

THE RIDGE TOWNHOMES

PHASE 2 - SUBDIVISION APPLICATION



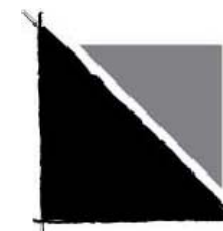
LOCATION MAP



PREPARED FOR:
LEWIS HOMES, INC
 JOHN LEWIS
 5577 EAST ELKHORN DRIVE
 EDEN, UTAH 84310
 801.430.1507



CONSULTANTS:
LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
 1525 WESTMORELAND DRIVE
 SALT LAKE CITY, UTAH 84105
 801.583.1295



ARCHITECT:
BERTOLDI ARCHITECTS
 RAY BERTOLDI
 2726 HARRISON BLVD.
 OGDEN, UTAH 84403
 801.476.4330



ENGINEER:
GARDNER ENGINEERING
 TYLER NIELSEN
 5150 SOUTH, 375 EAST
 OGDEN, UTAH 84405
 801.476.0202



PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
 ERIC HOUSEHOLDER
 2850 NORTH NORDIC VALLEY DRIVE
 EDEN, UTAH 84310
 801.389.0040

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THE RIDGE TOWNHOMES

PHASE 2
WEBER COUNTY, UT



Phase Two
Subdivision Application
WEBER COUNTY, UT

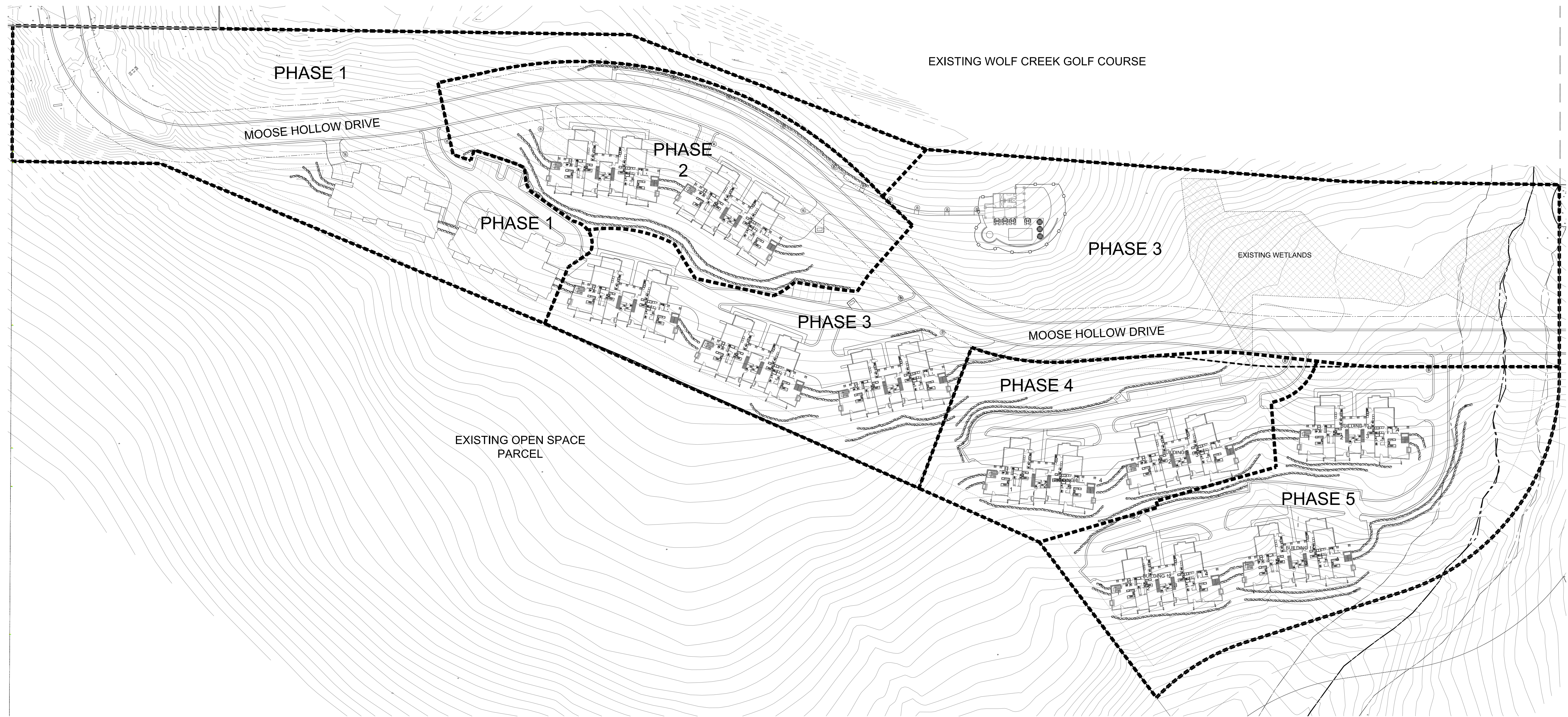


DATE:	SEPTEMBER 2015
PROJECT:	
DRAWN BY:	MP
REVIEW BY:	EL
VERSION:	SUBDIVISION APP.
REVISIONS:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

C1.1



OVERALL PHASING NOTE:

1. PHASE BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED PER MARKET CONDITIONS OR INFRASTRUCTURE FEASIBILITY. ALL PHASE OF DEVELOPMENT WILL BE CONSTRUCTED TO PROVIDE MINIMUM STANDARDS FOR FIRE SAFETY AND INFRASTRUCTURE REQUIREMENTS.

PHASE DATA:

PHASE 1: 8 UNITS / 21 PARKING STALLS

PHASE 2: 8 UNITS / 36 PARKING STALLS

PHASE 3: 12 UNITS / 41 PARKING STALLS & POOL/SPA FACILITY

PHASE 4: 8 UNITS / 29 PARKING STALLS

PHASE 5: 12 UNITS / 42 PARKING STALLS

NOTE: PARKING STALL COUNTS INCLUDE PROPOSED GARAGE AND SURFACE STALLS FOR EACH PHASE

OVERALL DEVELOPMENT DATA:

-PROJECT AREA: 16.03 ACRES

-PROPOSED USES: 48 TOWNHOME UNITS (12 - 4 PLEX UNITS)
500 S.F. POOL HOUSE W/ POOL, SPA AND POOL DECK

-PARKING: 130 TOTAL
-68 GARAGE STALL
-68 DRIVEWAY SPACES
-34 GUEST AND POOL SURFACE STALLS

-OPEN SPACE: 10.11 AC. (63.10%)

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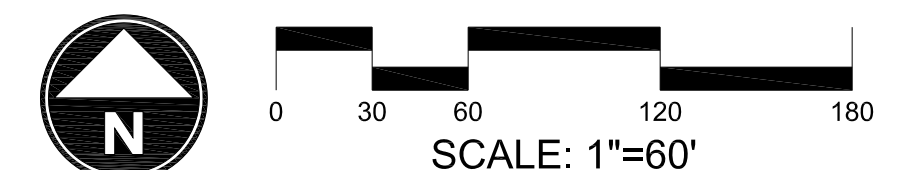


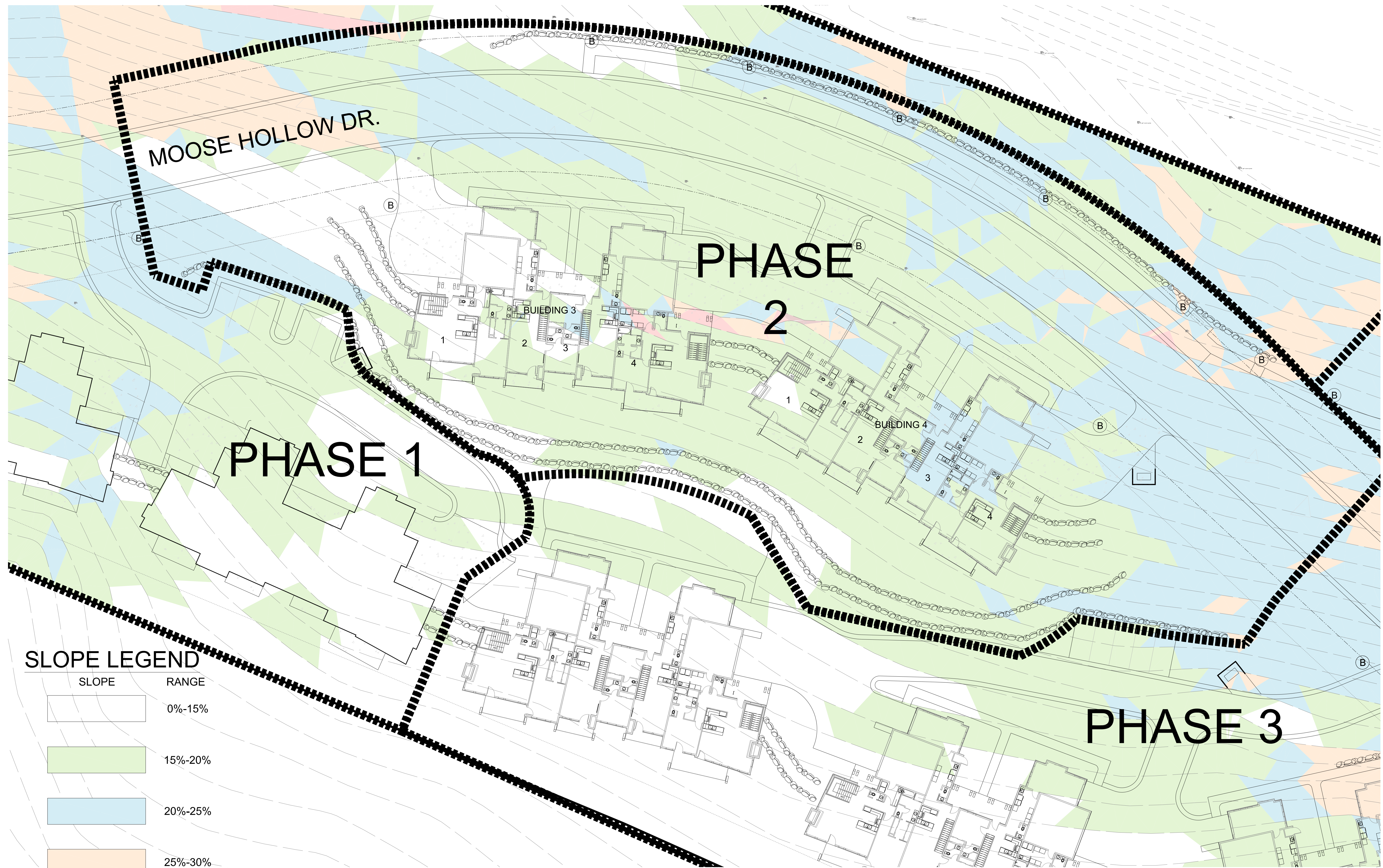
DATE:	SEPTEMBER 2015
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SHEET TITLE:
**OVERALL
PHASING PLAN**

SHEET NUMBER:

P1.0





SLOPE LEGEND

SLOPE	RANGE
	0%-15%
	15%-20%
	20%-25%
	25%-30%
	30%-40%
	40% +

THE RIDGE TOWNHOMES

PHASE 2
WEBER COUNTY, UT

Phase Two
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WEBER COUNTY, UT

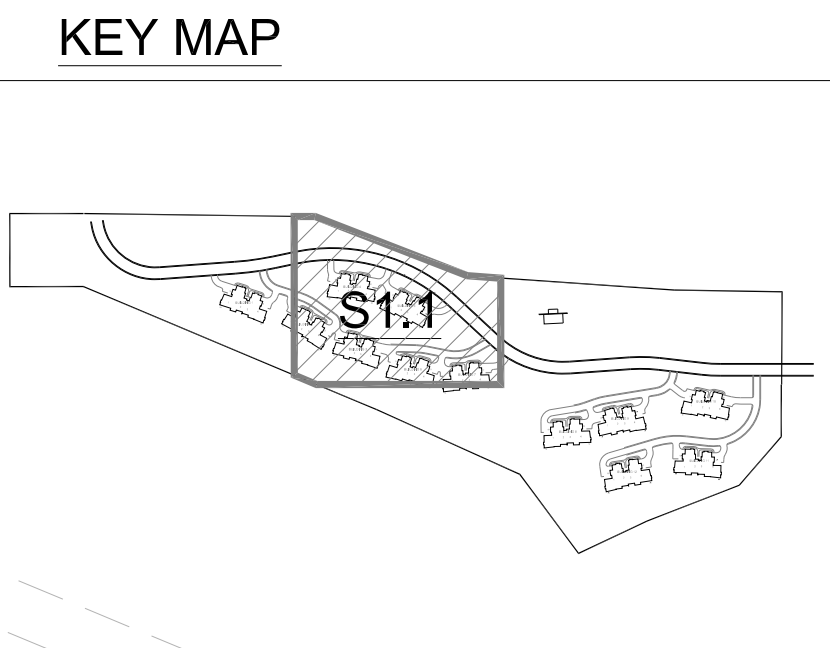
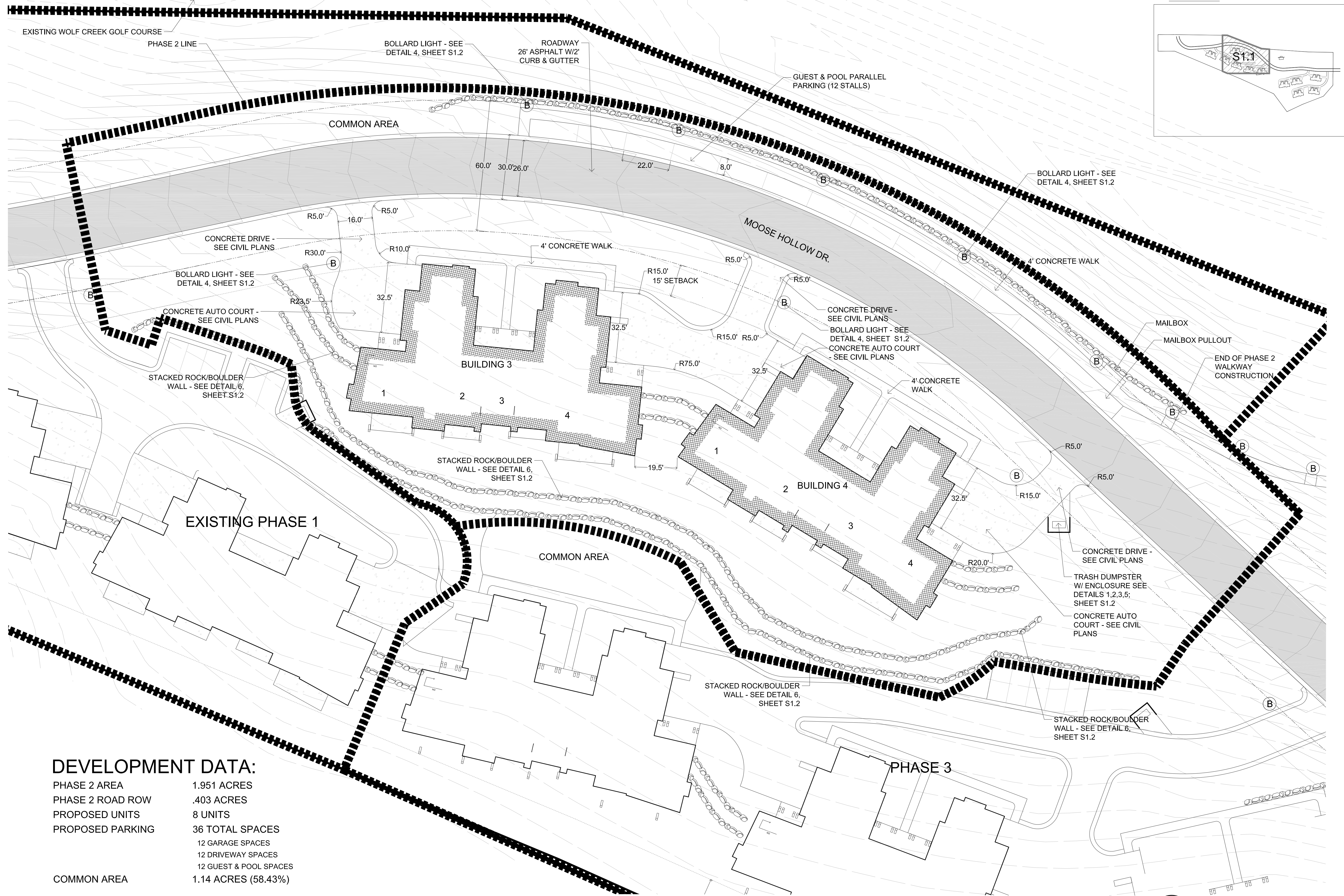


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SHEET TITLE:
**SLOPE
ANALYSIS**

SHEET NUMBER:

P1.1



DEVELOPMENT DATA:

PHASE 2 AREA	1.951 ACRES
PHASE 2 ROAD ROW	.403 ACRES
PROPOSED UNITS	8 UNITS
PROPOSED PARKING	36 TOTAL SPACES
	12 GARAGE SPACES
	12 DRIVEWAY SPACES
	12 GUEST & POOL SPACES
COMMON AREA	1.14 ACRES (58.43%)

THE RIDGE TOWNHOMES
 PHASE 2
 WEBER COUNTY, UT

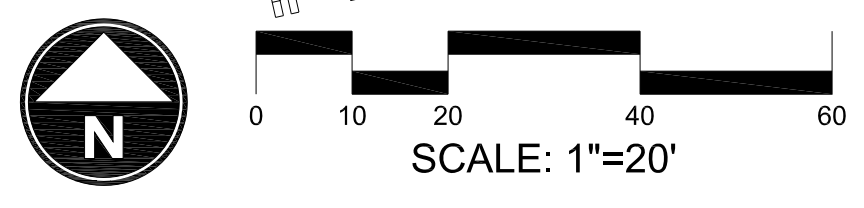
Phase Two
 Subdivision Application
 WEBER COUNTY, UT

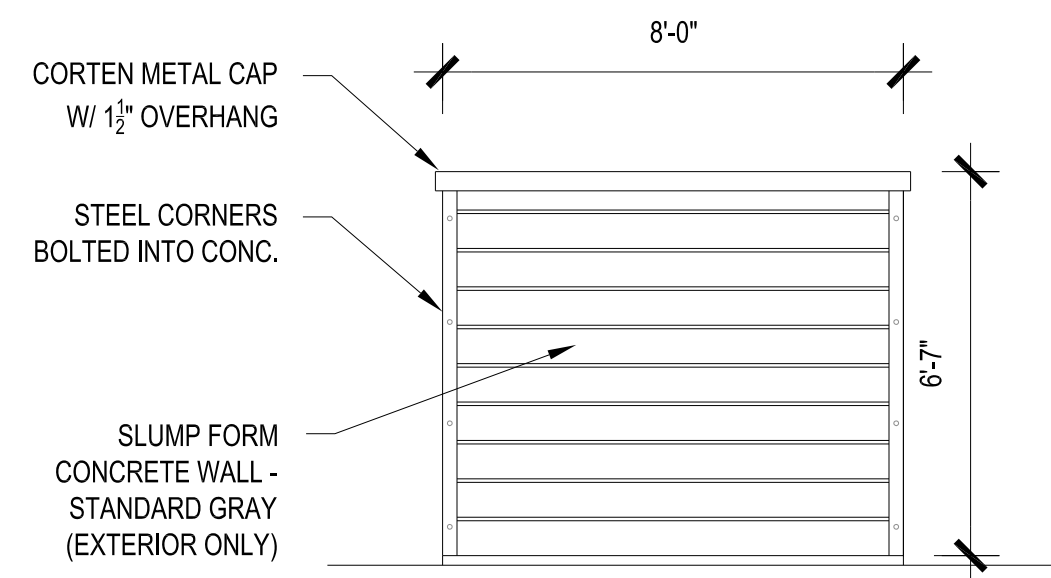


DATE:	SEPTEMBER 2015
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REVISIONS:	

SHEET TITLE:
SITE PLAN

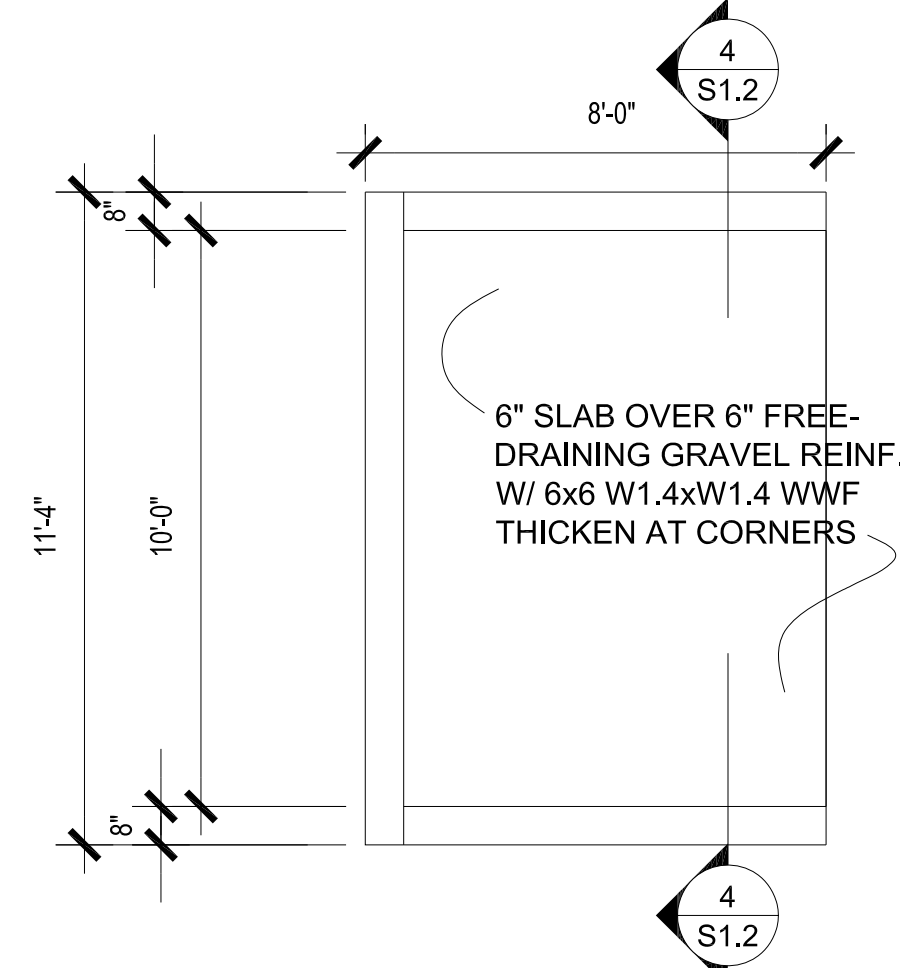
SHEET NUMBER:
S1.1





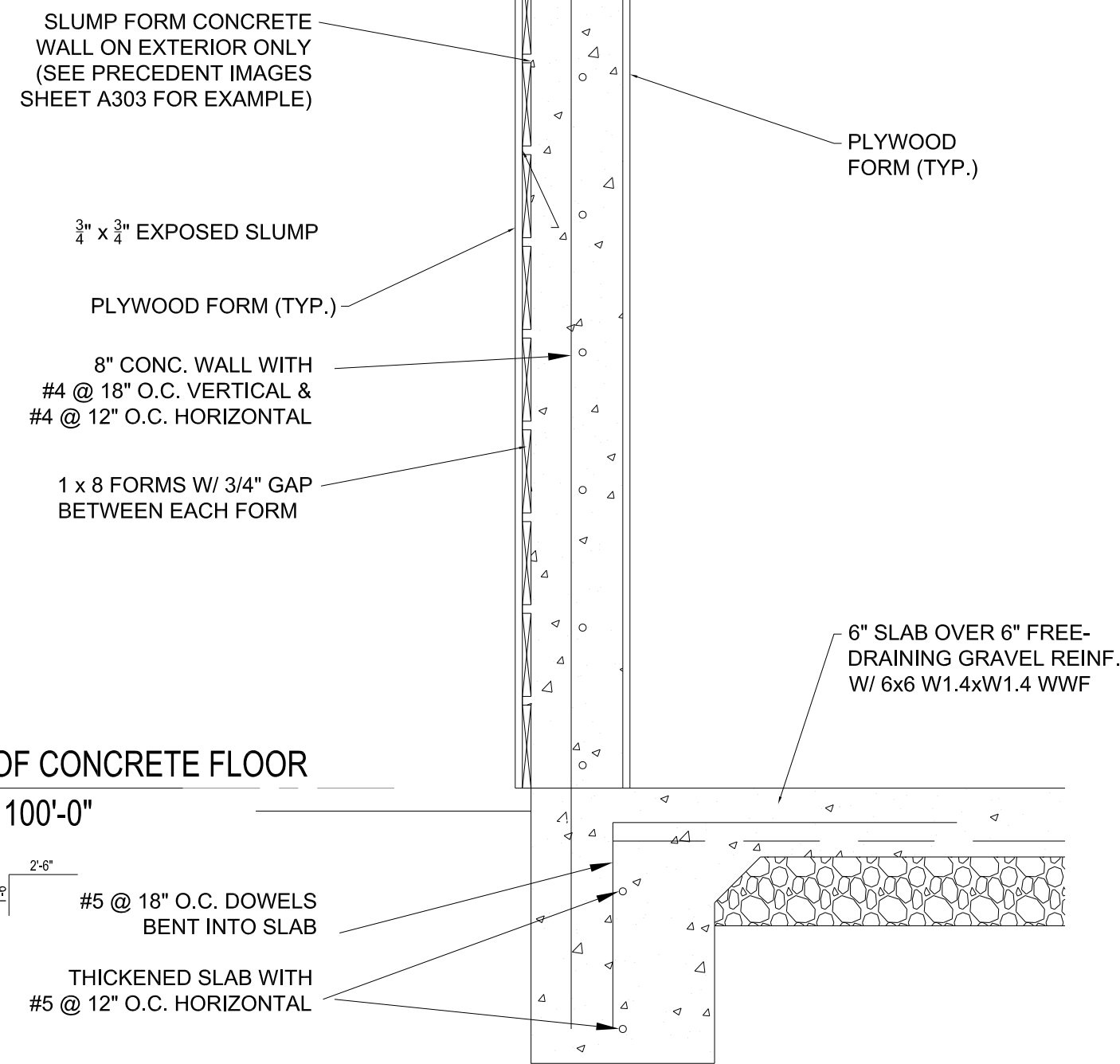
DUMPSTER MATERIAL AND COLOR EXAMPLE (WILL NOT INCLUDE SIGNAGE)

1 TRASH DUMPSTER - SIDE ELEVATION
SCALE: NTS

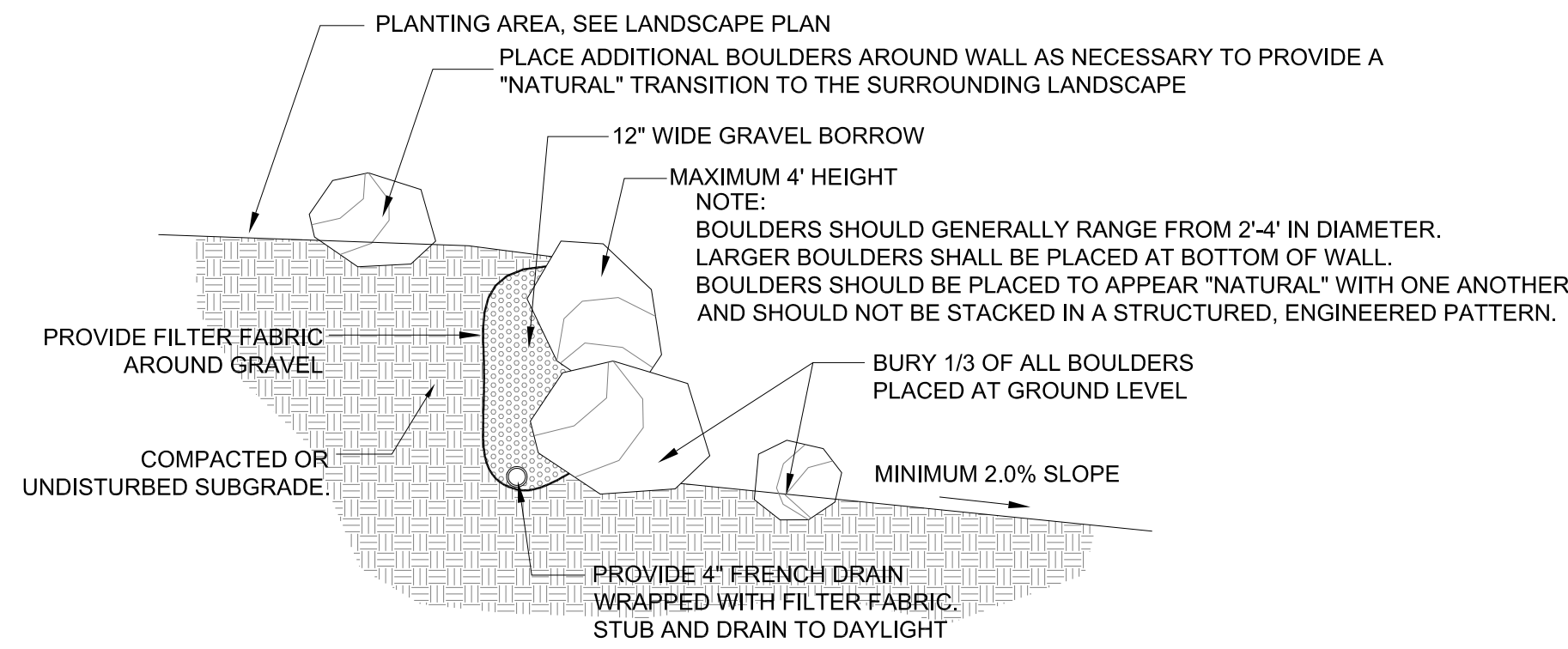


2 TRASH DUMPSTER - PLAN VIEW
SCALE: NTS

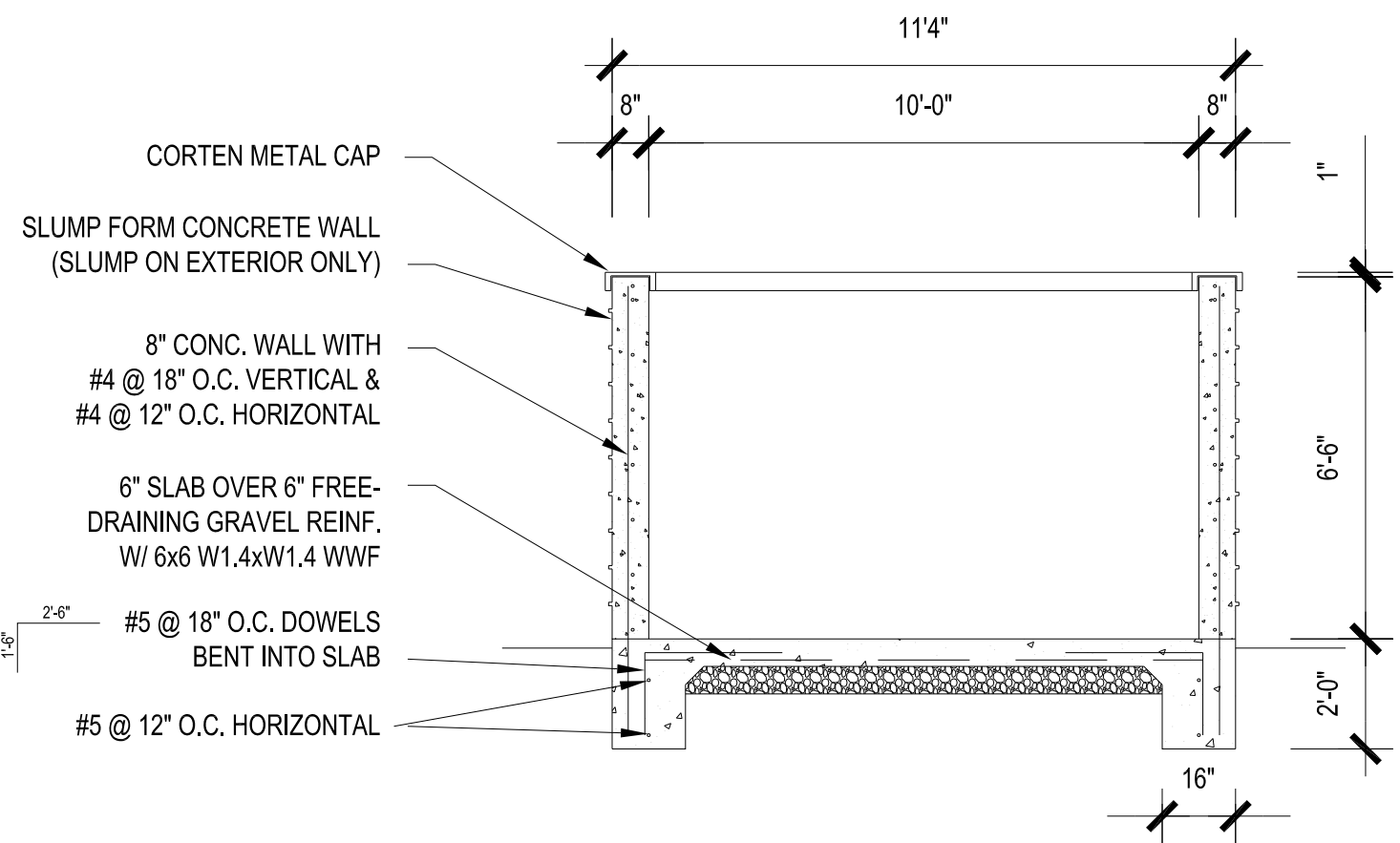
TOP OF CONCRETE
EL. = 106'-7"



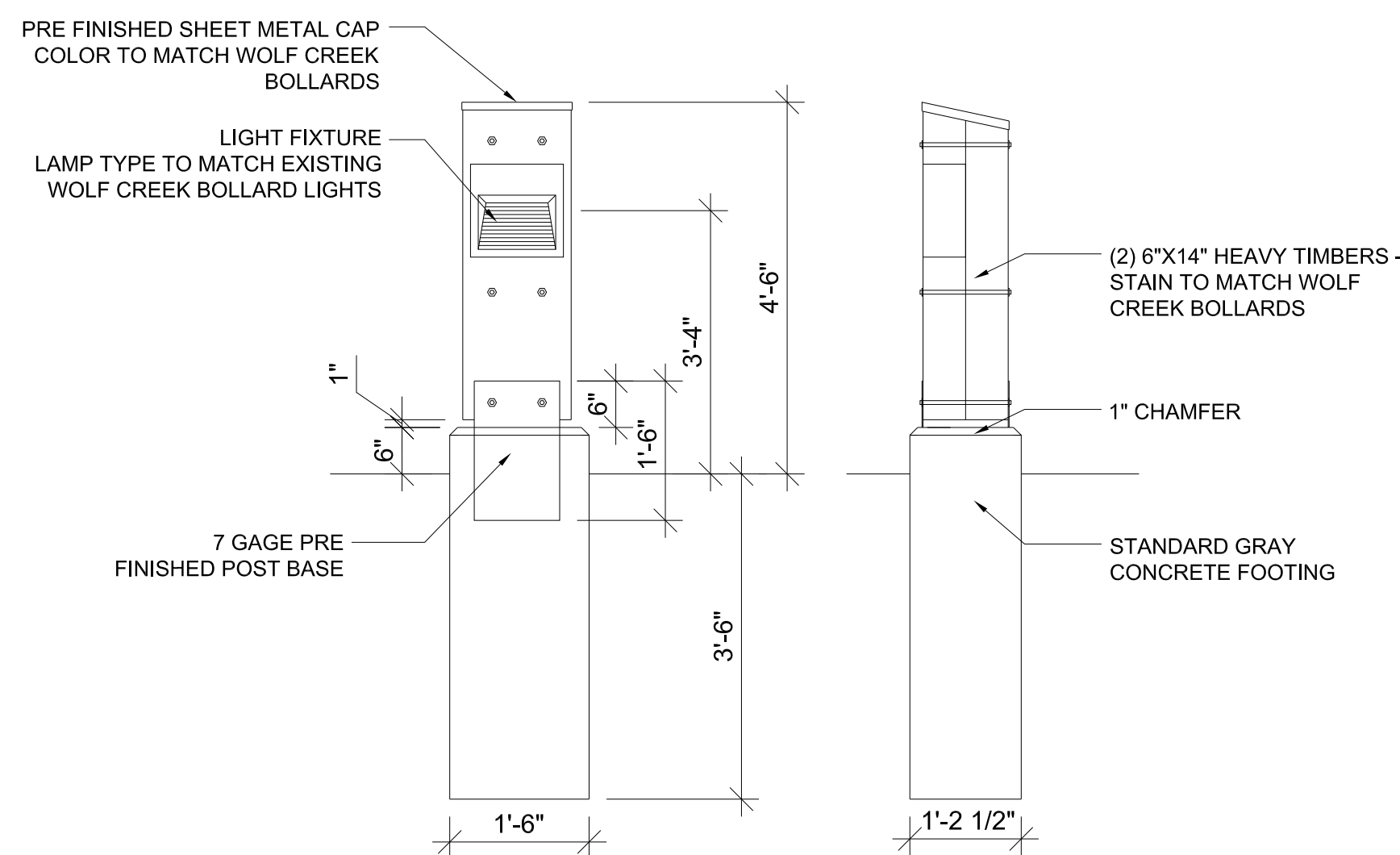
5 TRASH DUMPSTER - SLUMP FORM FRAMING DETAIL
SCALE: NTS



6 BOULDER RETAINING WALL
SCALE: NTS



3 TRASH DUMPSTER - SECTION 1
SCALE: NTS



4 BOLLARD LIGHT
SCALE: NTS

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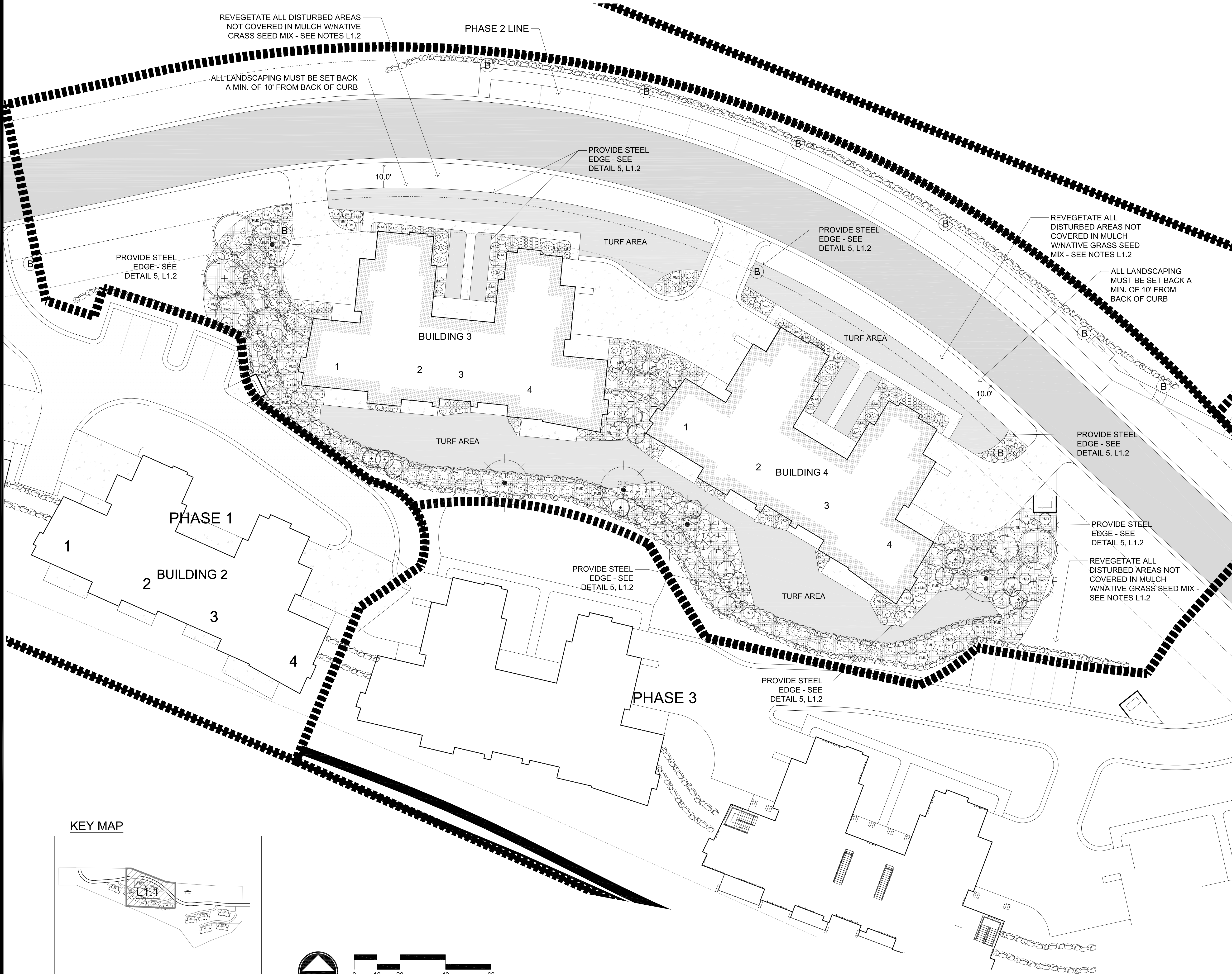


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SHEET TITLE:
SITE
DETAILS

SHEET NUMBER:

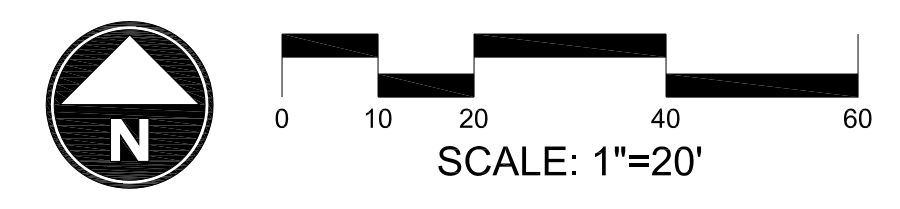
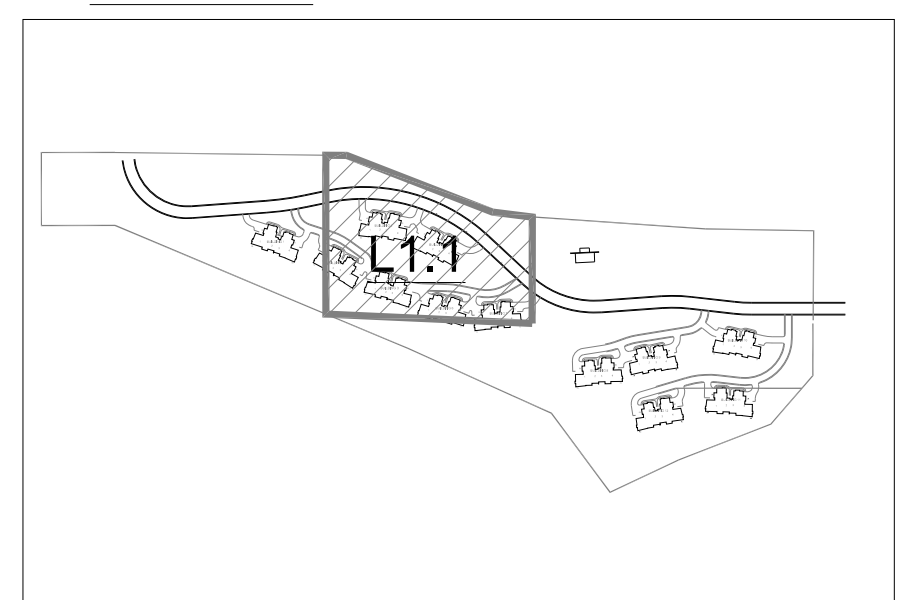
S1.2



Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
EVERGREEN TREES	
	<i>Abies lasiocarpa</i> Sub-Alpine Fir
DECIDUOUS TREES	
	<i>Prunus virginiana</i> Western Chokecherry
	<i>Populus tremula</i> 'erecta' Swedish Columnar Swedish Columnar Aspen
EVERGREEN SHRUBS	
	<i>Mahonia aquifolium</i> 'compacta' Compact Oregon Grape
	<i>Pinus mugo</i> mugo 'Dwarf' Dwarf Mugo Pine
LARGE SHRUBS 7-9' SPREAD	
	<i>Rhus aromatica</i> 'Grow Low' Grow Low Sumac
	<i>Syringa vulgaris</i> Common Purple Lilac
MEDIUM SHRUBS 5-7' SPREAD	
	<i>Physocarpus opulifolius</i> 'Dart's Gold' Ninebark
	<i>Salix purpurea</i> nana Blue Arctic Willow
	<i>Symphoricarpos alba</i> Snowberry
SMALL SHRUBS 2-5' SPREAD	
	<i>Caryopteris x clandonensis</i> 'Blue Mist' Blue Mist Spirea
PERENNIALS	
	<i>Achillea filipendulina</i> Yellow Yarrow
	<i>Fragaria vesca</i> x Lipstick Lipstick Strawberry
	<i>Nepeta faassenii</i> Dropmore Catmint
GRASSES	
	<i>Miscanthus sinensis</i> 'gracillimus' Maiden Hair Grass
	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass
MATERIALS	
	Turf
	Shredded Bark Mulch As Approved by Landscape Architect

KEY MAP



THE RIDGE TOWNHOMES

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Subdivision Application
WEBER COUNTY, UT



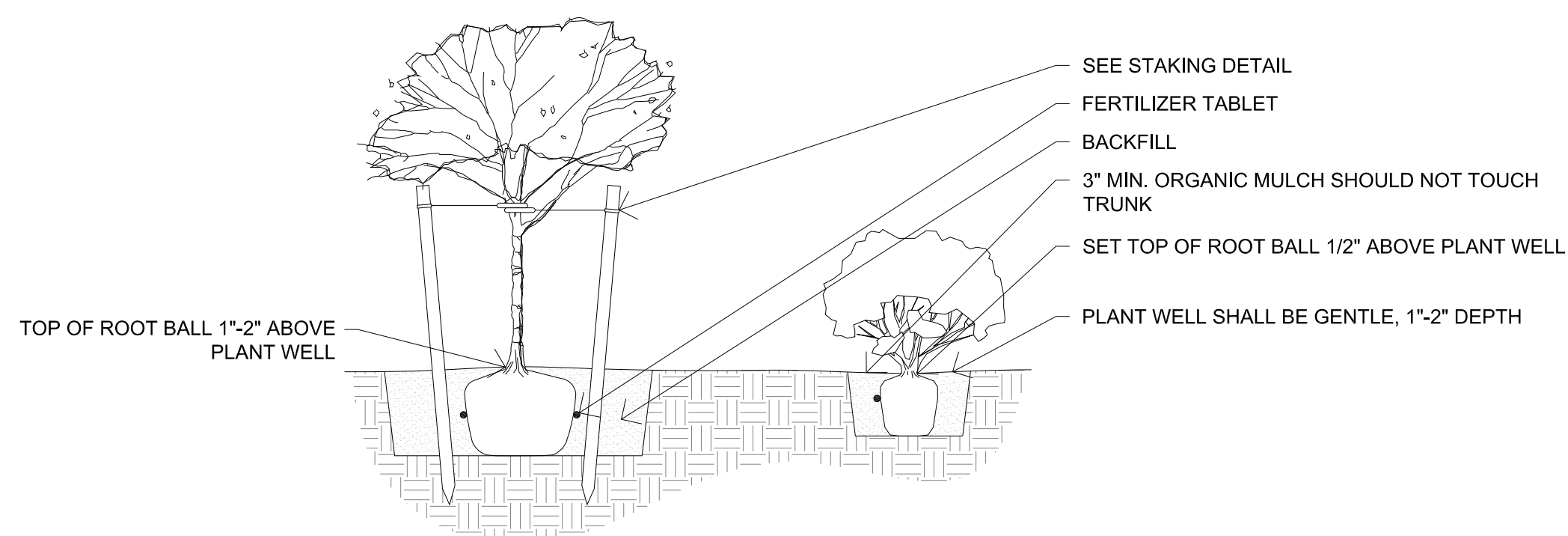
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REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

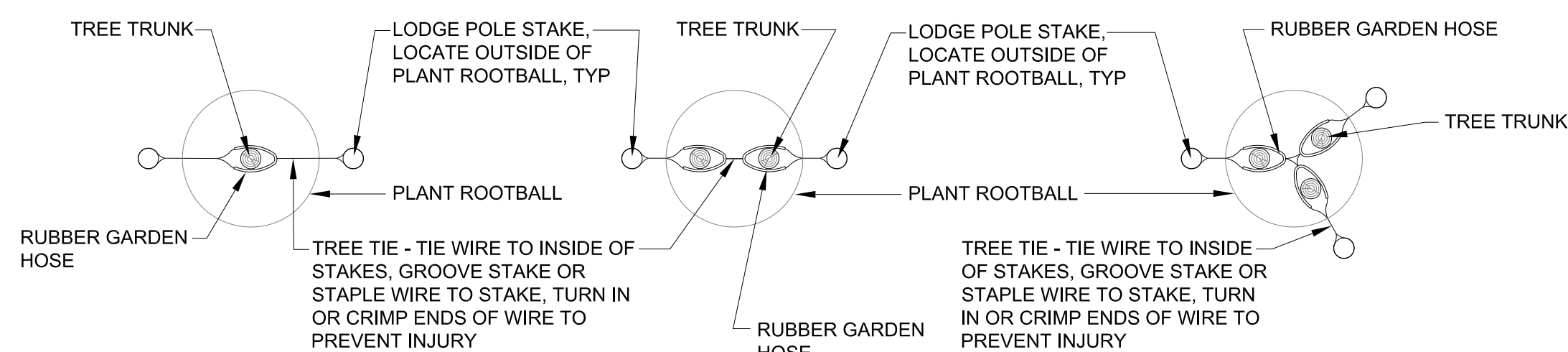
SHEET NUMBER:

L1.1

BACKFILL:
 ONE PART MULCH TO THREE PARTS NATIVE SOIL.
 PLANTING PIT SIZES:
 1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
 15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
 FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS)
 1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

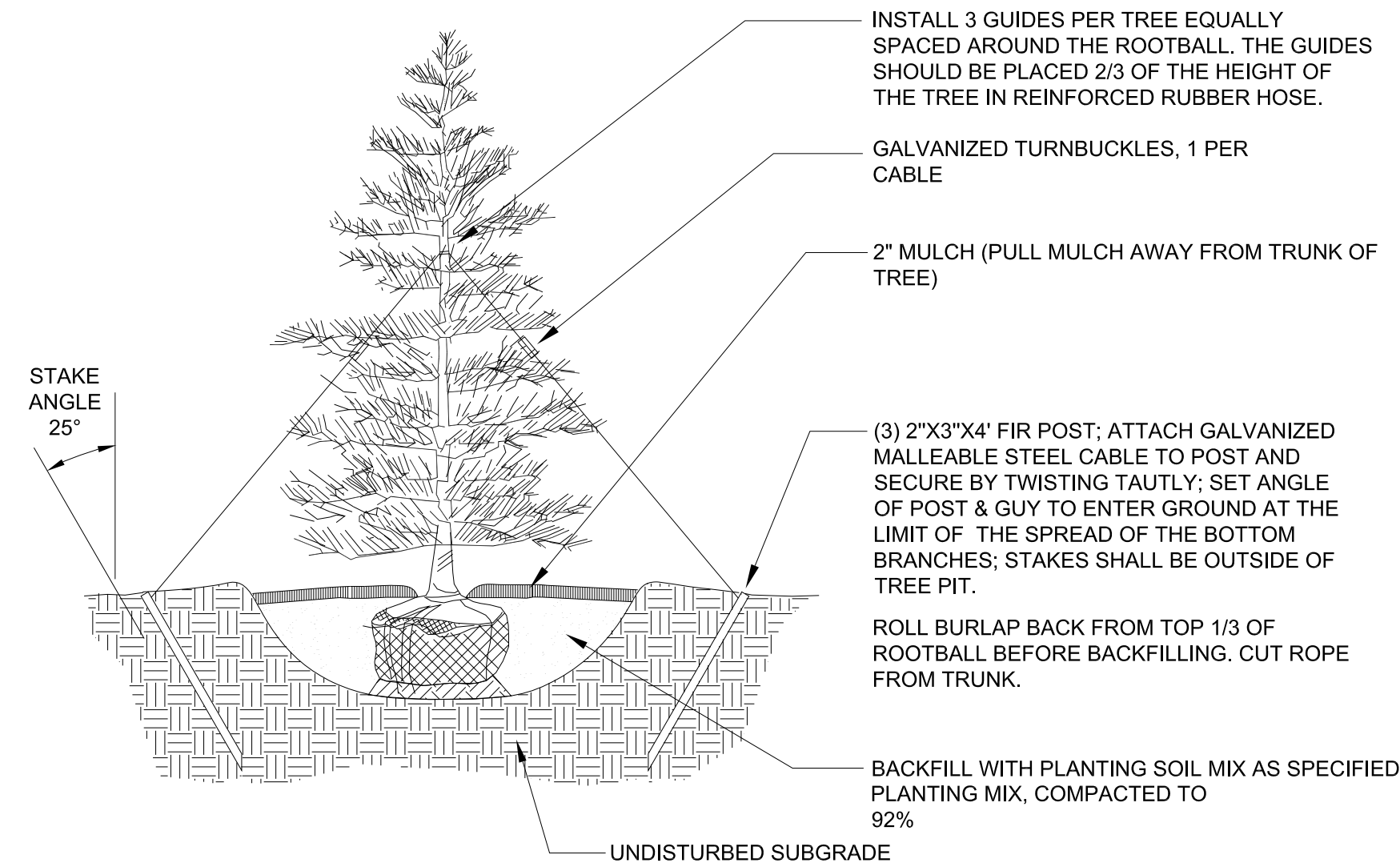


1 DECIDUOUS TREE AND SHRUB PLANTING



TREE STAKING PLAN - STANDARD TREE STAKING PLAN - MULTIPLE TREE STAKING PLAN - MULTIPLE

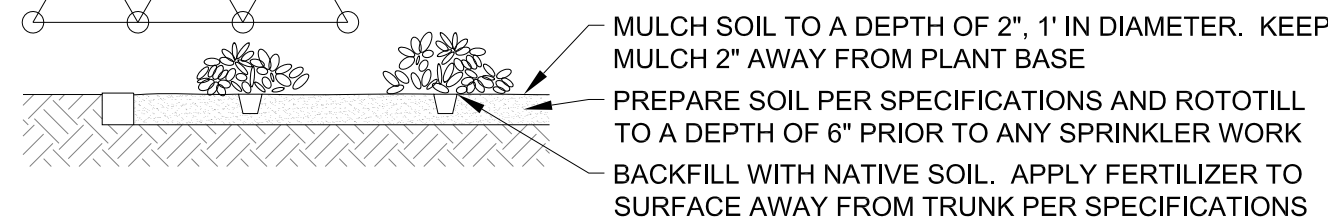
2 DECIDUOUS TREE STAKING



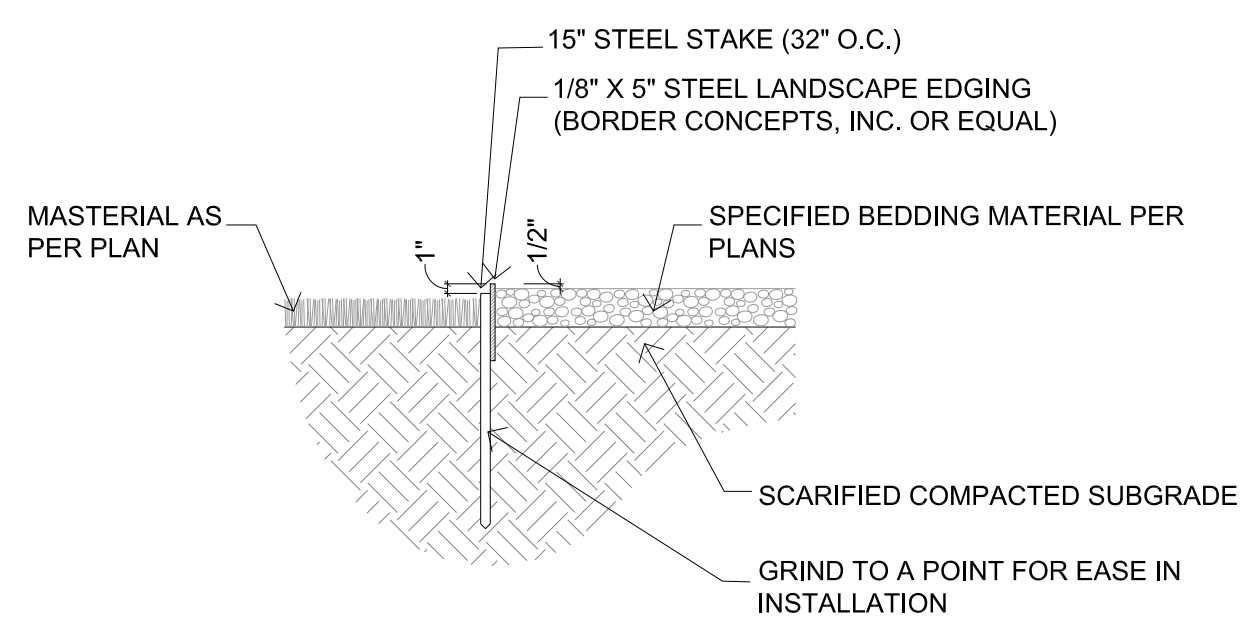
3 EVERGREEN TREE PLANTING AND STAKING

NOTE:
 ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.

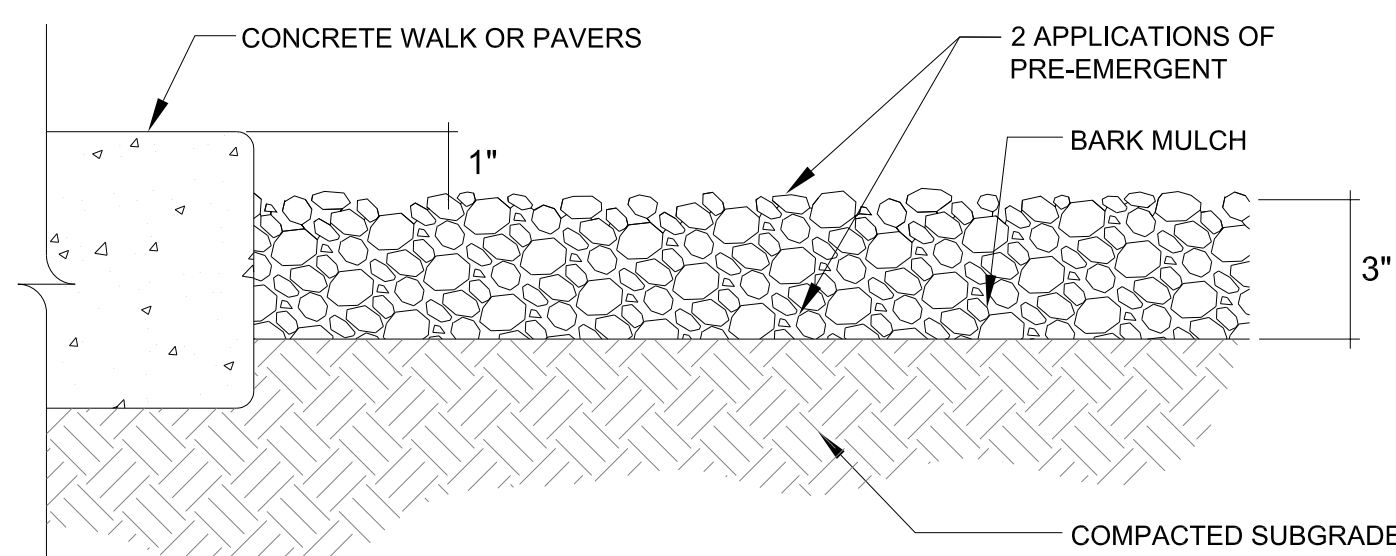
SPACING (X)	ROW (Y)
3 FT. O.C.	2.60 FT.
4 FT. O.C.	3.46 FT.



4 GROUNDCOVER SPACING



5 STEEL LANDSCAPE EDGING



NOTES:
 1. SIZE AND COLOR OF MULCH IS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.
 2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF MULCH.
 3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF MULCH IS RAKED SMOOTH AND UNIFORM.

6 LANDSCAPE MULCH

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
- THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
- THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
- THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECT'S DECISION WILL BE FINAL.
- THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
- THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
- THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
- THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.
- NATIVE GRASS SEEDING AREAS TO BE A MIXTURE OF:
 40% BIG HORN BLUE HARD FESCUE
 40% DEFIANT HARD FESCUE
 20% JAMESTOWN 4 CHEWINGS FESCUE
 SEEDING RATE: 35 LBS PLS/ACRE
- ALL DISTURBED AREAS OUTSIDE MULCHED LANDSCAPE BEDS ARE TO BE SEEDING WITH NATIVE GRASS MIXTURE.
- ALL LANDSCAPE BEDS TO BE MULCHED WITH A MINIMUM 3" SHREDDED BARK MULCH.

IRRIGATION NOTE:

- ALL PLANT MATERIALS SHOWN ON THE DRAWING SHALL BE SERVICED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL SHRUB BED AREAS, INCLUDING TREES SHALL BE IRRIGATED WITH A LOW PRESSURE DRIP IRRIGATION SYSTEM. ALL GRASS AREAS, EITHER NATIVE OR MANICURED SHALL BE IRRIGATED WITH A BROADCAST IRRIGATION SYSTEM.
- THE CONTRACTOR IS TO HAVE A QUALIFIED IRRIGATION SYSTEM SPECIALIST PREPARE A DESIGN FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SUBMIT DRAWINGS TO THE ENGINEER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO THE SYSTEM INSTALLATION.
- UNDERGROUND IRRIGATION SYSTEM DRAWINGS SHALL BE PREPARED ON 24"X 36" SHEETS, NEATLY DRAWN AND VERY LEGIBLE. DRAWINGS ARE TO INCLUDE HEAD SPACING, TYPES OF HEADS, PIPING WITH SIZES, VALVES, FITTINGS AND ALL OTHER ITEMS REQUIRED FOR PROPER INSTALLATION OF THE SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES PRIOR TO PLACEMENT OF HARD IMPROVEMENTS. COORDINATE WITH THE GENERAL CONTRACTOR.
- THE UTILITY CONTRACTOR IS TO PROVIDE AN IRRIGATION SYSTEM CONNECTION TO EITHER THE CULINARY OR SECONDARY WATER LINE WITH A BACK FLOW PREVENTION DEVICE, AS APPLICABLE, WITHIN STATE AND LOCAL JURISDICTIONAL CODES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THIS ITEM WITH THE UTILITY CONTRACTOR. IF SECONDARY WATER IS USED, THE SYSTEM SHALL BE FILTERED WITH A CLEANABLE FILTER SYSTEM.
- THE IRRIGATION CONTROL BOX SHALL BE LOCATED AT THE DIRECTION OF THE PROJECT MANAGER/OWNER.

Plant Schedule

QUANTITY	SYMBOL	BOTANICAL/Common NAME	INSTALLED SIZE
EVERGREEN TREES			
7	(Symbol)	<i>Abies lasiocarpa</i> Sub-Alpine Fir	6-8' Hgt.
DECIDUOUS TREES			
5	(Symbol)	<i>Prunus virginiana</i> Western Chokecherry	2" CAL.
18	(Symbol)	<i>Populus tremula 'erecta'</i> Swedish Columnar Swedish Columnar Aspen	2" CAL.
EVERGREEN SHRUBS			
22	(Symbol)	<i>Mahonia aquifolium 'compacta'</i> Compact Oregon Grape	5 Gal.
61	(Symbol)	<i>Pinus mugo murgus 'Dwarf'</i> Dwarf Mugo Pine	5 Gal.
LARGE SHRUBS 7-9' SPREAD			
16	(Symbol)	<i>Rhus aromatica 'Grow Low'</i> Grow Low Sumac	5 Gal.
7	(Symbol)	<i>Syringa vulgaris</i> Common Purple Lilac	5 Gal.
MEDIUM SHRUBS 5-7' SPREAD			
50	(Symbol)	<i>Physocarpus opulifolius 'Dart's Gold'</i> Ninebark	5 Gal.
3	(Symbol)	<i>Salix purpurea nana</i> Blue Arctic Willow	5 Gal.
15	(Symbol)	<i>Symphoricarpos alba</i> Snowberry	5 Gal.
SMALL SHRUBS 2-5' SPREAD			
15	(Symbol)	<i>Caryopteris x clandonensis 'Blue Mist'</i> Blue Mist Spirea	5 Gal.
PERENNIALS			
56	(Symbol)	<i>Achillea filipendulina</i> Yellow Yarrow	1 Gal.
80	(Symbol)	<i>Fragaria vesca x Lipstick</i> Lipstick Strawberry	FLATS
58	(Symbol)	<i>Nepeta faassenii</i> Dropmore Catmint	1 Gal.
GRASSES			
31	(Symbol)	<i>Miscanthus sinensis 'gracillimus'</i> Maiden Hair Grass	1 Gal.
43	(Symbol)	<i>Panicum virgatum 'Shenandoah'</i> Shenandoah Switch Grass	1 Gal.
MATERIALS			
10,746 S.F.	(Symbol)	Turf	50D
117 C.Y.	(Symbol)	Shredded Bark Mulch As Approved by Landscape Architect	3" Depth

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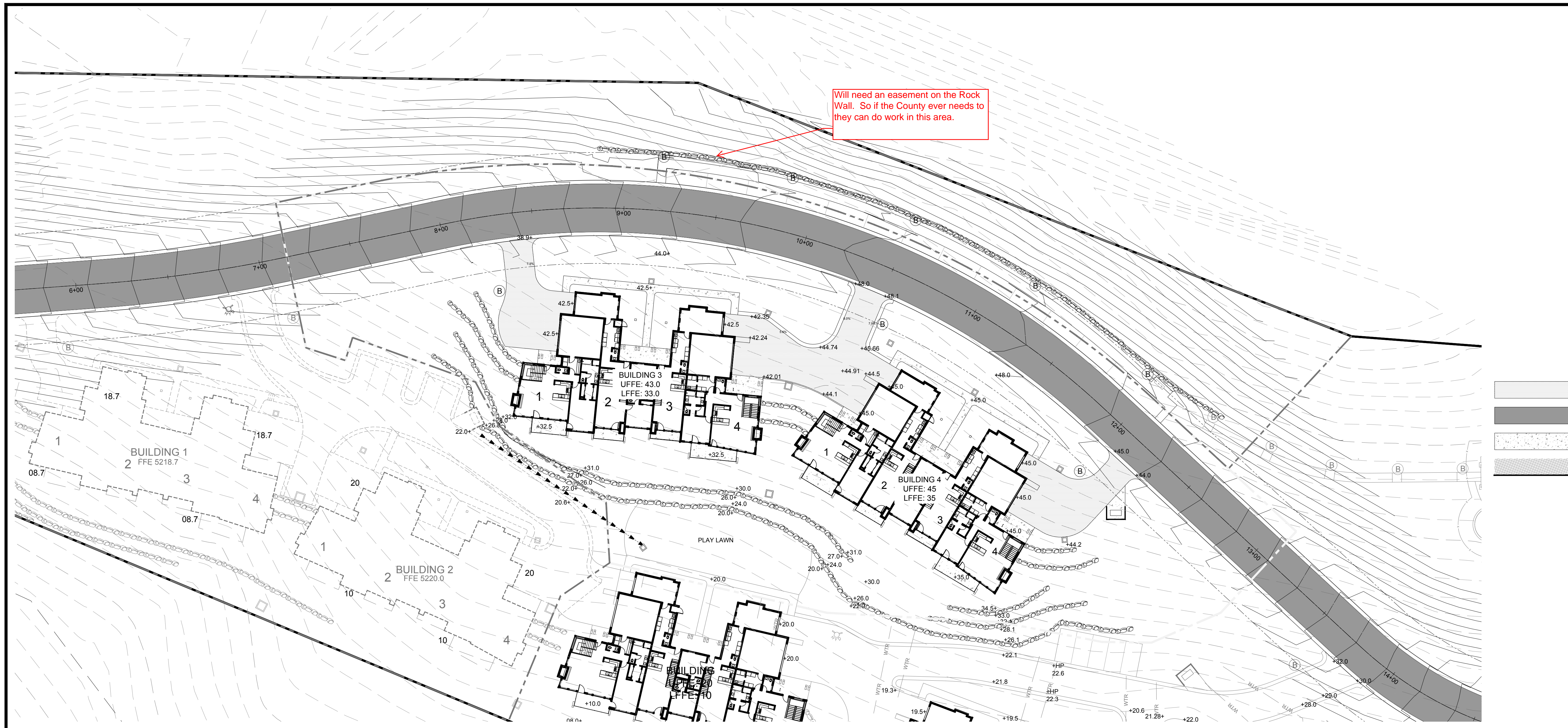


DATE:	SEPTEMBER 2015
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REVISIONS:	

SHEET TITLE:
 LANDSCAPE
 DETAILS

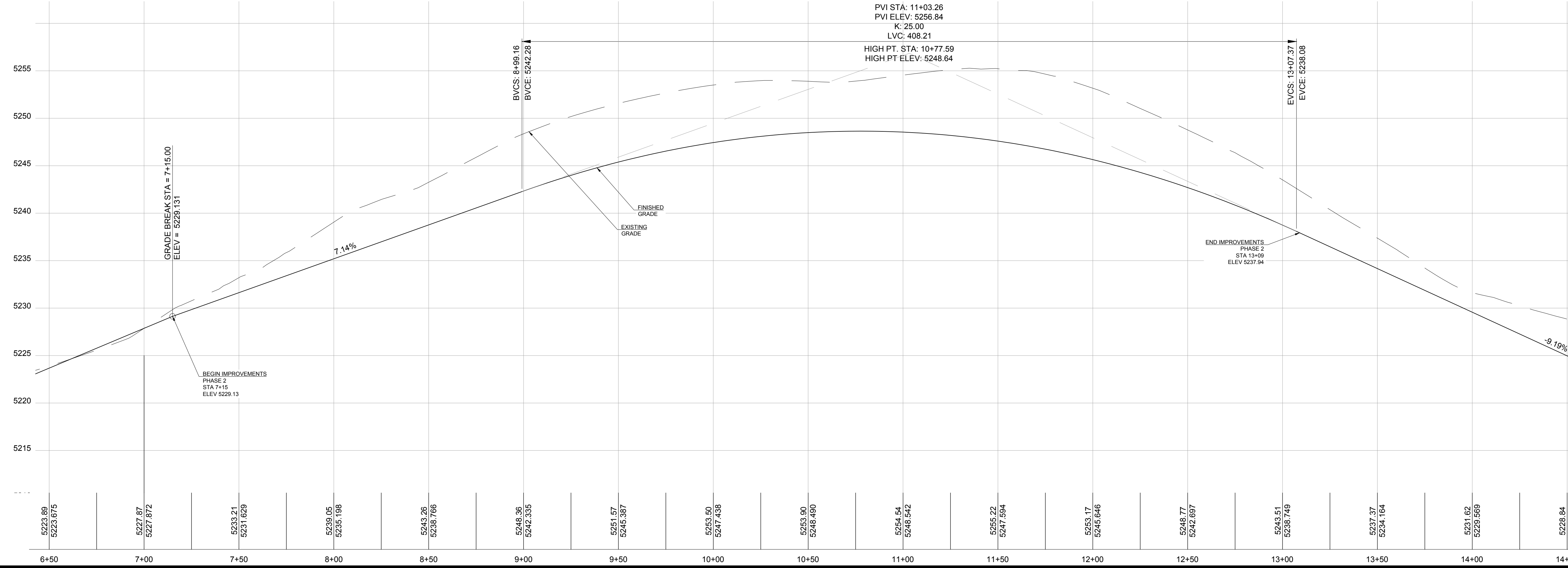
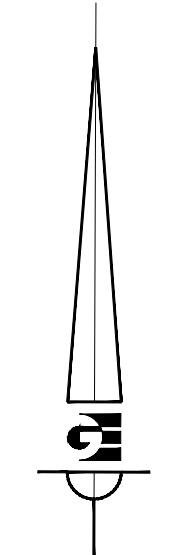
SHEET NUMBER:

L1.2



Will need an easement on the Rock Wall. So if the County ever needs to they can do work in this area.

- Regular Asphalt
- Heavy Duty Asphalt
- Concrete Sidewalk
- Proposed Building

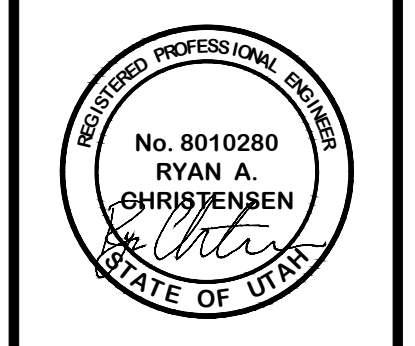


NOTICE:
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.
 Call BLUE STAKES BEFORE YOU Dig
 1-800-662-4111
 UNDERGROUND SERVICE (USA)

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.

SEE NOTES ON SHEET C2
 DEVELOPER:
 LEWIS HOMES
 ERIC HOUSEHOLDER
 801-389-0040

SCALE	1"=30'
DATE	FEBRUARY 2014
DESIGN	RC
DRAWN	DTB
CHECKED	TN
REVISIONS	DESCRIPTION
DATE	



PLAN AND PROFILE
 THE RIDGE - PHASE 2
 LEWIS HOMES
 EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

STORM DRAIN KEY NOTES

- ① 1' INLET - RIM 5240.0 FL 5237.3
- ② 6" SD 21 LF @ 0.5% MIN
- ③ 1' INLET - RIM 5240.0 FL 5237.4
- ④ 6" SD 16 LF @ 0.5% MIN
- ⑤ 1' INLET - RIM 5241.0 FL 5237.0
- ⑥ 6" SD 17 LF @ 0.5% MIN
- ⑦ 1' INLET - RIM 5241.0 FL 5236.9
- ⑧ 6" SD 22 LF @ 0.5% MIN



GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY WEBER COUNTY AND WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT (WCWSID).
2. 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.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH 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 MINIMAL DISRUPTION OF SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
8. 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 OWNER.
9. 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.
10. 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.
11. THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

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.

STORM SEWER GENERAL NOTES

1. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. STORM DRAIN PIPE WITHIN THE ROADWAY SHALL BE 15" DIAM. MIN. RCP CLASS III. LINES OUTSIDE OF ROADWAY SHALL BE PVC SDR 35.
2. 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 OGDEN CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
3. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED PRIOR TO FINAL ACCEPTANCE.
4. ALL STORM DRAIN PIPES IN THE PUBLIC RIGHT-OF-WAY SHALL BE RCP CL III.
5. 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".
6. 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.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WCWSID 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 THE WCWSID STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED 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.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND DIRECTION FROM SOILS REPORT (GEOSTRATA 12/31/13).
2. MAXIMUM SLOPES SHALL BE 2.5:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED (SEE NOTE 12).
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE SOILS REPORT. MINIMUM COMPACTION TESTS AT 1 FT LIFTS.
4. IN AREAS WHERE BASEMENT ELEVATIONS ARE GREATER THAN 4 FT BELOW EXISTING GROUND - FOUNDATION DRAINAGE SHALL BE INSTALLED PER THE SOILS REPORT. IT IS ASSUMED THAT FOUNDATION DRAINAGE WILL BE REQUIRED ON THE NORTH SIDE OF BUILDING 2.
5. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
6. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
7. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKINGS PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
 1. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH WATER UTILITY TO OBTAIN A WATER METER.
 2. IF WATER IS ENCOUNTERED ON CUT SLOPES, PERFORATED LAND DRAIN OR OTHER GROUNDWATER MITIGATION SHALL BE INSTALLED TO DIRECT WATER TO ROADWAY OR STORM DRAIN. WHERE SITE CONDITIONS ALLOW, ROCK WALLS MAYBE USED TO MINIMIZE CUT SLOPE. WALLS WILL BE CONSTRUCTED IN ACCORDANCE WITH RETAINING WALL DETAIL ON THE SITE DETAILS SHEET.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION, 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.

WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WCWSID STANDARDS AND SPECIFICATIONS AND PLANS. CULINARY WATERLINES SHALL BE DUCTILE IRON CLASS 52. ALL SECONDARY WATERLINES SHALL BE PVC C900 R 14.
2. TRUST 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 CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR IN COORDINATION WITH THE DISTRICT.
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 HWID AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. CONTRACTOR SHALL COORDINATE CONNECTION TO THE WATER LINE WITH THE DISTRICT.
7. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE DUCTILE IRON.
9. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE DISTRICT.
10. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
11. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
12. WATER METERS SHALL BE MARKED WITH IDENTIFICATION NUMBER AS SHOWN ON PLANS.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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 ON 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

If the road ends here, where will the drainage go to?

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig
1-800-662-4111
UNDERGROUND SERVICE CORP.

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.

SCALE	1"=30'
DATE	FEBRUARY 2014
DESIGN	RC
DRAWN	DTB
CHECKED	TN

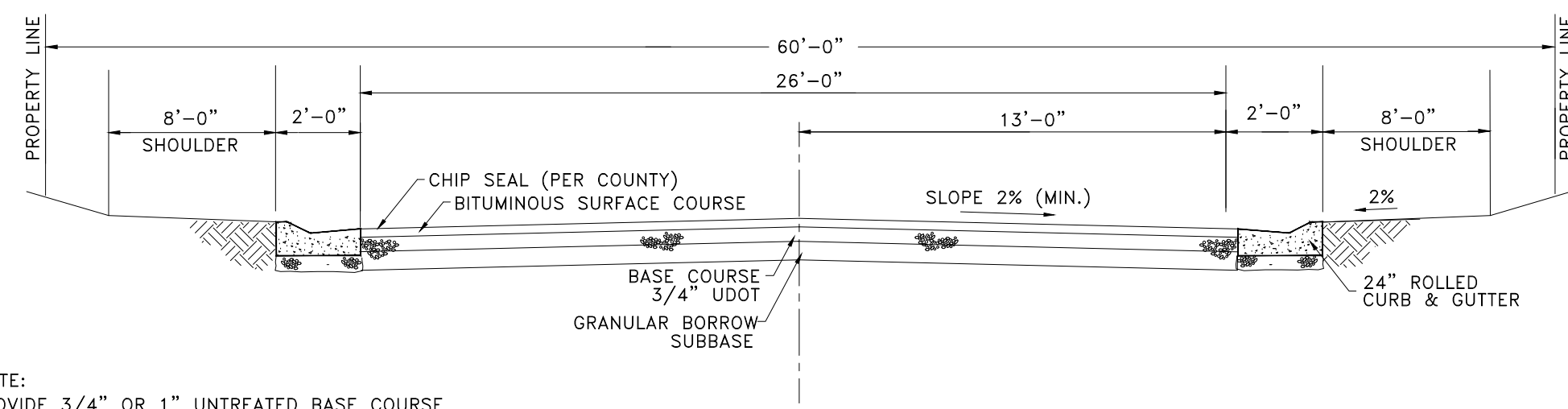
REVISIONS	DESCRIPTION
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UTILITY PLAN
THE RIDGE - PHASE 2
LEWIS HOMES
EDEN, WEBER COUNTY, UTAH

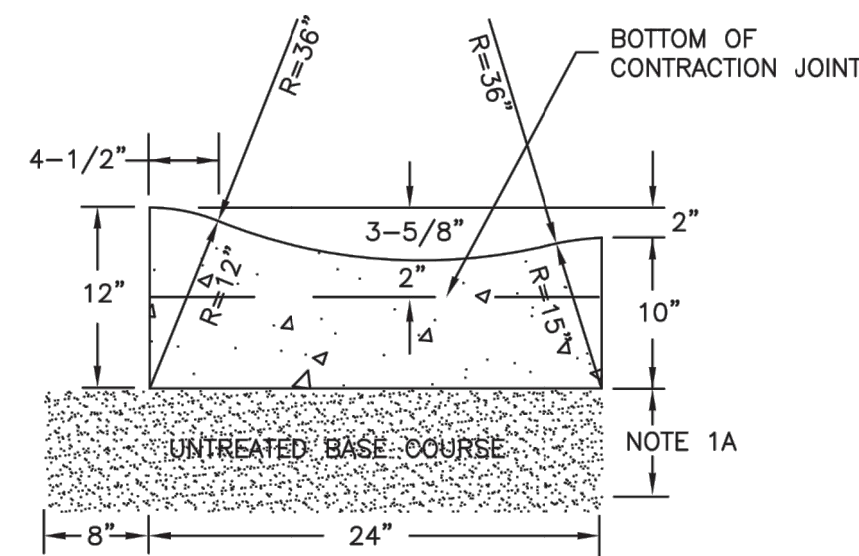
GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



NOTE: PROVIDE 3/4" OR 1" UNTREATED BASE COURSE 6" THICKNESS UNDER CURB AND GUTTER

ROAD CROSS SECTION
N.T.S.



24" ROLLED CURB AND GUTTER
N.T.S.

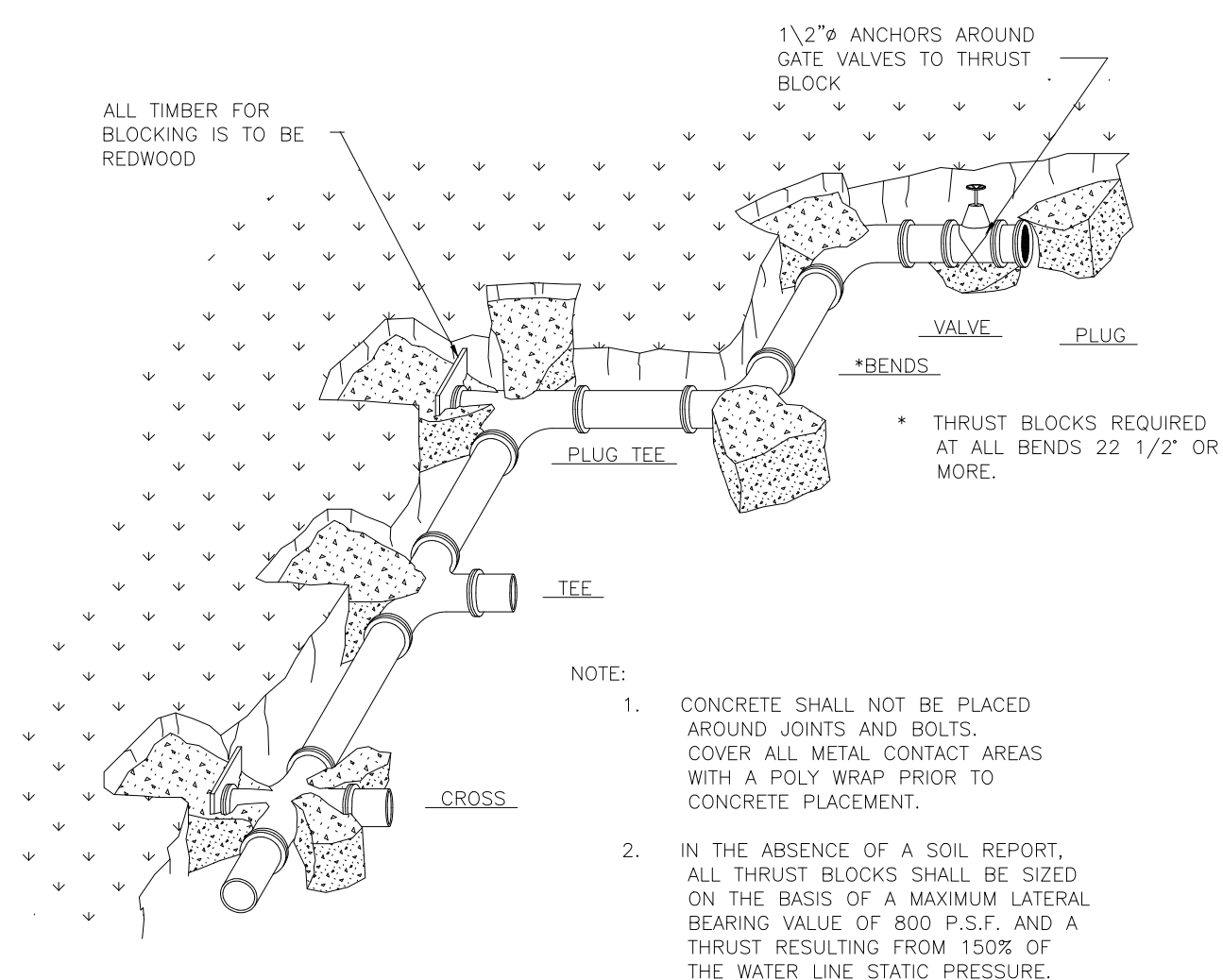
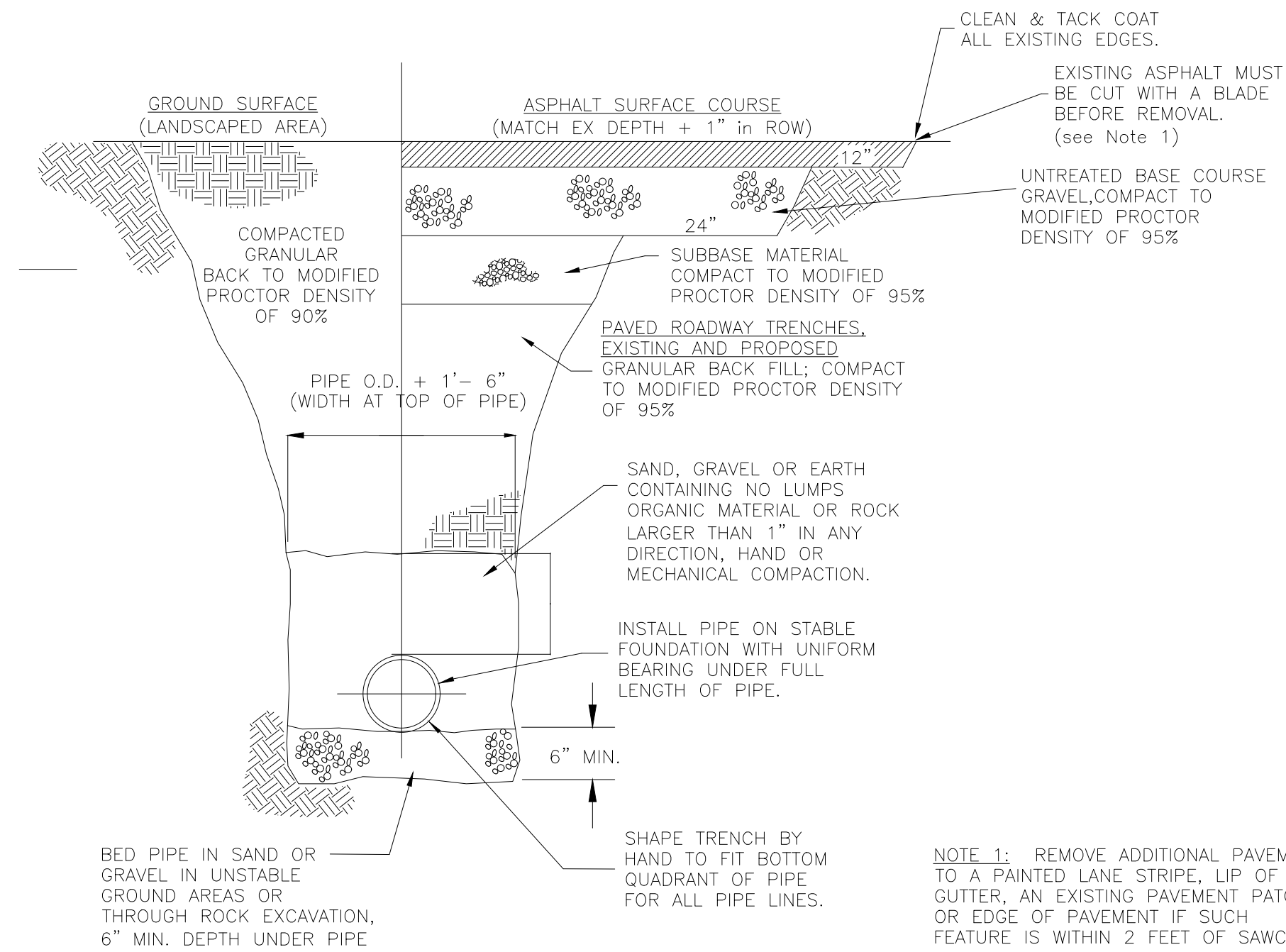


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

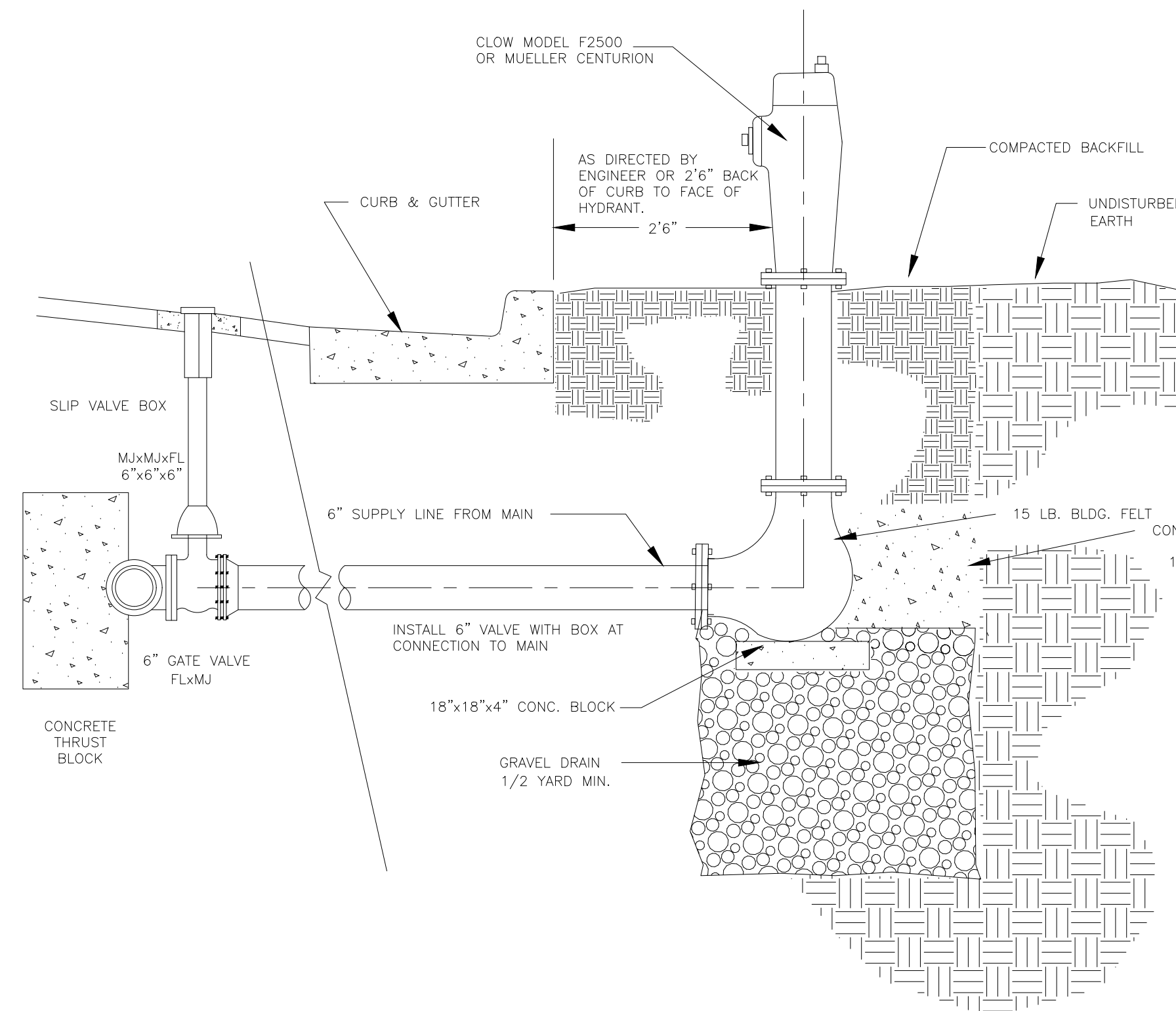
SIZE	BENDS				TEES	GATE VALVES	DEAD ENDS	CROSSW/FRANCH 2 BRAY PLUGGED	CROSSW/FRANCH 2 BRAY PLUGGED
	90°	45°	22 1/2°	11 1/2°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

*SIZE IS BRANCH SIZE.
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

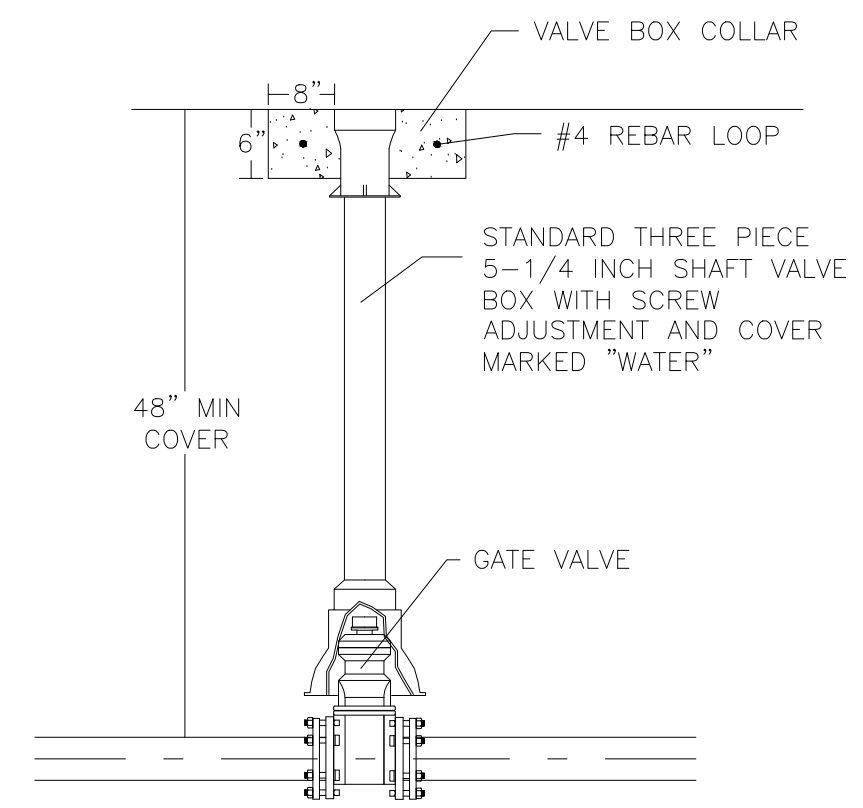
THRUST BLOCKING DETAIL
APPLIES TO ALL PRESSURE PIPE



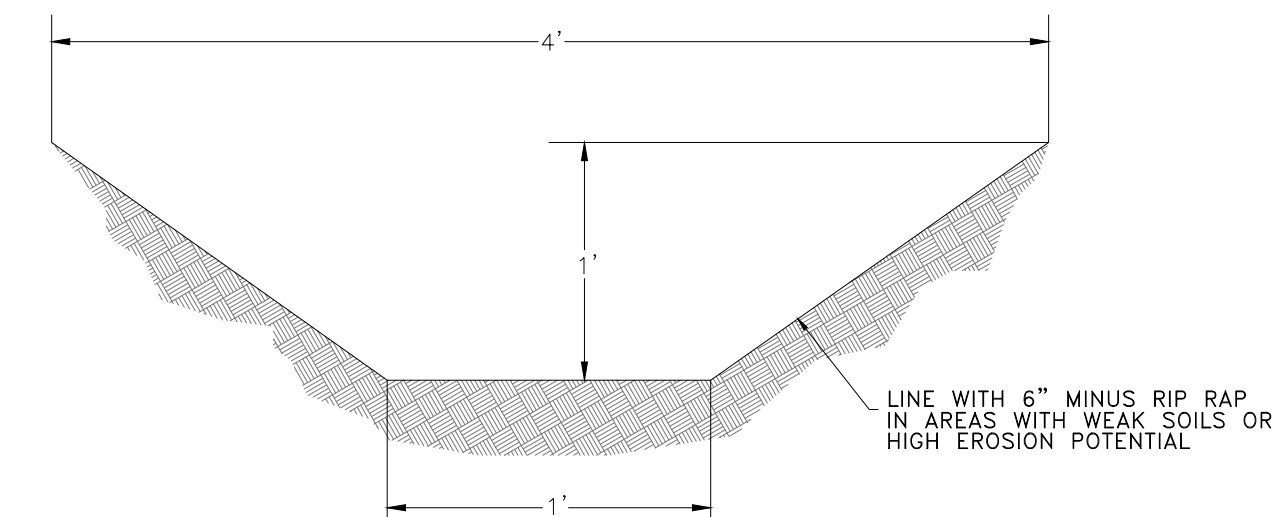
TYPICAL TRENCH SECTION
N.T.S.



TYPICAL WATER HYDRANT INSTALLATION DETAIL
N.T.S.

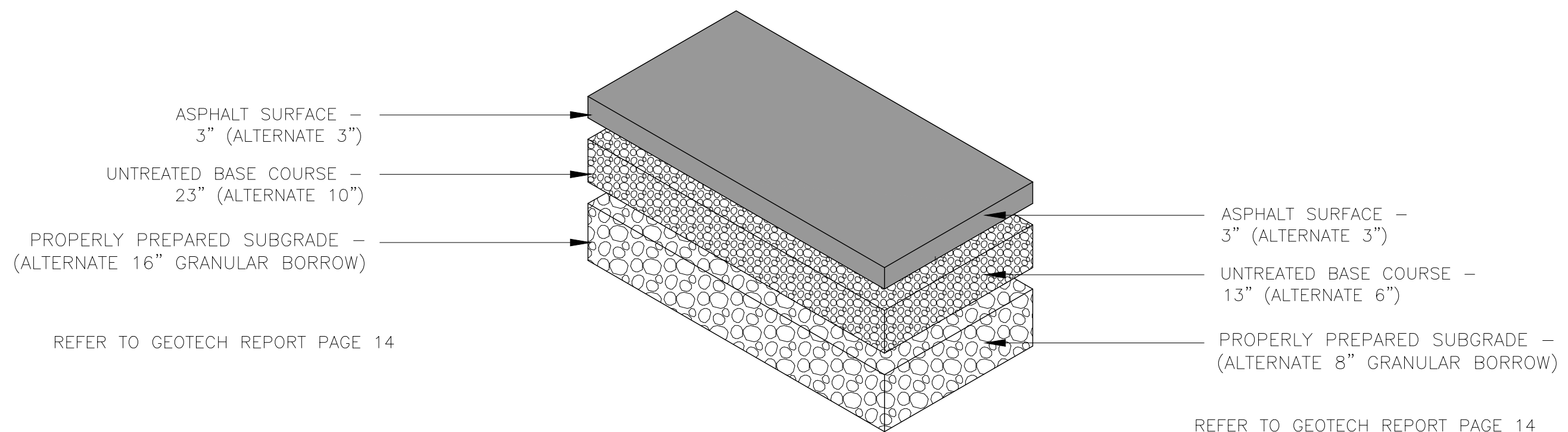


GATE VALVE DETAIL
N.T.S.



DRAINAGE DITCH
N.T.S.

NOTE 1: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, LIP OF GUTTER, AN EXISTING PAVEMENT PATCH OR EDGE OF PAVEMENT IF SUCH FEATURE IS WITHIN 2 FEET OF SAWCUT.



TYPICAL HEAVY DUTY ASPHALT PAVING
N.T.S.

TYPICAL REGULAR ASPHALT PAVING
N.T.S.

SCALE	N.T.S.
DATE	FEBRUARY 2004
DESIGN	RC
DRAWN	DJB
CHECKED	TN

REVISIONS

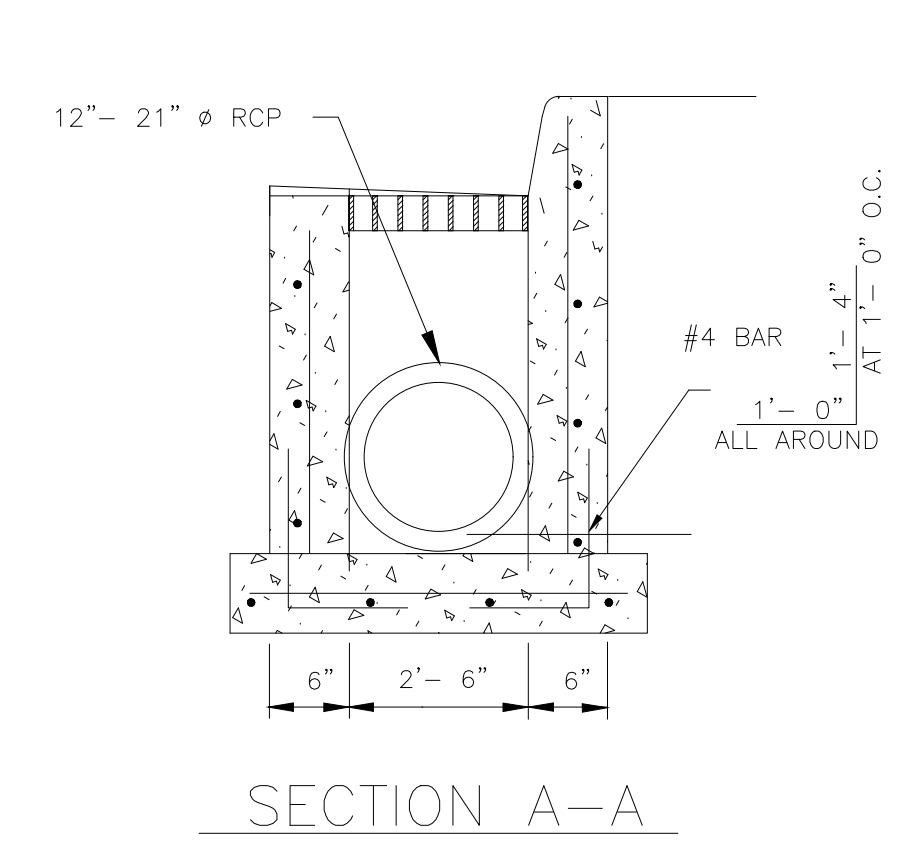
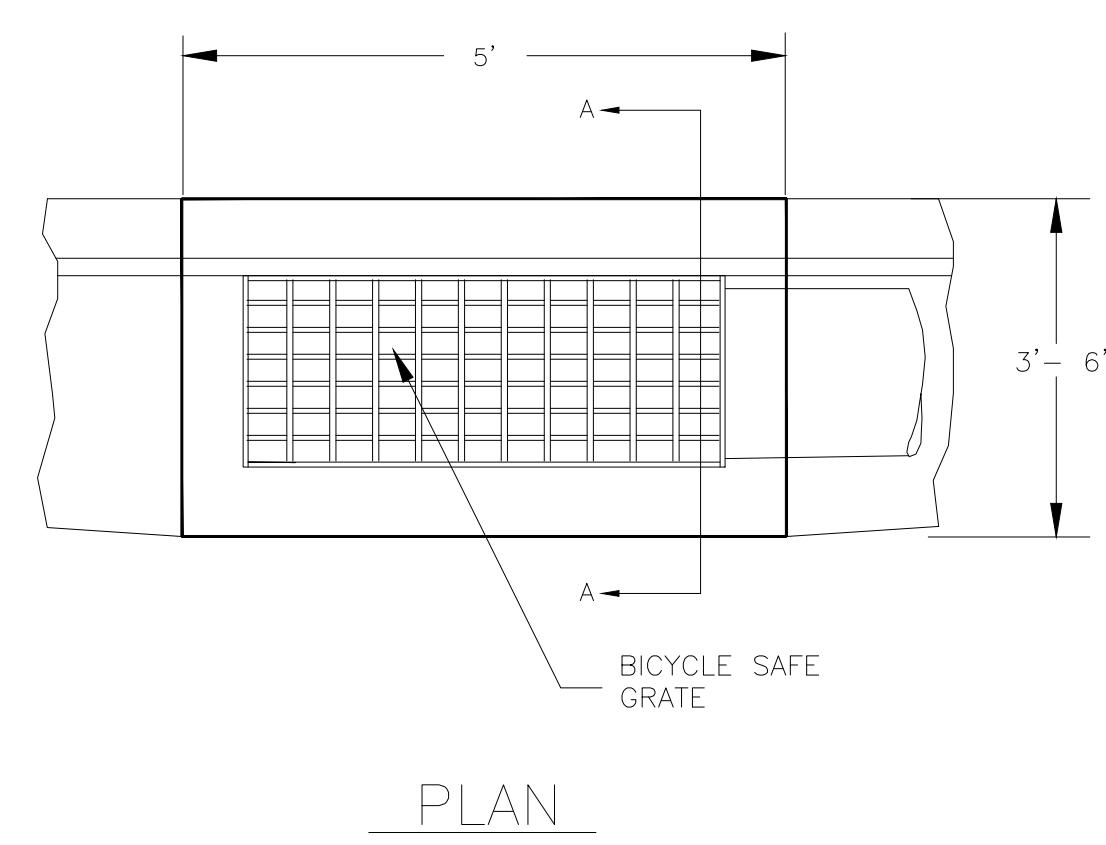
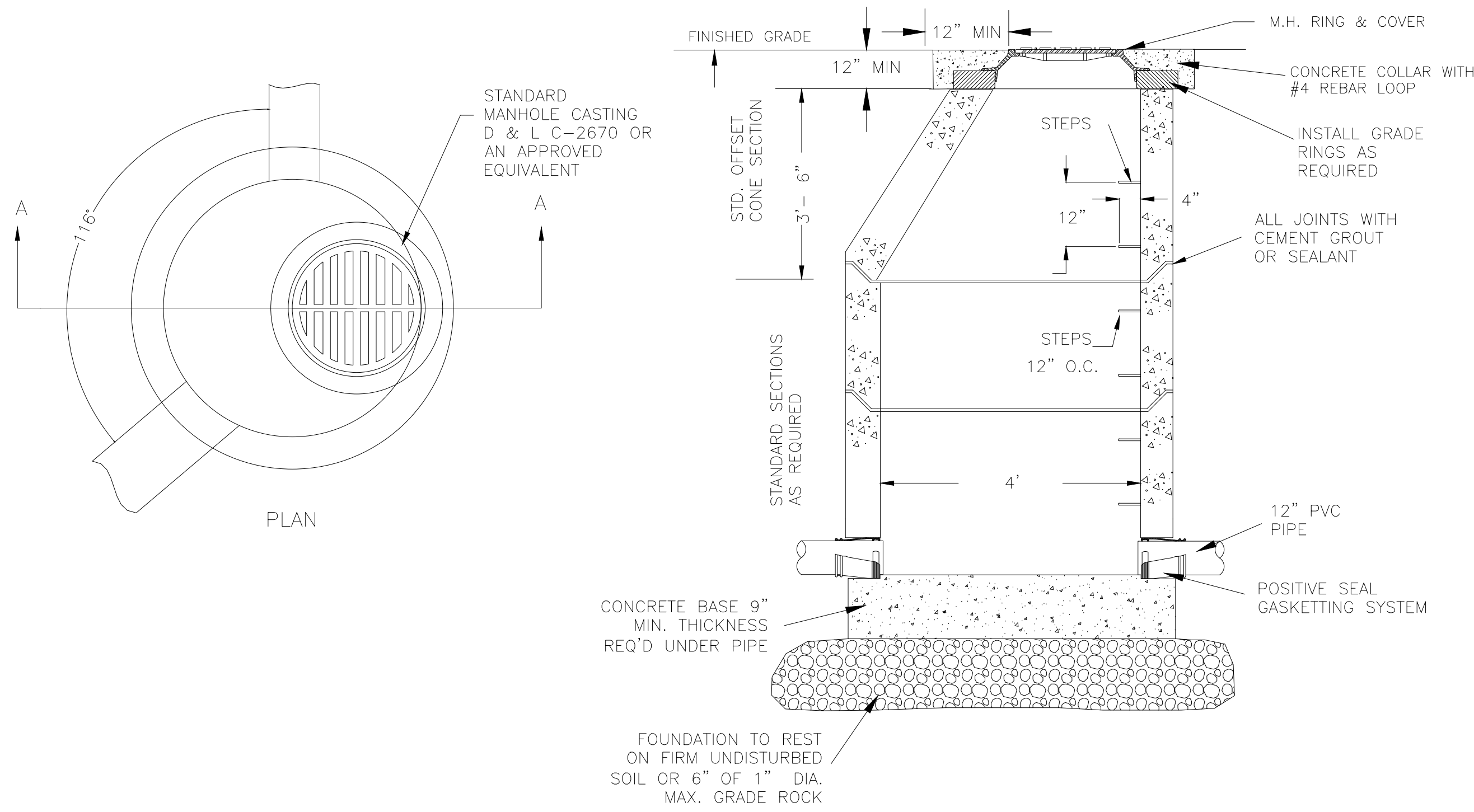
DATE	DESCRIPTION

DWG.

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

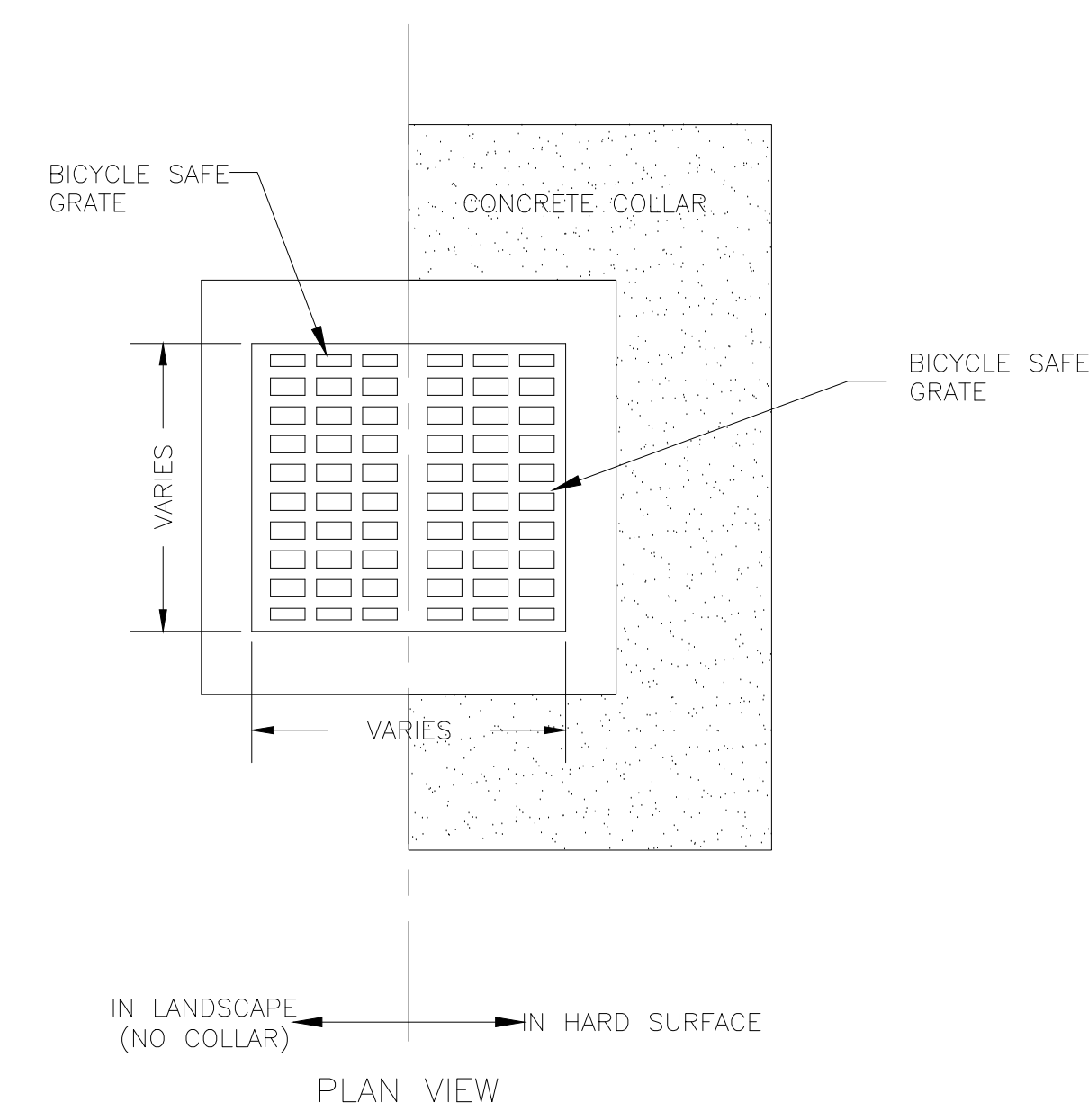
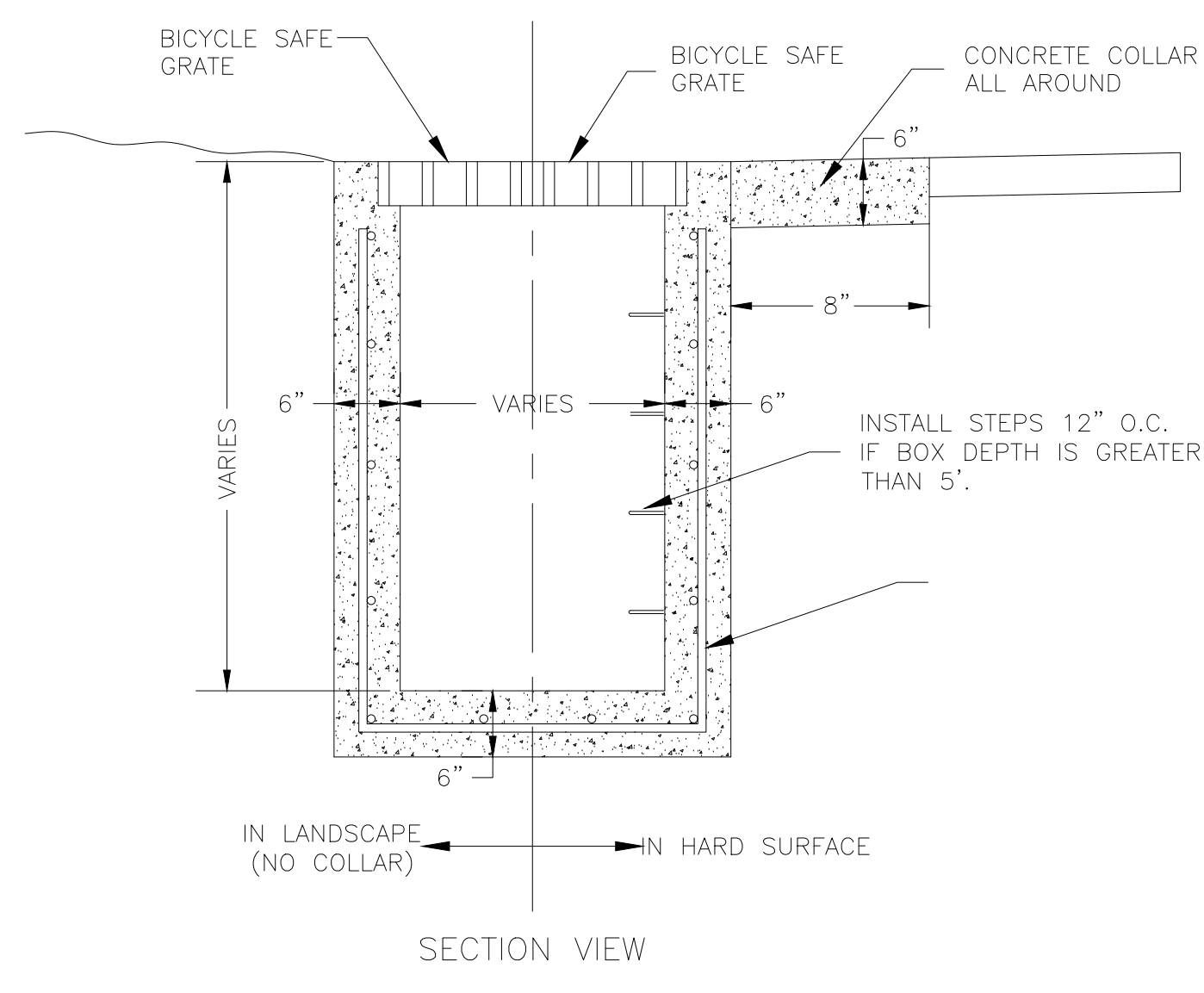
DETAILS - 1
THE RIDGE - PHASE 2
LEWIS HOMES
EDEN, WEBER COUNTY, UTAH

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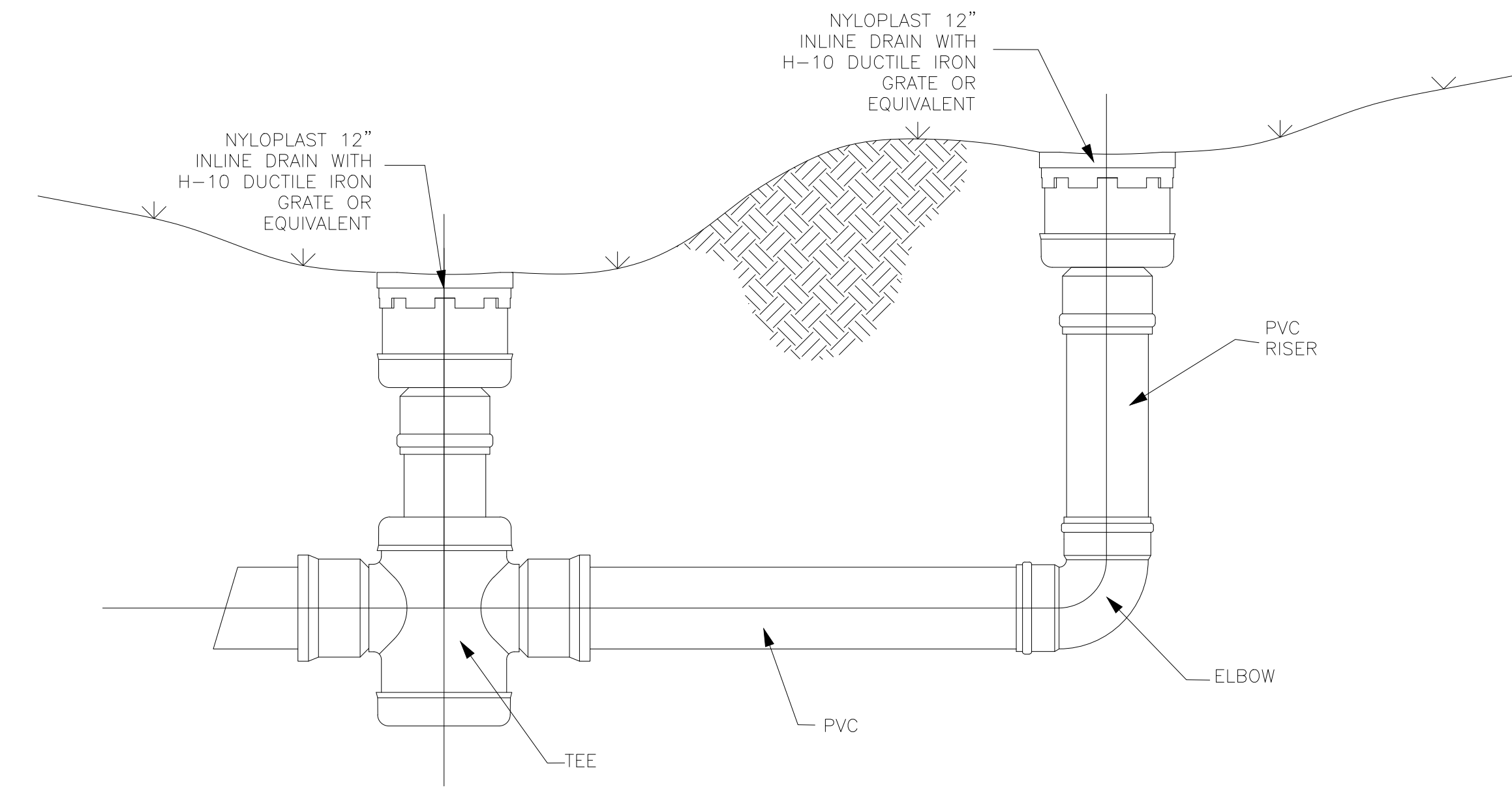
TYPICAL 2'-6" X 4' CATCH BASIN
N.T.S.

MANHOLE
N.T.S.



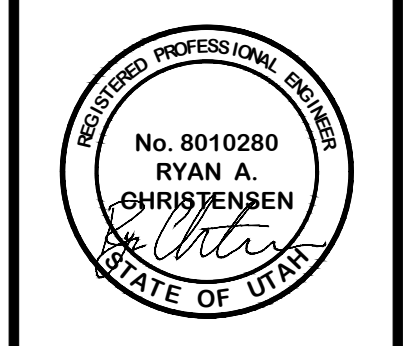
TYPICAL STORM DRAIN BOX
N.T.S.

TYPICAL STORM DRAIN BOX
N.T.S.



1' INLET - IN-LINE DRAIN BOX
N.T.S.

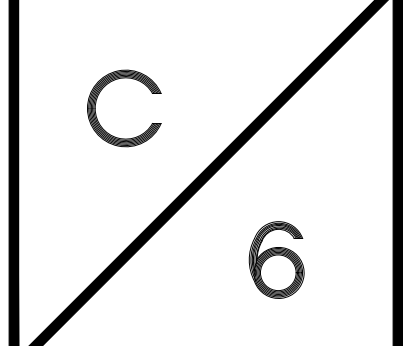
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CHECKED	TN		
REVISIONS	DESCRIPTION	DATE	

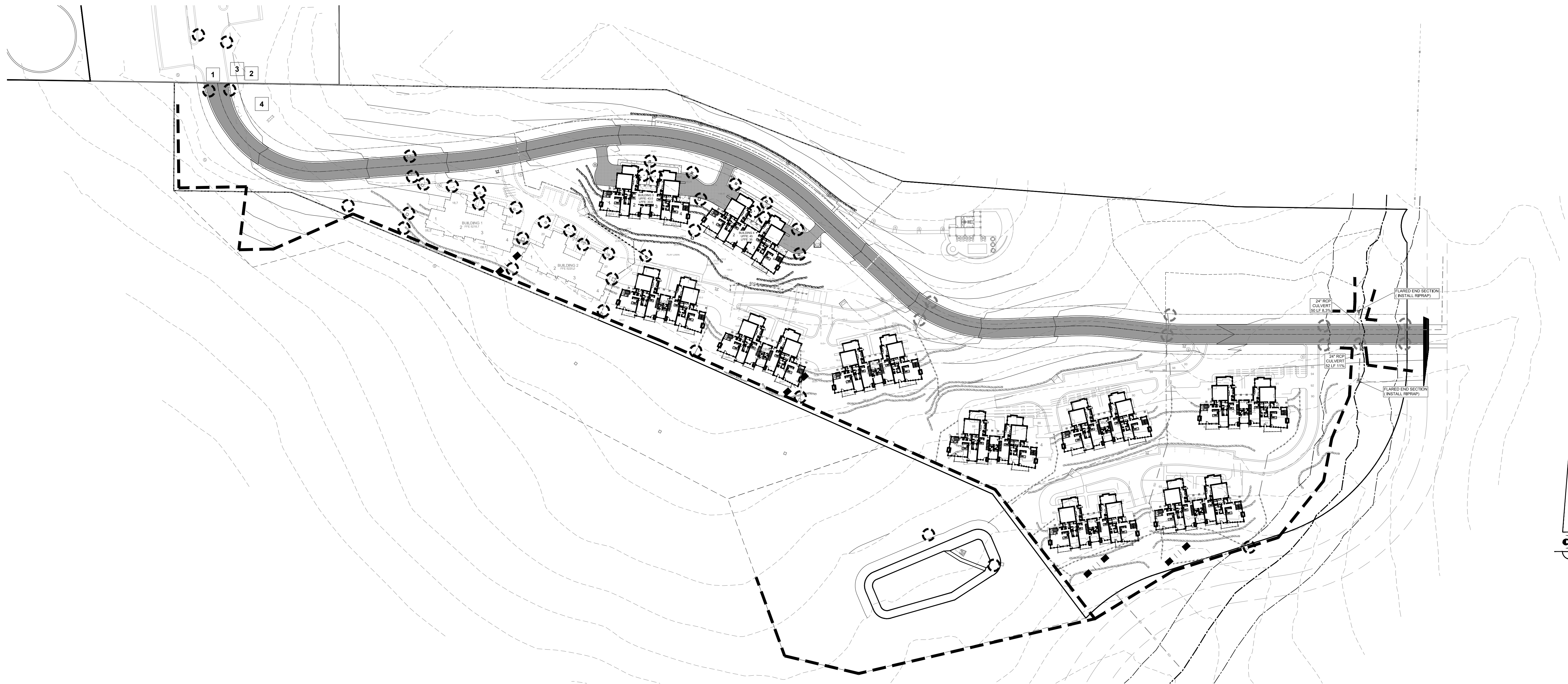


DETAILS - 2
THE RIDGE - PHASE 2
LEWIS HOMES
EDEN, WEBER COUNTY, UTAH

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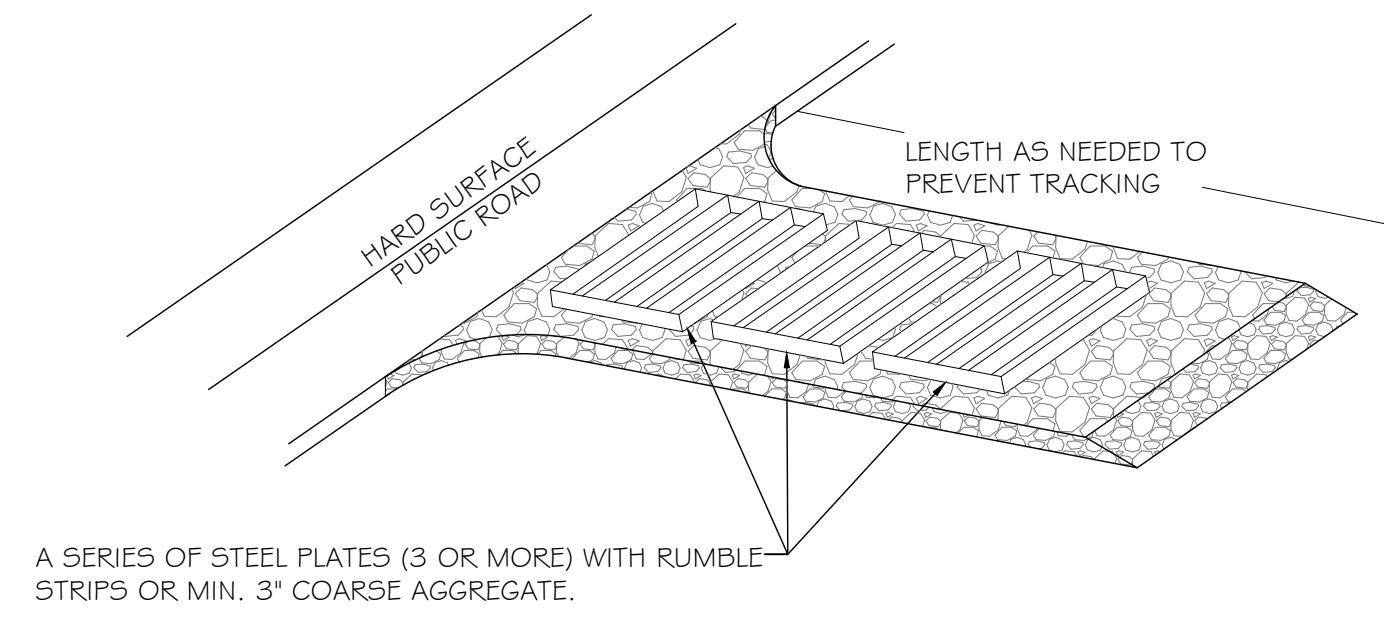


SCALE	1" = 80'
DATE	FEBRUARY 2014
DESIGN	RC
DRAWN	DTB
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REVISIONS	DESCRIPTION
DATE	



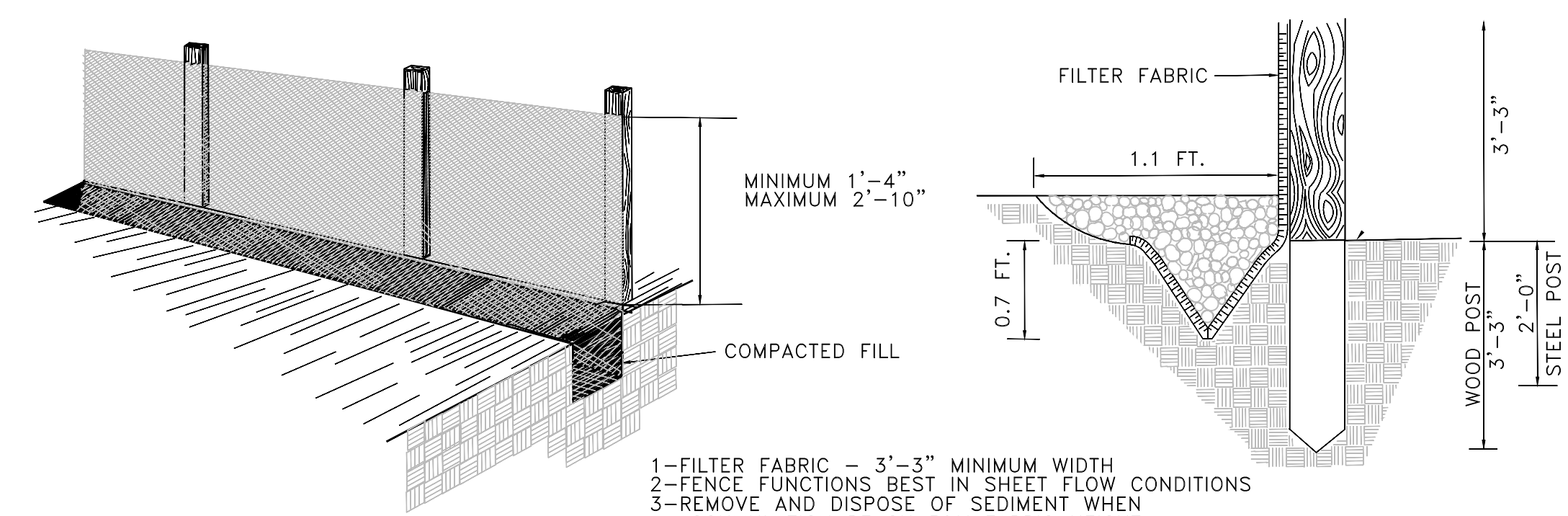
STORM WATER POLLUTION PREVENTION PLAN
THE RIDGE - PHASE 2
LEWIS HOMES
EDEN, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
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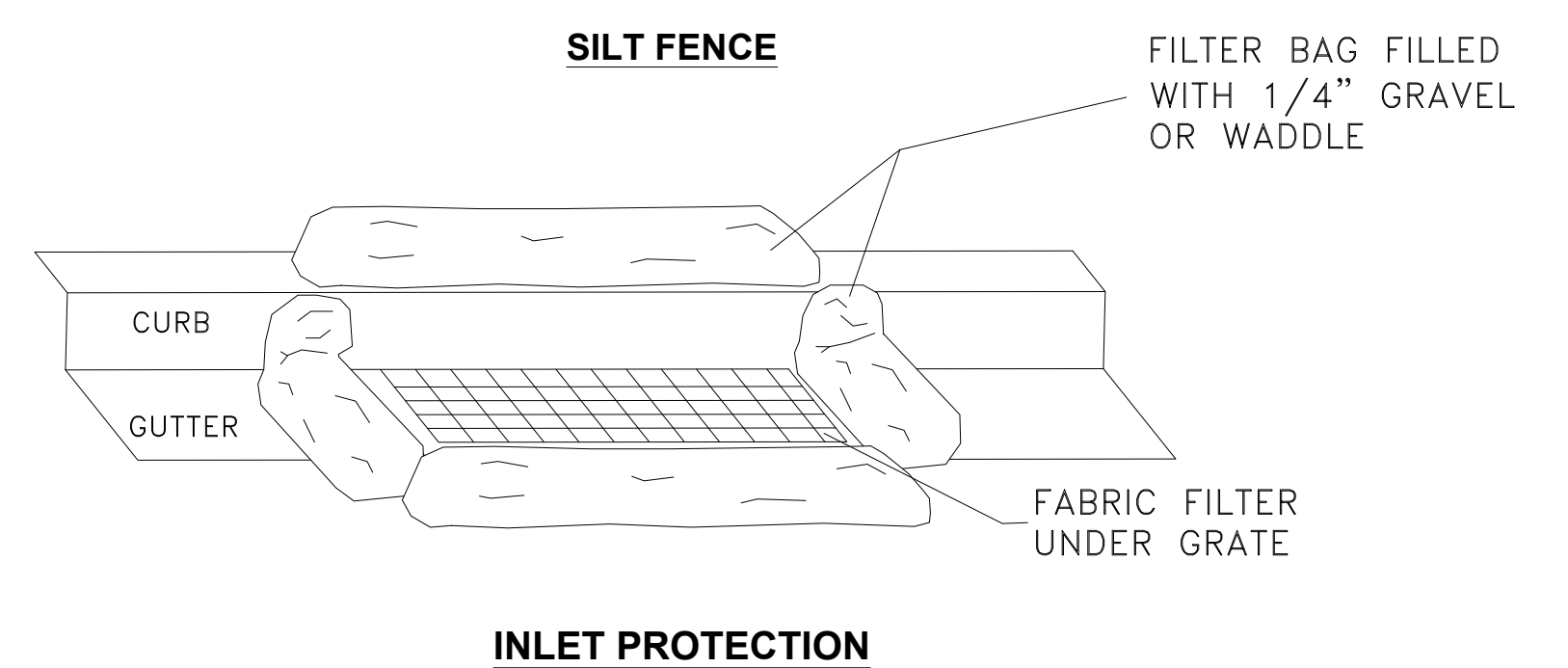


- ENTRANCE STABILIZATION NOTES:**
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
 3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

- STREET MAINTENANCE NOTES:**
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
 2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
 3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.



- 1-FILTER FABRIC - 3'-3" MINIMUM WIDTH
- 2-FENCE FUNCTIONS BEST IN SHEET FLOW CONDITIONS
- 3-REMOVE AND DISPOSE OF SEDIMENT WHEN ACCUMULATION REACH 50% FABRIC HEIGHT.
- 4-BACKFILL MIN 0.7 FT. THICK LAYER OF FREE DRAINING GRANULAR BACKFILL MATERIAL.



LEGEND

- INLET PROTECTION (GRAVEL FILLED WATTLES AND FABRIC UNDER GRATE)
- SILT FENCE - INSTALL SILT FENCE AS NEEDED TO CONTROL SEDIMENT
- FIBER ROLL / GRAVEL FILLED WATTLES (INSTALLED IN DRAINAGE SWALE)

SWPPP KEY NOTES

- 1 STABILIZED CONSTRUCTION ENTRANCE
- 2 WASH-OUT AREA
- 3 POSTED SWPPP LOCATION
- 4 STAGING AREA / CONSTRUCTION SUPPORT

SWPPP NOTES

1. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE COUNTY AND THE STATE AS REQUIRED.
2. ALL REQUIREMENTS OF THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES SHALL BE MET.
3. ALL BMP'S SHALL BE IN PLACE PRIOR TO BEGINNING OF CONSTRUCTION OR ACTIVITIES THAT MAY REQUIRE BMP'S
4. AN UPDATED COPY OF THE SWPPP SHALL BE MAINTAINED AT THE SITE.
5. SILT FENCE, INLET PROTECTION, AND STREET CLEANING SHALL BE COMPLETED AS NEEDED TO PREVENT EROSION AND SEDIMENT FROM ENTERING DRAINAGES.

DEVELOPER:
 LEWIS HOMES
 ERIC HOUSEHOLDER
 801-389-0040