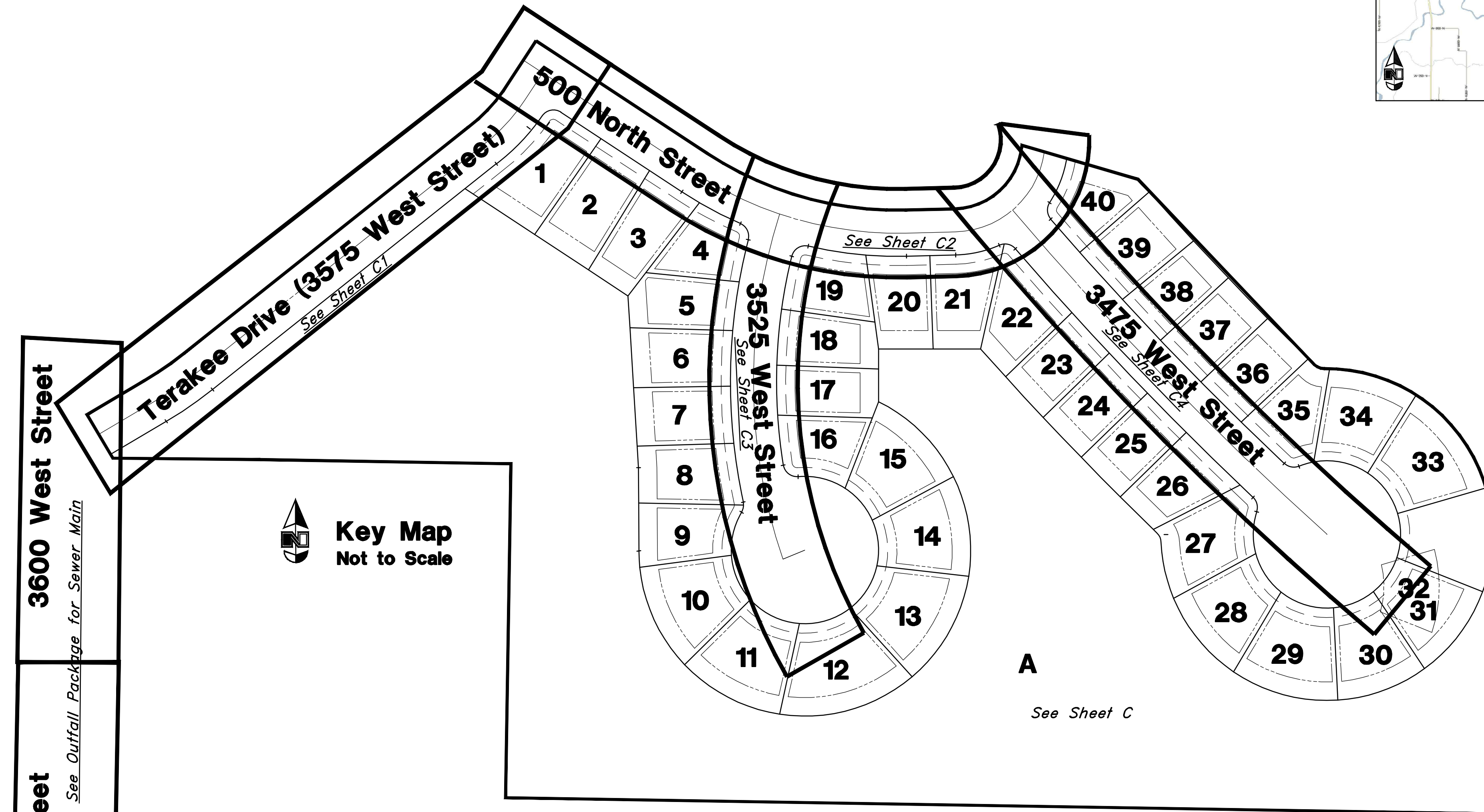
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor 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 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 the engineer.

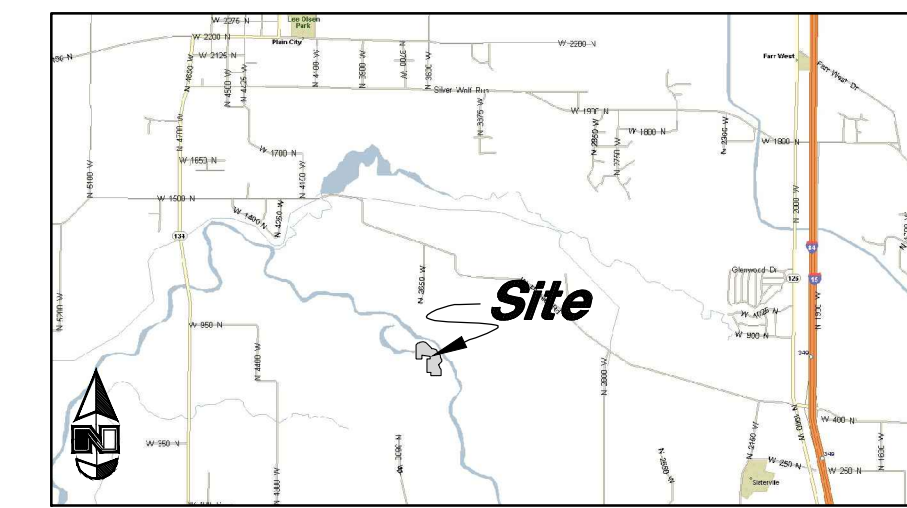


Benchmark
South Quarter corner of Section 9,
T6N, R2W, SLB&M
Elevation 4233.17 (NAVD88)

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete



GREAT BASIN ENGINEERING
574 SOUTH 1475 EAST, SUITE 100, UTAH 84403
MAYNARD, UT 84403
WWW.GREATBASINENGINEERING.COM

Plan & Profile
Terakee Farm PRUD No. 1
Approximately 1000 North 3600 West
Weber County, Utah
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey



Call before you Dig
Avoid cutting underground utility lines. It's costly.



TENTATIVE FINAL

10 Nov, 2021

SHEET NO.

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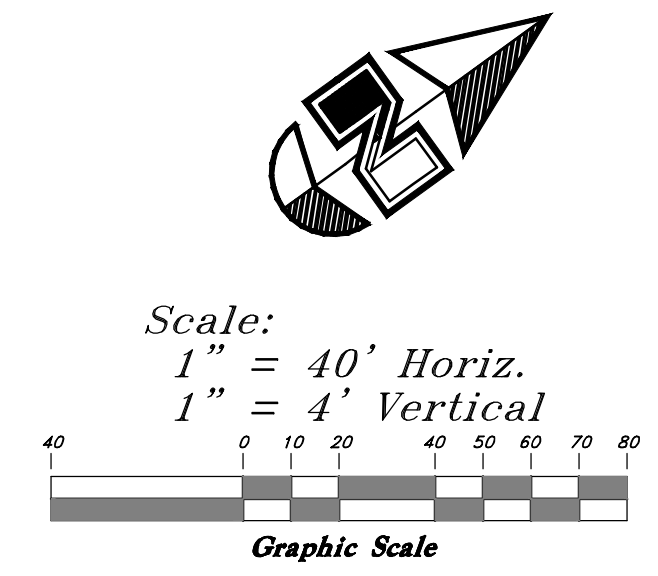
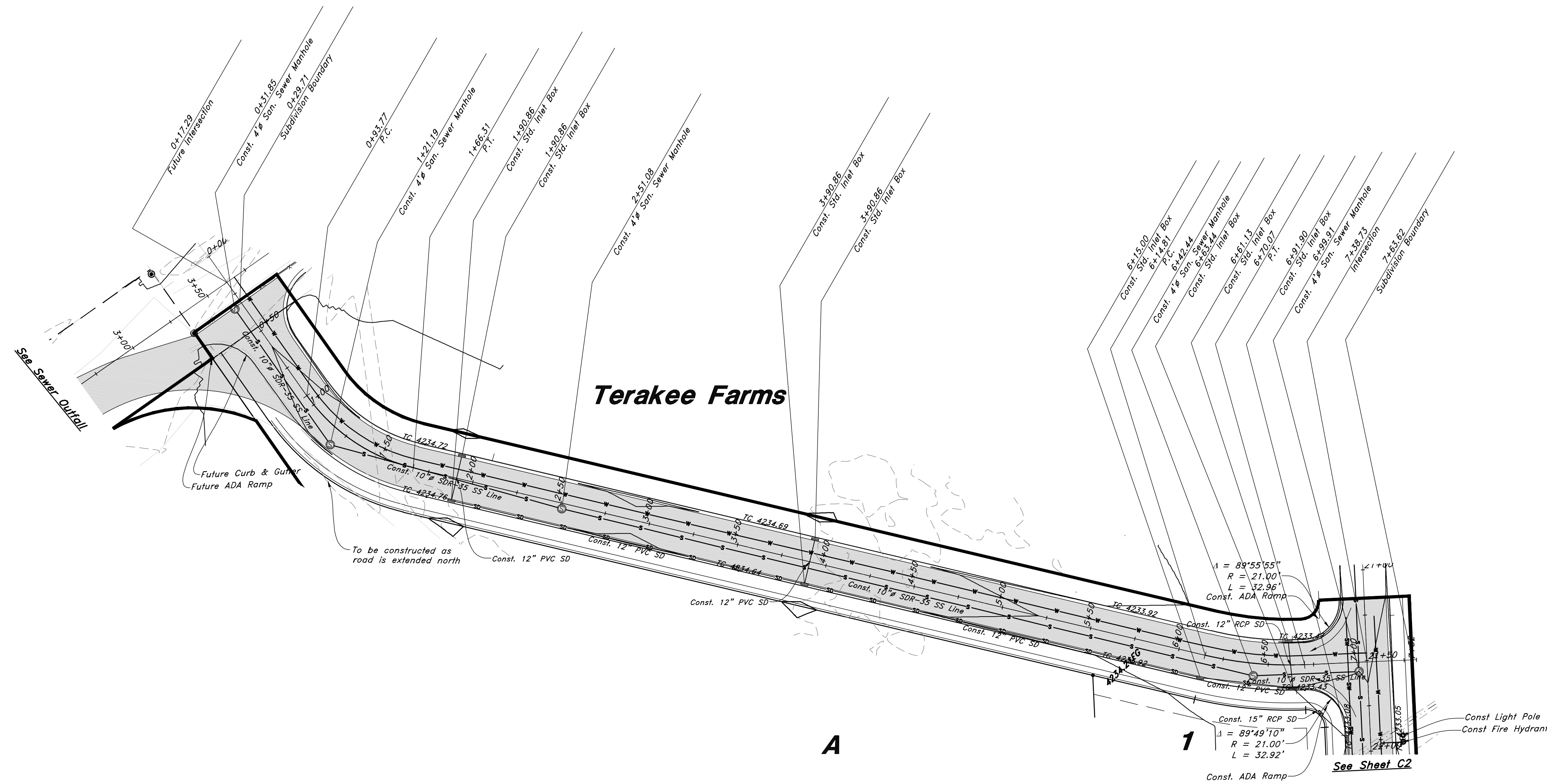
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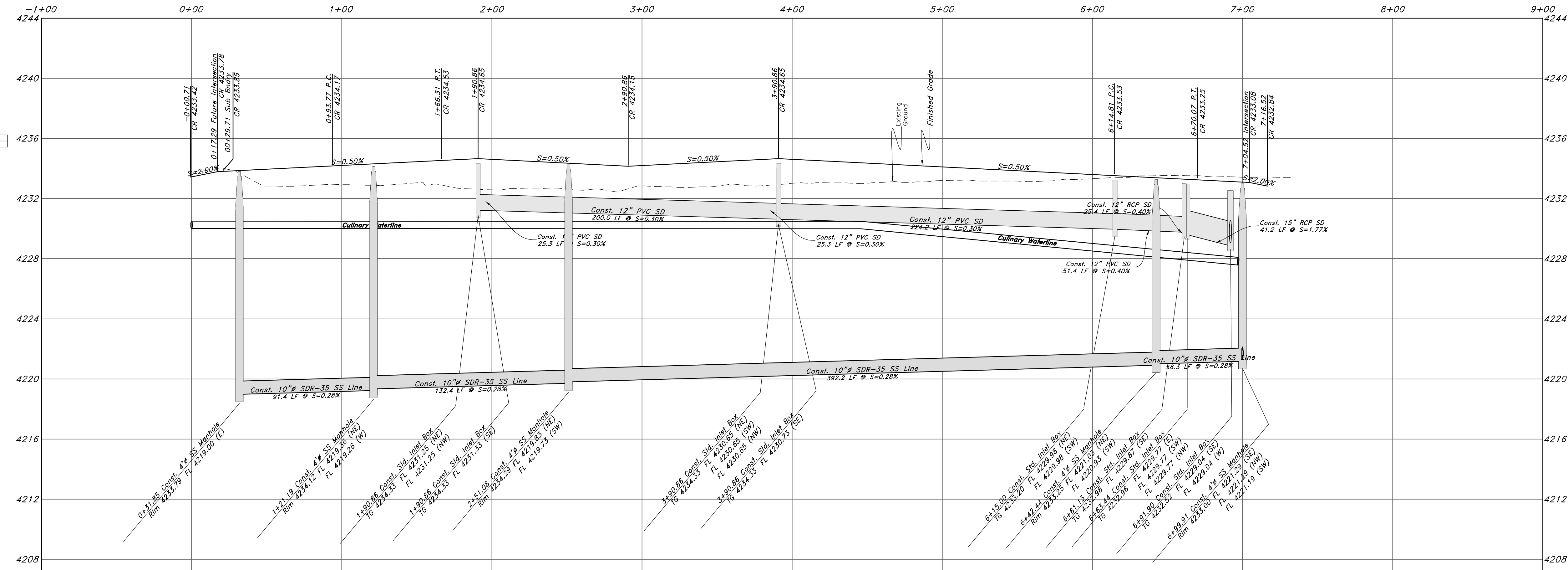
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- Overhead Power line
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- TCN
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line

- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Terakee Drive (3575 West Street)



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Plan & Profile
Terakee Farm PRUD No. 1
 Approximately 1000 North 3600 West
 Weber County, Utah
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

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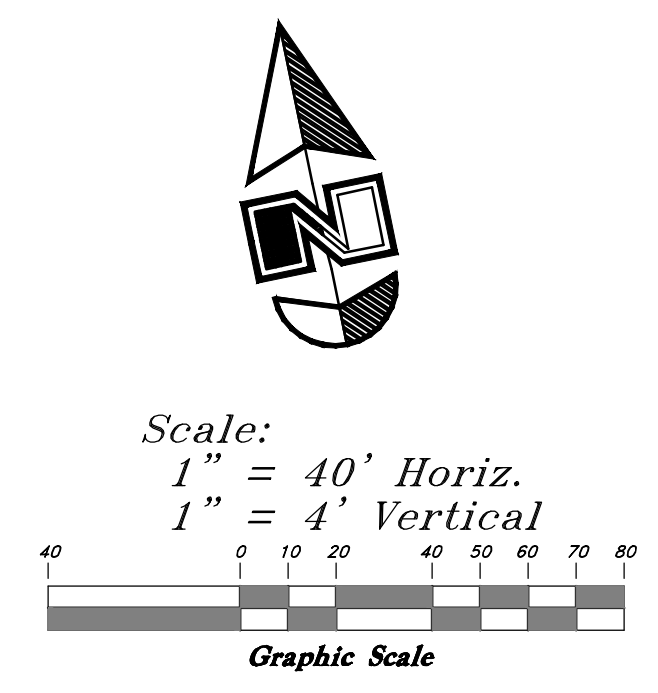
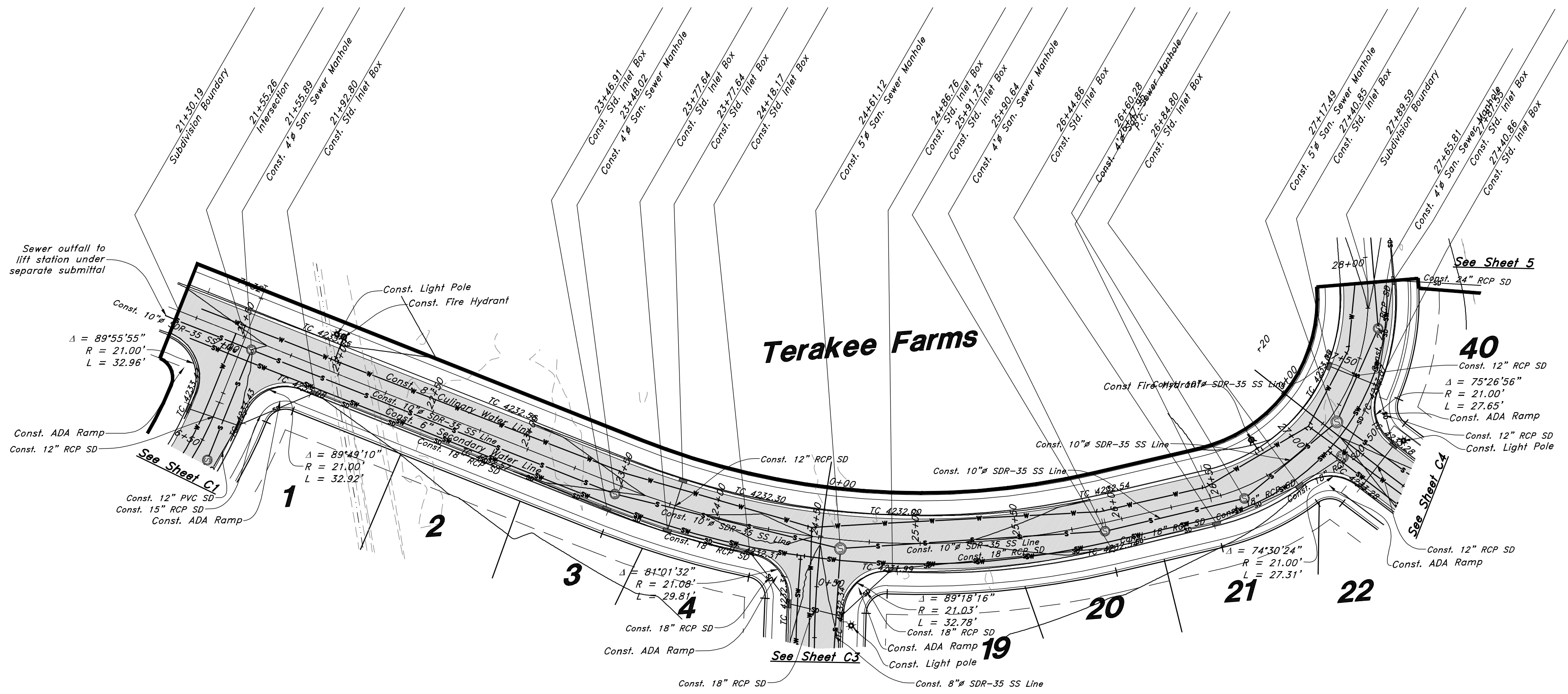
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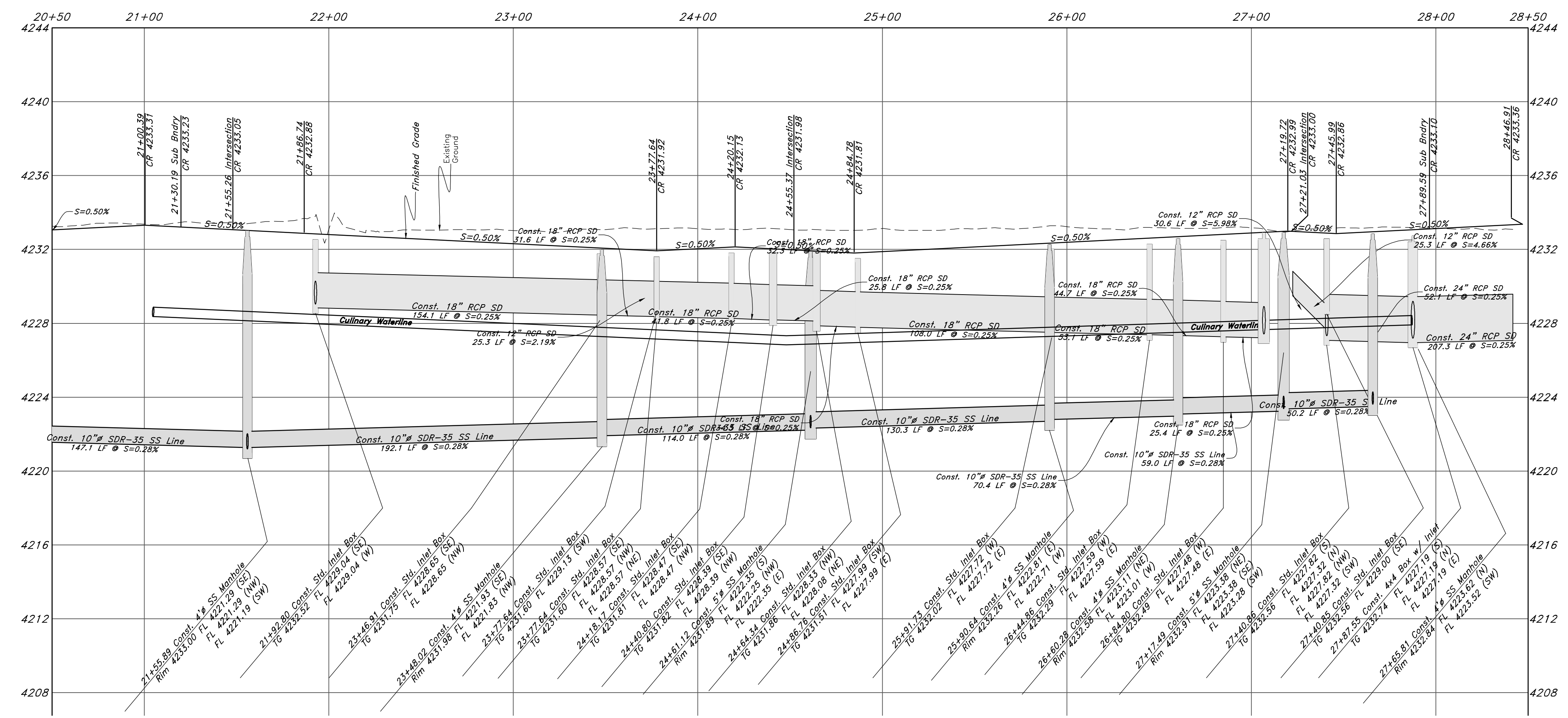
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- Top of Walk
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- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line



500 North Street



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Plan & Profile

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 Weber County, Utah
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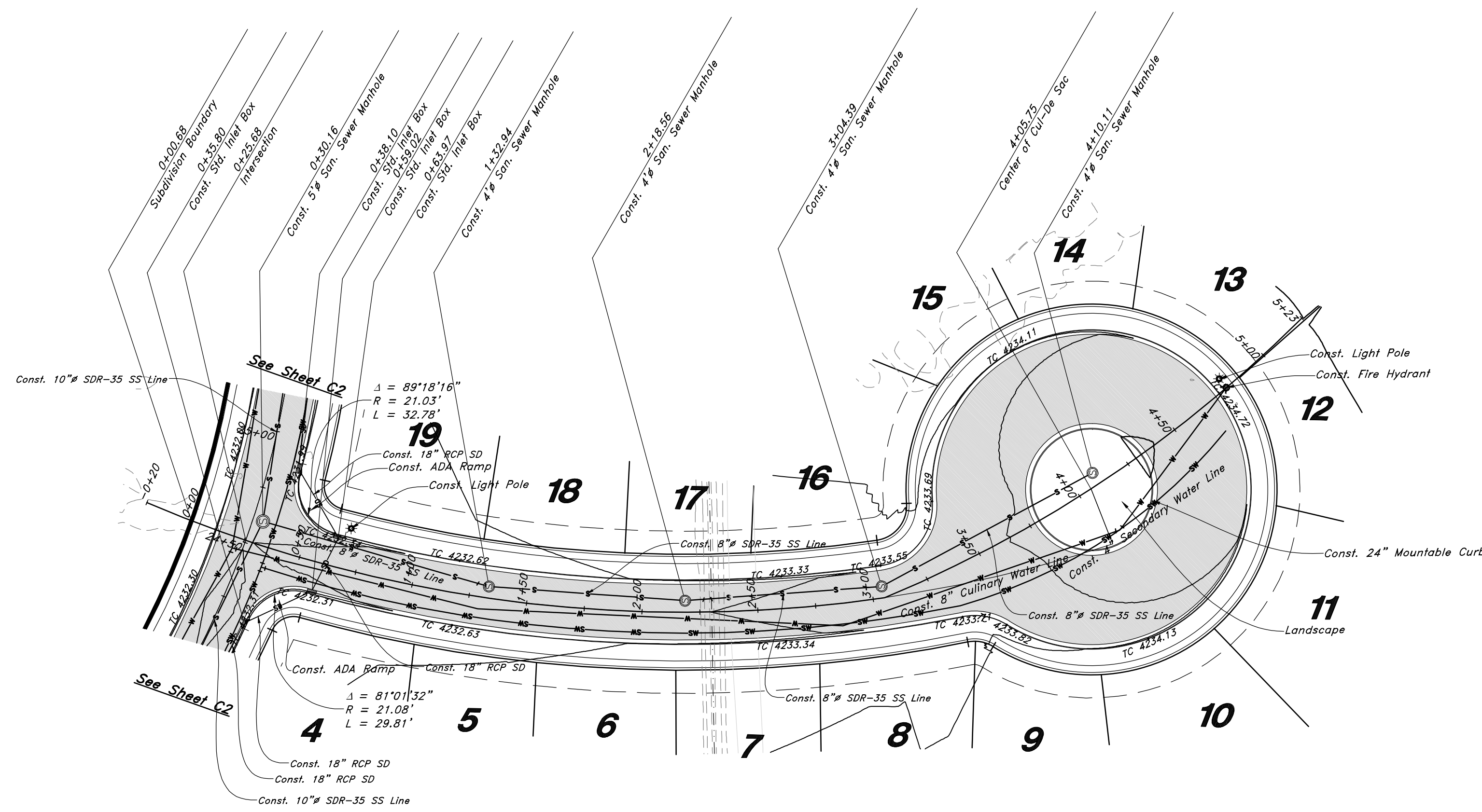


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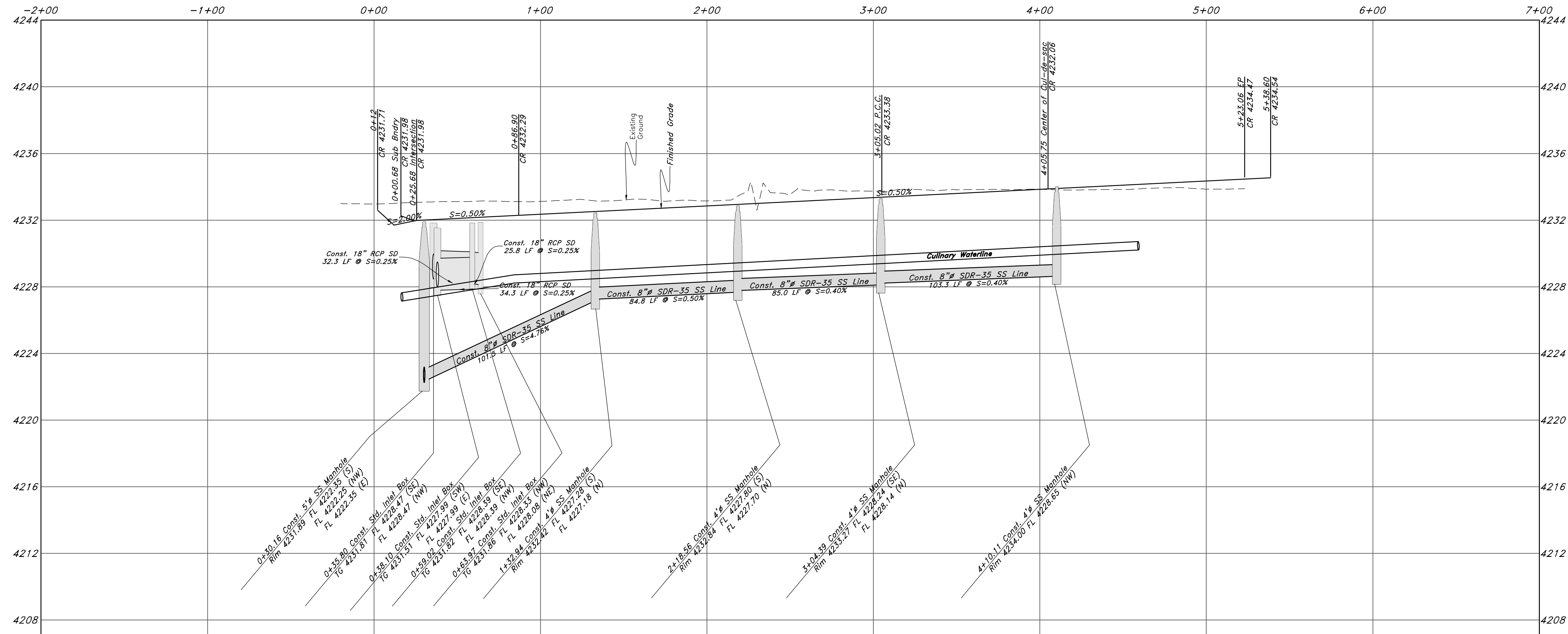
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- Power pole w/guy
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- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- RCP
- Ductile Iron
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- Top of Asphalt
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3525 West Street



Call before you Dig
Avoid cutting underground utility lines. It's costly.



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TENTATIVE FINAL

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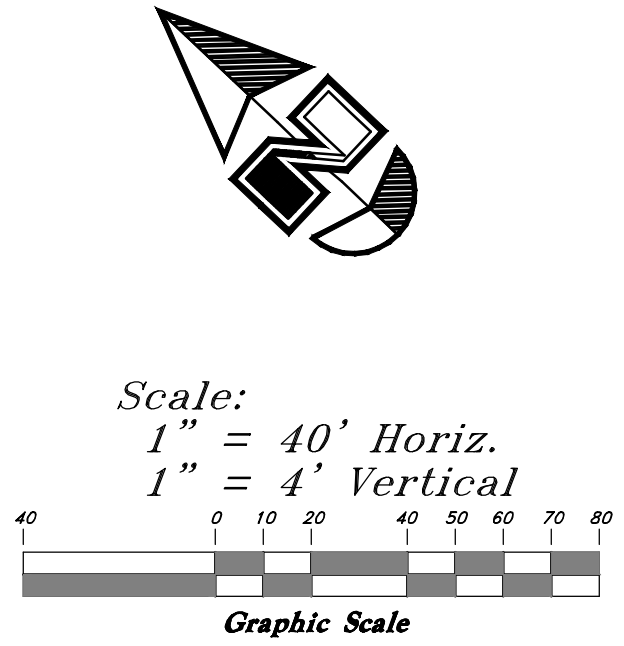
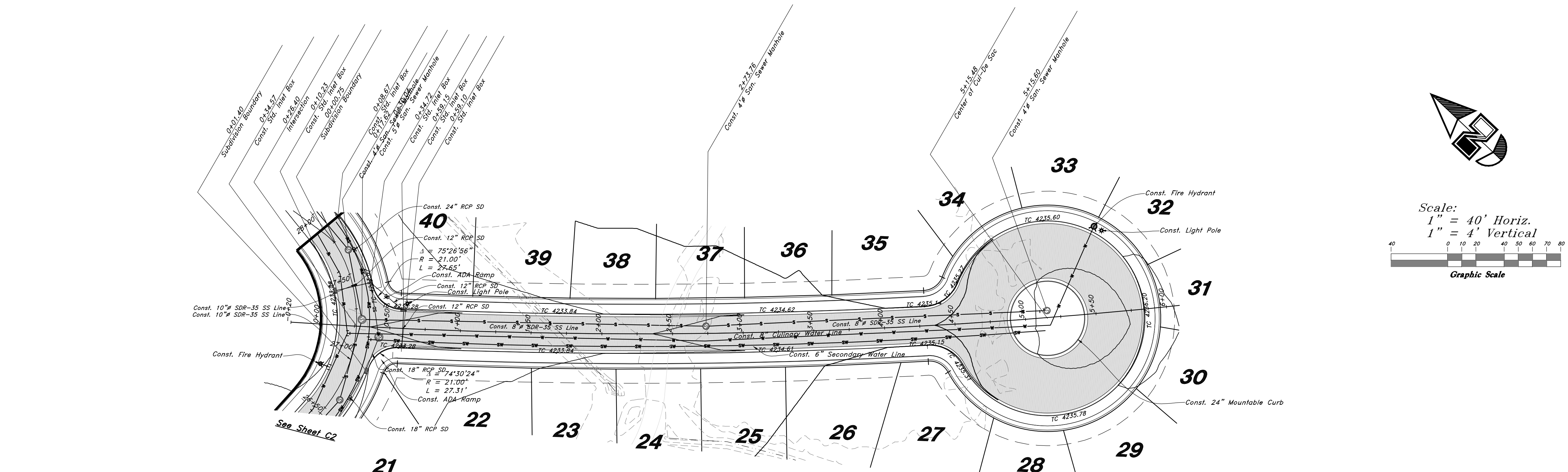
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Legend

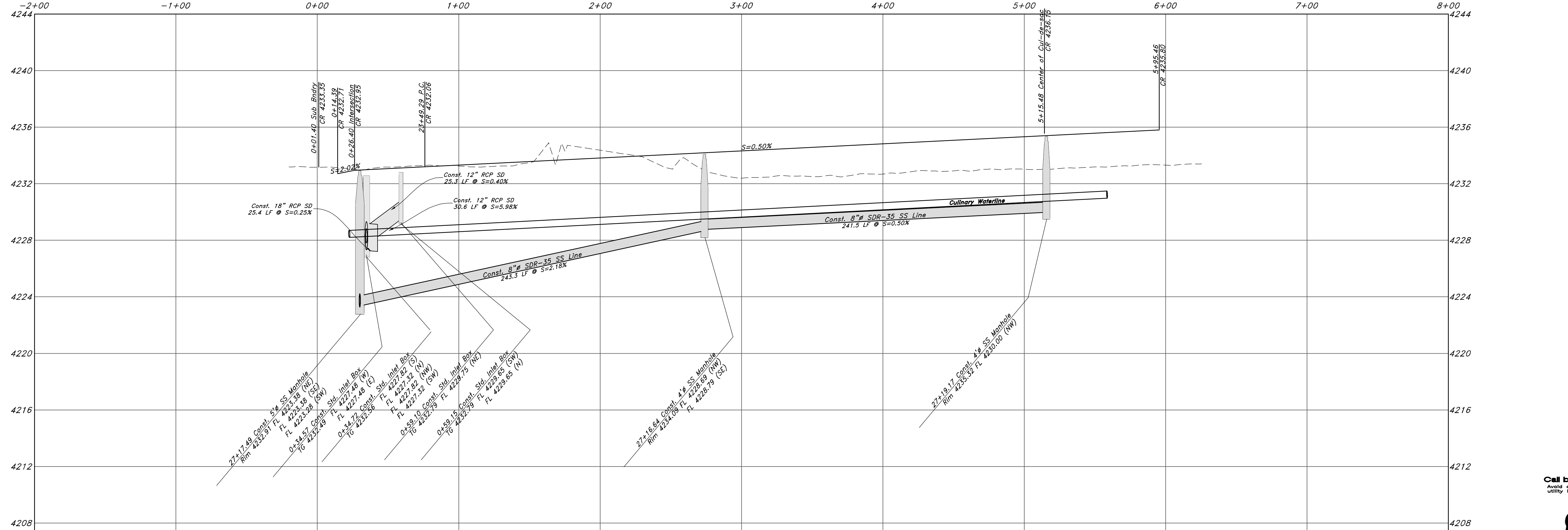
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- Finish Grade
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- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line



3475 West Street

PROFILE VIEW: PV - (1)
SCALE: 4
DATUM: 4204.00



TENTATIVE FINAL



NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

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Plan & Profile

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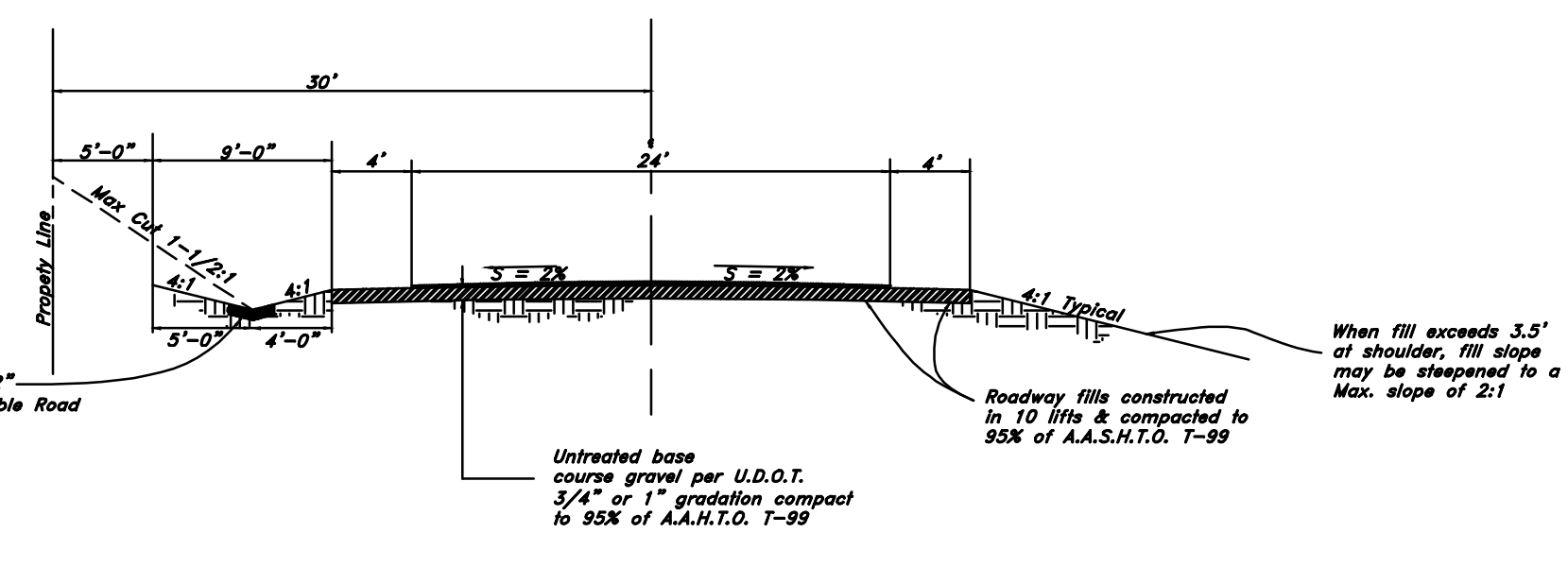
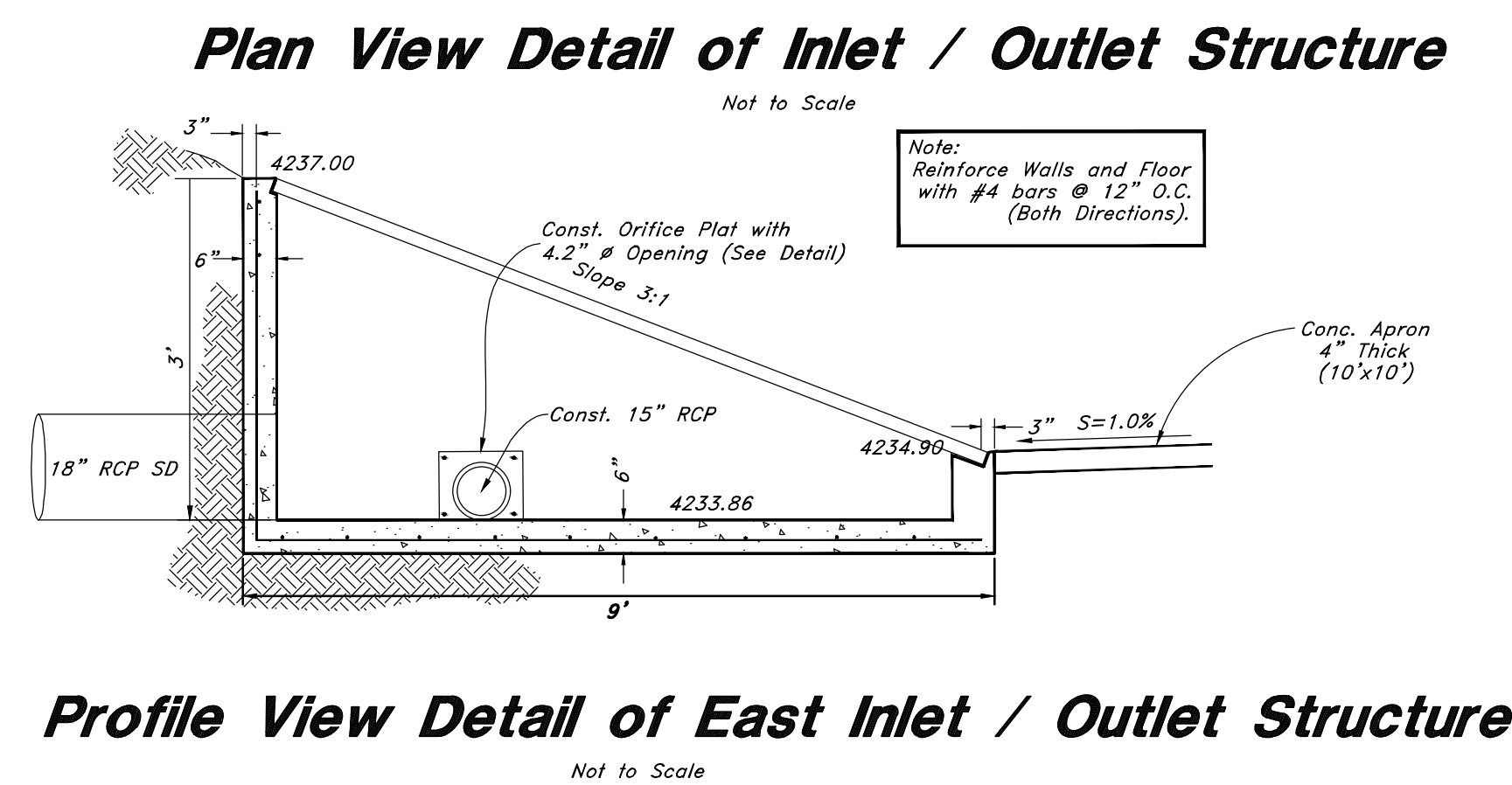
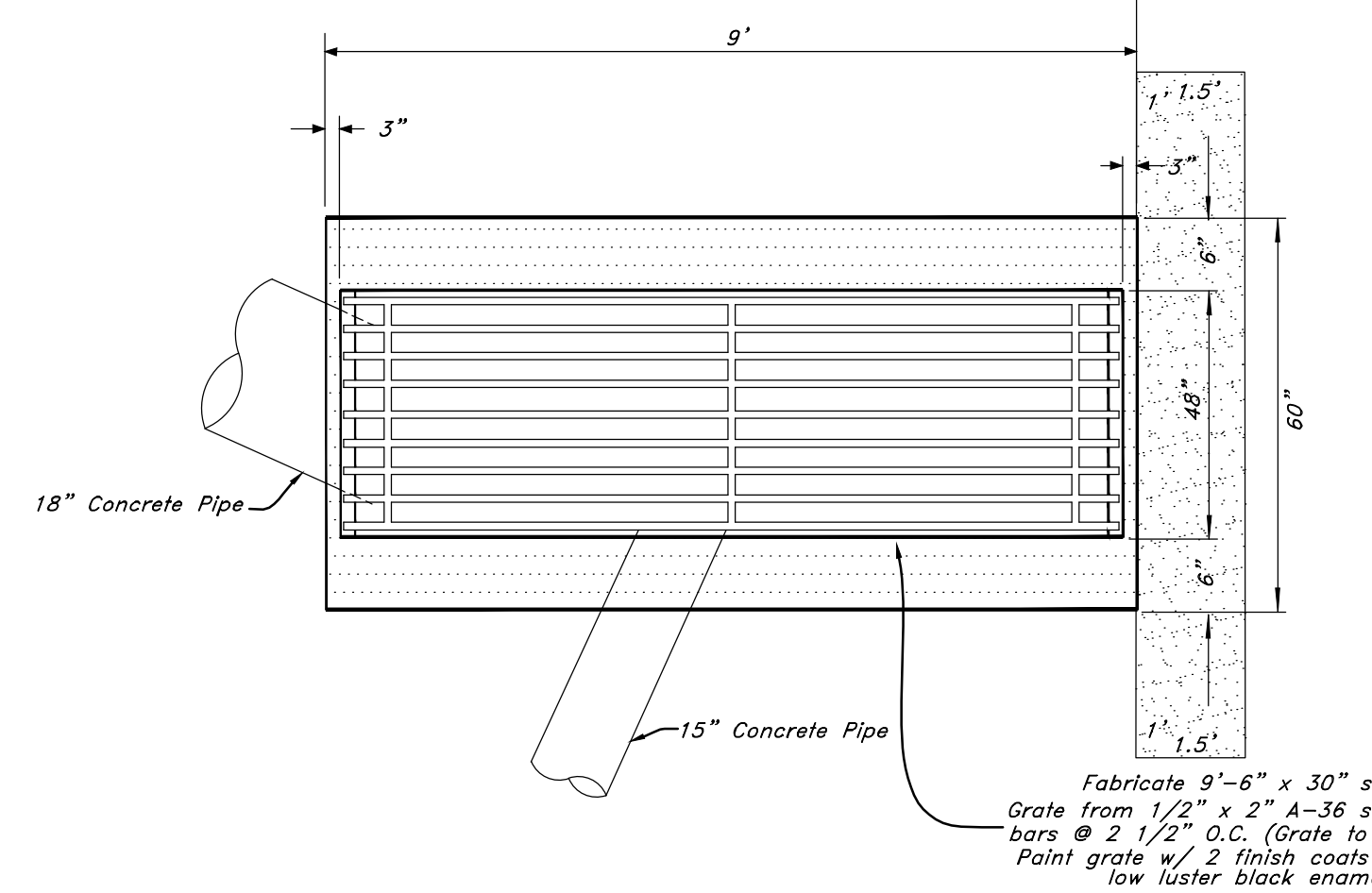
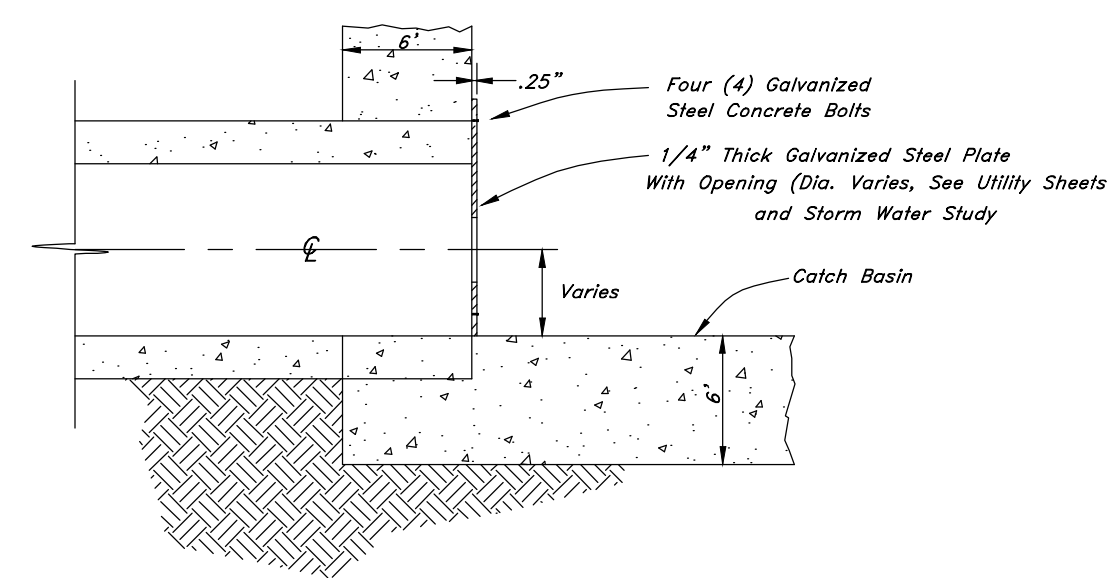
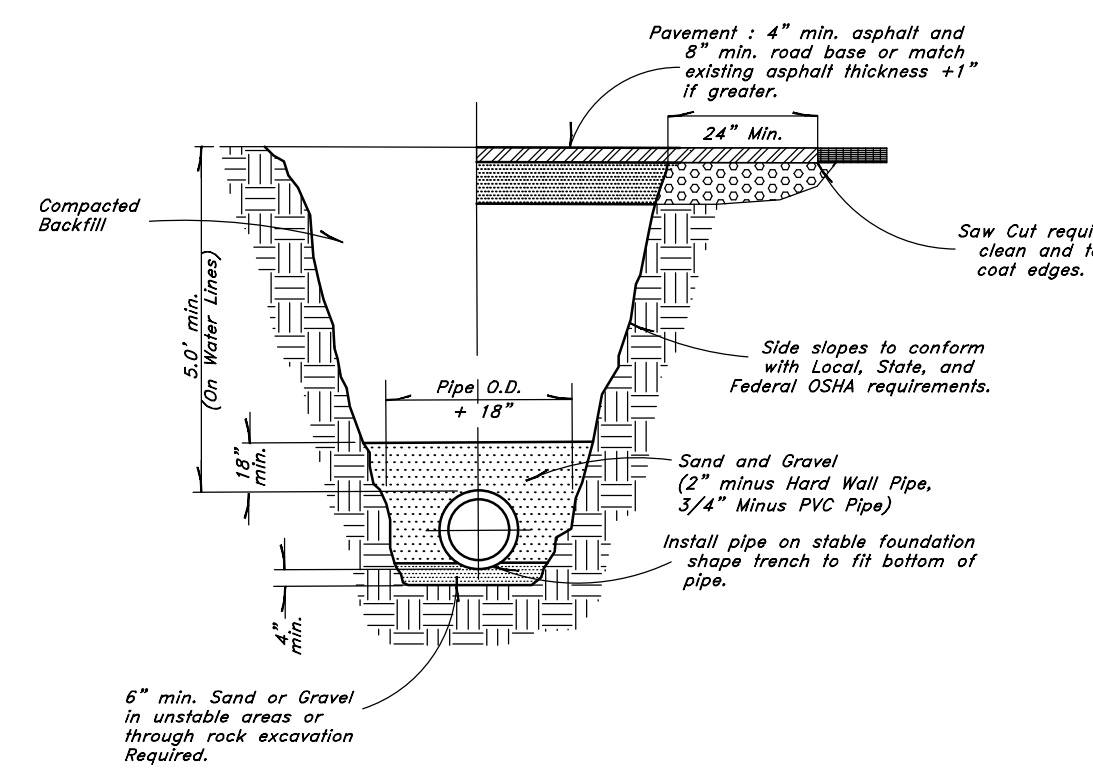
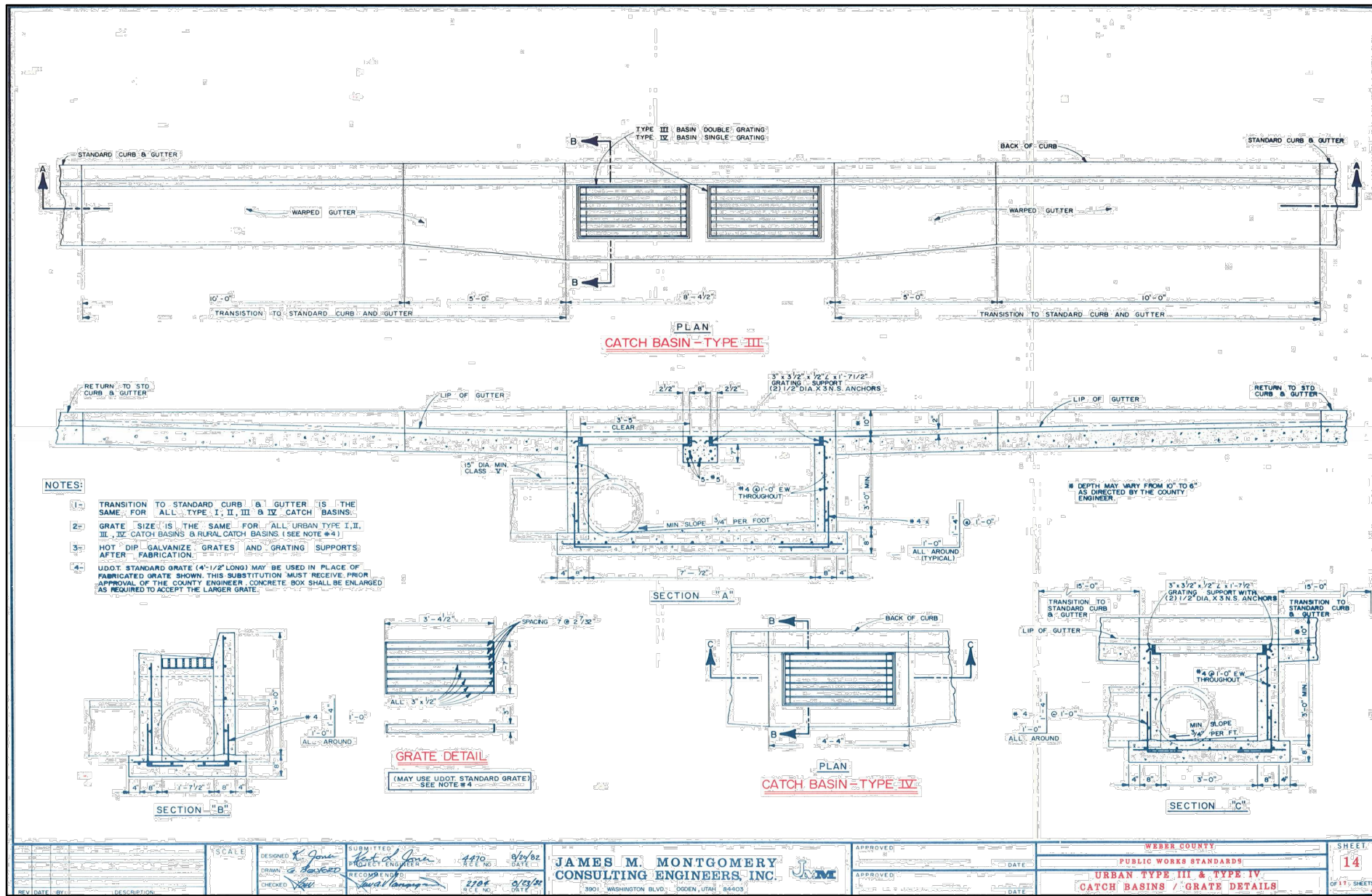
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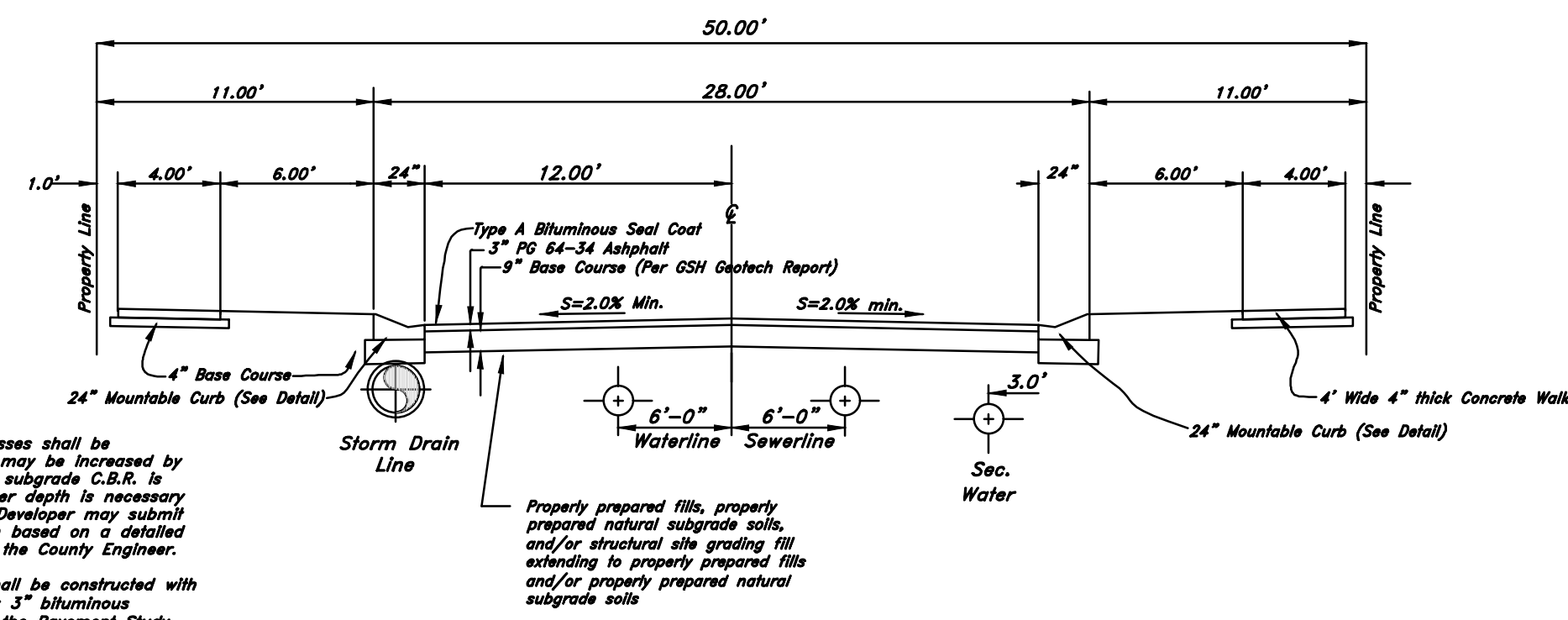
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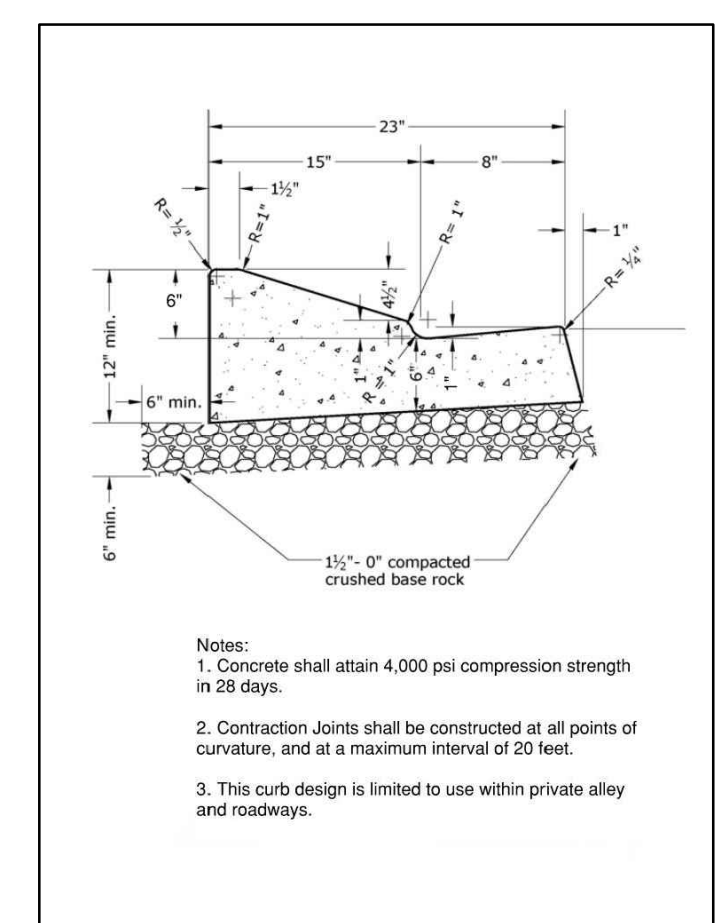


NOTES:
 1 - These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit and alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
 2 - Minor & Major arterial shall be constructed with a 9" untreated base course & 5" bituminous surface course as detailed in the Pavement Study Report prepared by GSI Geotechnical Inc. for Terakee Village Dated October 14, 2021.
 3 - County Engineer has discretion to call for more.
 4 - Provide 4" Thickness of 3/4" or 1" gravel base course under sidewalks, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the Geotechnical Engineer.



NOTE:
 County Engineer may specify use of standard high back curb & gutter on collector & arterials.

NOTE:
 1 - Maximum difference in elevation between curbs on opposite sides of street shall not exceed 1.0'
 2 - On arterial streets the County Engineer will provide a pavement design. Location of sidewalk and rolled curb & gutter may vary on individual arterial streets per direction of the County Engineer.
 3 - See Geotechnical Engineering Study prepared by CMT Engineering Laboratories Project No. 10241, dated October 2018 for preparation of Sub Grade.



Standard Rural Roadway Section

50' Private Roadway Section

Profile View Detail of East Inlet / Outlet Structure

Plan View Detail of Inlet / Outlet Structure

Orifice Plate Detail

Typical Trench Detail

Standard Rural Roadway Section

50' Private Roadway Section

Profile View Detail of East Inlet / Outlet Structure

Plan View Detail of Inlet / Outlet Structure

Orifice Plate Detail

Typical Trench Detail

GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Details

Terakee Farm PRUD No. 1

Approximately 1000 North 3600 West
 Weber County, Utah

A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

10 Nov, 2021

SHEET NO.

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Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call **811**

1-800-662-4111

* See All Sheets*

Tarakee Farm® PRUD No. 1

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A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

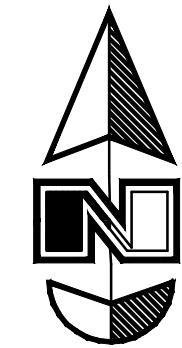
December 2017

NOTES

- All construction shall conform to Weber County standards and specifications.
- All Construction on the Secondary Water Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed West Point City Standards.
- Culinary water services will be 3/4" Dia. C-900 DR14 PVC to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
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- Curb & gutter installed along 2200 South Street will be set to ensure a 1.5% minimum/3.0% Maximum cross slope from edge of asphalt. Contractor to verify prior to construction of curb.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

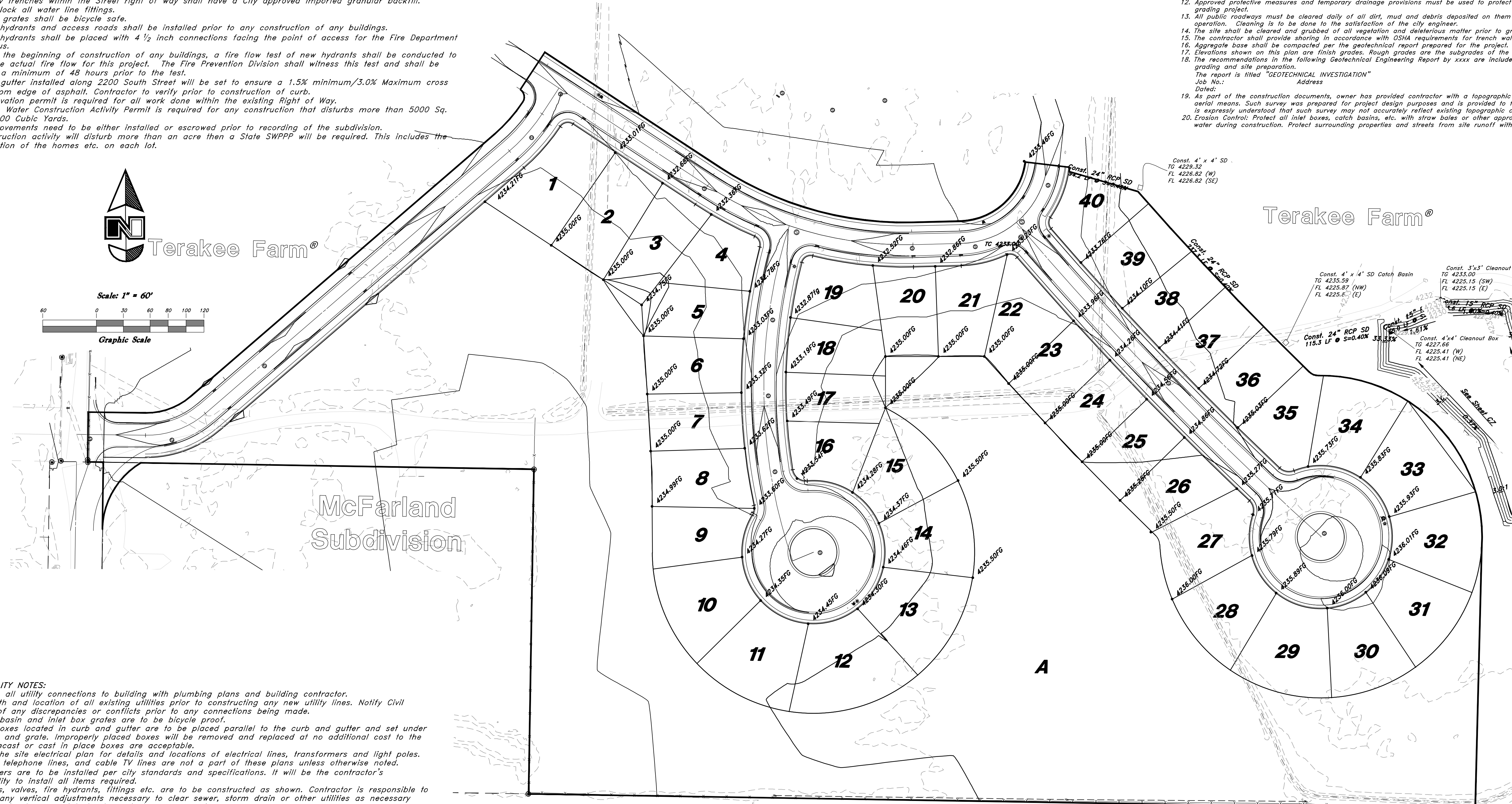
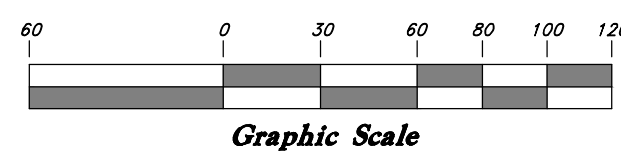
GENERAL GRADING NOTES:

- All work shall be in accordance with the City Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be banded into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or driving ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
- The recommendations in the following Geotechnical Engineering Report by xxxx are included in the requirements of grading and site preparation. The report is titled "GEOTECHNICAL INVESTIGATION" Job No. _____ Address _____ Dated: _____
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.



Terakee Farm®

Scale: 1" = 60'



McFarland Subdivision

Terakee Farm®

Jed J. & Pamela McCormick

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Root Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

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

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21" of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CURB AND GUTTER CONSTRUCTION NOTES:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on site and grading plan.
- It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
- Refer to the typical details for a standard and open face curb and gutter for dimensions.
- Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately. The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor 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 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 the engineer.

TENTATIVE FINAL

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST GARDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)394-7544
 WWW.GREATBASINENGINEERING.COM

Grading Plan

Terakee Farm - PRUD No. 1

Approximately 1000 North 3600 West
 Weber County, Utah
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

10 Nov, 2021

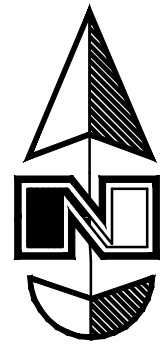
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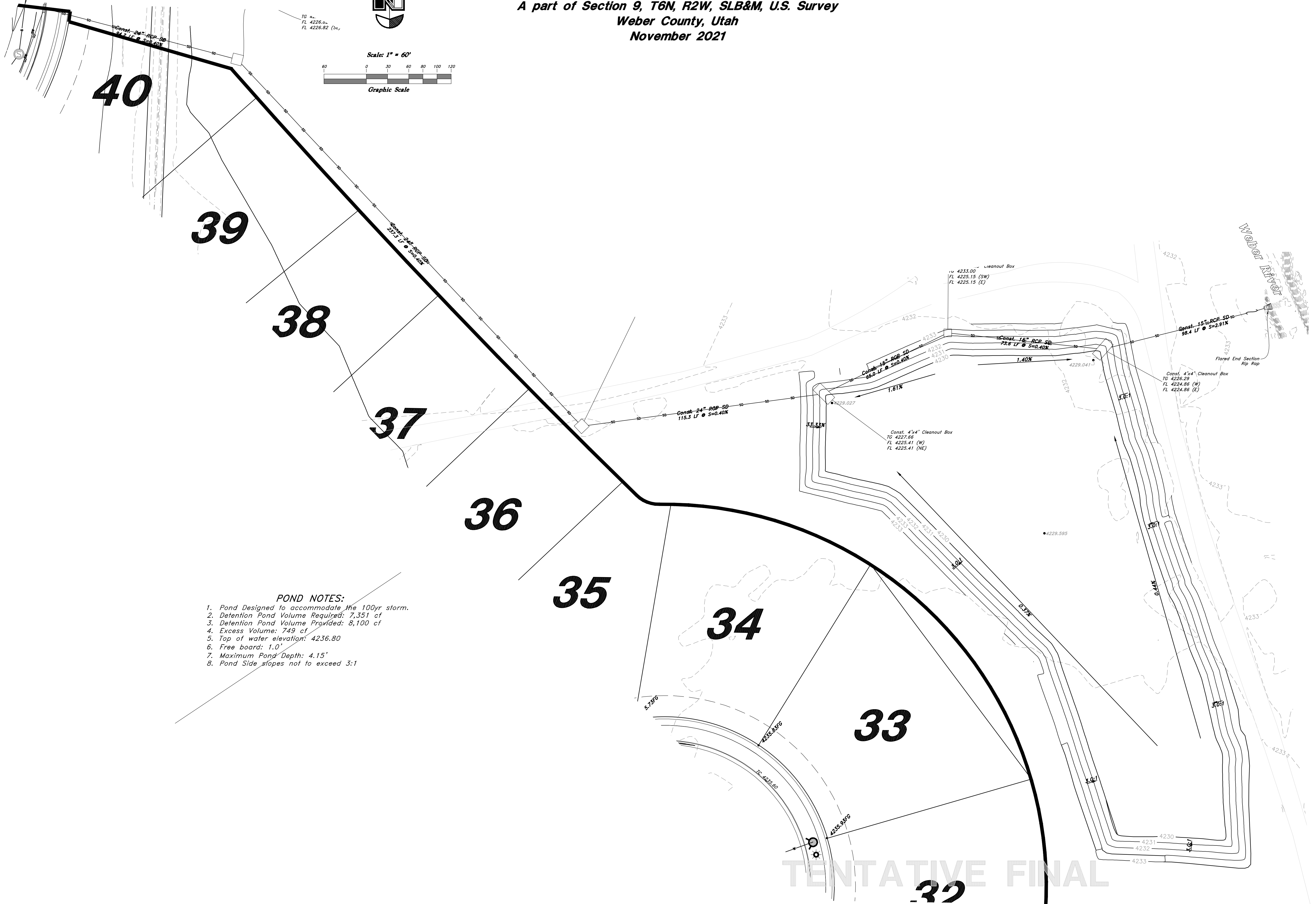
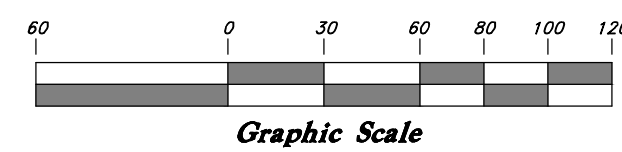
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Tarakee Farm® PRUD No. 1

A PRUD Subdivision
A part of Section 9, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2021



Scale: 1" = 60'



POND NOTES:

1. Pond Designed to accommodate the 100yr storm.
2. Detention Pond Volume Required: 7,351 cf
3. Detention Pond Volume Provided: 8,100 cf
4. Excess Volume: 749 cf
5. Top of water elevation: 4236.80
6. Free board: 1.0'
7. Maximum Pond Depth: 4.15'
8. Pond Side slopes not to exceed 3:1

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

574 SOUTH 1475 EAST, BODEN, UTAH 84403
 MAIN 801-394-4145, SLCP(801)392-7544
 WWW.GREATBASINENGINEERING.COM

Pond Sheet

Tarakee Farm - PRUD No. 1

Approximately 1000 North 3600 West
 Weber County, Utah
 A part of Section 9, T6N, R2W, SLB&M, U.S. Survey

10 Nov, 2021

SHEET NO.

C7 of 7

TENTATIVE FINAL