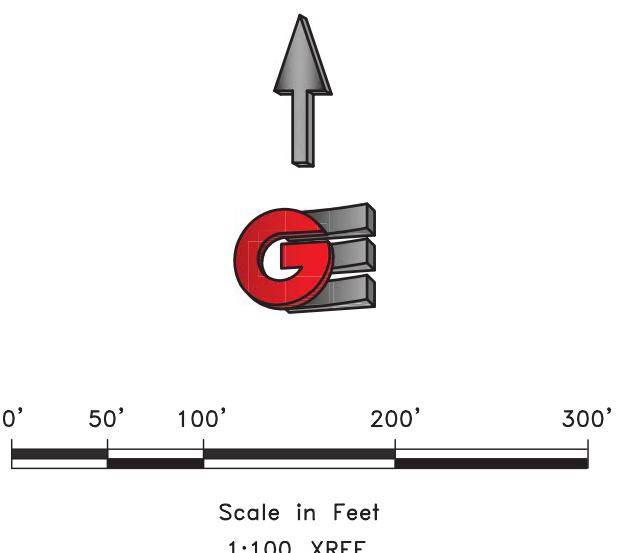




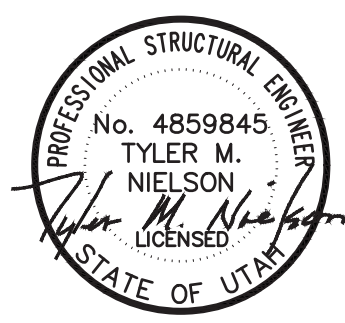
NOTE:  
 THE LOCATION OF EXISTING UTILITIES AND OTHER IMPROVEMENTS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL THE IMPROVEMENTS SHOWN OR NOT SHOWN ON THE PLANS.



SCALE: 1/8"=1'-0" XREF

DATE	2-6-2017
DESIGN	TUN
DRAWN	BSD
CHECKED	TUN

REVISIONS	DESCRIPTION
DATE	

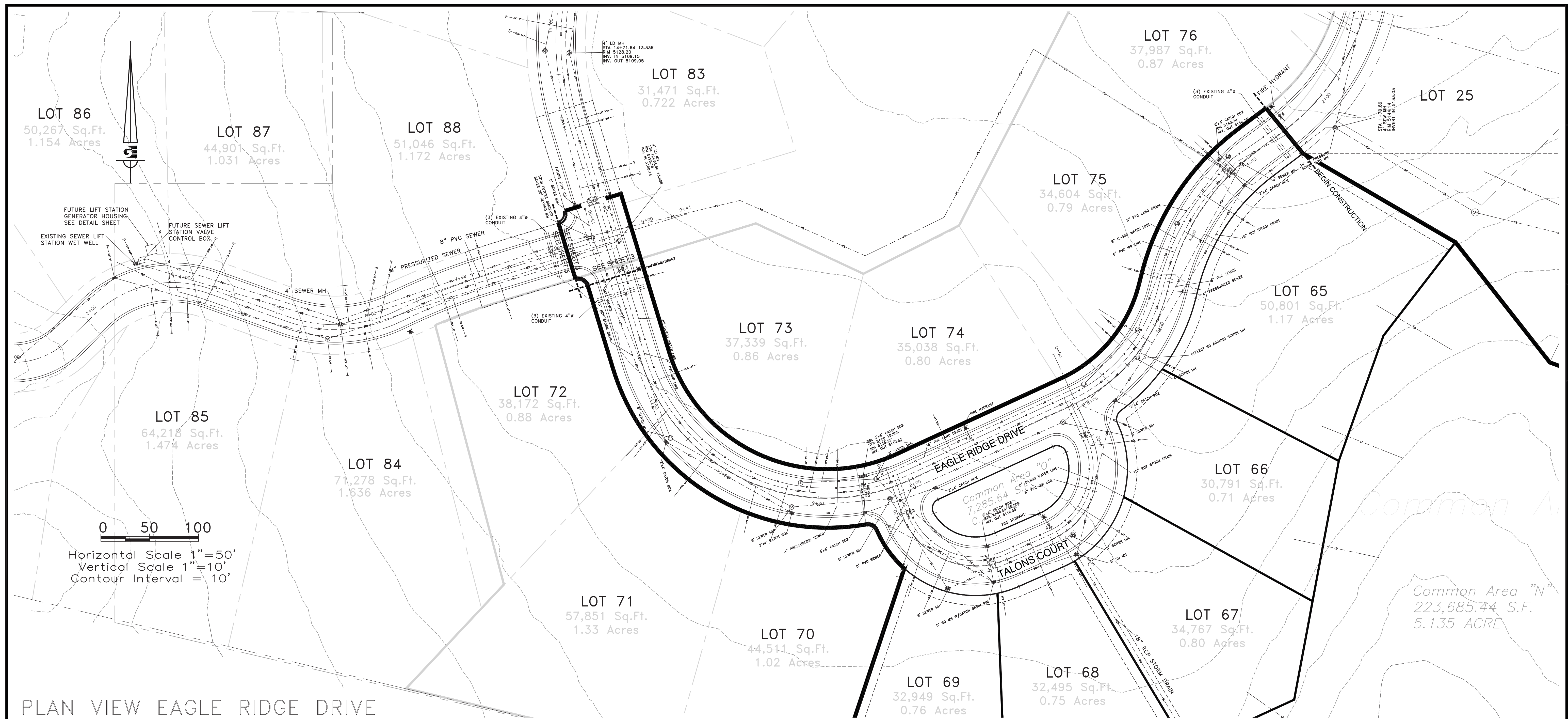


EXISTING IMPROVEMENTS - OVERALL MAP  
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
 OPHEIKENS AND COMPANY  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
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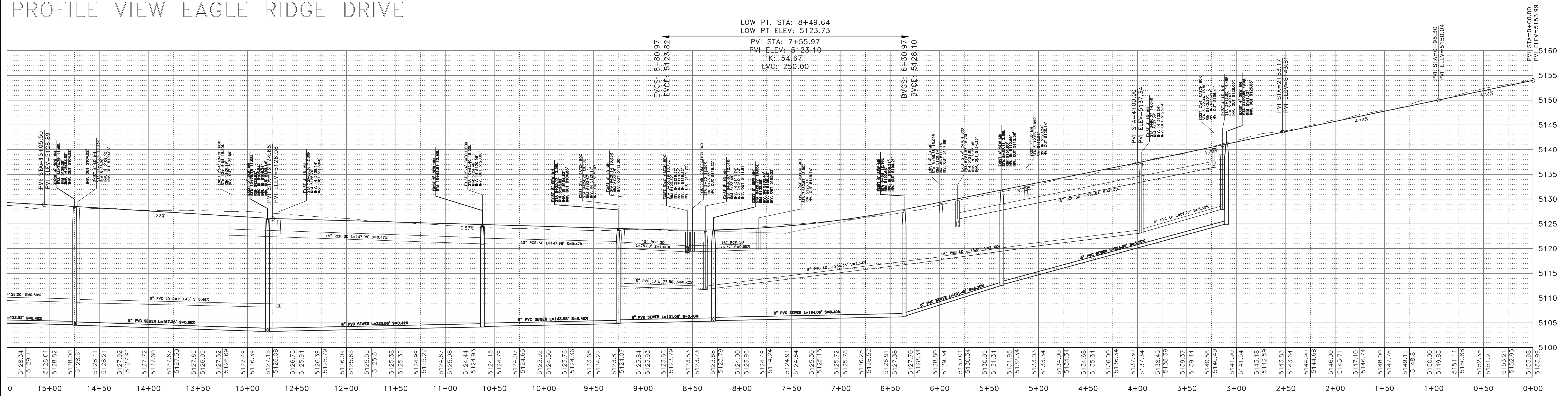
5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

01  
 12



Horizontal Scale 1"=50'  
Vertical Scale 1"=10'  
Contour Interval = 10'

PLAN VIEW EAGLE RIDGE DRIVE  
PROFILE VIEW EAGLE RIDGE DRIVE



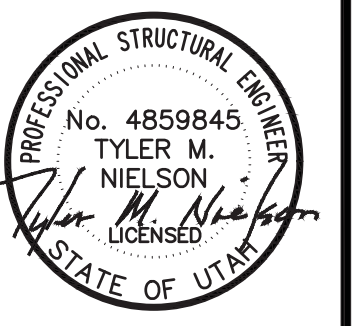
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DATE: 2-6-2017

REVISIONS	DESCRIPTION

DATE:  

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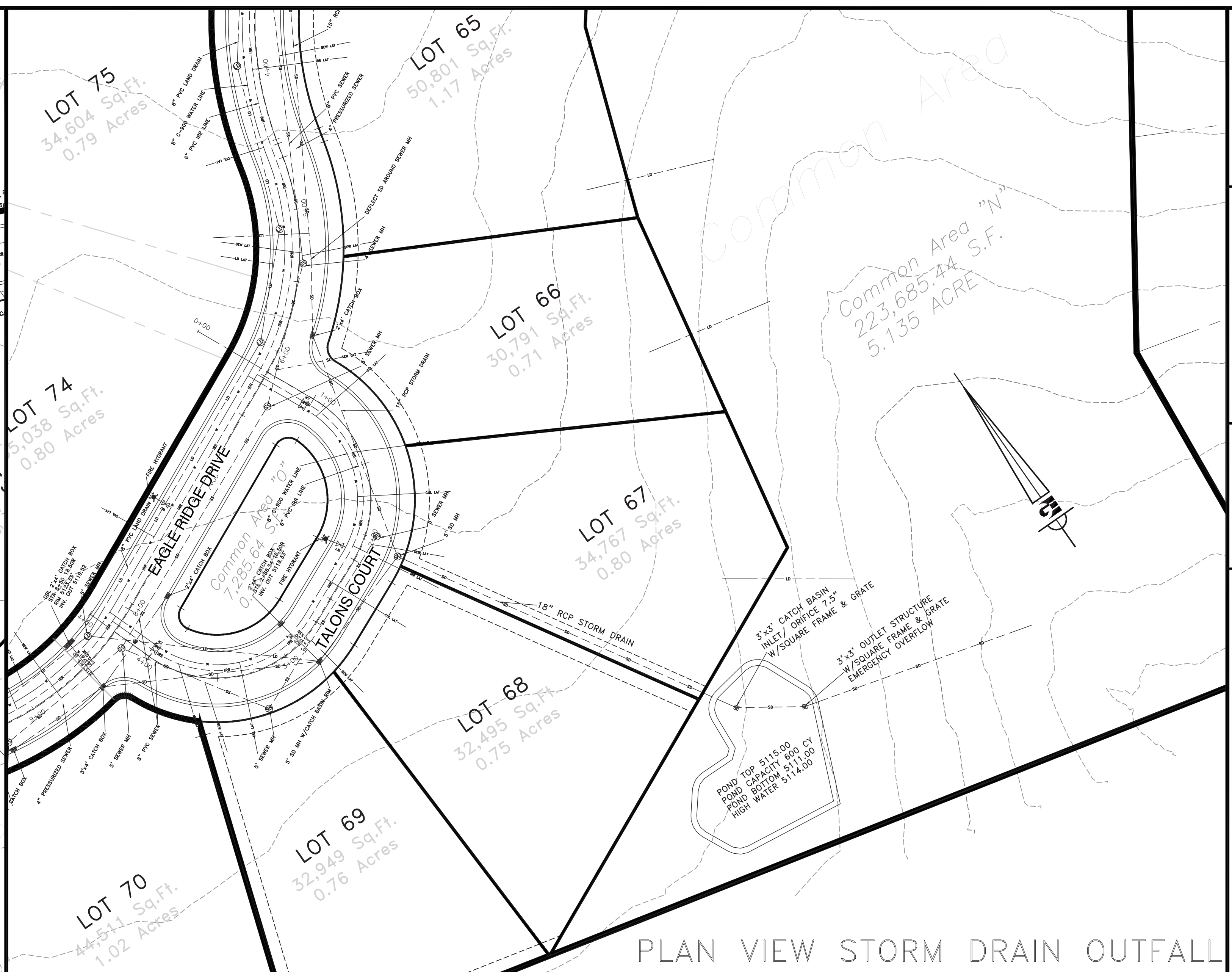
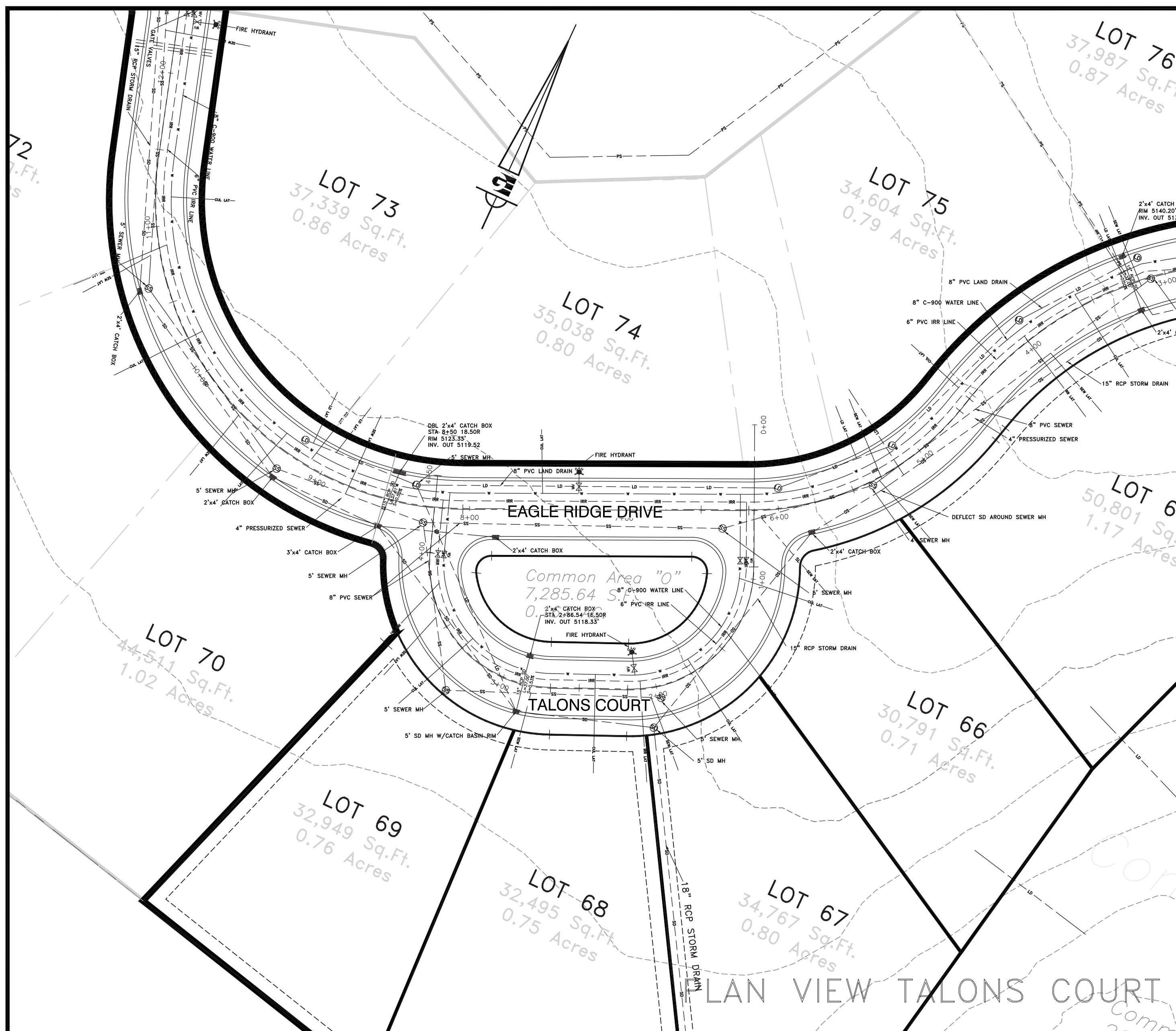
DWG:  



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EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
EAGLE RIDGE DRIVE - PLAN AND PROFILE  
EDEN, WEBER COUNTY, UTAH

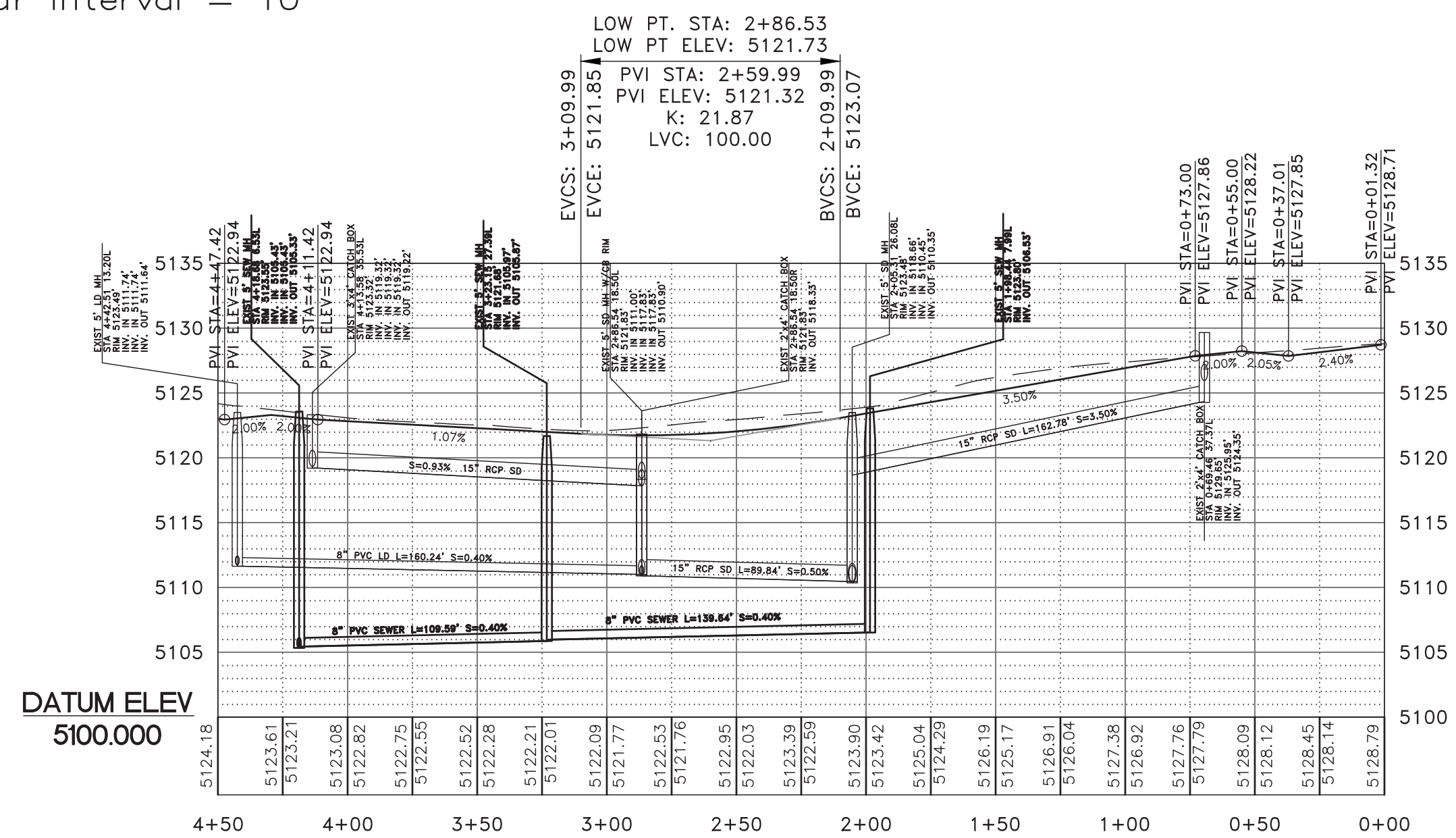
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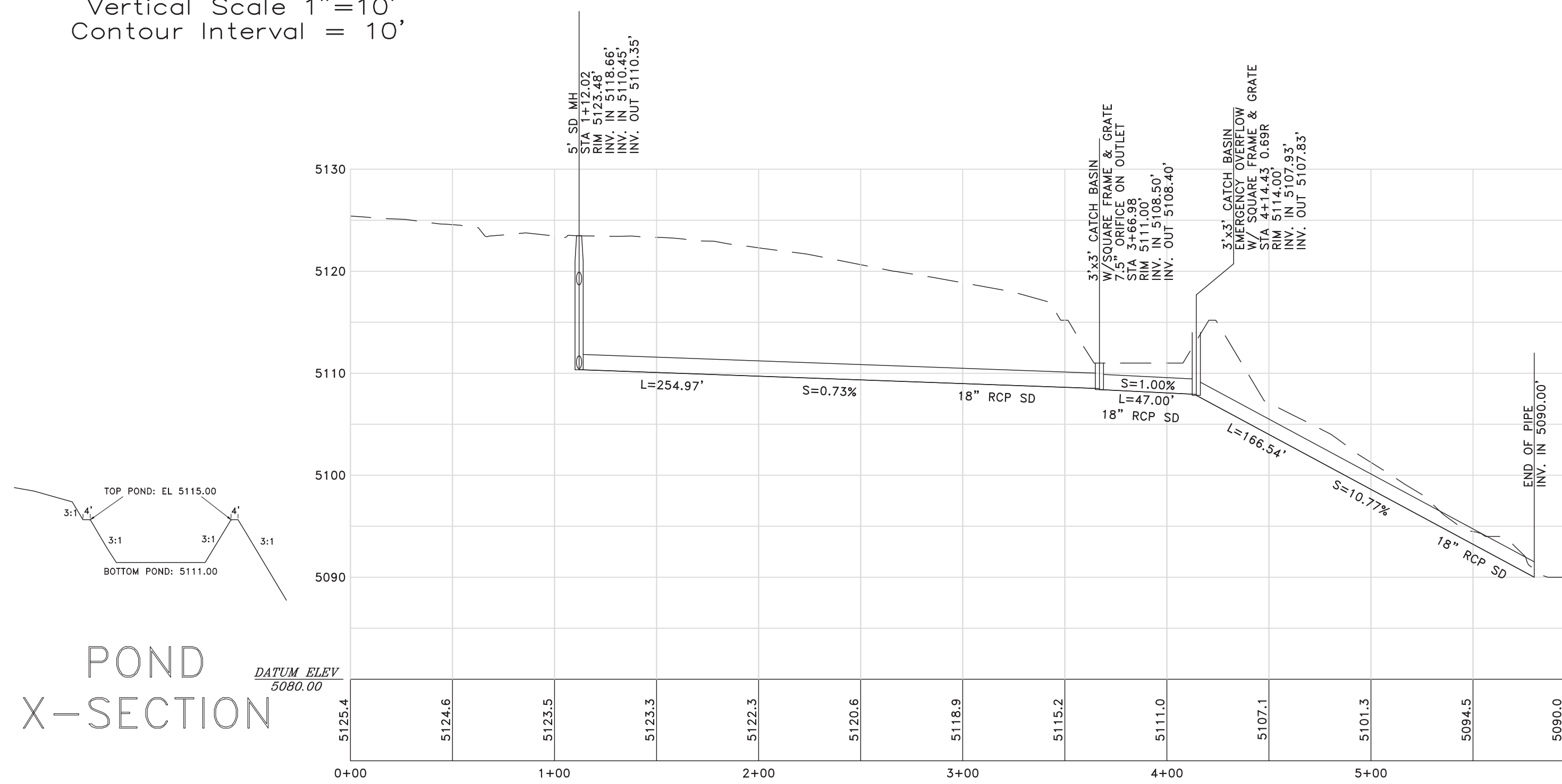
0 50 100  
 Horizontal Scale 1"=50'  
 Vertical Scale 1"=10'  
 Contour Interval = 10'

PROFILE VIEW TALONS COURT



0 50 100  
 Horizontal Scale 1"=50'  
 Vertical Scale 1"=10'  
 Contour Interval = 10'

PROFILE VIEW STORM DRAIN OUTFALL



POND X-SECTION

REVISIONS	DESCRIPTION
DATE	
DESIGN	TUN
DRAWN	BSD
CHECKED	TUN

SCALE: 1/8"=1'-0" REF

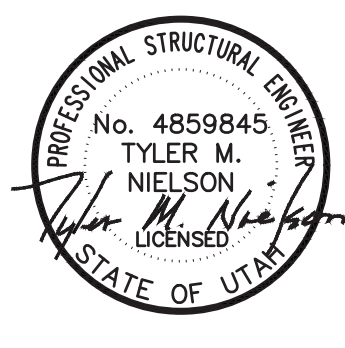
DATE: 2-6-2017

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CHECKED: TUN

DWG:



OPHEIKENS AND COMPANY

EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT

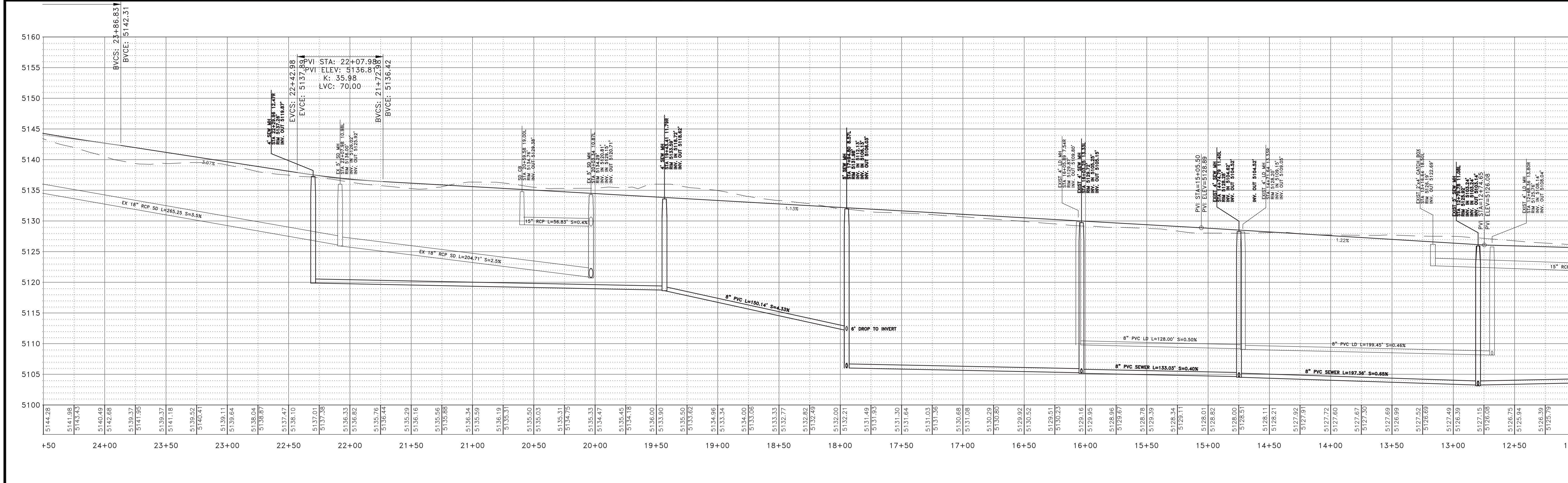
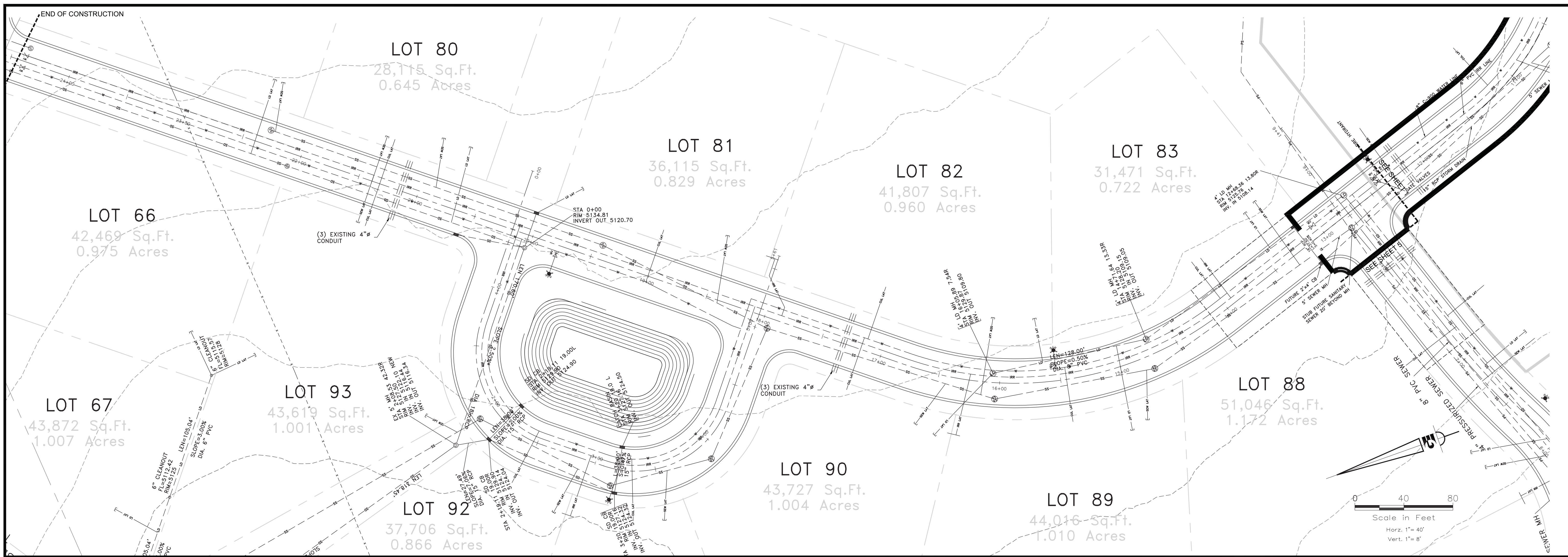
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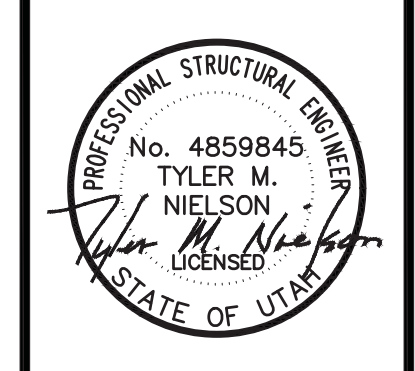
NOTICE:  
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Blue Stakes BEFORE You Dig  
 1-800-662-4111  
(EXCEPT IN SPOKE, IDAHO)

DEVELOPER  
 CONTACT: CHAD MARTIN  
 (801) 430-4750  
 OPHEIKENS AND COMPANY  
 933 WALL AVENUE  
 OGDEN, UTAH. 84404

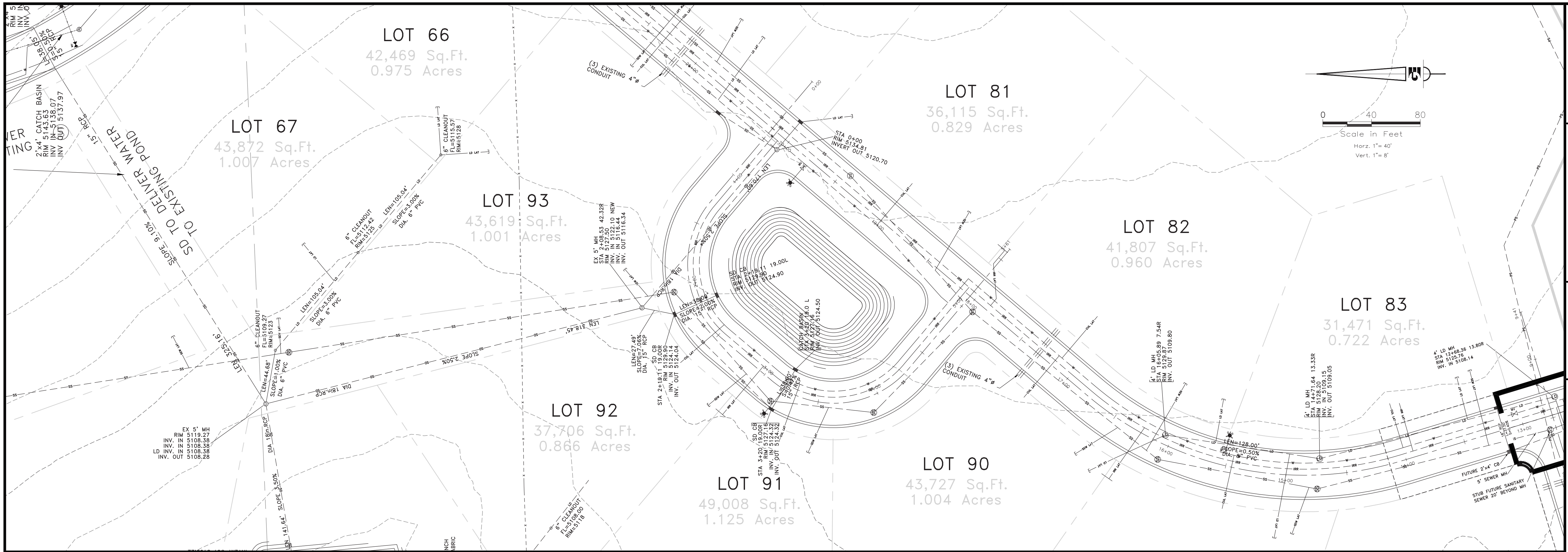
SCALE: 1/40 REF  
 DATE: 2-6-2017  
 DESIGN: TUN  
 DRAWN: BSD  
 CHECKED: TUN

REVISIONS	DESCRIPTION
DATE	



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SCALE: 1/40" = 1'-0"

DATE: 2-6-2017

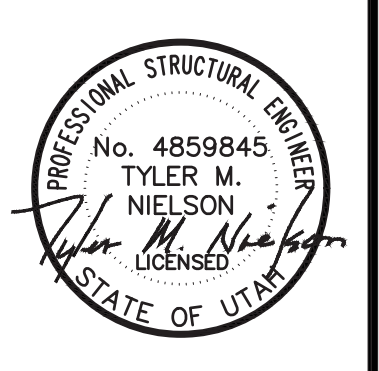
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DRAWN: BSD

CHECKED: TJN

REVISIONS	DESCRIPTION
DATE	

DWG:



OPHEIKENS AND COMPANY

EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT

LOOP DRIVE - PLAN AND PROFILE

EDEN, WEBER COUNTY, UTAH

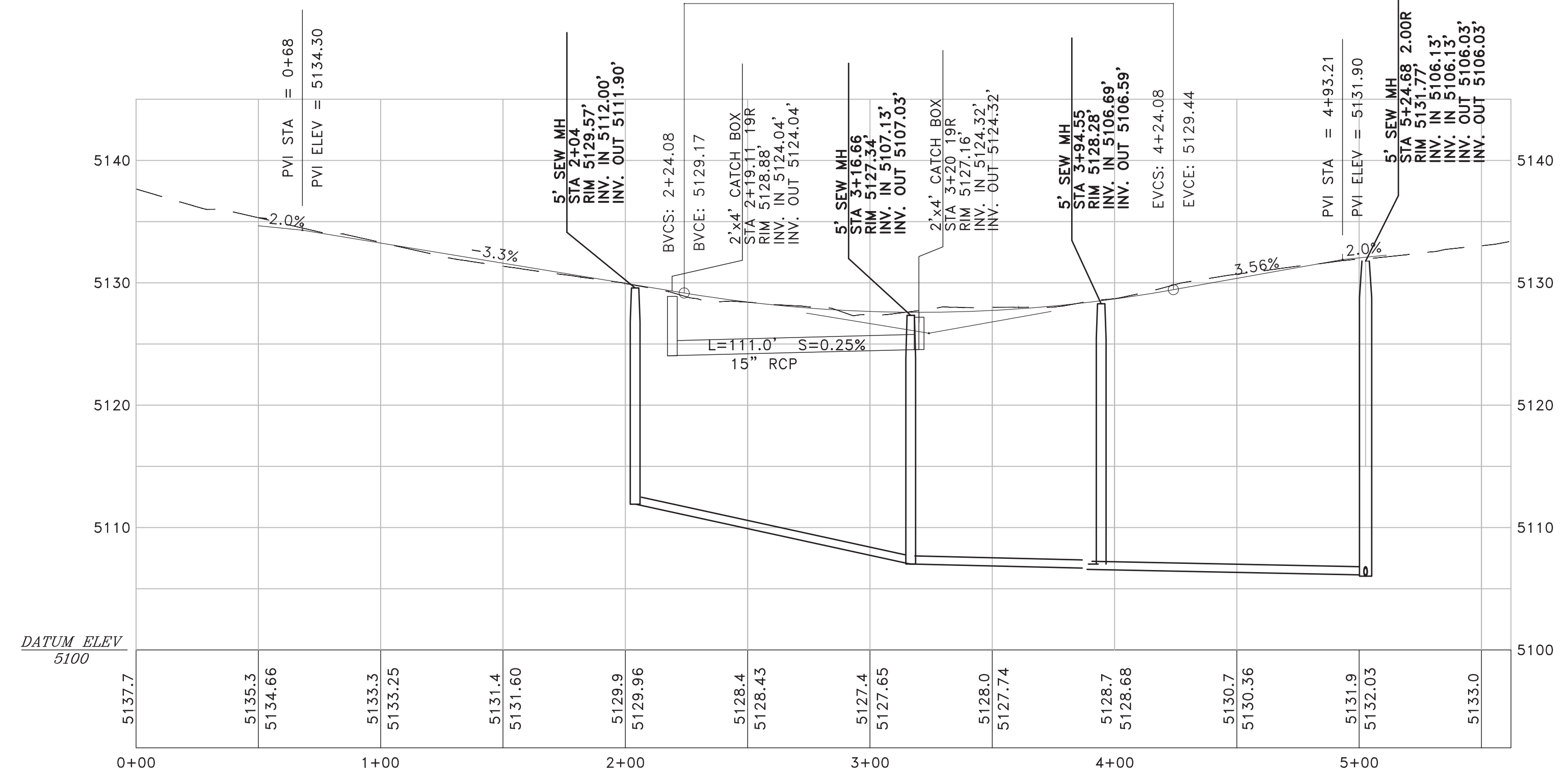
**GARDNER ENGINEERING**

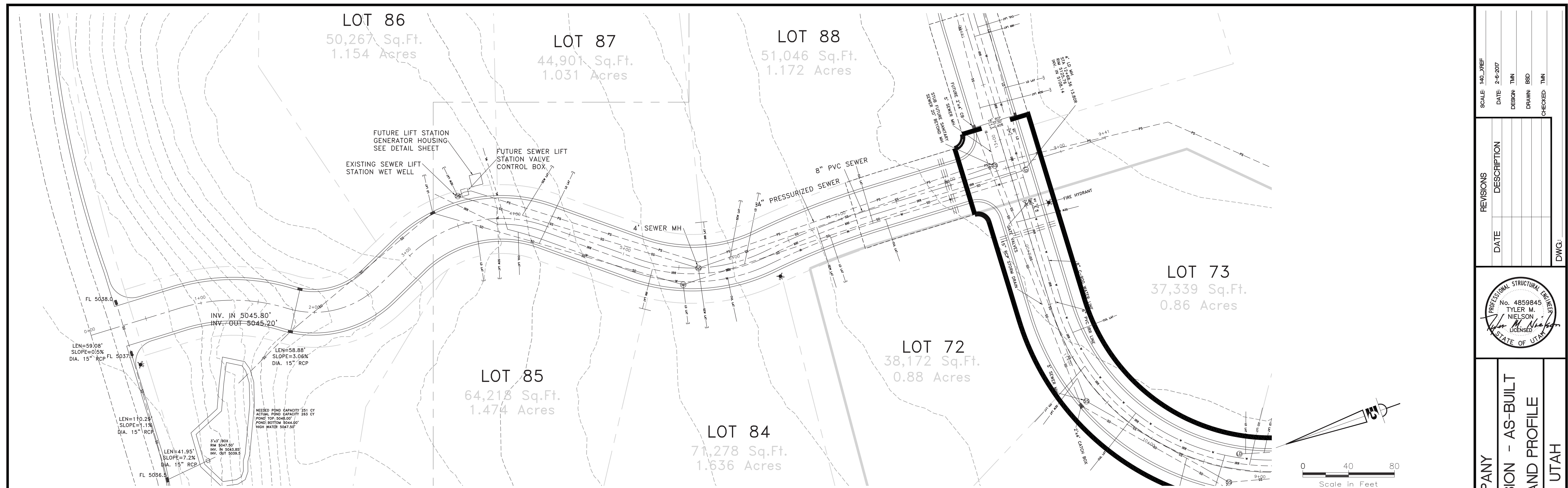
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05  
12

LOW POINT ELEV = 5127.59  
 LOW POINT STA = 3+20.11  
 PVI STA = 3+24.08  
 PVI ELEV = 5125.88  
 A.D. = 274.00  
 200' VC





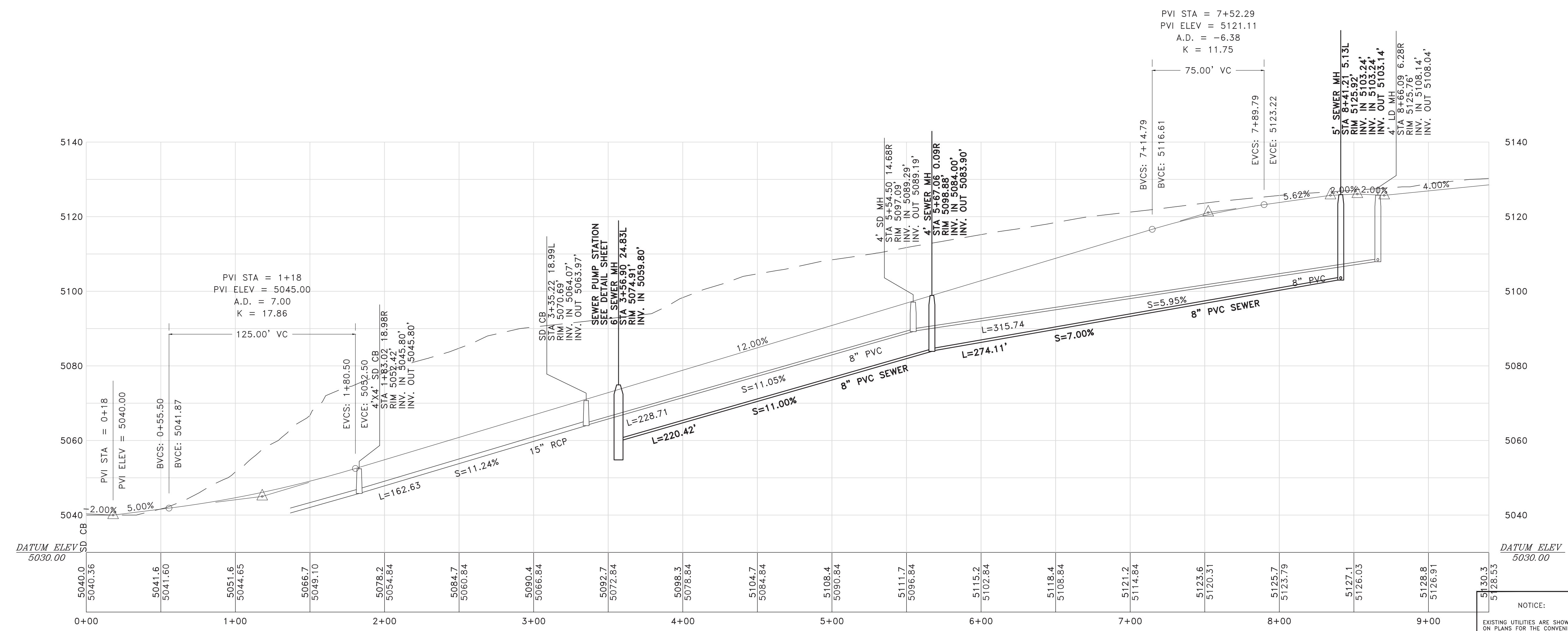
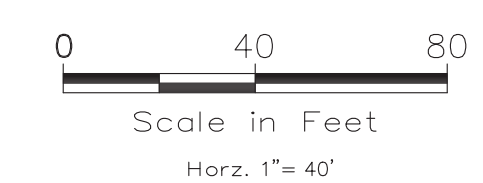
SCALE	1/40 REF
DATE	2-6-2017
DESIGN	TUN
DRAWN	BSD
CHECKED	TUN

REVISIONS	DESCRIPTION
DATE	



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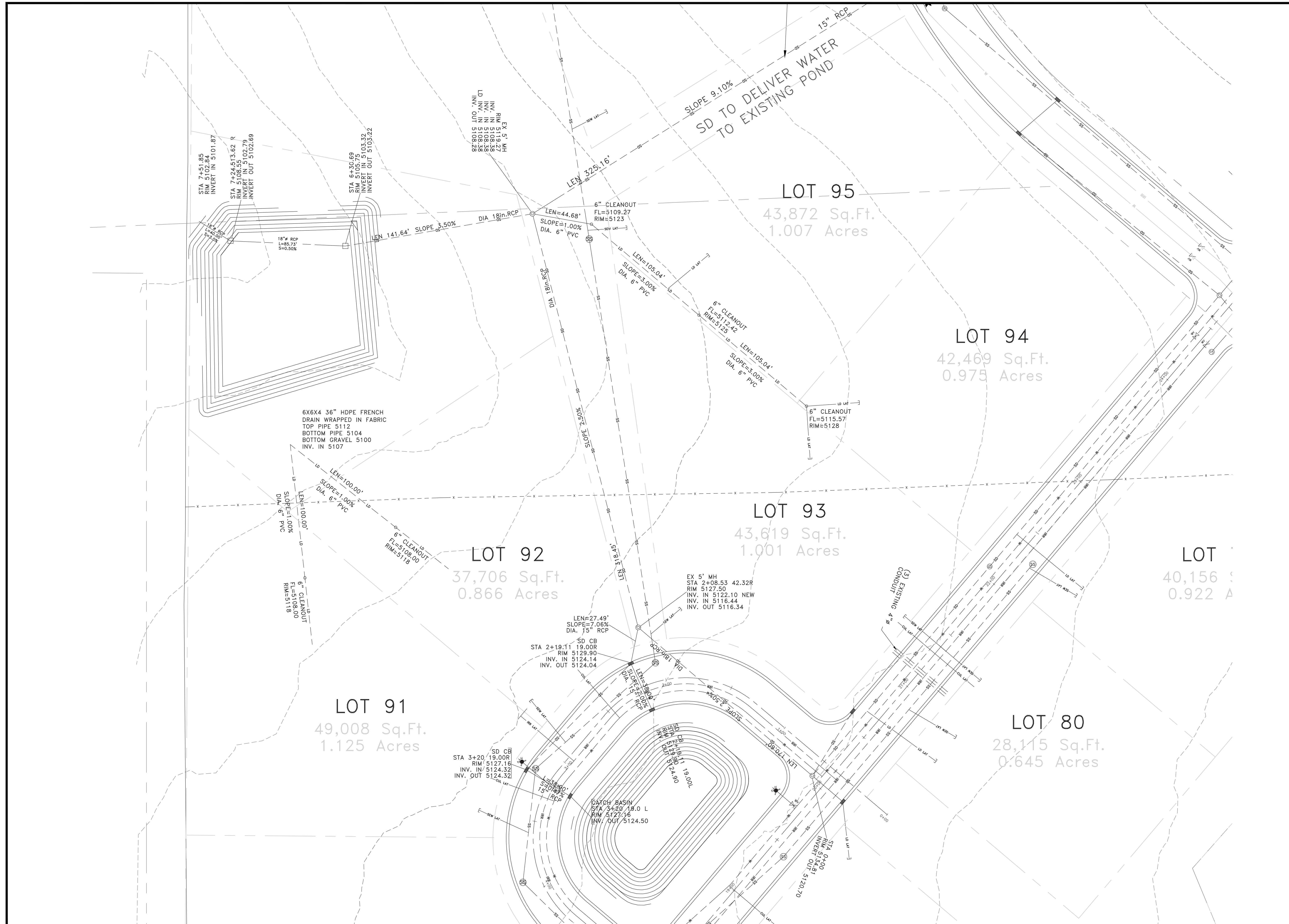


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Call BLUE STAKES BEFORE YOU Dig  
 1-800-662-4111  
UNDERGROUND SERVICE UNIT

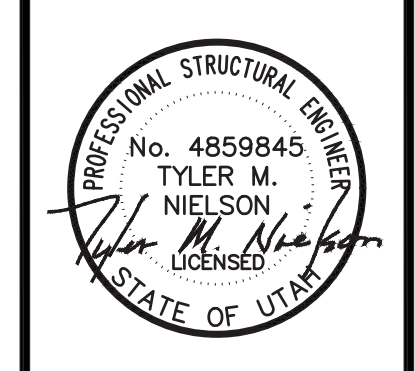
DEVELOPER  
 CONTACT: CHAD MARTIN  
 (801) 430-4750  
 OPHEIKENS AND COMPANY  
 933 WALL AVENUE  
 OGDEN, UTAH. 84404

06  
 12



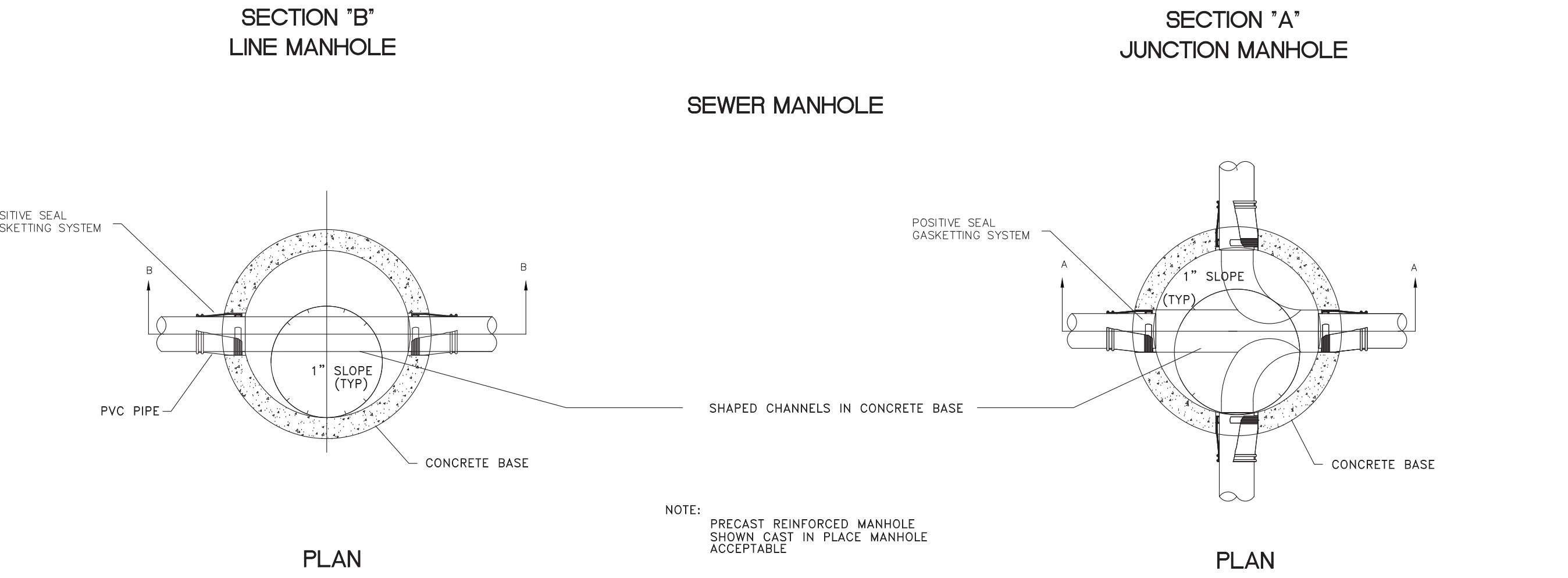
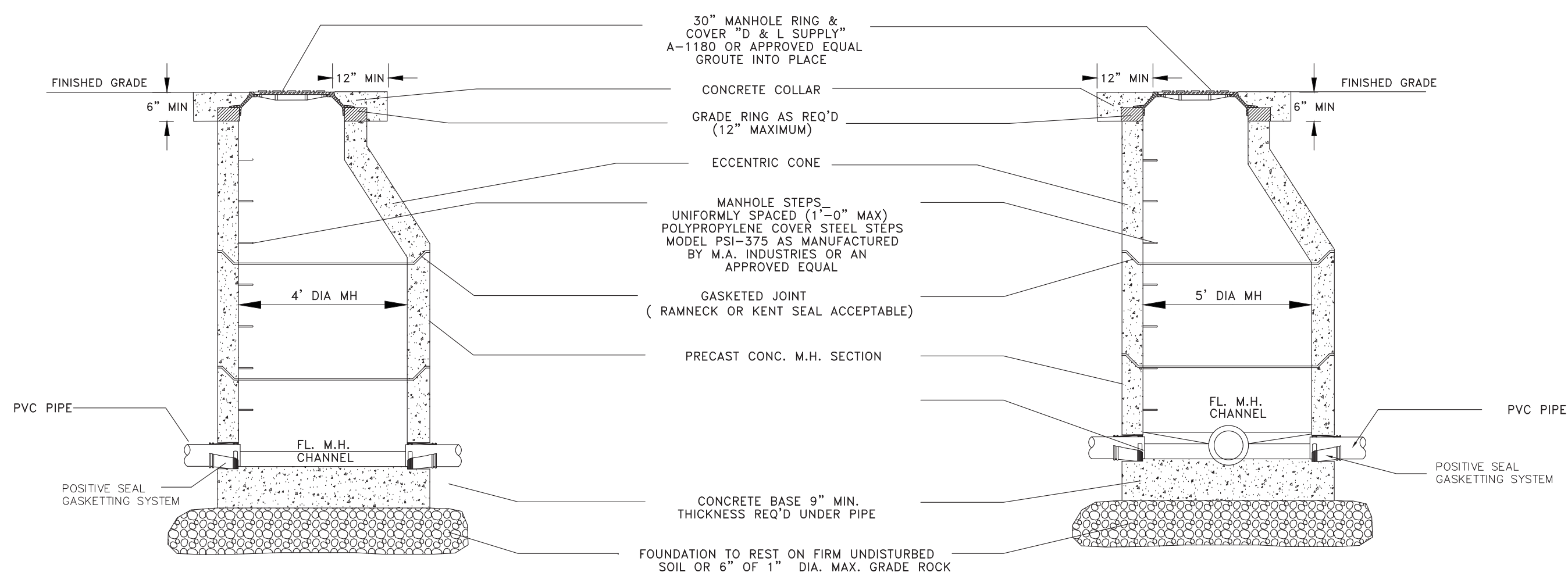
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DATE	2-6-2017
DESIGN	TUN
DRAWN	BSD
CHECKED	TUN

REVISIONS	DESCRIPTION
DATE	

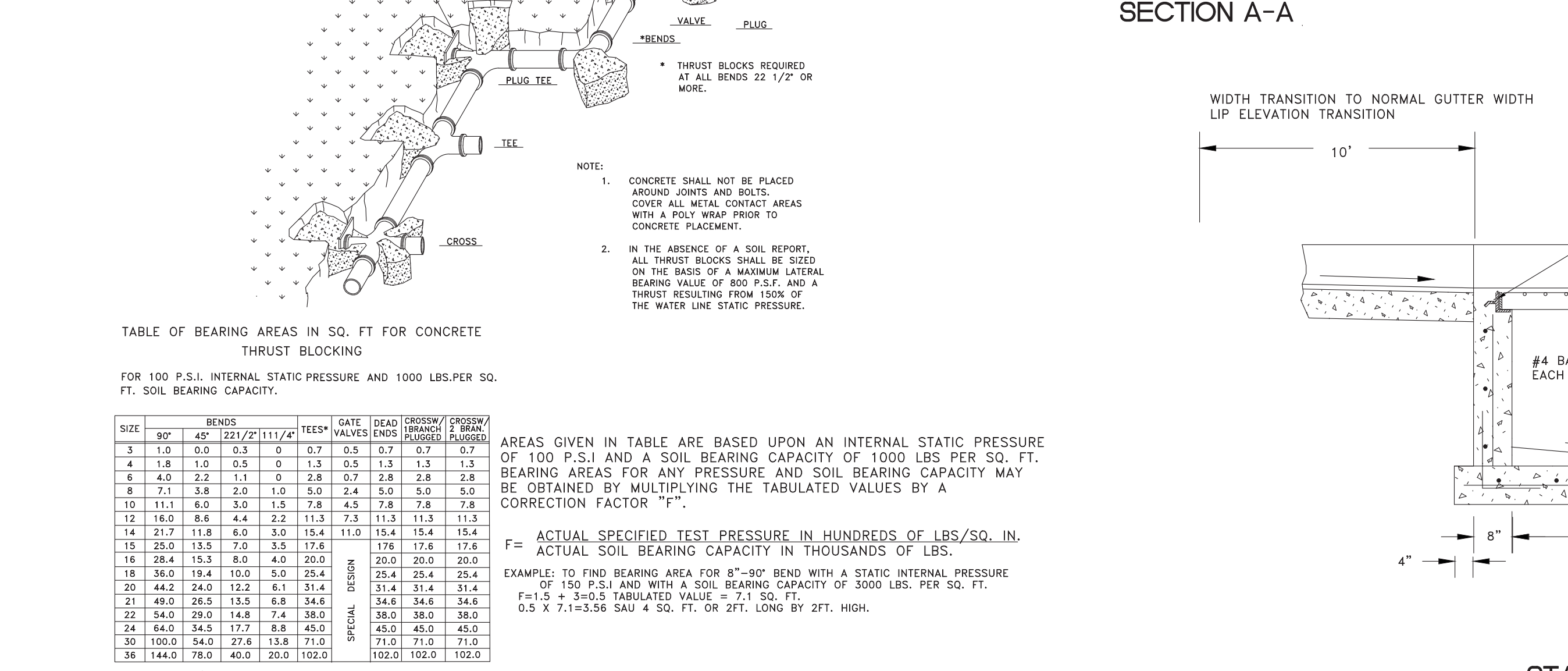
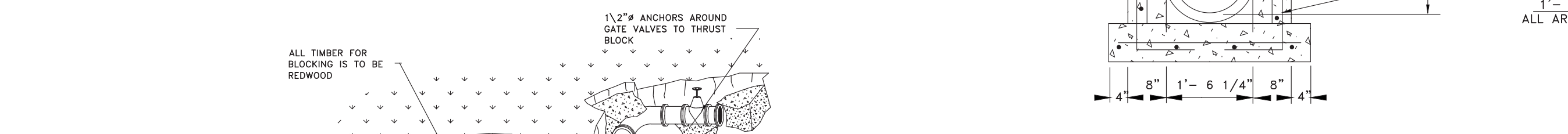
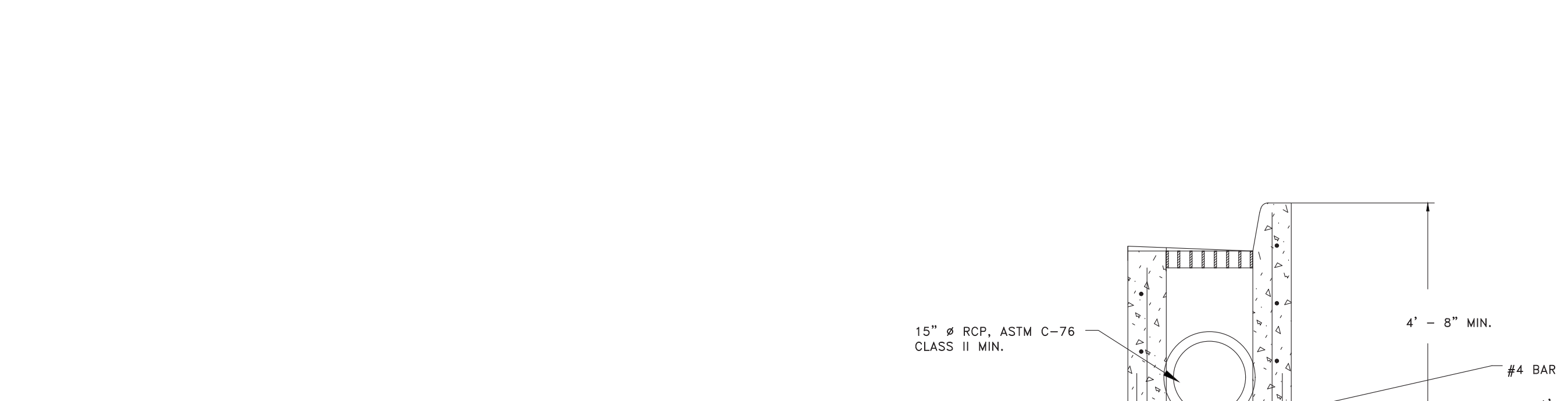


**EAGLE RIDGE DRIVE - PLAN AND PROFILE**  
**EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT**  
**OPHEIKENS AND COMPANY**  
 EDEN, WEBER COUNTY, UTAH

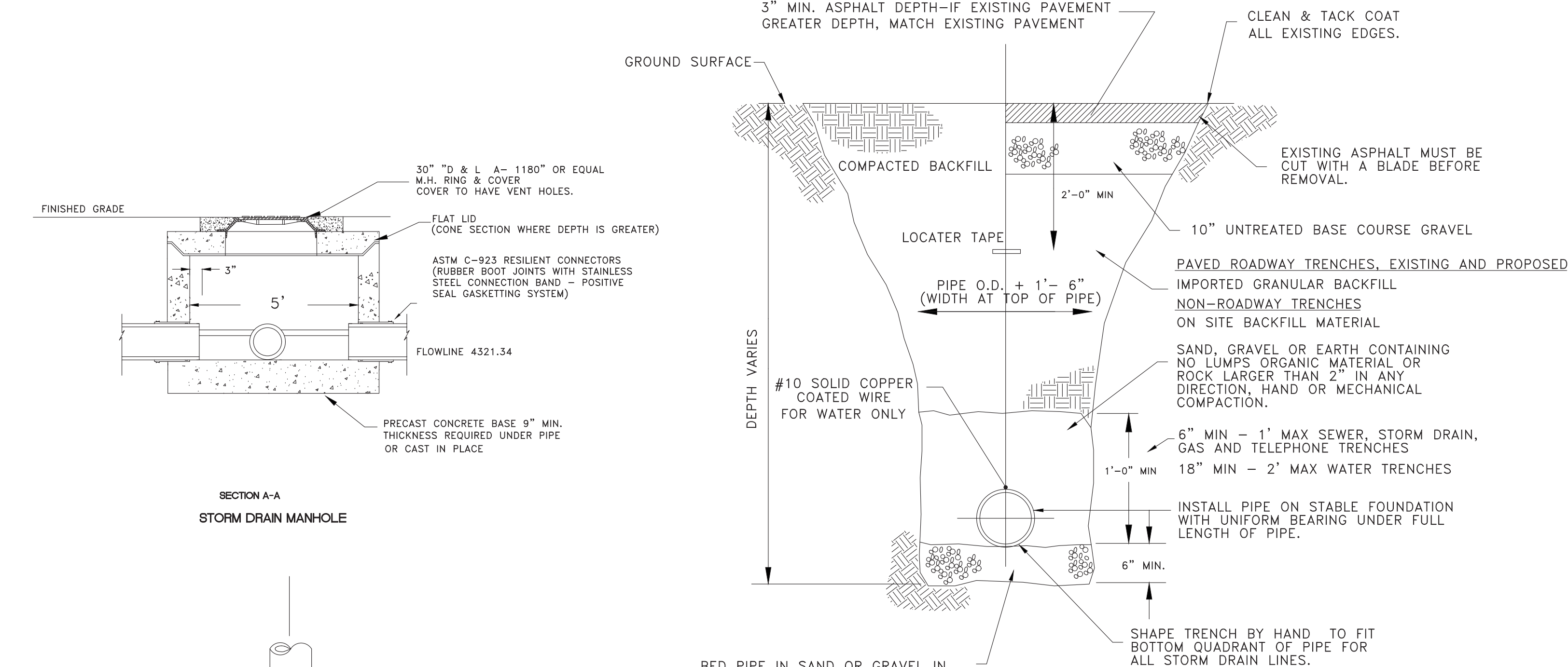
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 OFFICE: 801.476.0202 FAX: 801.476.0066



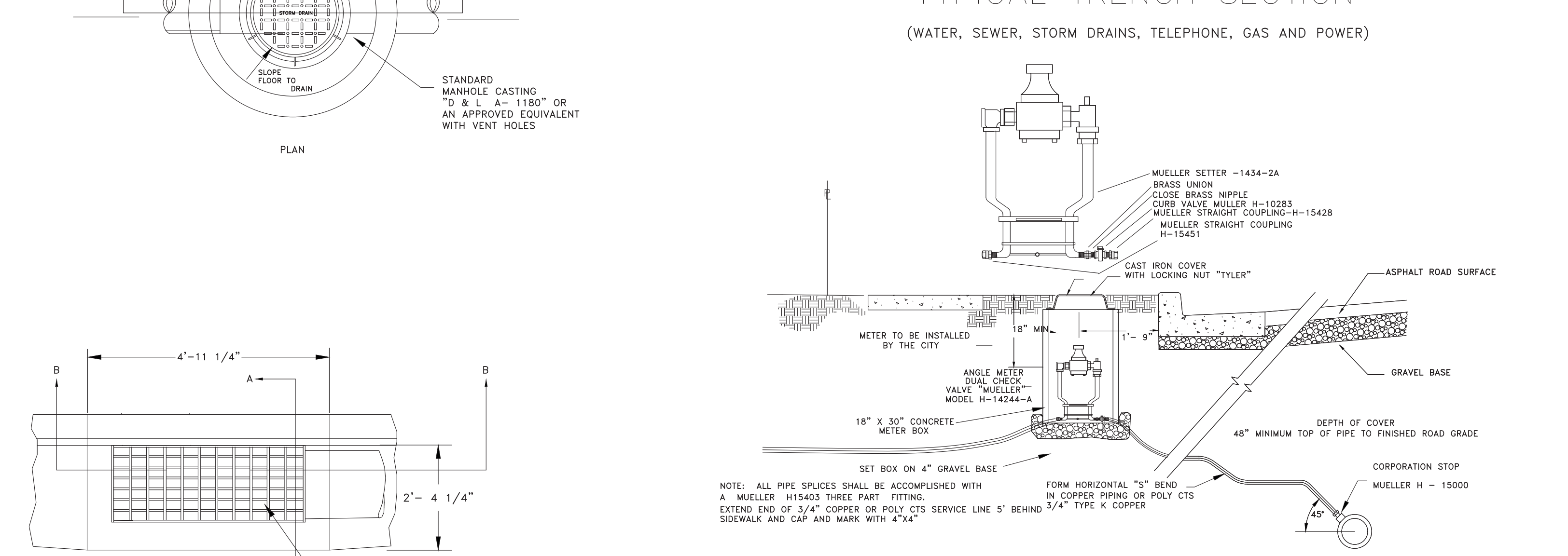
NOTE: PRECAST REINFORCED MANHOLE SHOWN CAST IN PLACE MANHOLE ACCEPTABLE



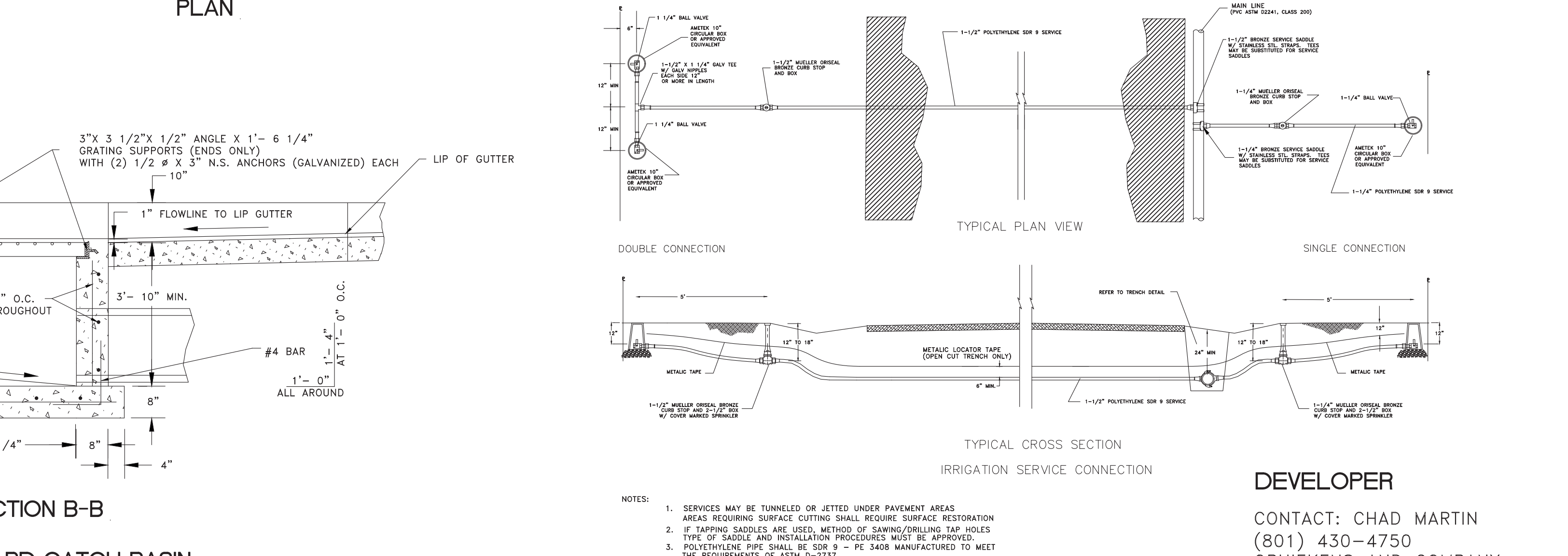
DEPTH VARIES  
BED PIPE IN SAND OR GRAVEL IN UNSTABLE GROUND AREAS OR THROUGH ROCK EXCAVATION, 6" MIN. DEPTH UNDER PIPE



NOTE: ALL PIPE SPICES SHALL BE ACCOMPLISHED WITH A MUELLER H15403 THREE PART FITTING. EXTEND END OF 3/4\"/>



NOTES:  
1. SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS.  
2. IF TAPPING SADDLES ARE USED, METHOD OF SAWING/DORLING TAP HOLES TYPE OF SADDLE AND INSTALLATION PROCEDURES MUST BE APPROVED.  
3. POLYETHYLENE PIPE SHALL BE 80# 9\"/>



NOTE: 1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.  
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

SIZE	BENDS		TEES		GATE VALVES		DEAD ENDS		CROSS/BRANCH		CROSS/BRANCH	
	90°	45°	22 1/2°	11 1/4°	11 1/4°	11 1/4°	11 1/4°	11 1/4°	11 1/4°	11 1/4°	11 1/4°	11 1/4°
3	1.0	0.0	0.3	0	0.7	0.3	0.7	0.7	0.7	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8	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	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	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	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	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	12.6	17.6	17.6	17.6	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0	14.0	20.0	20.0	20.0	20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4	18.4	25.4	25.4	25.4	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	23.4	31.4	31.4	31.4	31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6	25.6	34.6	34.6	34.6	34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0	28.0	38.0	38.0	38.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	33.0	45.0	45.0	45.0	45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0	51.0	71.0	71.0	71.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	72.0	102.0	102.0	102.0	102.0	102.0	102.0

\*SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

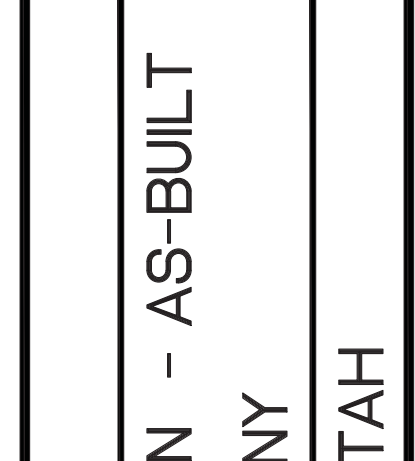
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I. AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.  
 $F = 150 \div 3000 = 0.05$   
 BEARING AREA =  $1.0 \times 0.05 = 0.05$  SQ. FT. OR 2FT. LONG BY 2FT. HIGH.

SCALE: (AS NOTED)  
DATE: 2-6-2017  
DESIGN: TUN  
DRAWN: BSD  
CHECKED: TUN

REVISIONS	DESCRIPTION

DATE:    
DATE:    
DATE:  



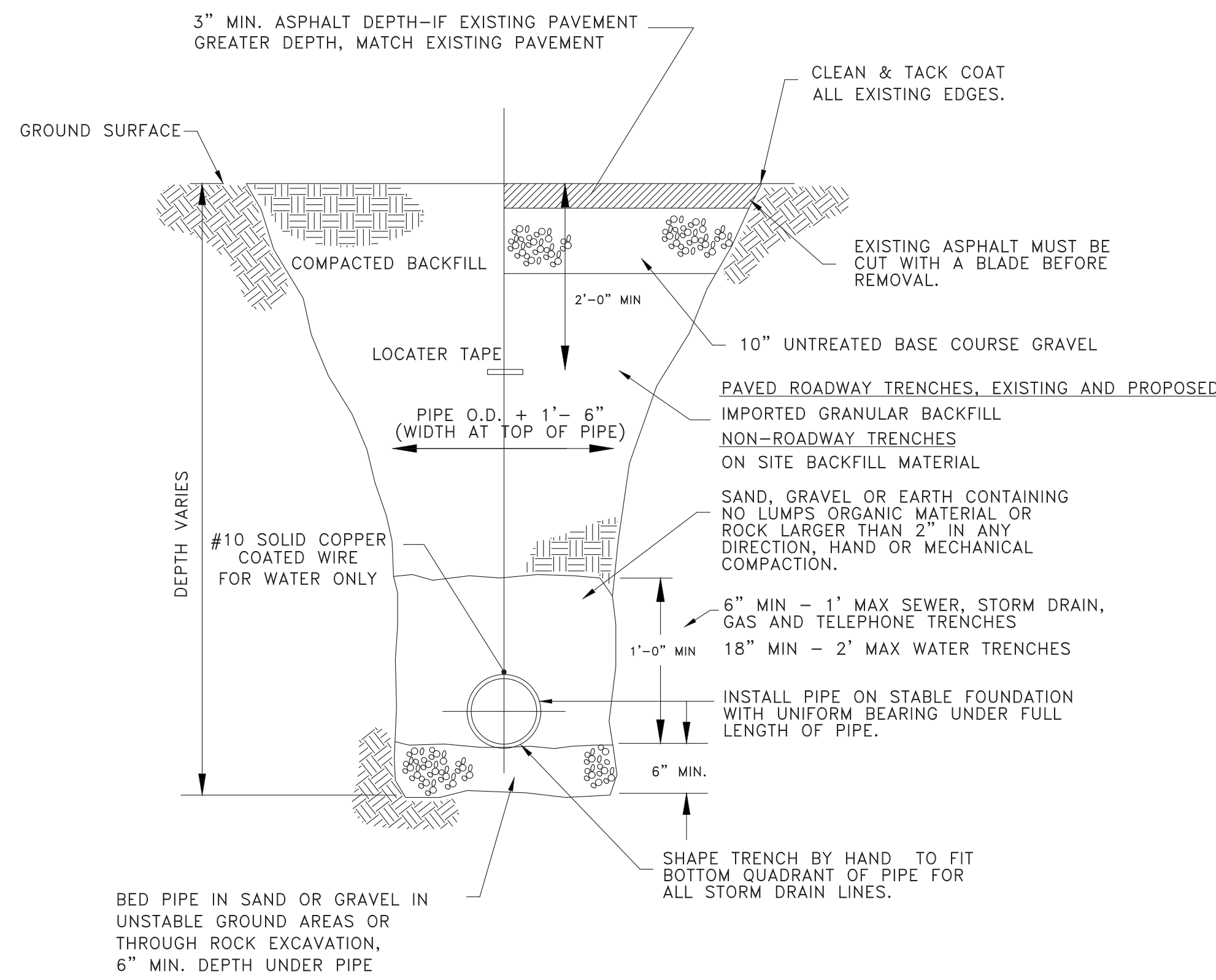
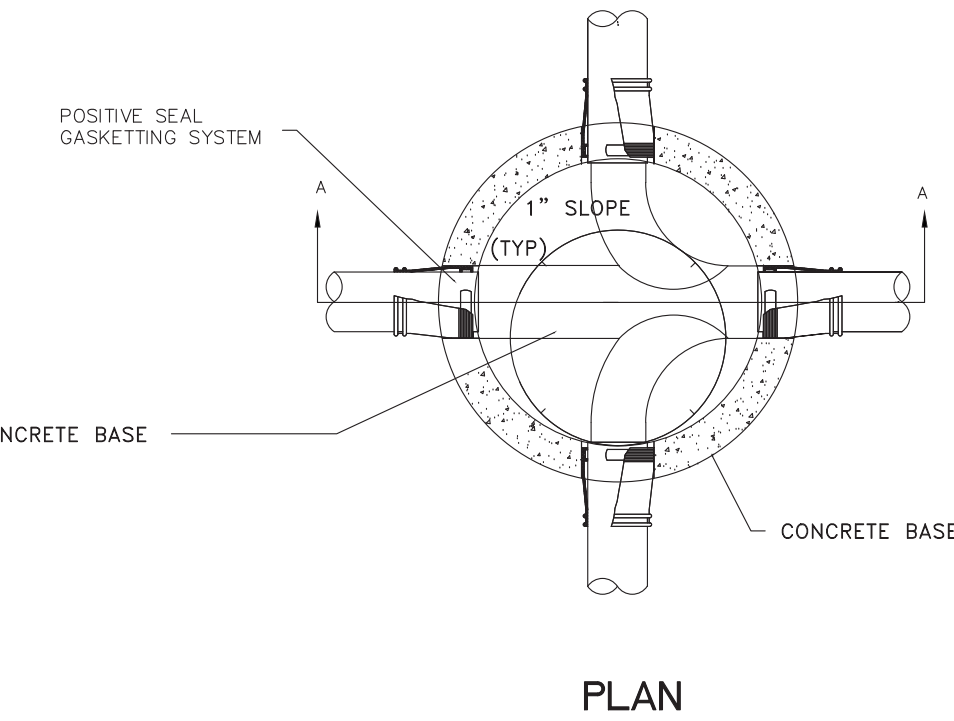
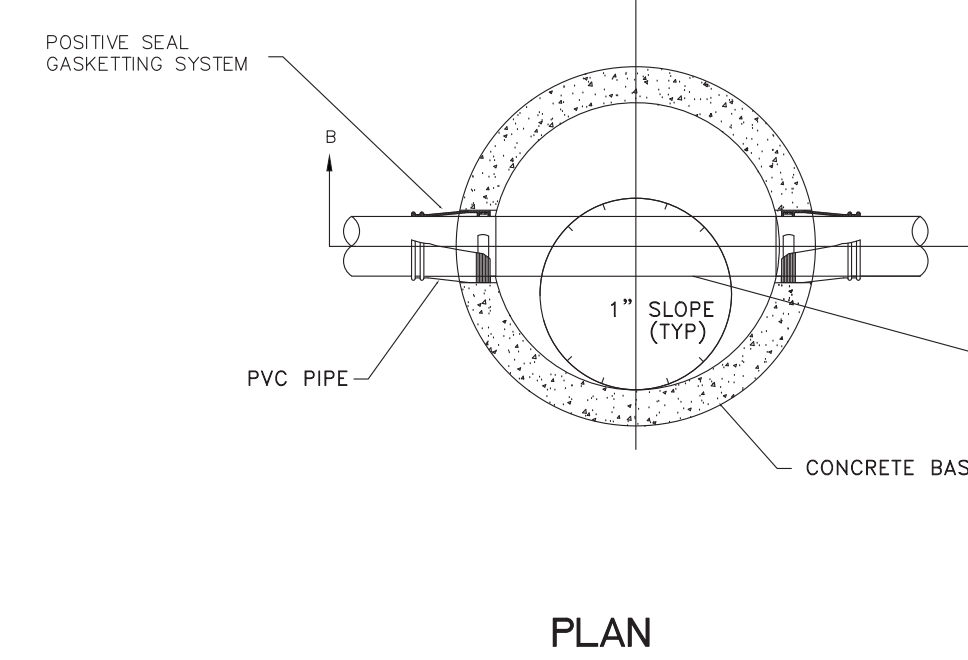
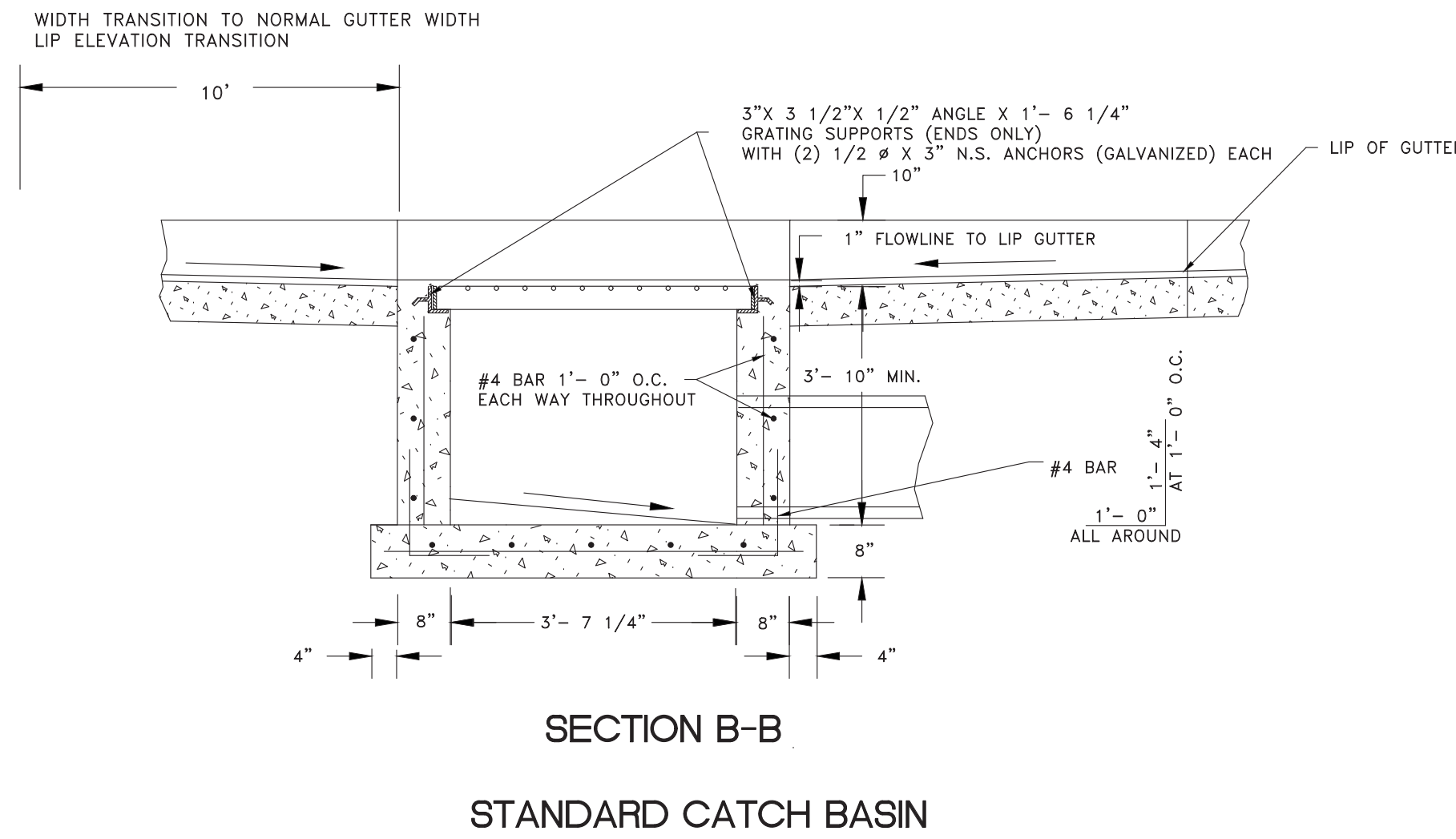
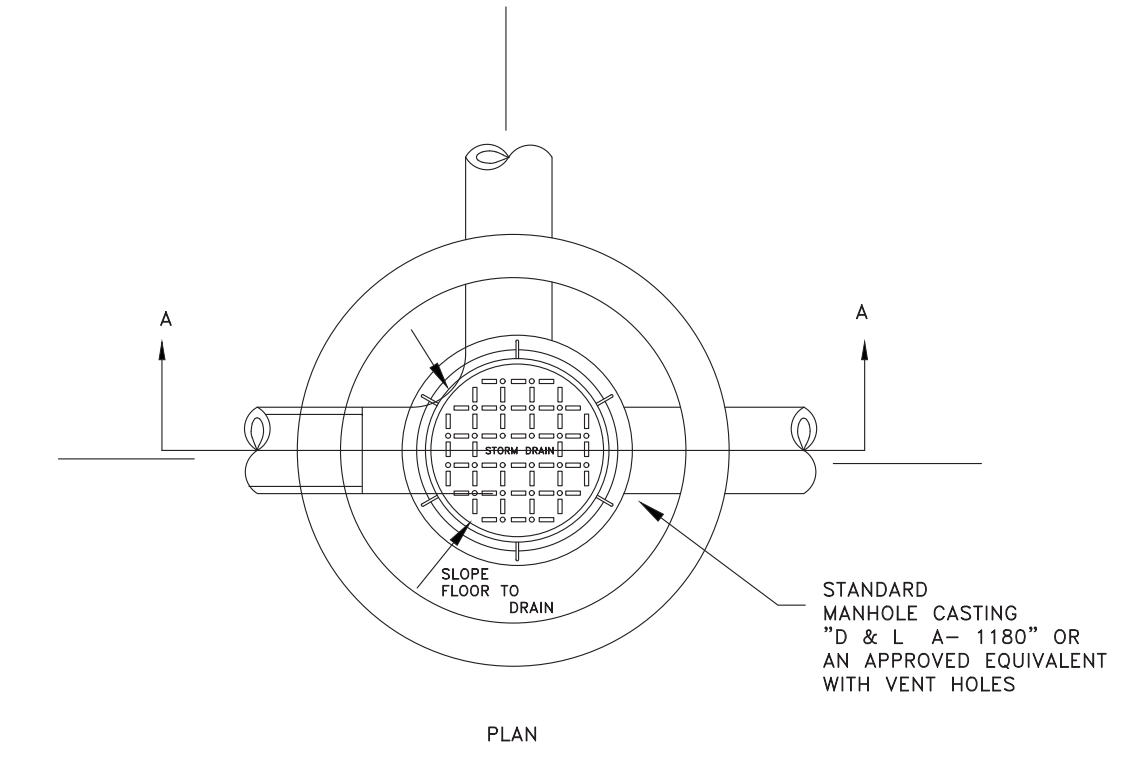
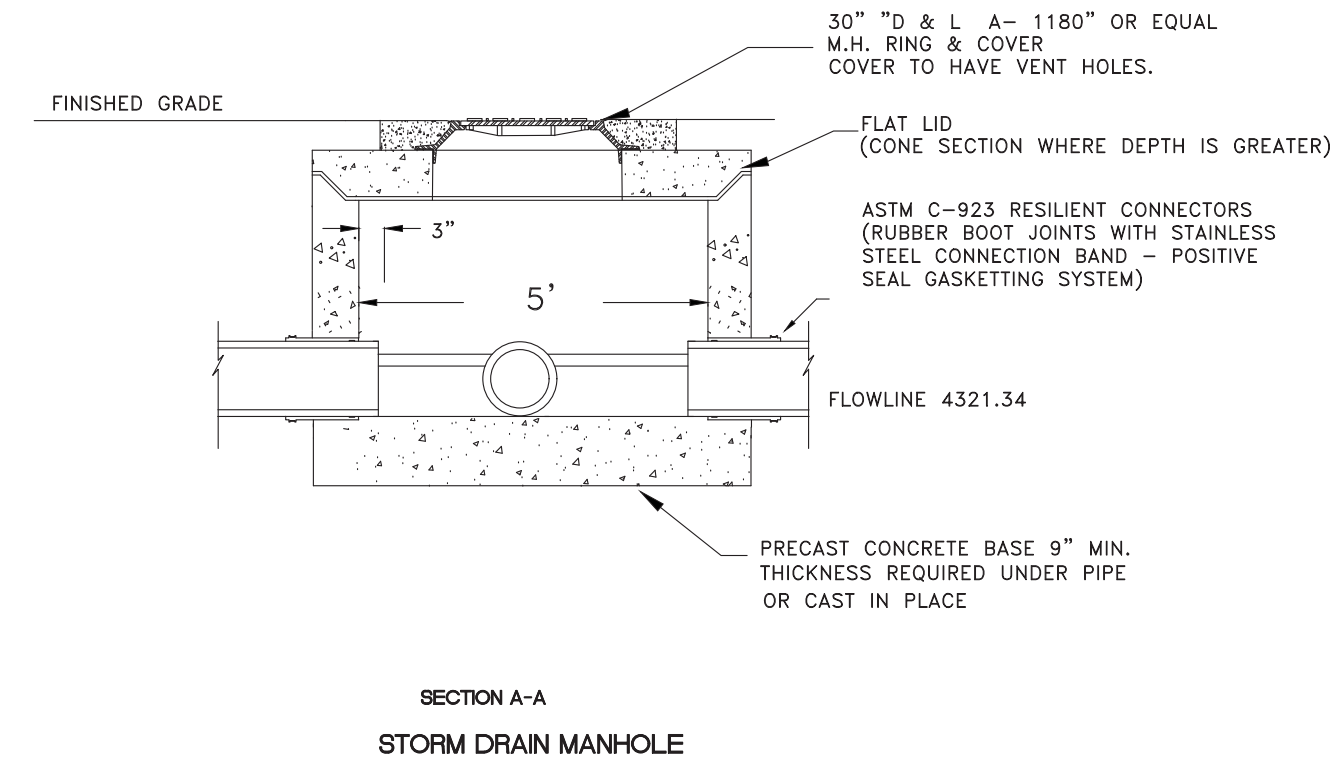
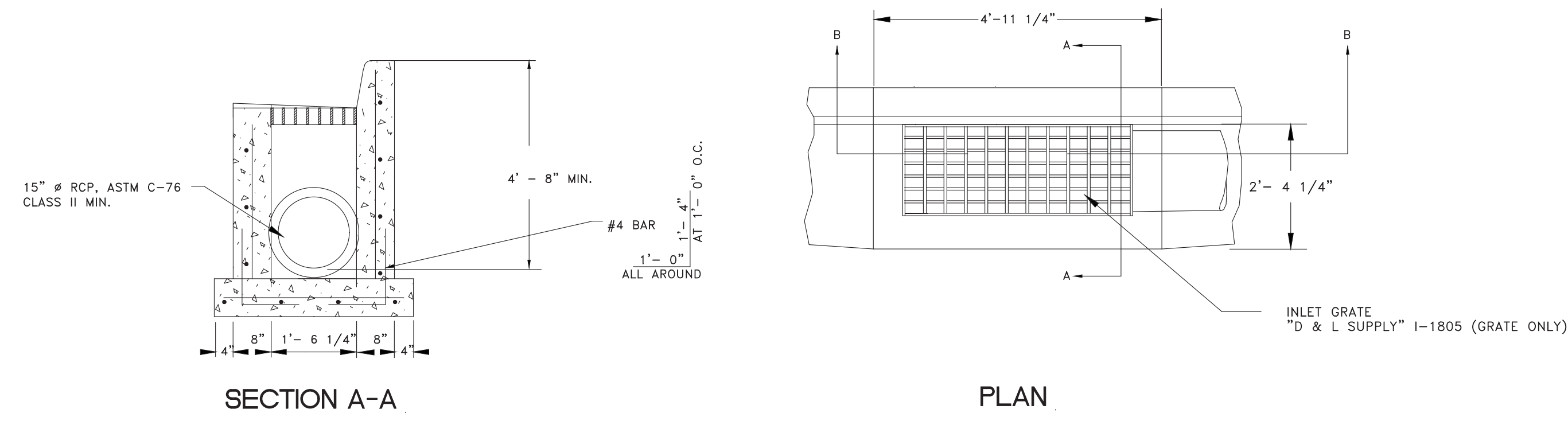
STANDARD DETAILS  
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OPHEIKENS AND COMPANY  
EDEN, WEBER COUNTY, UTAH

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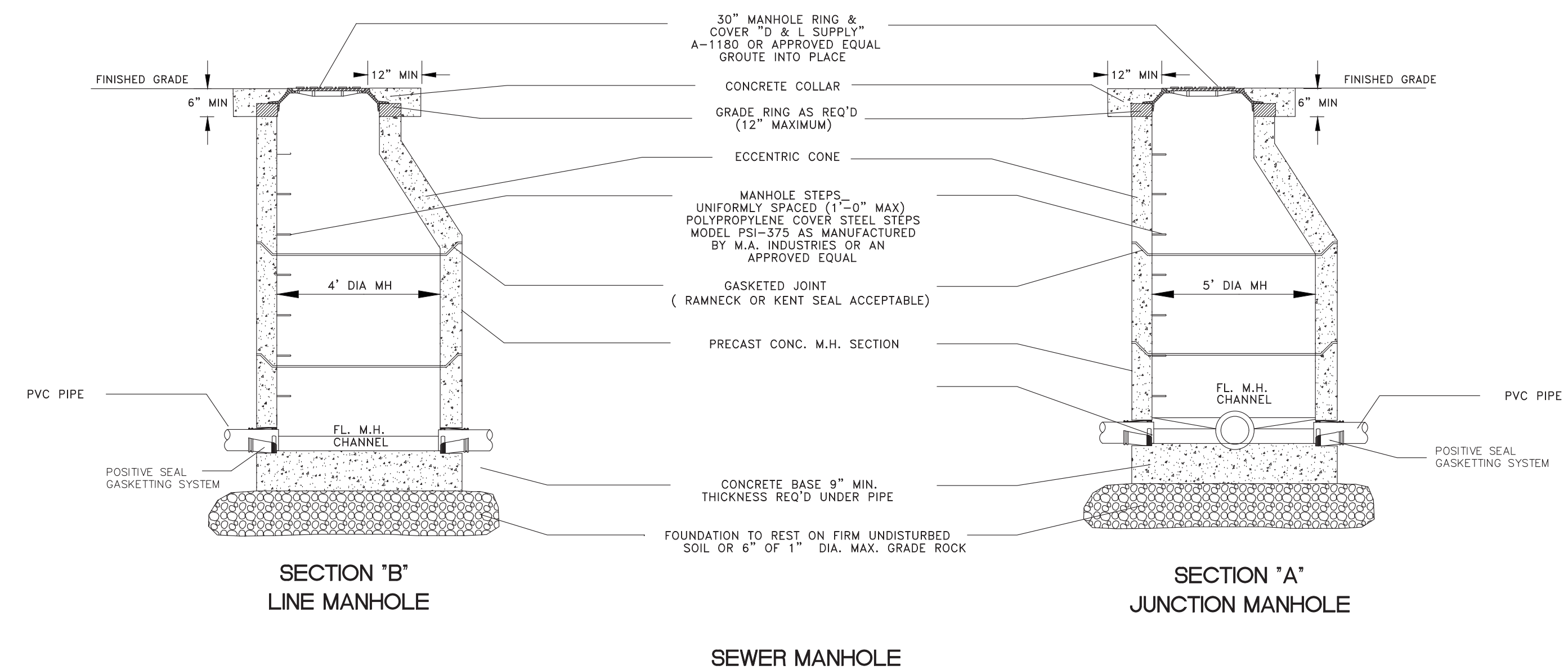
08  
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TYPICAL TRENCH SECTION  
(WATER, SEWER, STORM DRAINS, TELEPHONE, GAS AND POWER)

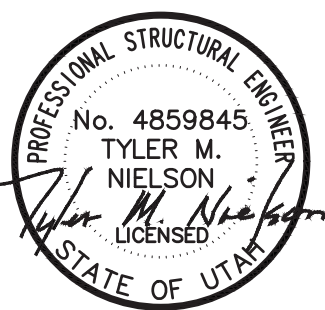
NOTE:  
PRECAST REINFORCED MANHOLE  
SHOWN CAST IN PLACE MANHOLE  
ACCEPTABLE



SEWER MANHOLE

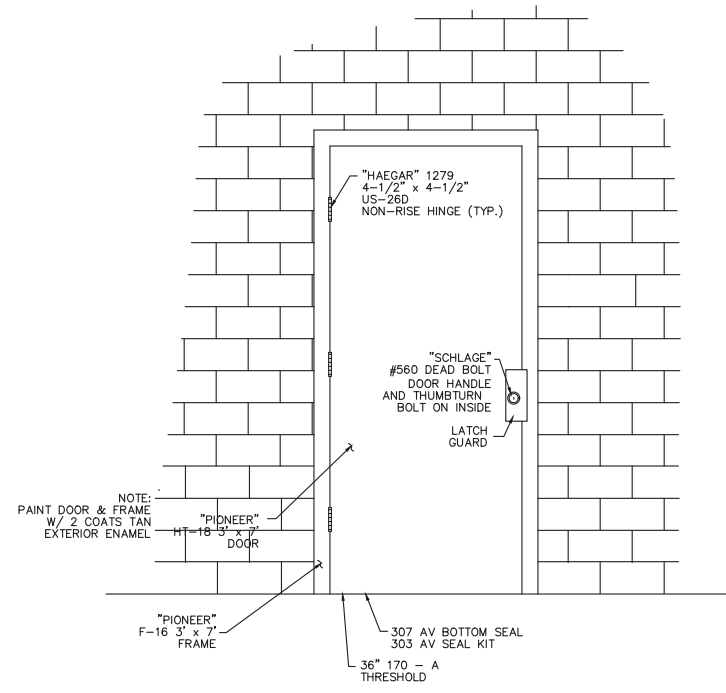
SCALE (AS NOTED)  
DATE 2-6-2017  
DESIGN TJN  
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REVISIONS	DESCRIPTION
DATE	

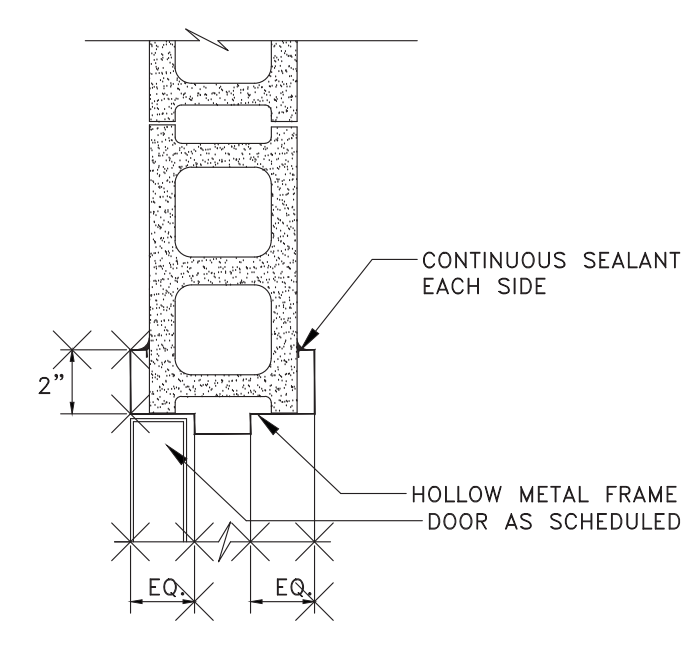


STANDARD DETAILS  
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
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EDEN, WEBER COUNTY, UTAH

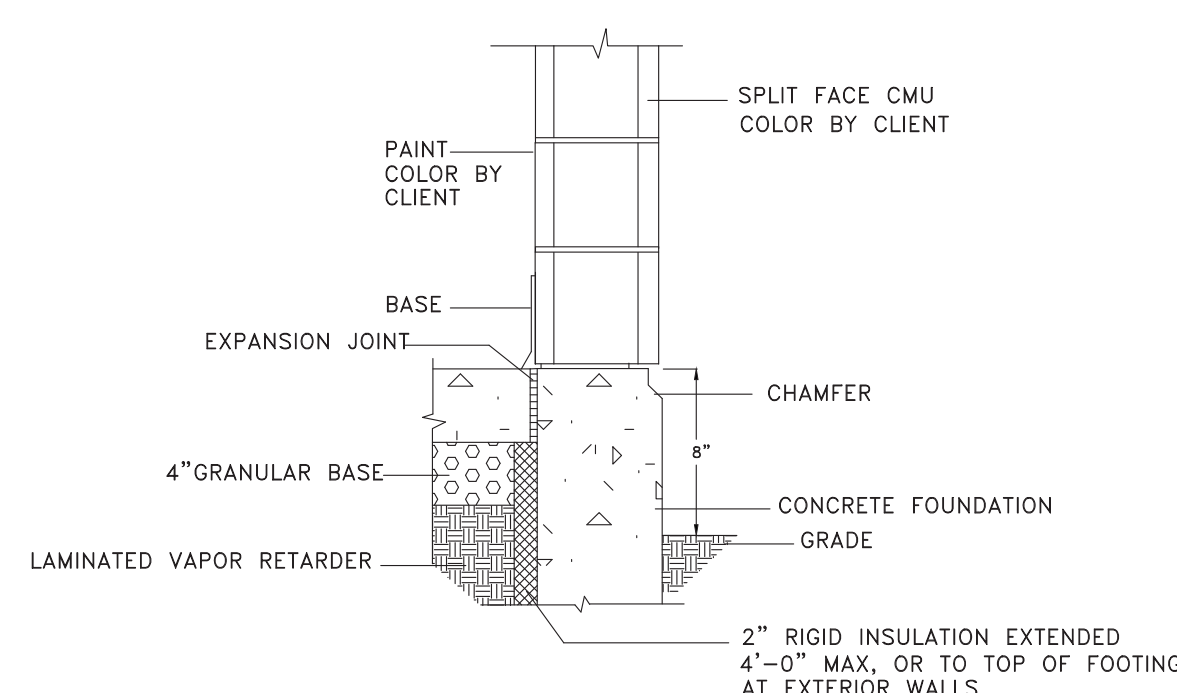
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OFFICE: 801.476.0202 FAX: 801.476.0066



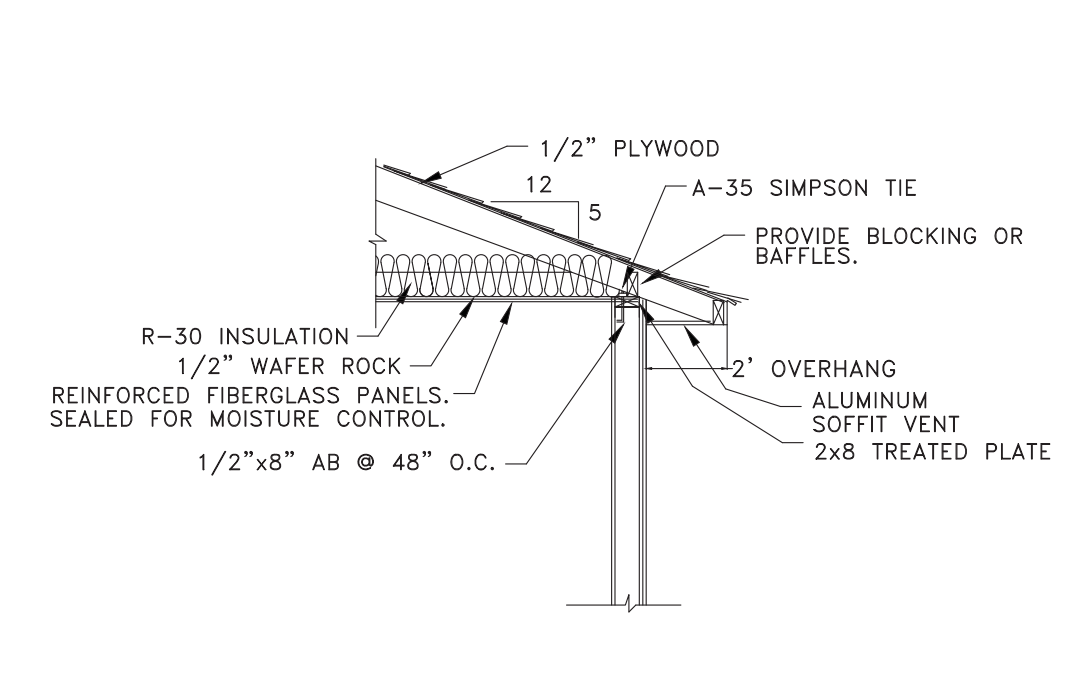
**SINGLE AND DOUBLE DOOR DETAIL**  
NTS



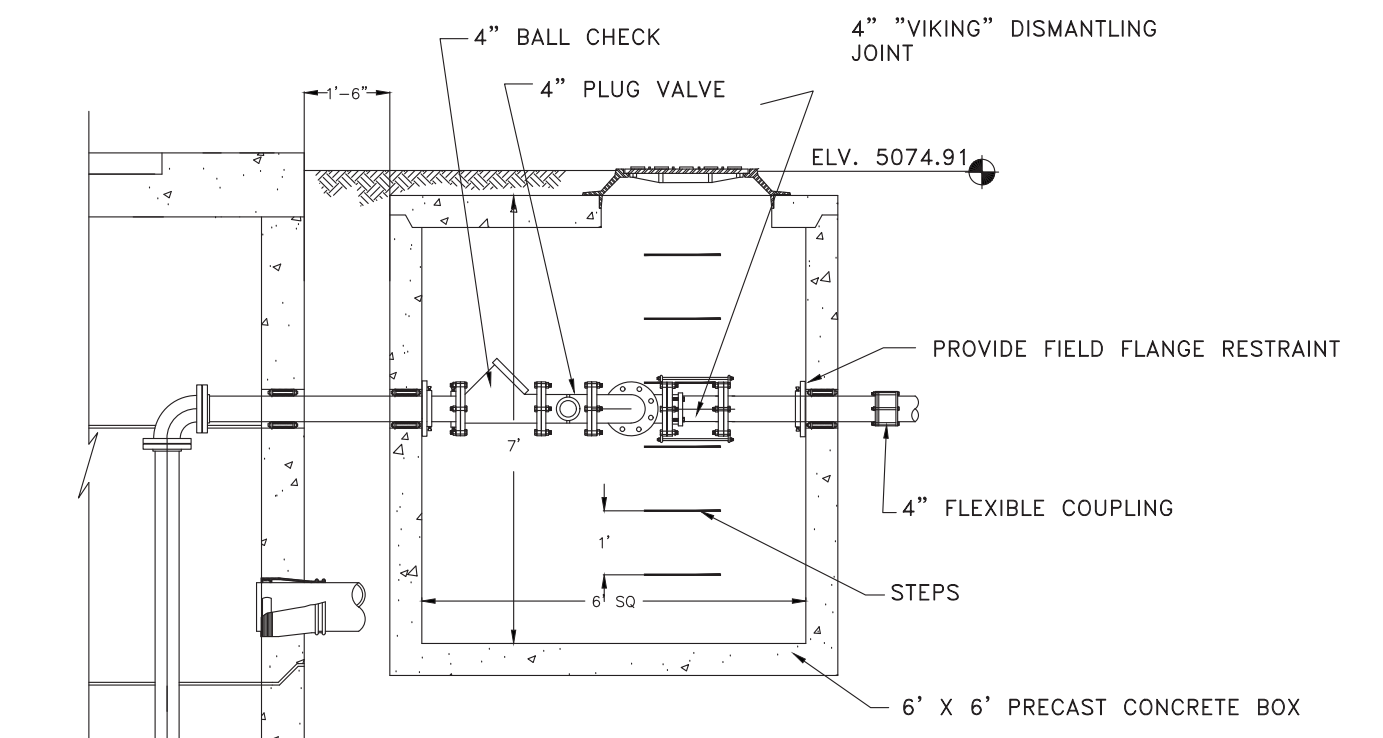
**FRAME DETAIL**  
NTS



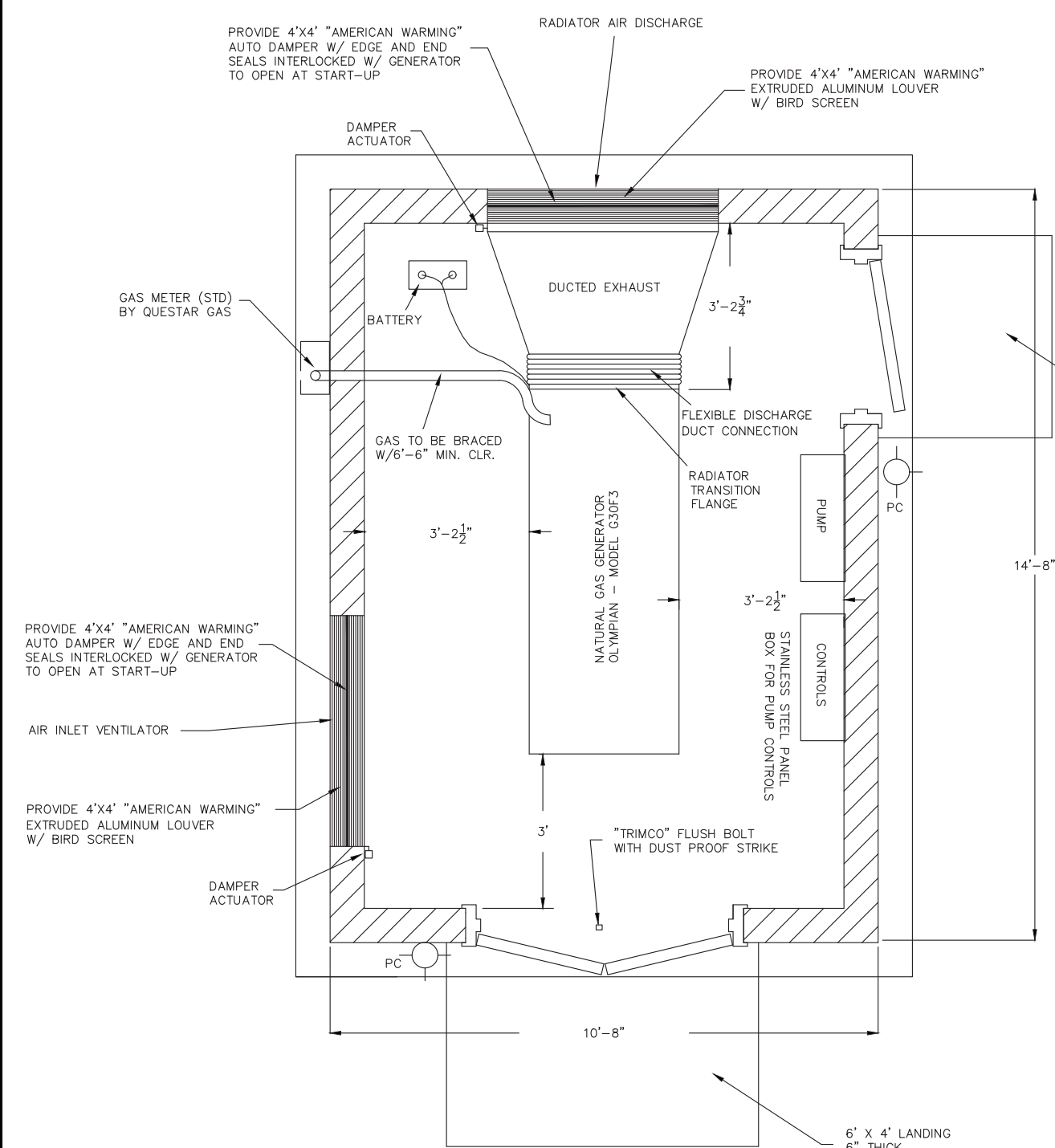
**FOUNDATION DETAIL**  
NTS



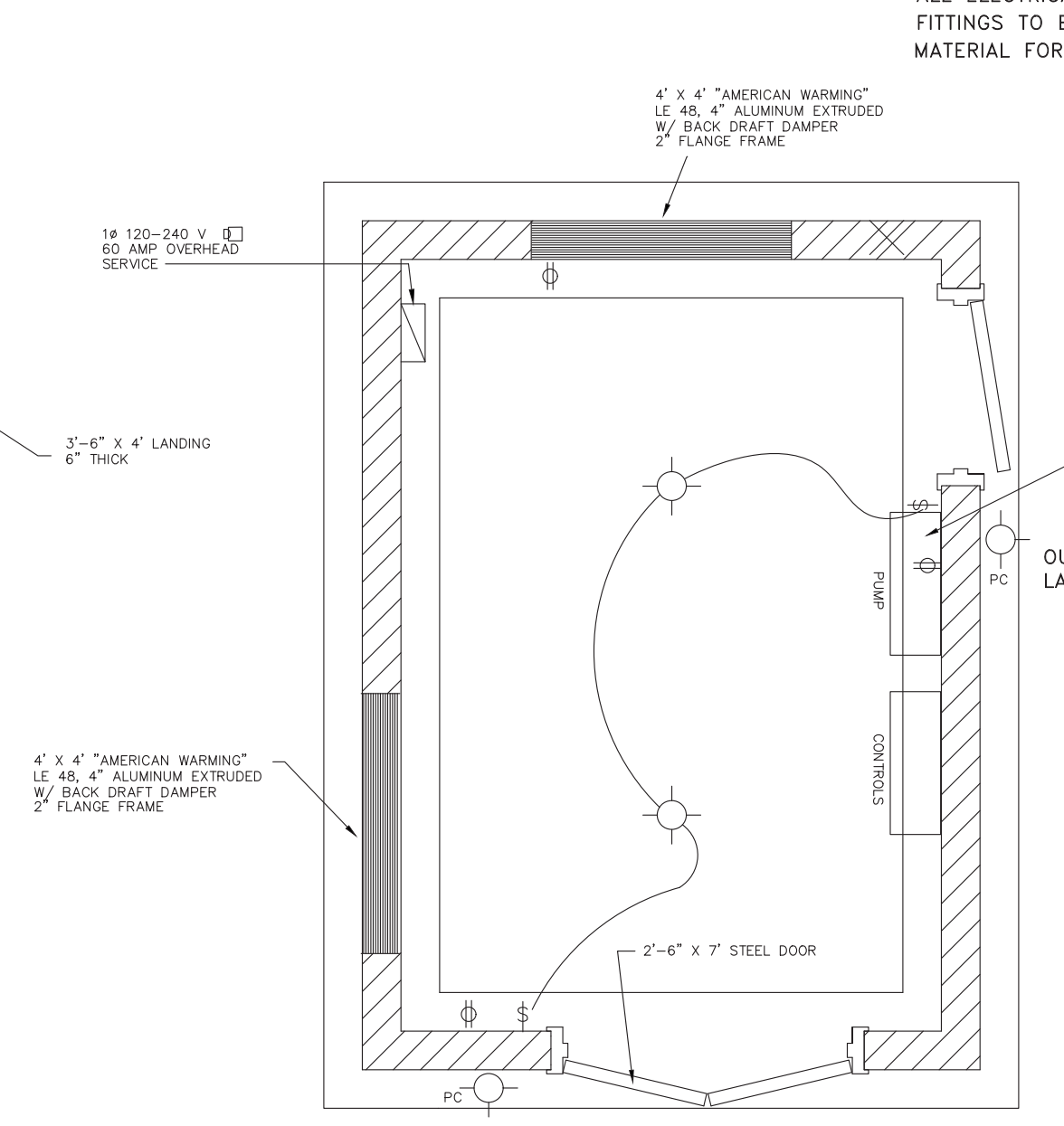
**ROOF DETAIL**  
NTS (ALTERNATE OPTION)



**METER VAULT DETAIL**  
NTS

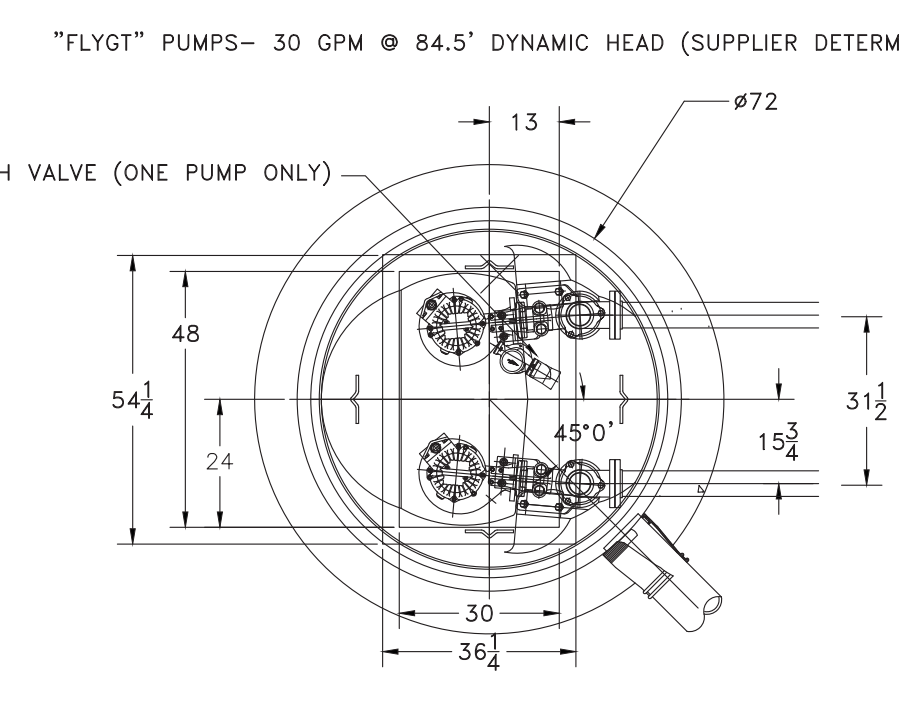


**FLOOR PLAN**  
NTS

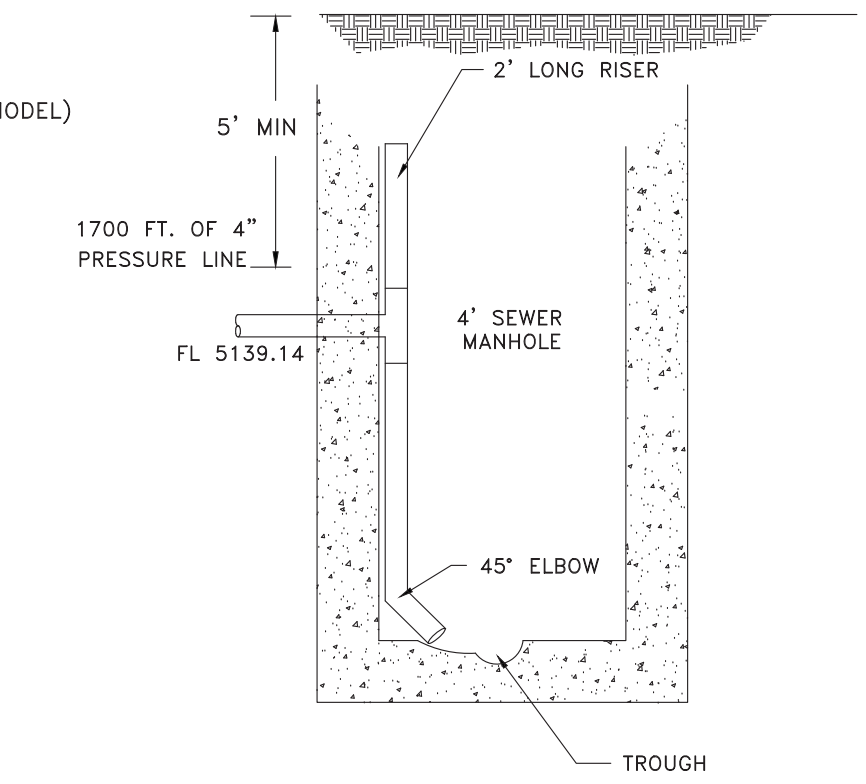


**UTILITY PLAN**  
NTS

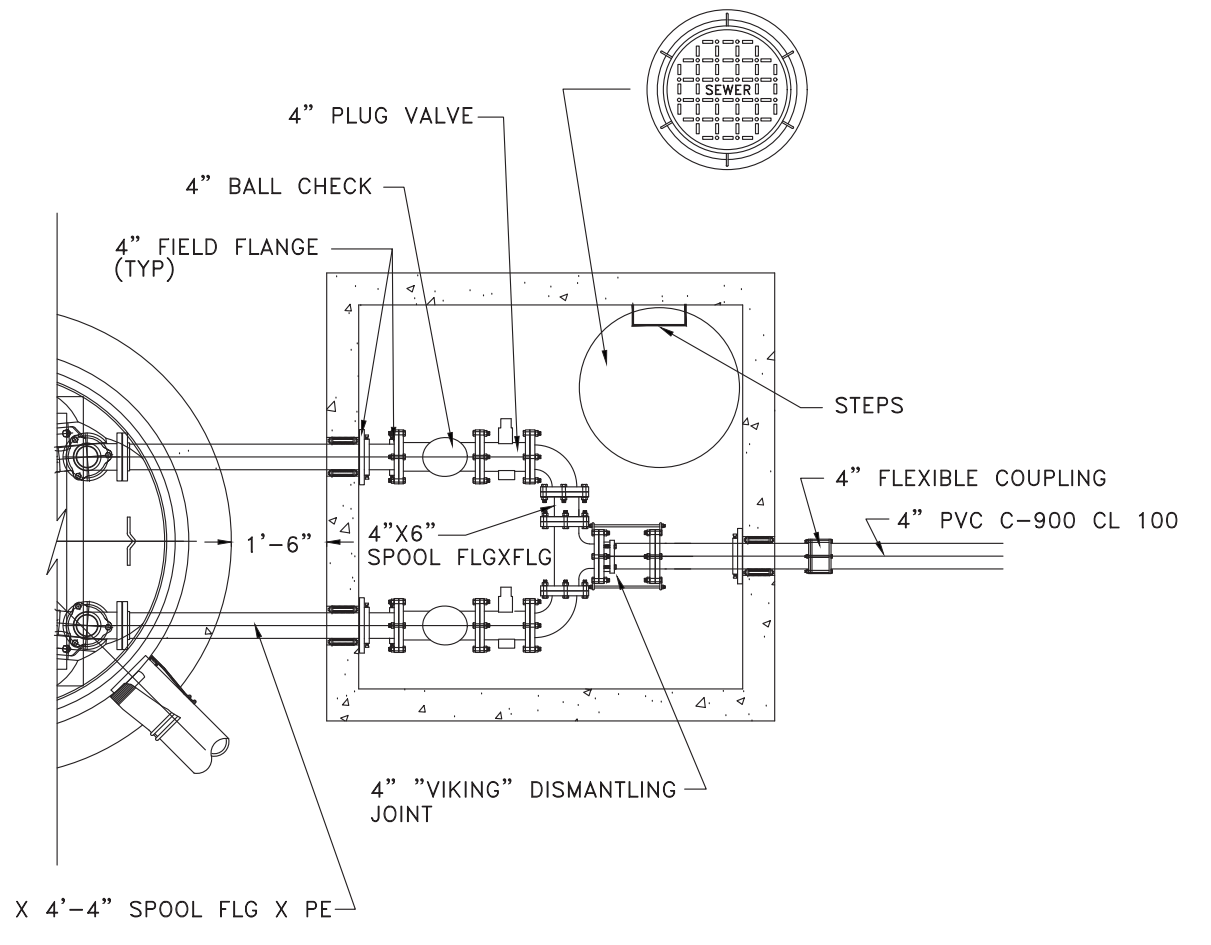
NOTE:  
ALL ELECTRICAL FIXTURES, CONDUIT &  
FITTINGS TO BE MADE OF NON-CORROSIVE  
MATERIAL FOR BUILDING INSIDE



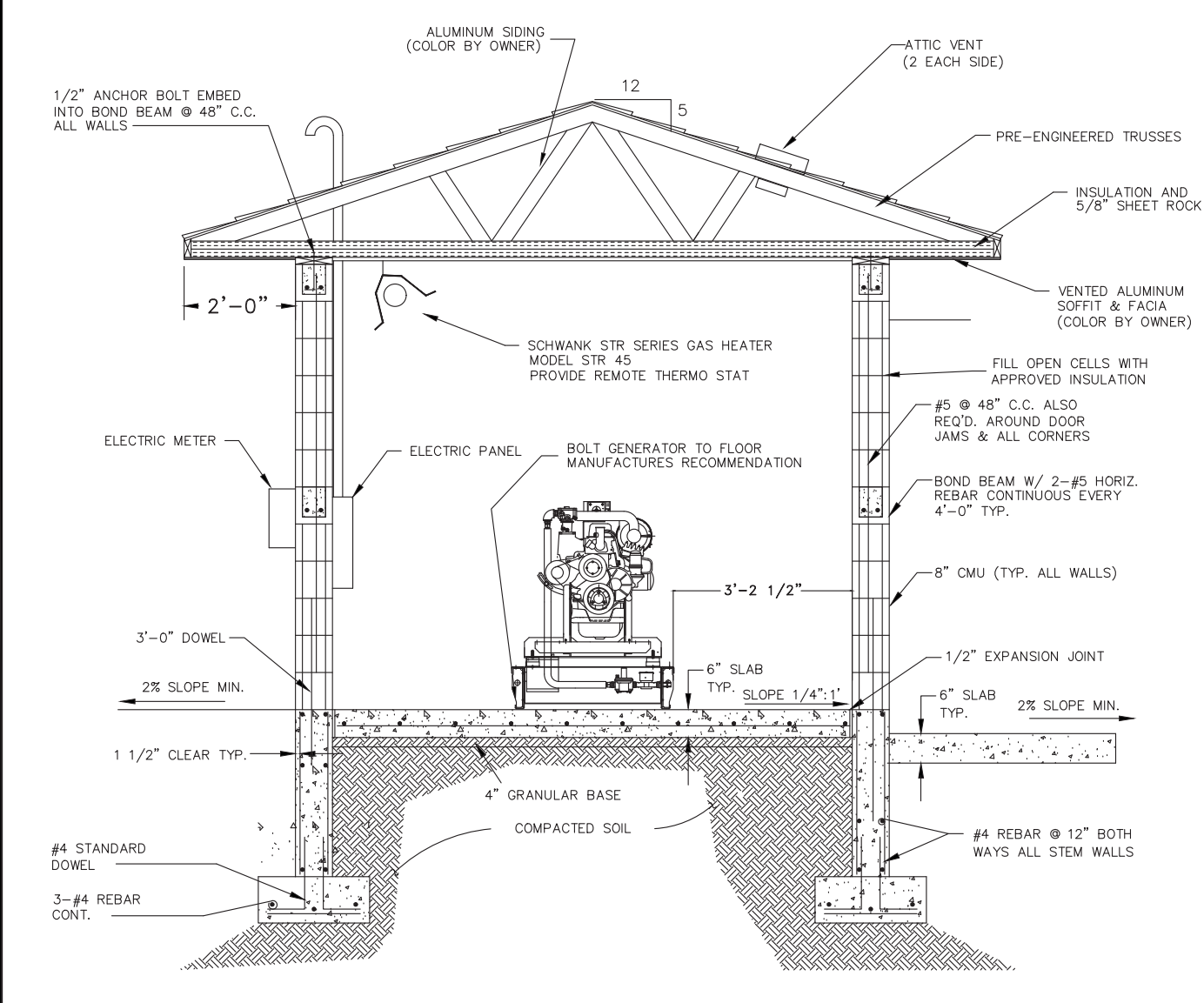
**SEWER LIFT PLAN**  
NTS



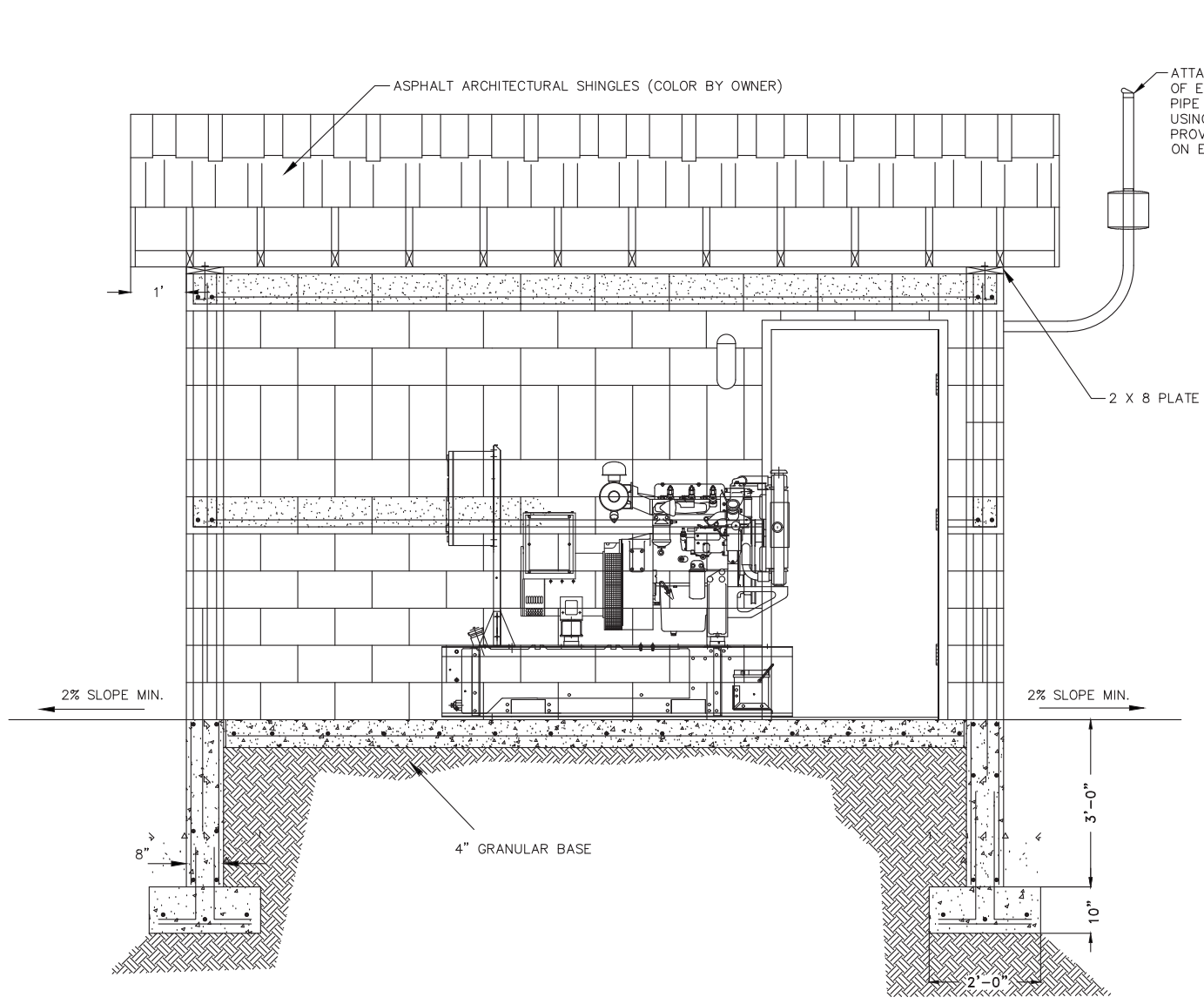
**SEWER PRESSURE LINE-MANHOLE  
CONNECTION DETAIL**  
NTS



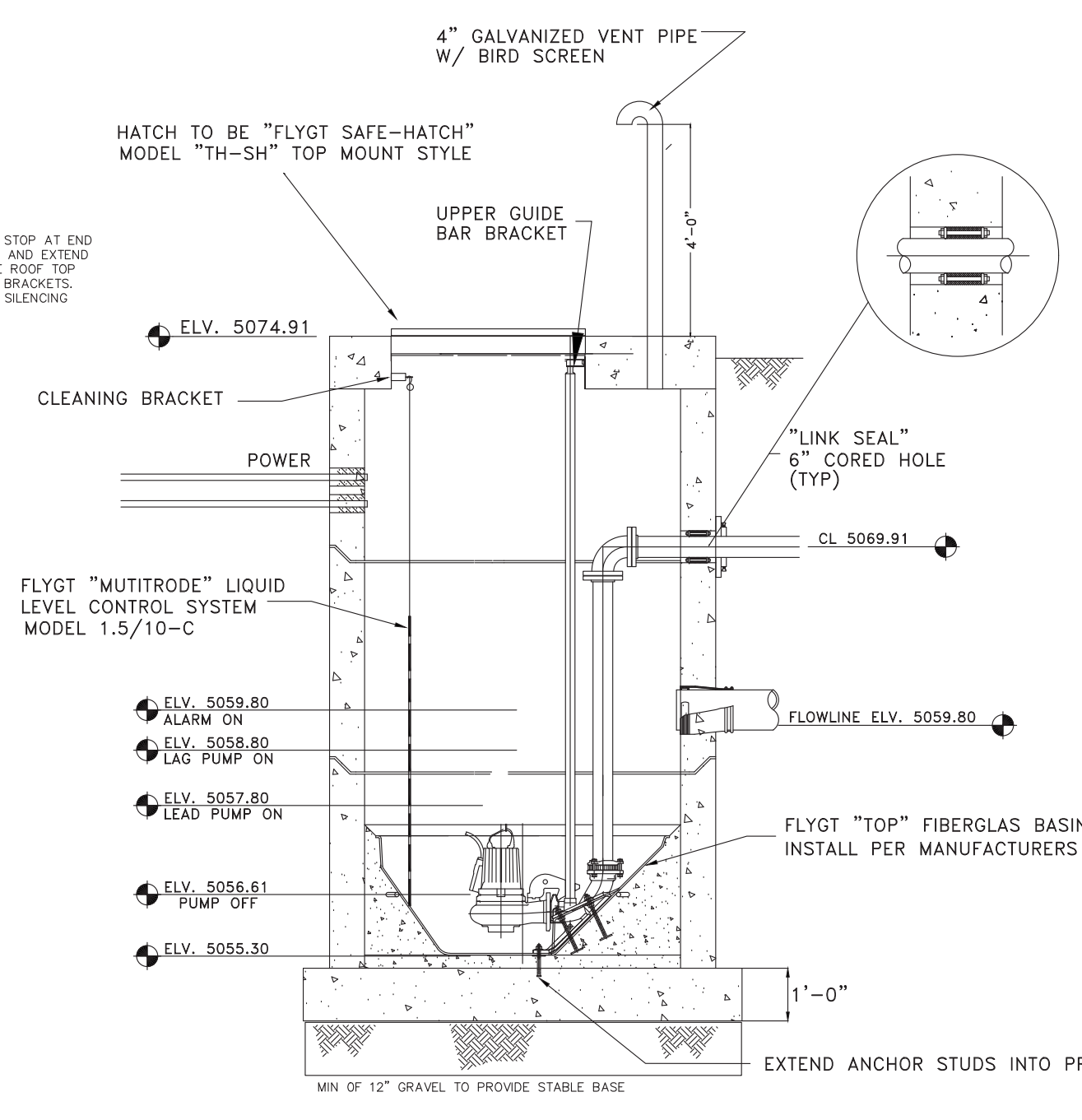
**METER VAULT PLAN**  
NTS



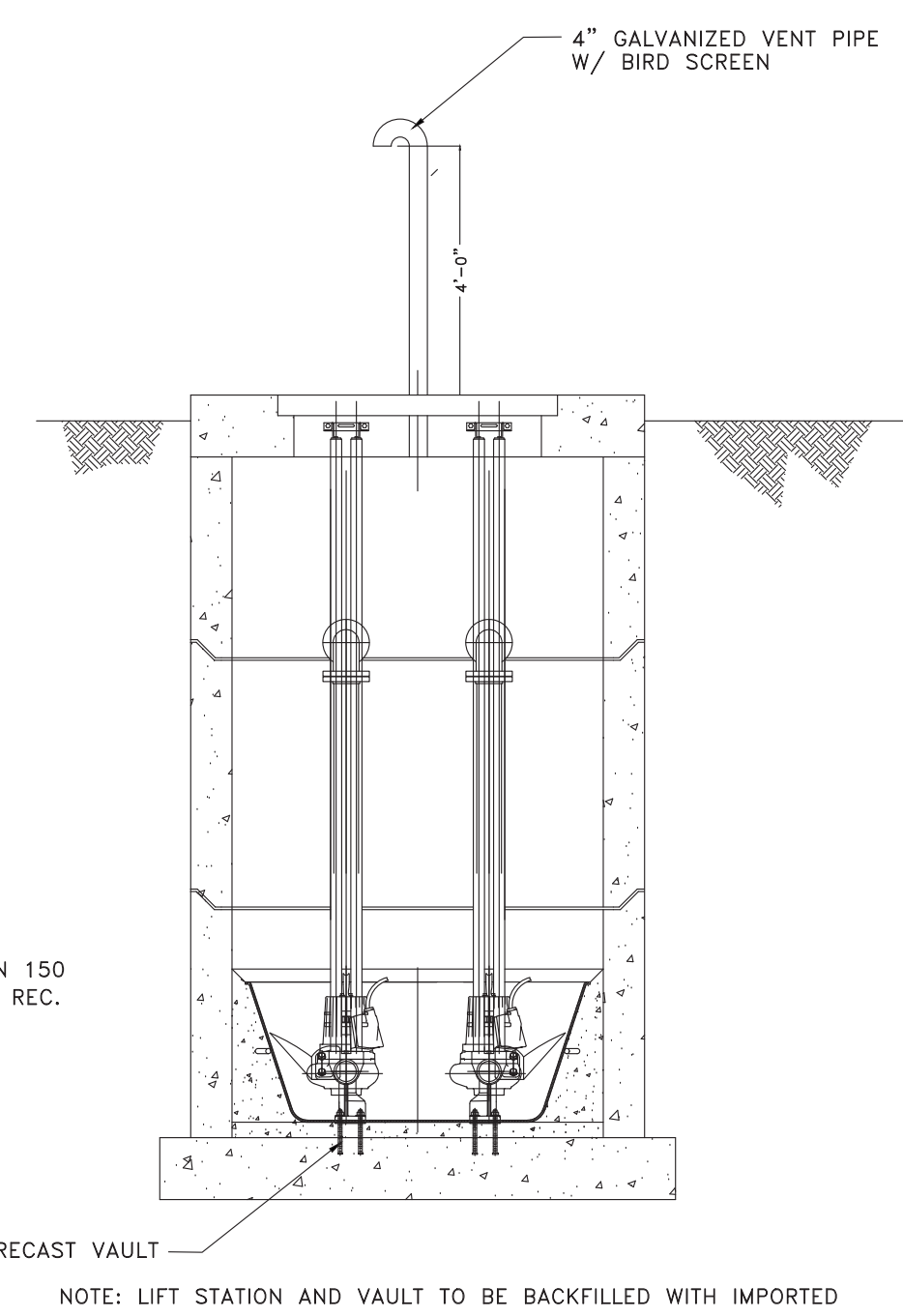
**BUILDING SECTION**  
NTS



**BUILDING PROFILE**  
NTS



**SEWER LIFT PROFILE**  
NTS

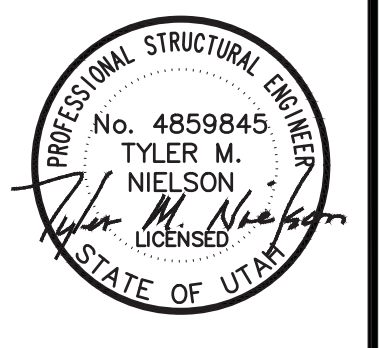


**SEWER LIFT PROFILE**  
NTS

NOTE: LIFT STATION AND VAULT TO BE BACKFILLED WITH IMPORTED GRANULAR MATERIAL AND COMPACTED TO 90% DRY DENSITY IN ACCORDANCE W/ ASTM D-1557.

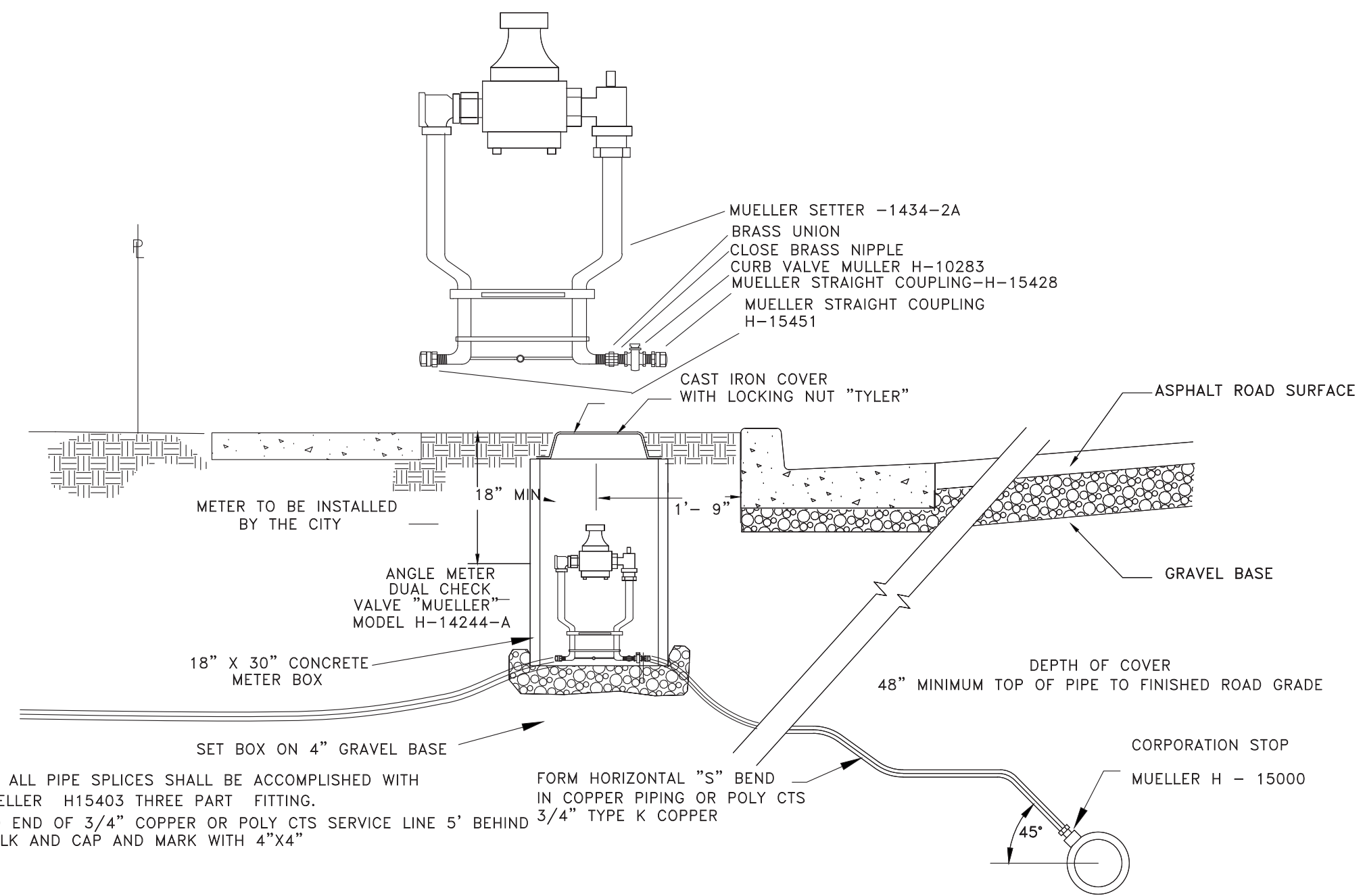
SCALE (AS NOTED)	DATE	DESIGN	DRAWN	CHECKED
	2-6-2017	TUN	BRD	TUN

REVISIONS	DESCRIPTION



**SEWER LIFT STATION DETAILS**  
**EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT**  
**OPHEKENS AND COMPANY**  
**EDEN, WEBER COUNTY, UTAH**

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TYPICAL 3/4" WATER LINE CONNECTION

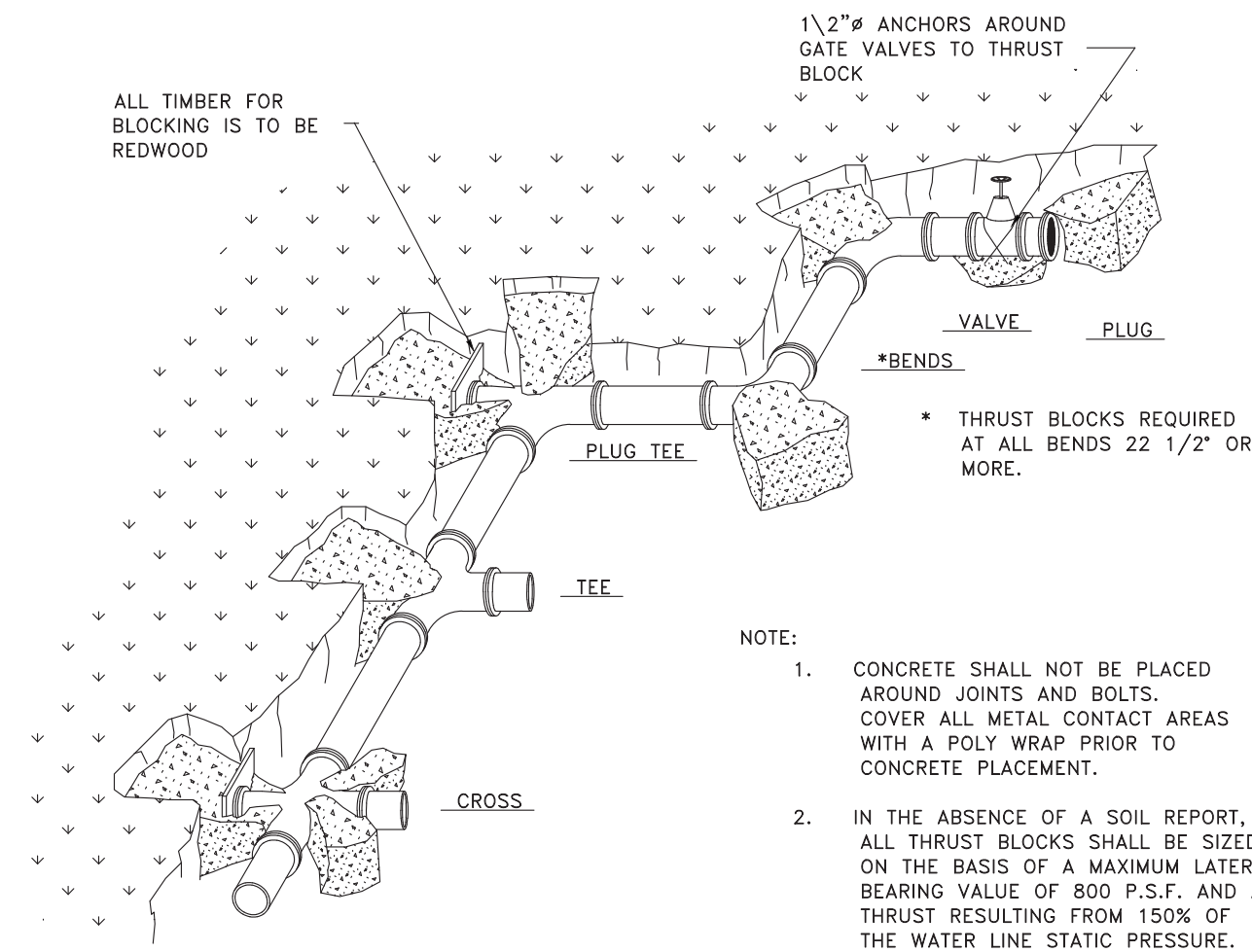


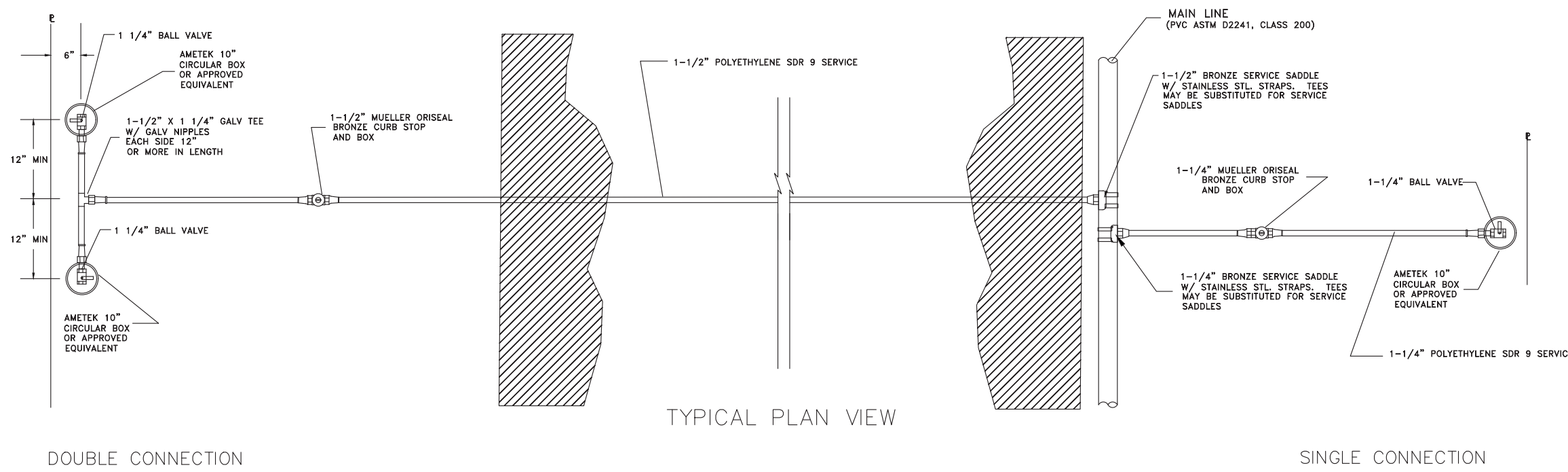
TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING  
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW/1 BRANCH PLUGGED	CROSSW/2 BRAN. PLUGGED
	90°	45°	22 1/2°	11 1/4°					
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	
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	

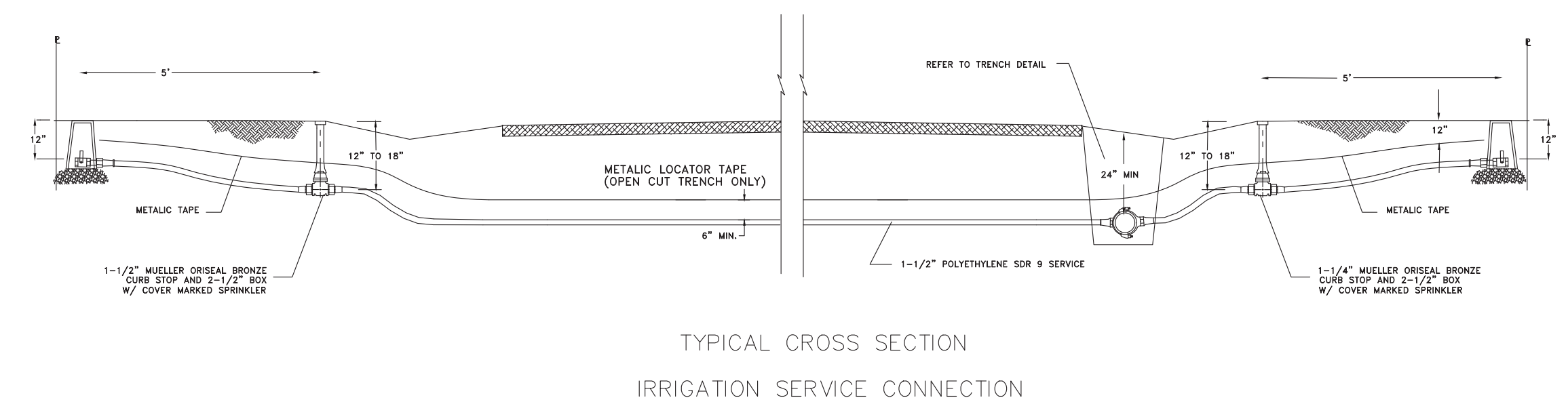
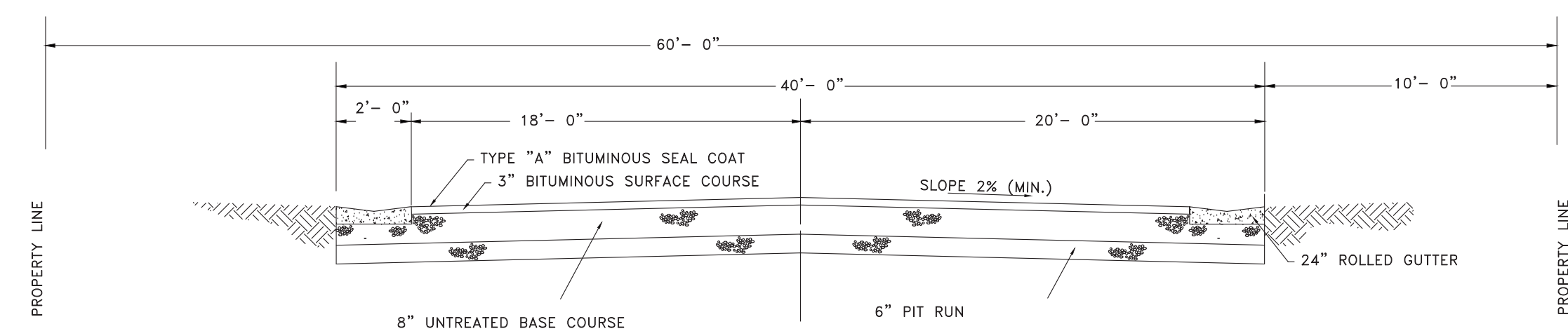
\*SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".  
F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.  
EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 150 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.  
F = 1.5 / 3 = 0.5 TABULATED VALUE = 7.1 SQ. FT.  
0.5 X 7.1 = 3.56 SAU 4 SQ. FT. OR 2FT. LONG BY 2FT. HIGH.

THRUST BLOCKING



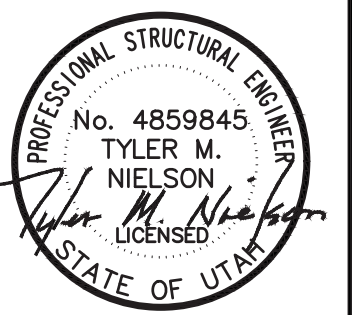
STANDARD 60' SUBDIVISION ROADWAY SECTION



- NOTES:
- SERVICES MAY BE TUNNELED OR JETTED UNDER PAVEMENT AREAS. AREAS REQUIRING SURFACE CUTTING SHALL REQUIRE SURFACE RESTORATION.
  - IF TAPPING SADDLES ARE USED, METHOD OF SAWING/DRILLING TAP HOLES, TYPE OF SADDLE AND INSTALLATION PROCEDURES MUST BE APPROVED.
  - POLYETHYLENE PIPE SHALL BE SDR 9 - PE 3408 MANUFACTURED TO MEET THE REQUIREMENTS OF ASTM D-2737.
  - P.V.C. PIPE SHALL BE ASTM D2241, CLASS 200.
  - NO T- = RING SADDLES.
  - ALL CONNECTIONS SHALL BE MADE WITH MUPELLER 110 COMPRESSION CONNECTIONS.

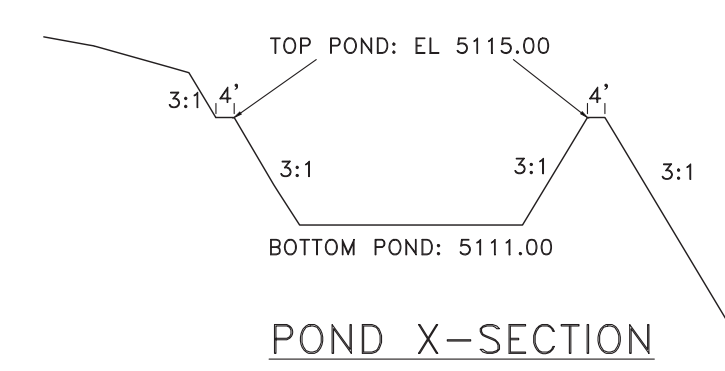
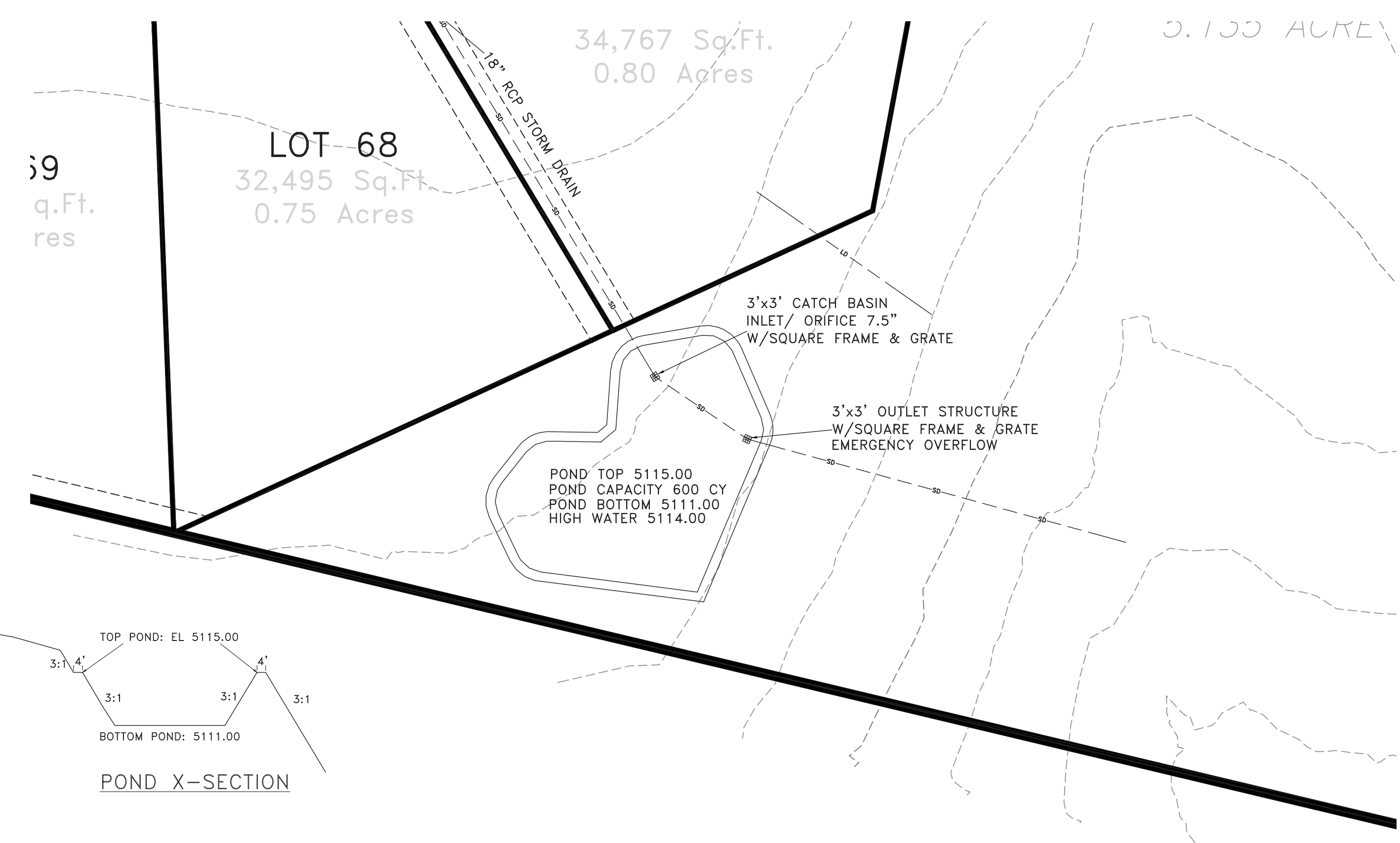
SCALE (AS NOTED)  
DATE 2-6-2017  
DESIGN TJN  
DRAWN BSD  
CHECKED TJN

REVISIONS	DESCRIPTION
DATE	

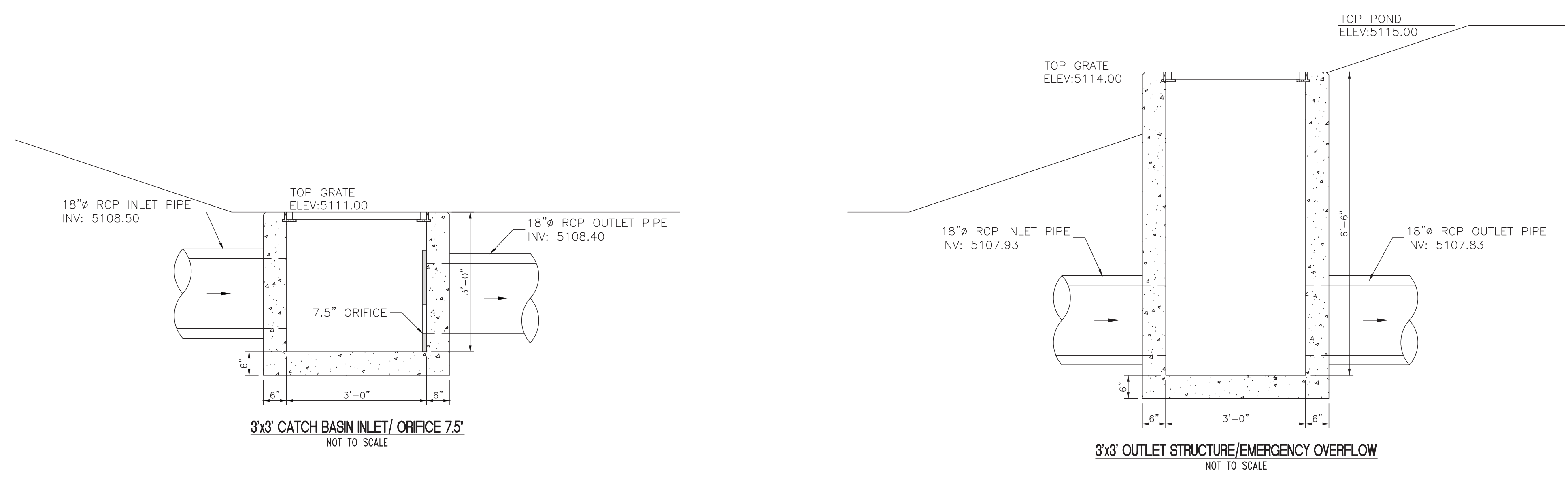


DETAILS  
EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
OPHEIKENS AND COMPANY  
EDEN, WEBER COUNTY, UTAH

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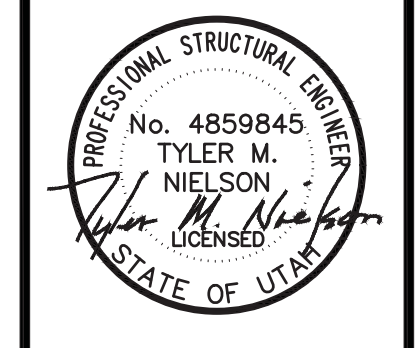
DETENTION POND  
 SCALE: 1" = 40'



SCALE: (AS NOTED)  
 DATE: 2-6-2017  
 DESIGN: TJN  
 DRAWN: BSD  
 CHECKED: TJN

REVISIONS	DESCRIPTION
DATE	

DWG:



POND OUTLET STRUCTURE DETAILS  
 EAGLE RIDGE CLUSTER SUBDIVISION - AS-BUILT  
 OPHEIKENS AND COMPANY  
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