

TWW PARK NORTH PAVILION

CONSTRUCTION DOCUMENTS TAYLOR, WEBER , 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 WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC 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 WEBER COUNTY TRAFFIC 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 WEBER COUNTY TRAFFIC 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 WEBER COUNTY 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 WEBER COUNTY 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 TO THE WEBER COUNTY ENGINEER 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 WEBER COUNTY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER 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 WEBER 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 CITY 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.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE OF UTAH.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP 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.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER 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 WEBER 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 WEBER 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 WEBER 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 TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE WEBER 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 WEBER 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 WEBER 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. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
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. WEBER 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 WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

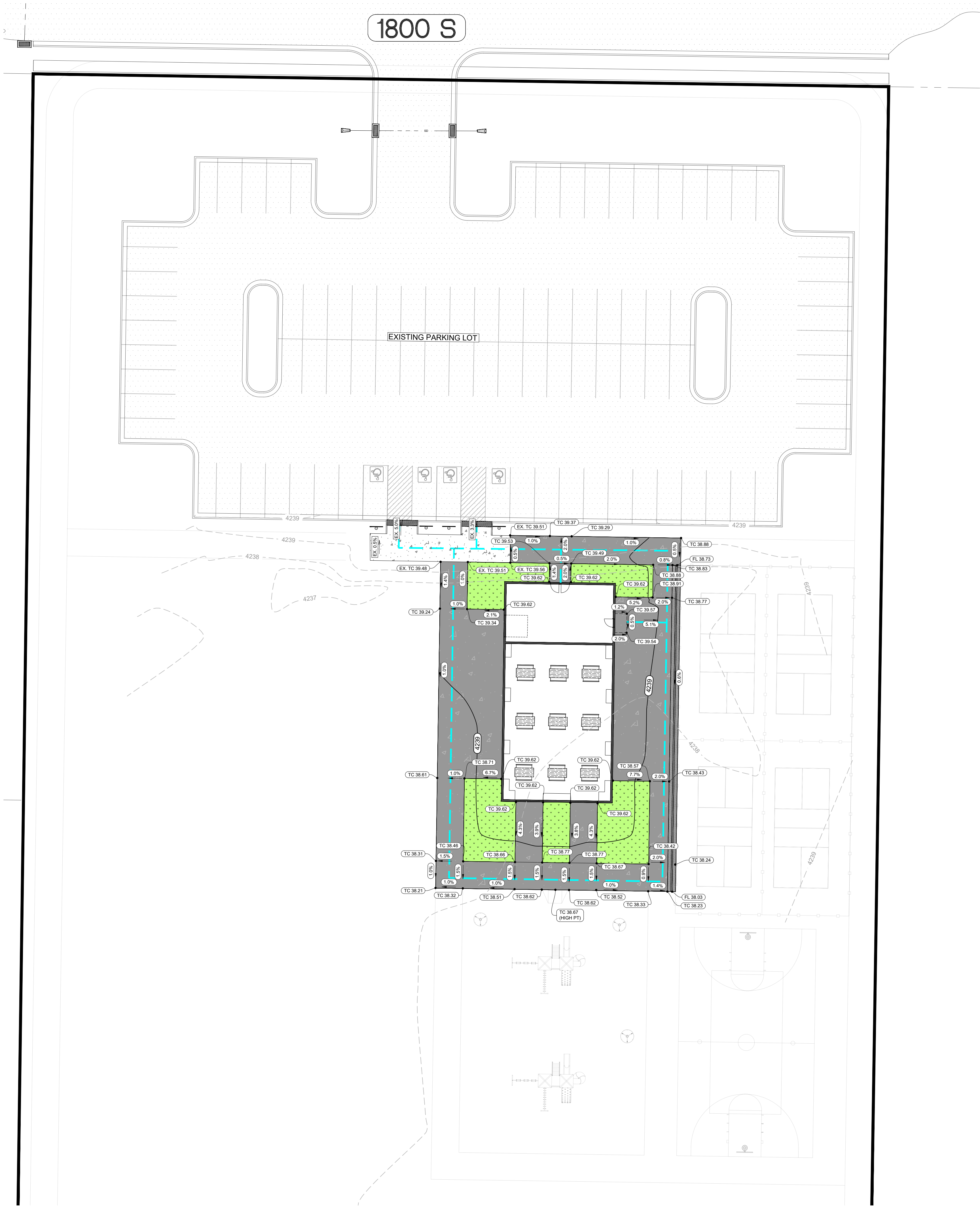
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. 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 WEBER COUNTY.
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 TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT 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 TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT.
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.
11. TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.



ALL IMPROVEMENTS TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



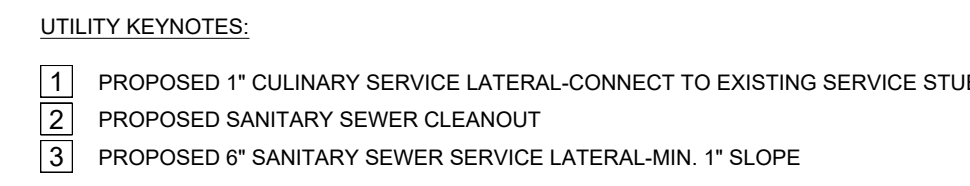
LEGEND

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING FENCE
	PUBLIC UTILITY EASEMENT
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING LAND DRAIN MANHOLE
	NEW WATER METER
	NEW SANITARY SEWER MANHOLE
	NEW STORM DRAIN MANHOLE
	NEW CATCH BASIN
	NEW LAND DRAIN MANHOLE
	NEW STREET LIGHT
	NEW FIRE HYDRANT
	EXISTING PAVING
	EXISTING CONCRETE
	PROPOSED CONCRETE

0' 10' 20' 40' 60'

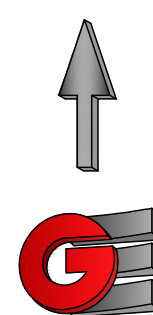
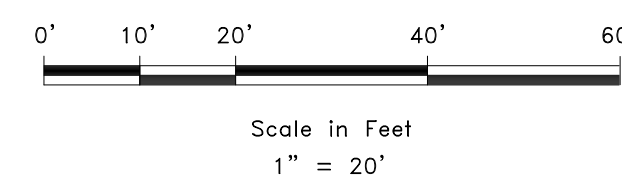
Scale in Feet
1" = 20'

GRADING AND DRAINAGE PLAN			SCALE: 1" = 20'	DATE: 1-09-25	DESIGN: JKH	DRAWN: JKH	CHECKED: []
DATE	DESCRIPTION						
TWW PARK NORTH PAVILION		DWG:					
1800 S							
TAYLOR, WEBER, UTAH							
CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 1580W 2100S, WEST HAVEN UT 84401 P 801.476.0202 F 801.476.0066							
CE1-02							



- 1 PROPOSED 1" CULINARY SERVICE LATERAL-CONNECT TO EXISTING SERVICE STU
- 2 PROPOSED SANITARY SEWER CLEANOUT
- 3 PROPOSED 6" SANITARY SEWER SERVICE LATERAL-MIN. 1" SLOPE

	SUBDIVISION BOUNDARY
	LOT LINE
	EXISTING FENCE
	PUBLIC UTILITY EASEMENT
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING LAND DRAIN MANHOLE
	NEW WATER METER
	NEW SANITARY SEWER MANHOLE
	NEW STORM DRAIN MANHOLE
	NEW CATCH BASIN
	NEW LAND DRAIN MANHOLE
	NEW STREET LIGHT
	NEW FIRE HYDRANT
	EXISTING PAVING
	EXISTING CONCRETE
	PROPOSED CONCRETE



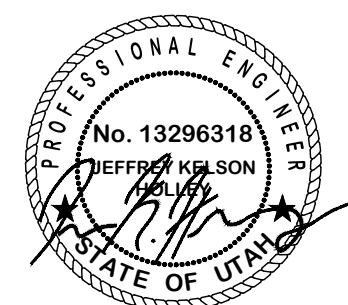
UTILITY PLAN
 TTWW PARK NORTH PAVILION
 1800 S
 TAYLOR, WEBER, UTAH

**GARDNER
ENGINEERING**

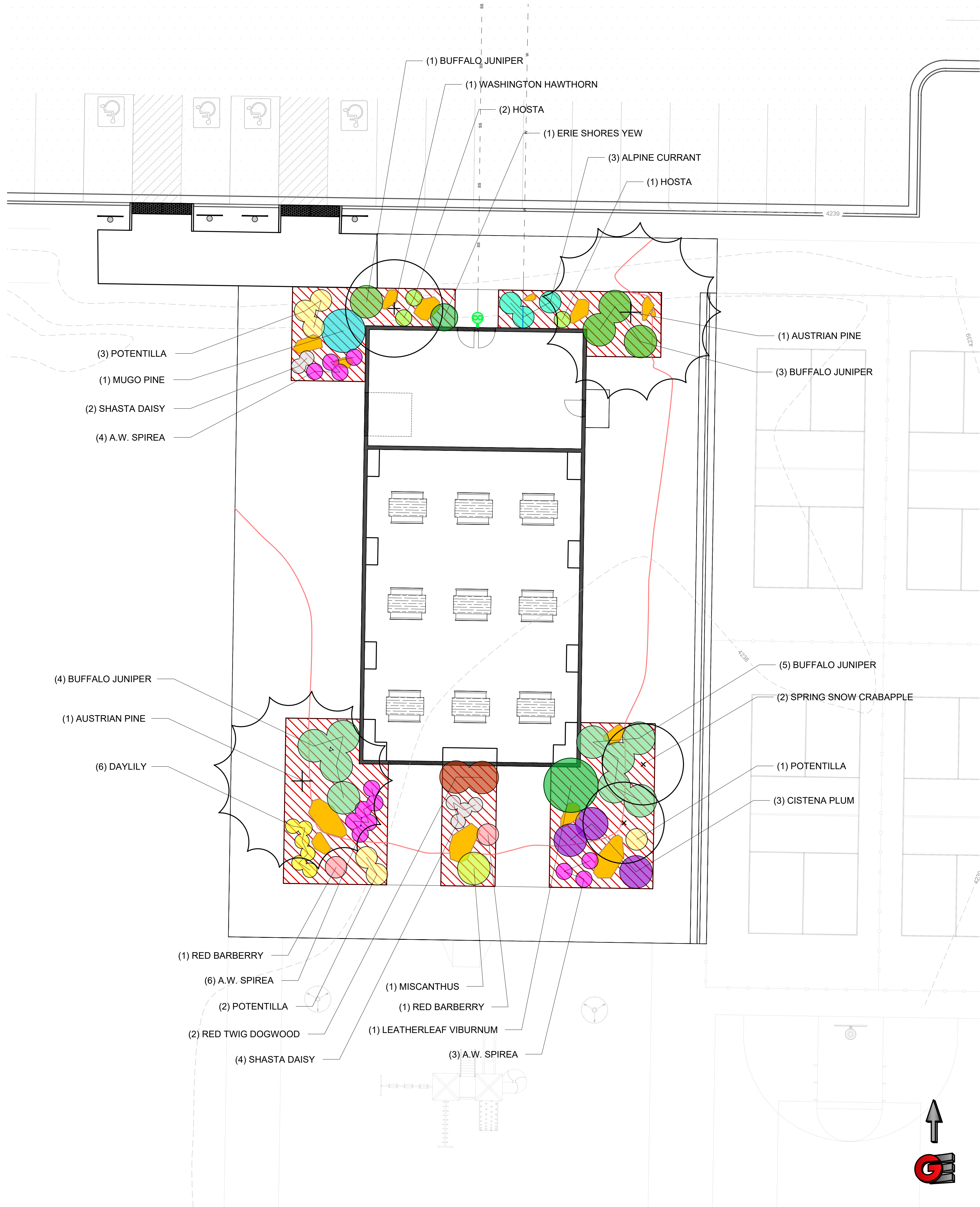


CE1-03

REVISIONS	
DATE	DESCRIPTION



DWG:



PLANT LEGEND

SHRUBS/PERENNIALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	Berberis thunbergii 'Atropurpurea'	Red Barberry	5 Gal.	Deciduous
	Cornus sericea 'Insanti'	Red Twig Dogwood	5 Gal.	Deciduous
	Hemerocallis sp. 'Stella de Oro'	Daylily	1 Gal.	Perennial
	Hosta 'Elegans'	Hosta	1 Gal.	Perennial
	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 Gal.	Evergreen
	Leucanthemum superbum	Shasta Daisy	1 Gal.	Perennial
	Miscanthus sinensis 'Gracillimus'	Miscanthus	5 Gal.	Grass
	Pinus mugo	Mugo Pine	5 Gal.	Evergreen
	Prunus cistena	Cistena Plum	5 Gal.	Deciduous
	Potentilla fruticosa 'Gold Drop'	Potentilla	5 Gal.	Deciduous
	Spirea x bumalda 'Anthony Waterer'	A.W. Spirea	5 Gal.	Deciduous
	Viburnum x Rhytidophylloides	Leatherleaf Viburnum	5 Gal.	Deciduous

TREES

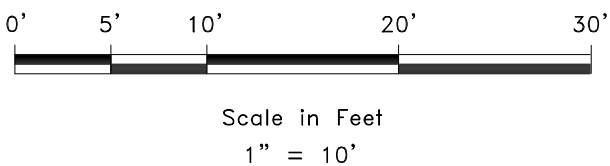
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	Crataegus x lavallei	Lavalle Hawthorn	2" Cal.	Deciduous
	Malus sp. 'Spring Snow'	Spring Snow Crabapple	2" Cal.	Deciduous
	Pinus nigra	Austrian Pine	6'	Evergreen

MISCELLANEOUS

- 3" depth min. 2" to 4" River Rock Mulch over weed barrier fabric
- Boulders (size as shown in plan)

LANDSCAPE NOTES:

- Landscape Contractor to coordinate with General Contractor limits of work and schedule of irrigation and plant material installation.
- The base plans on these drawings have been plotted from the best available information, however, it is the Landscape Contractor's responsibility to field verify all material locations and quantities and Notify Owner's Representative of any discrepancies found.
- Plant material may be relocated/removed relative to final signage design and layout.
- Do not install plant material in freezing conditions or over frozen sub-grades.
- The landscape contractor shall be responsible for obtaining all licenses and permits necessary for Completion of construction.
- Only approved nursery grown material shall be used.
- Landscape contractor shall be responsible for locating and avoiding any and all underground Utilities and shall repair them if damaged by landscaping operations.
- All planting beds shall have 3" min. depth of 2" to 4" River Rock over weed barrier fabric.
- For a period of (1) year after substantial completion of the project and at no additional cost to the Owner, the landscape contractor shall replace all plant material that is dead, or that is, in the opinion of the owner's representative, unhealthy, or in unsatisfactory condition.
- Stake and guy all trees as shown on details.
- Any plant substitutions are to be approved in writing by Owner's Representative prior to installation.



SCALE: 1" = 10'

DATE: 1-08-2025

DESIGN: JUS

DRAWN: JUS

CHECKED:

REVISIONS

DESCRIPTION

DATE

DWG:

LANDSCAPE ARCHITECT

#348756-8801

STATE OF UTAH

LANDSCAPE PLAN

TWW PARK NORTH PAVILION

1800 S

TAYLOR, UTAH

GARDNER ENGINEERING

CIVIL - LAND PLANNING

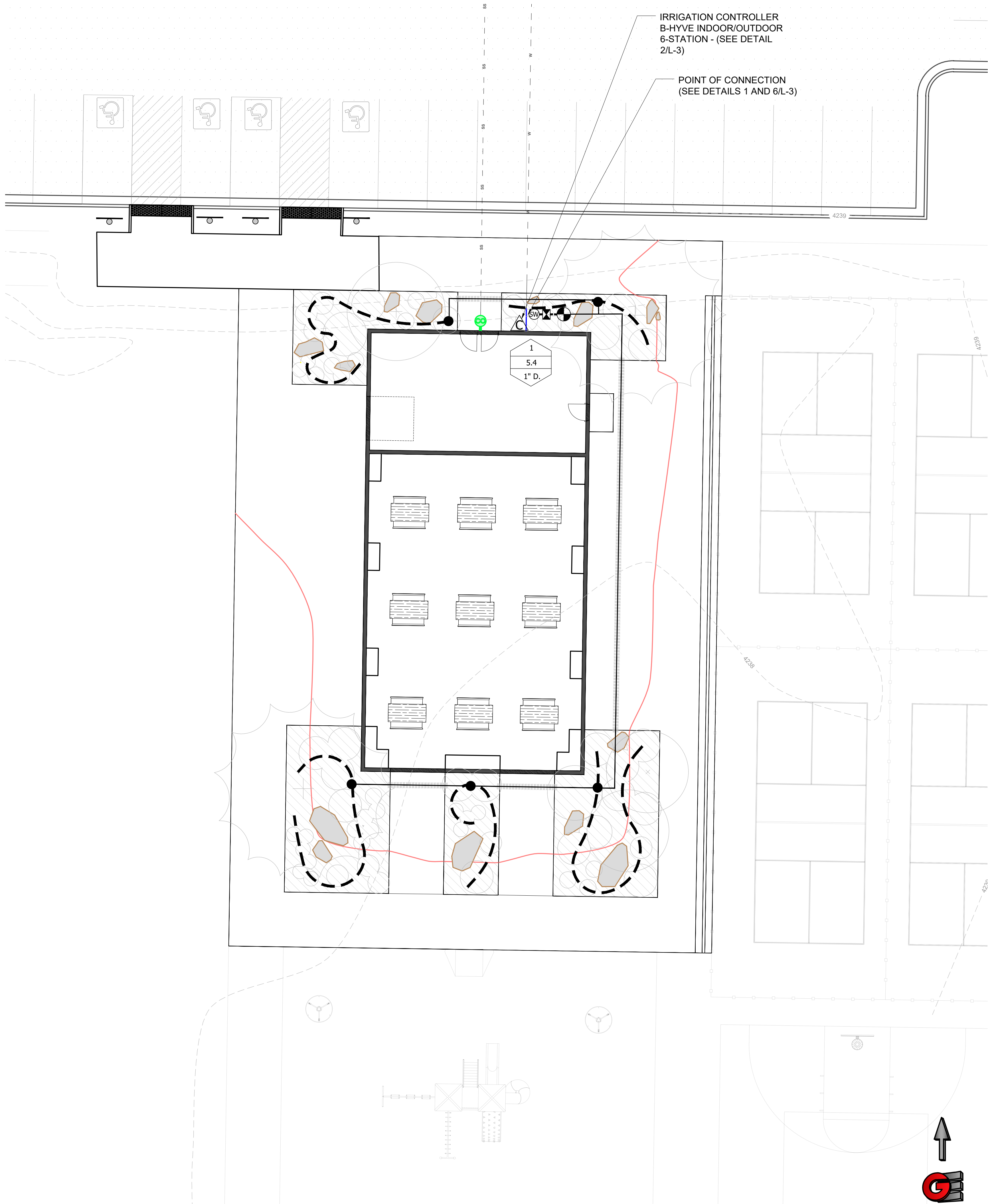
MUNICIPAL - LAND SURVEYING

1580 W 2100S, WEST HAVEN, UT 84401

P 801.476.0202 F 801.476.0066

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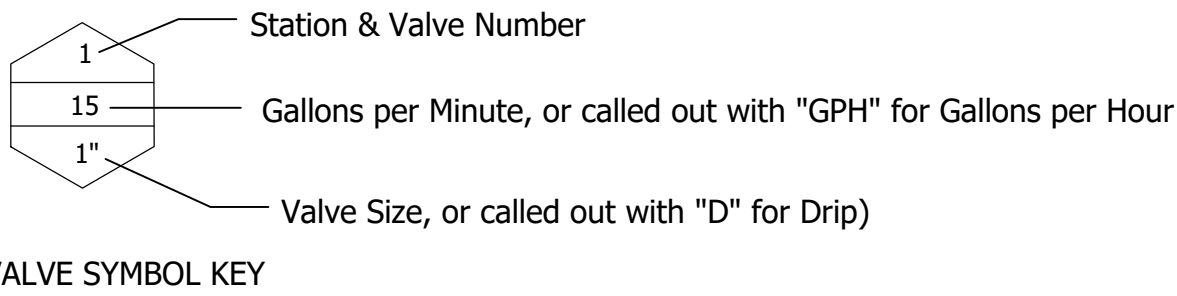


IRRIGATION CONTROLLER
B-HYVE INDOOR/OUTDOOR
6-STATION - (SEE DETAIL
2/L-3)

POINT OF CONNECTION
(SEE DETAILS 1 AND 6/L-3)

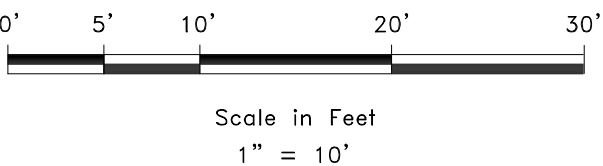
IRRIGATION SCHEDULE:

SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
⊙	Stop & Waste Valve	Mueller or Equal	.75" Brass
⌘	Back Flow Preventer	Wilkins or Equal	1" Pressure Vacuum Breaker
⦿	Automatic Control Valve	Rainbird	1" 100-DVF (Drip Valves require PR/Filter)
⚙	Automatic Controller	HydroRain	B-Hyve Indoor/Outdoor WiFi Controller 6-Station
-----	Main Line	--	1" Sch. 40 Pvc
-----	Lateral Line	--	1" Sch. 40 Pvc or min. 160psi HDPE
	Sleeve Under Paved Areas	--	3" Sch. 40 Pvc
- - - - -	Drip Distribution Tubing Solid	Rainbird	1/2"
●	1" Stub-up Drip Connection	--	--



IRRIGATION NOTES:

- Landscape Contractor must test source capacity down stream from the Stop and Waste Valve. If the capacity on the main line is less than 14 gallons per minute, contact Owner's Representative and do not commence further work until capacity is tested at 14 gallons per minute or higher.
- Install All Products As Recommended By The Manufacturer.
- Main And Lateral Line Locations Are Diagrammatic Only. Install Lines Close To Curbs To Avoid Conflicts W/plantings. Irrigation Components Are To Be Installed In Planting Areas. Install Piping In Common Trenches Where Feasible.
- All Irrigation Main Lines to be 1" Sch. 40 PVC Pipe. All lateral lines shall be 1" Sch. 40 PVC Pipe, or min. 160 psi HDPE Pipe.
- Excavate Mainline Trenches 18" Min. Depth And Lateral Line Trenches At 12" Min. Contact Blue Stakes Prior To Trenching.
- Contractor shall coordinate work with other contractors for the location and installation of sleeving.
- Provide For Entire System Drainage With Gravel Sumps.
- Contractor to install drip emitters on 1/4" emitter tubes for Tree and Shrub Areas as shown on plans, according to the following: (Also see Details)
 - All deciduous and conifer trees = (4) rainbird xb-40pc (4 gph) emitters
 - 2 to 5 gallon plants = (2) rainbird xb-20pc (2 gph) emitters
 - 1 gallon plants = (1) rainbird xb-20pc (2 gph) emitter
- Inspections of the system shall be made by the contractor as needed to provide repairs or remedies to the following unacceptable problems: a) Drainage or run-off across sidewalks, paving or streets, b) Damaged or improperly operating valves, controllers or other irrigation equipment.
- The contractor shall provide the owner with a one-year warranty on the irrigation system. During the warranty, the contractor shall replace at his cost, any equipment that is defective, and/or is improperly installed.

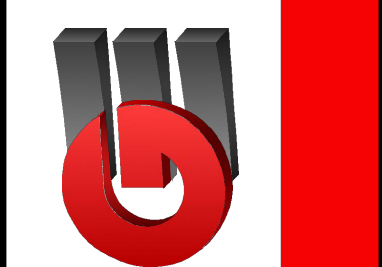


SCALE	1" = 10'
DATE	1-08-2025
DESIGN	JUS
DRAWN	JUS
CHECKED	



IRRIIGATION PLAN
TWW PARK NORTH PAVILION
1800 S
TAYLOR, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
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 GARDNER ENGINEERING CIVIL ■ LAND PLANNING MUNICIPAL ■ LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0062 F 801.476.0066	LANDSCAPE AND IRRIGATION DETAILS TWW PARK NORTH PAVILION 1800 S TAYLOR, UTAH			REVISIONS DATE DESCRIPTION	SCALE: ##### DATE: 1-08-2025 DESIGN: JUS DRAWN: JUS CHECKED: _____ DWG: