



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

## MEMORANDUM

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**DATE:** August 16, 2023

**TO:** Powder Mountain Water and Sewer Improvement District

**CC:** Roy Watts, Carrie Zenger, Greg Seegmiller, Chris Thomsen

**FROM:** James Strong, Project Engineer

**SUBJECT:** Village Nest Drawing Review

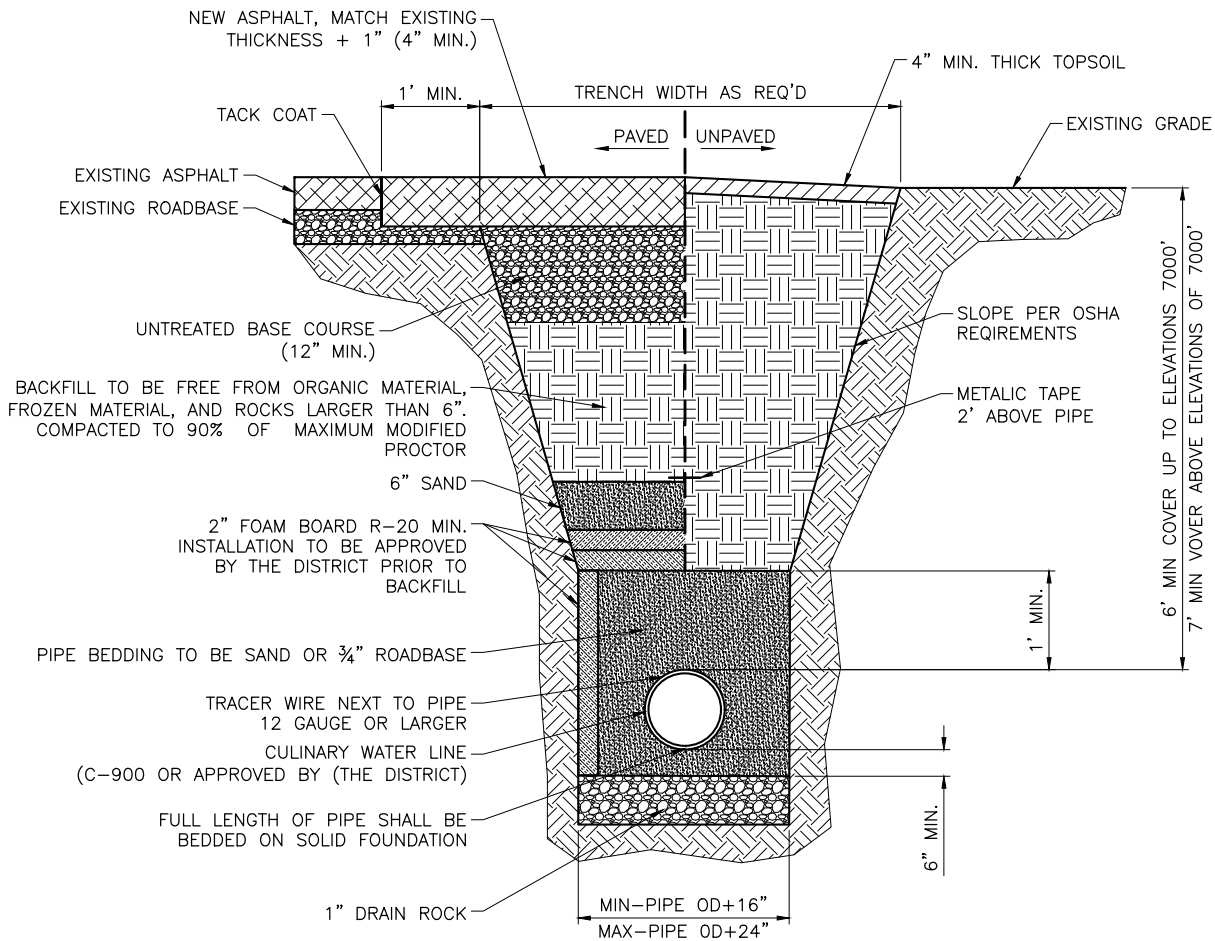
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We received drawings for Village Nest near Powder Mountain Resort in Weber County, Utah. The development is located at approximately 5750 N Daybreak Ridge. The project entails the development of 20 residential lots around 0.15 acres and 4 open space parcels.

Below are comments from reviewing drawings:

1. Sheet 401 – Move culinary loop line between lots 7 and 15 to open space. The water line can be located to the north or south of the forced sewer line. The forced sewer line location may need to be adjusted to accommodate the water line.
2. Sheet 401 – Add 3 valves to either end of the water line, where teeing into existing water main.
3. Sheet 702 – Update standard details (DW-1, DW-3 and DW-5) with current standard details. Please see attached files for updated standard drawings.

Plot Date: 5/25/2023 5:32 PM Plotted By: Jason Miller  
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**NOTES:**

1. TRACER WIRE TO BE RAN INTO METER BOX OF EACH SERVICE LATERAL AND SHALL BE RAN TO EACH FIRE HYDRANT.
2. OPEN ENDS SHALL BE COVERED DURING INSTALLATION PROCESS.
3. THE DISTRICT, AT ITS SOLE DISCRETION MAY REQUIRE BURY DEPTHS OTHER THAN WHAT IS IDENTIFIED ABOVE. BURY DEPTHS ARE A FUNCTION OF ELEVATION, LOCATION, WATER DEMAND, AND PROXIMITY TO OTHER UTILITIES.



REUSE OF DRAWINGS  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

FILE: STANDARDDETAILS  
 JUB PROJ. #: 55-23-081  
 DRAWN BY: JDM  
 DESIGN BY: GLS  
 CHECKED BY: GLS



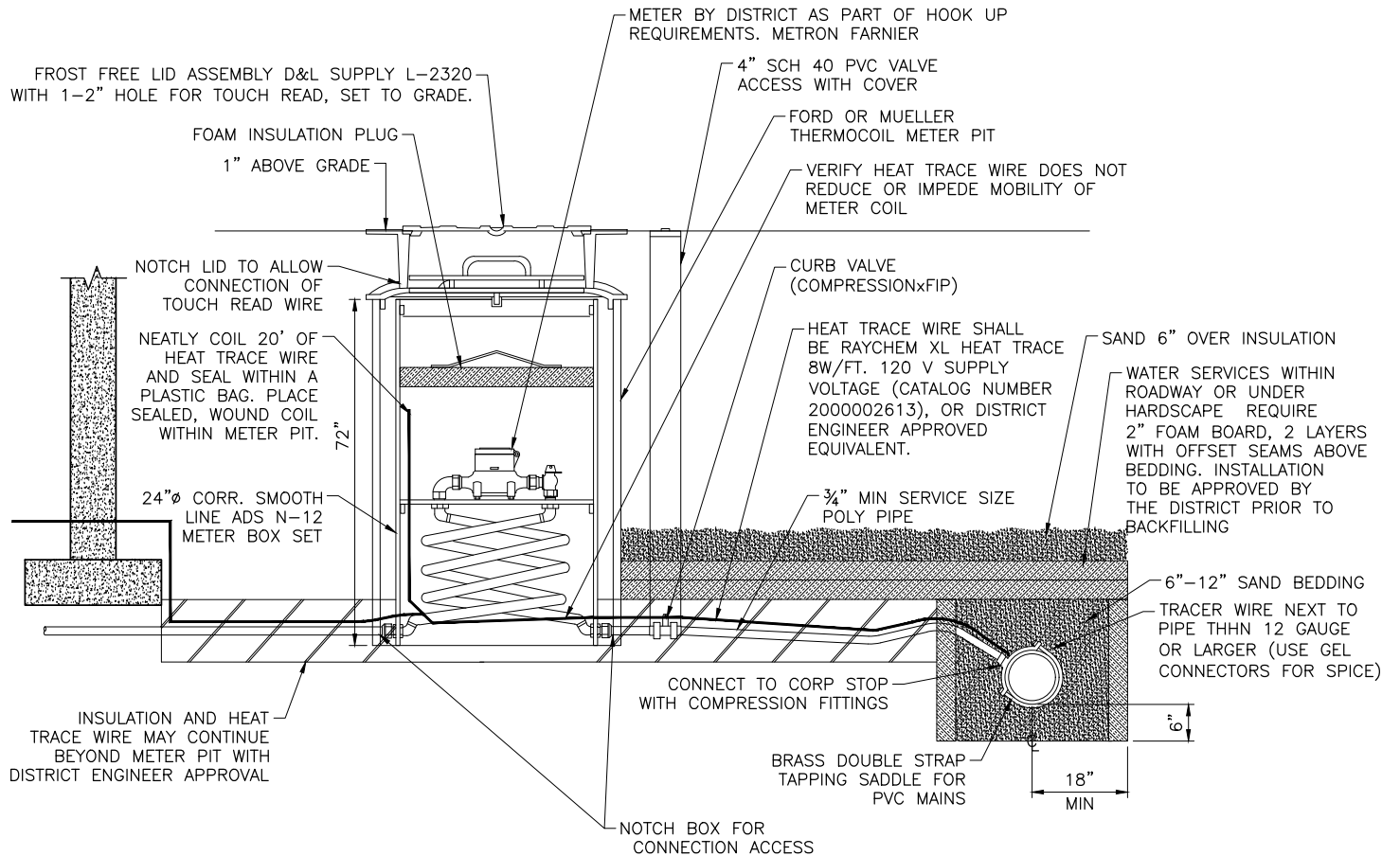
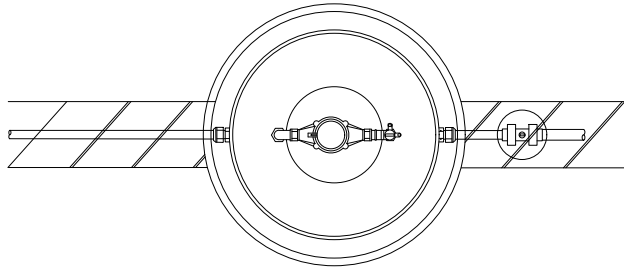
**TYPICAL CULINARY WATER MAIN/LATERAL TRENCH DETAIL**

STANDARD DEVELOPMENT DETAILS

SHEET

1

NO.	REVISION DESCRIPTION	BY	APR	DATE	LAST UPDATED: 5/25/2023



**NOTES:**

1. METER BOX SHALL BE SET PLUMB.
2. THREADS ON SERVICE CLAMP SHALL MATCH THREADS ON CORP STOP.
3. METERS ARE TO BE INSTALLED IN AN IMPROVED LANDSCAPE AREA; NOT IN SIDEWALK, ASPHALT OR DRIVEWAY UNLESS FIRST APPROVED BY THE DISTRICT.
4. NO SWEAT FITTINGS, SILVER SOLDERED FITTINGS ARE ALLOWED. NO SPLICES ARE ALLOWED BETWEEN MAIN LINE AND METER SETTER.
5. COMPRESSION TYPE FITTINGS TO BE USED UNLESS APPROVED BY THE DISTRICT.
6. BY-PASS DEVICES SHALL NOT BE USED ON RESIDENTIAL SERVICES.
7. TAPS TO EXISTING MAIN LINES SHALL BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE DISTRICT.
8. TRACER WIRE SHALL BE RAN INTO EVERY METER BOX AND TIED TO THE METER SETTER AND CONTINUE TO HOME/STRUCTURE. ALL SPLICES OF TRACER WIRE SHALL BE CONNECTED WITH A GREASE FILLED CONNECTOR.
9. ALL CONNECTIONS SHALL HAVE THERMAL EXPANSION CONTROL AS OUTLINED IN THE CURRENT INTERNATIONAL PLUMBING CODE.

Plot Date: 8/7/2023 3:03 PM Plotted By: Jason Miller  
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NO.	REVISION DESCRIPTION	BY	APR	DATE

FILE: STANDARDDETAILS
JUB PROJ. #: 55-23-081
DRAWN BY: JDM
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LAST UPDATED: 8/3/2023

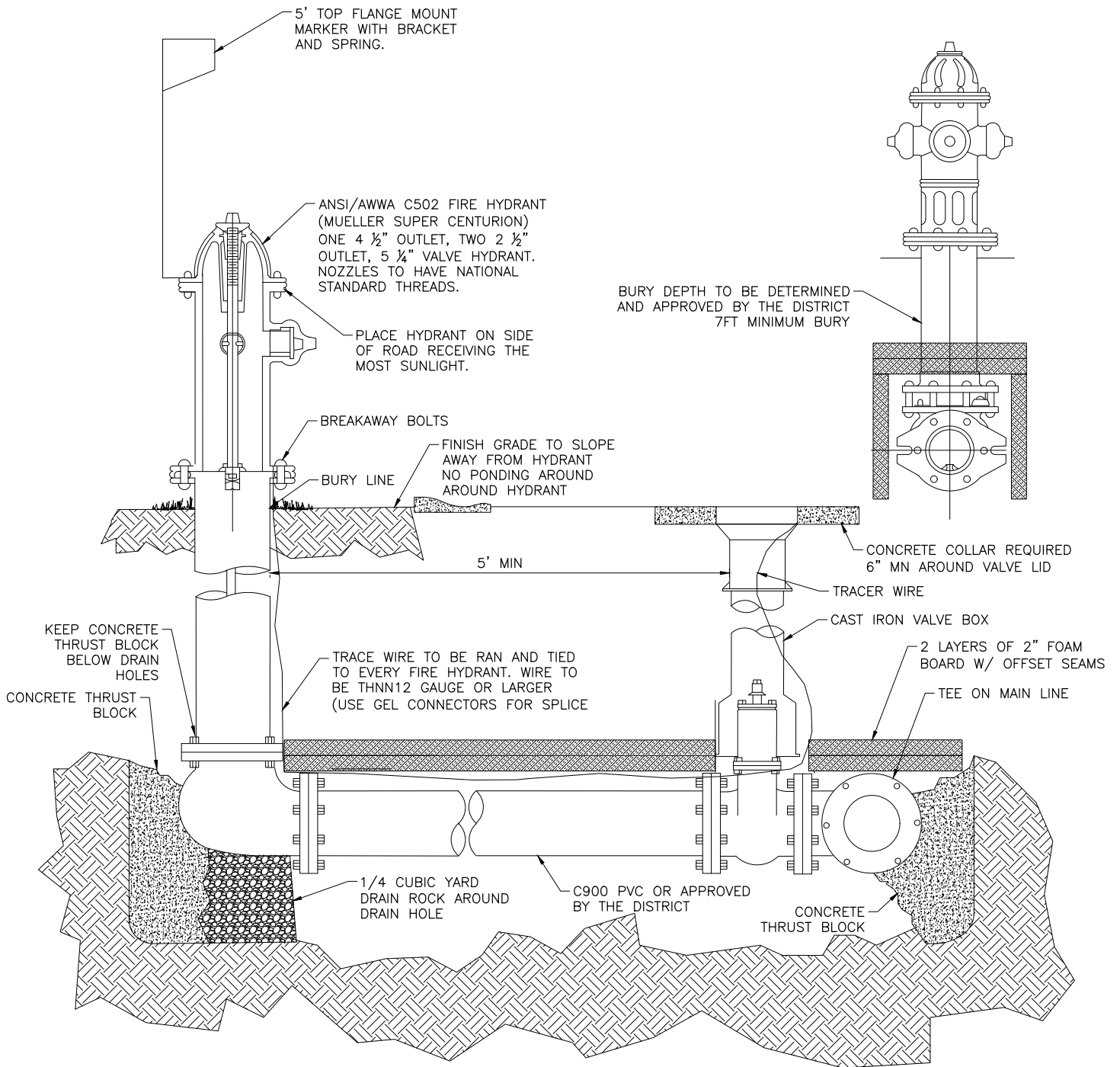


**TYPICAL 3/4" AND 1" SERVICE DETAIL**

**STANDARD DEVELOPMENT DETAILS**

SHEET

2



**NOTES:**

1. LOCATION OF HYDRANT AND TEE ON WATER MAINLINE SHALL BE DETERMINED BY THE DISTRICT.
2. HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.
3. VALVE TO BE PLACED IN ASPHALT WITH CONCRETE RING.
4. TRACER WIRE TO BE ATTACHED TO HYDRANT VALVE.
5. HYDRANT AND FITTINGS TO BE POLY WRAPPED.
6. ALL BOLTS SHALL BE FREE OF CONCRETE AND FULLY ACCESSIBLE.
7. DO NOT COVER BARREL DRAIN WITH DIRT OR CONCRETE. USE GRAVEL.



**POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT**

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FILE: STANDARDDETAILS

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**FIRE HYDRANT DETAIL**

STANDARD DEVELOPMENT DETAILS

SHEET

3

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