

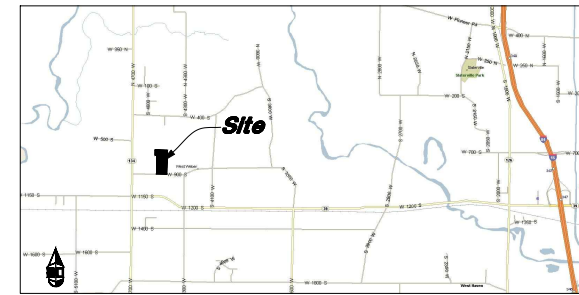
Terakee Village® No. 1

A PRUD Subdivision

A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

January 2019



VICINITY MAP
Not to Scale

* See All Sheets *

NOTES

- All construction shall conform to Weber County standards and specifications.
- All Construction on the Secondary Water Line shall meet or exceed Hooper Irrigation Company Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed Weber County 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.
- 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 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 County 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

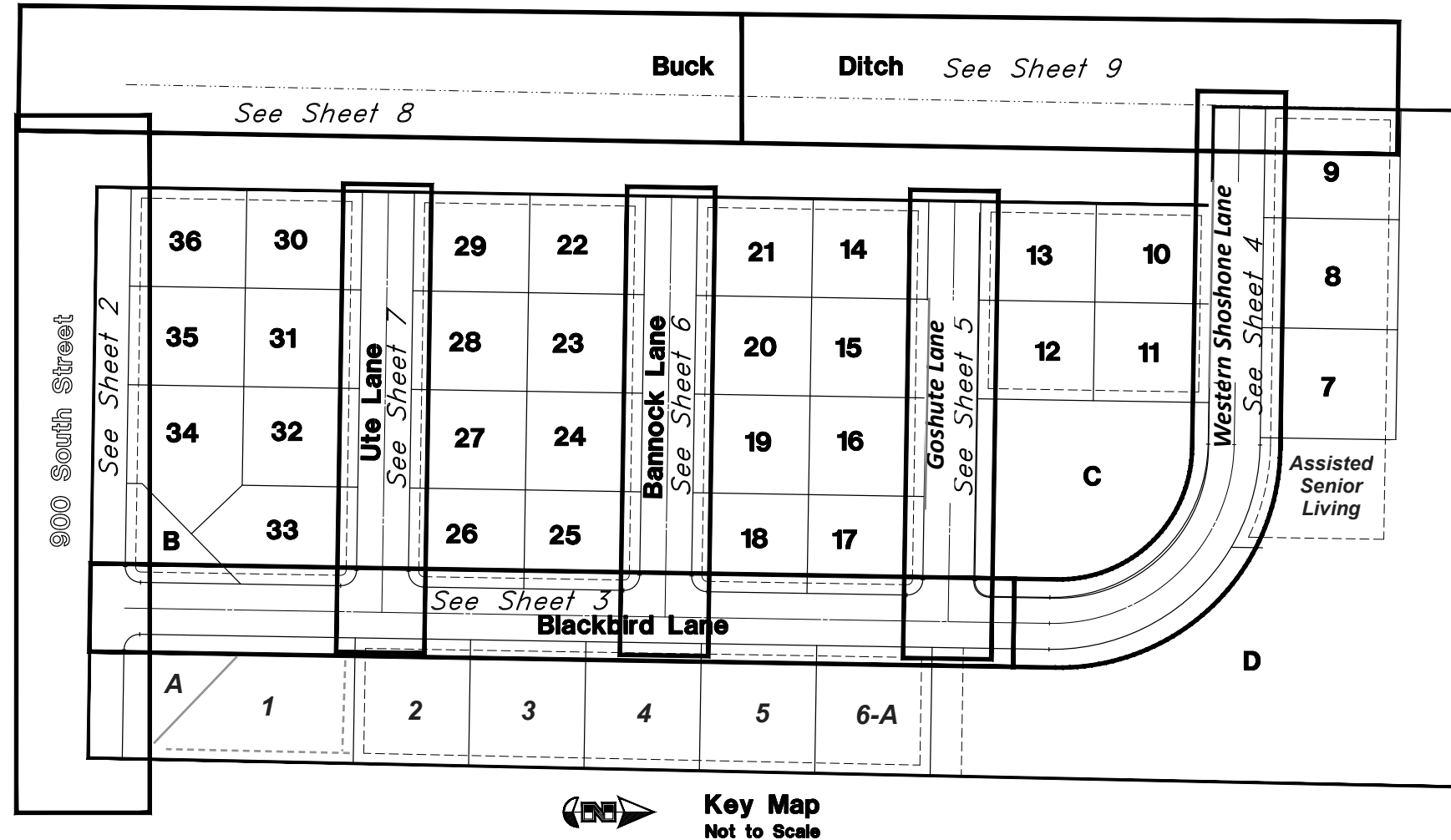
- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to meet County standards.

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.



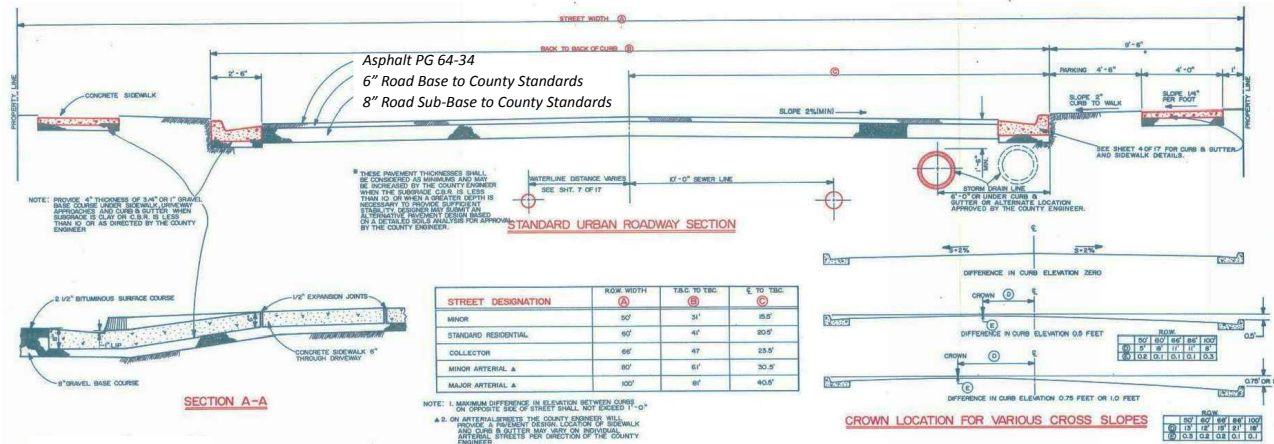
Legend

- (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
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - LD
 - 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
 - ME
 - 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

Key Map
Not to Scale

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.



ADA Ramps and Corner Cut Details to Meet Plan 235.1 Example B of the APWA Standard Plans. ADA Detectable Warning to Be Truncated Dome Gray in Color.



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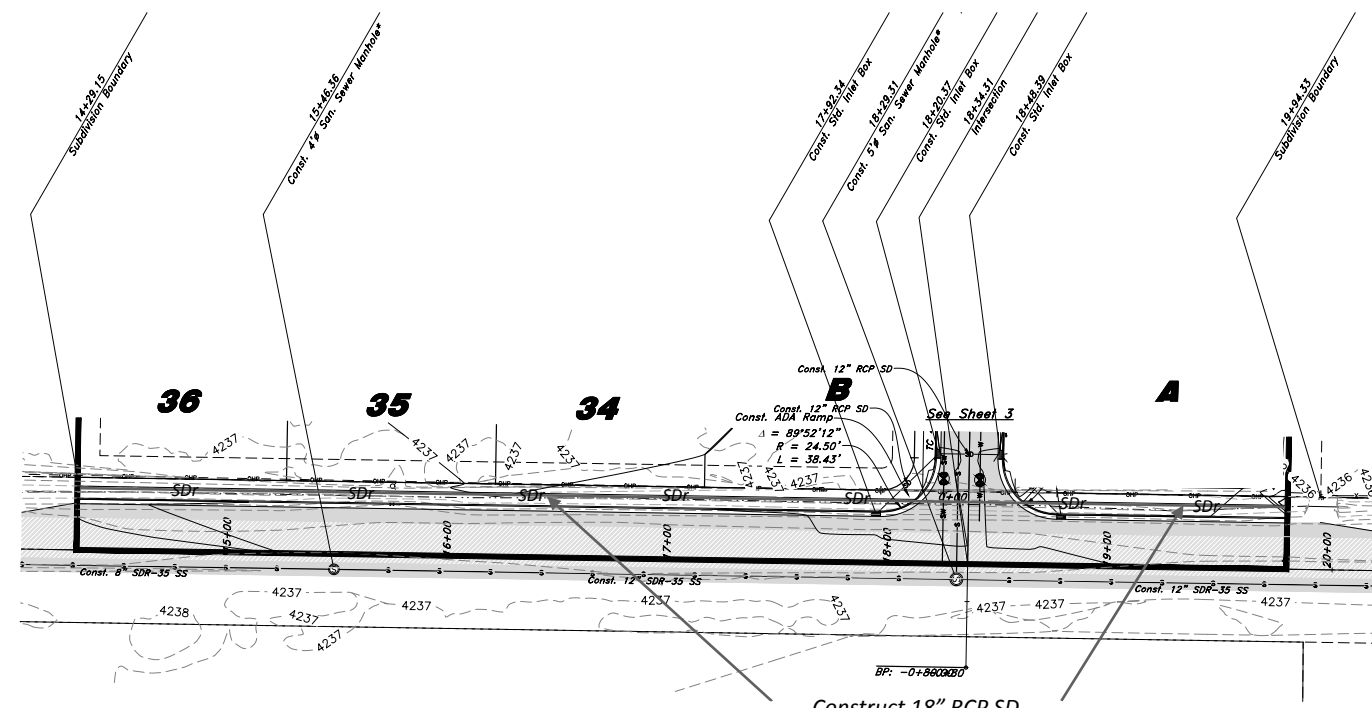
Plan & Profile
Terakee Village No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

16 Nov, 2018
 SHEET NO. **1** of 11
 16N719 - AM

Legend

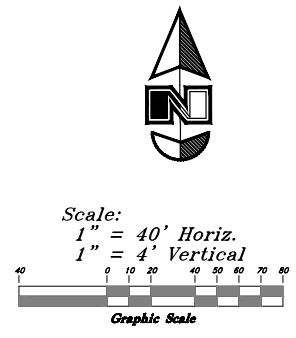
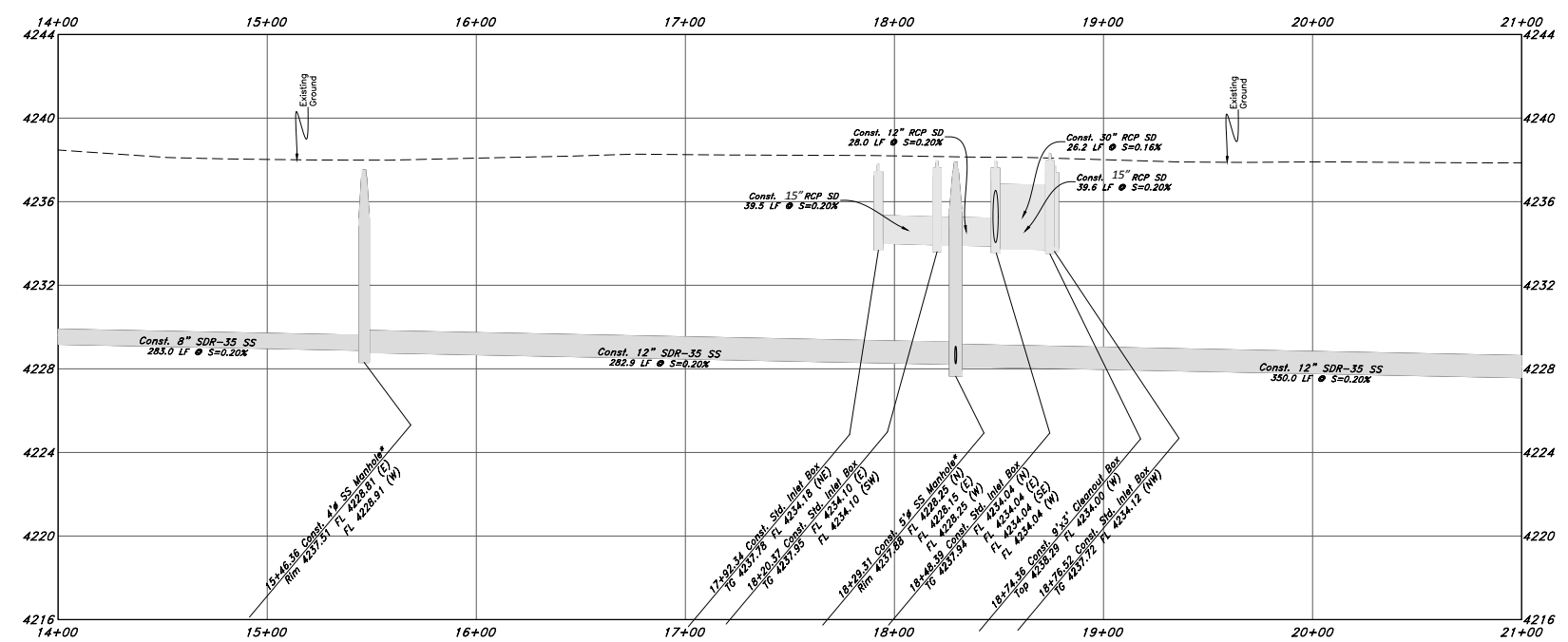
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- Water Manhole
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- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polystyrene 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
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Construct 18" RCP SD
Curb Gutter & Sidewalk Design Shown on Standard Urban Roadway Section

900 South Street



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TENTATIVE FINAL

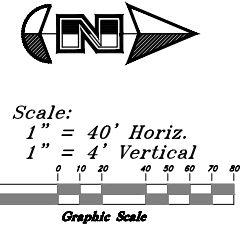
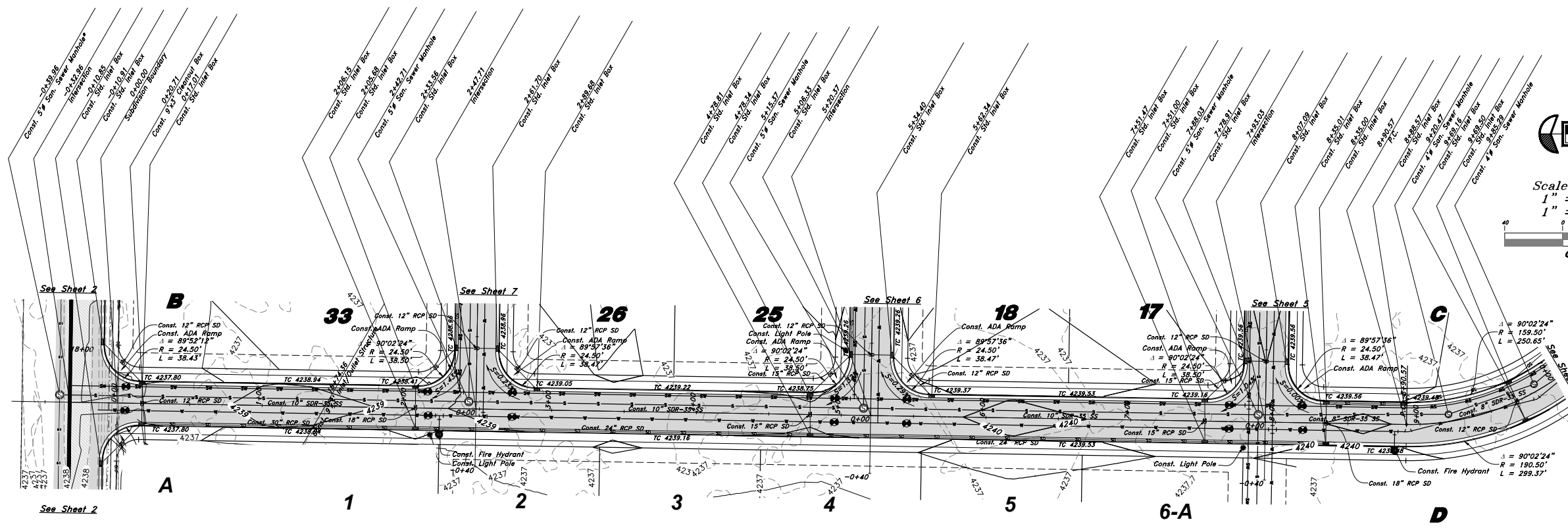
16 Nov, 2018

SHEET NO.
2
of 11

Legend

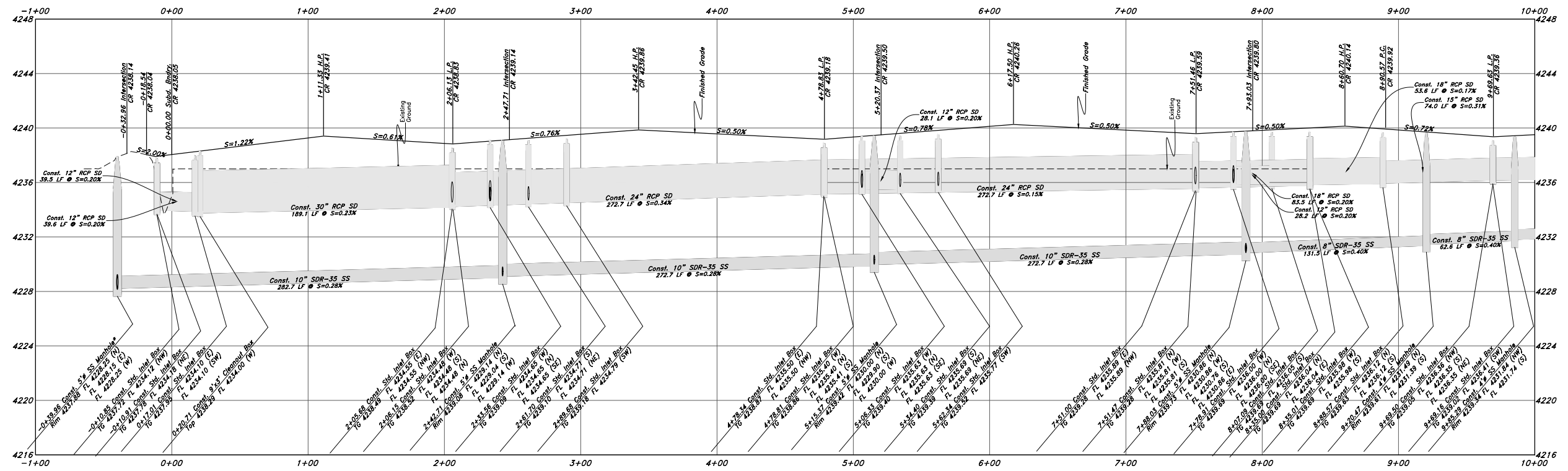
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- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- RCP
- Ductile Iron
- Galvanized Steel
- TA
- LA
- Centerline
- FL
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- ME
- Match Existing
- Fire Department Connection
- FDC
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
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- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Blackbird Lane

NOTE:
* Sewer Line shown as Construct along 900 South Street to be Constructed under different Contract.



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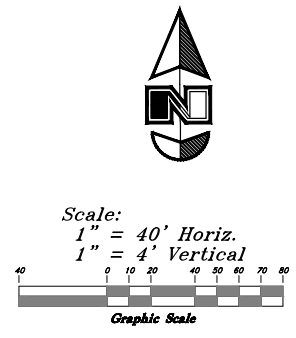
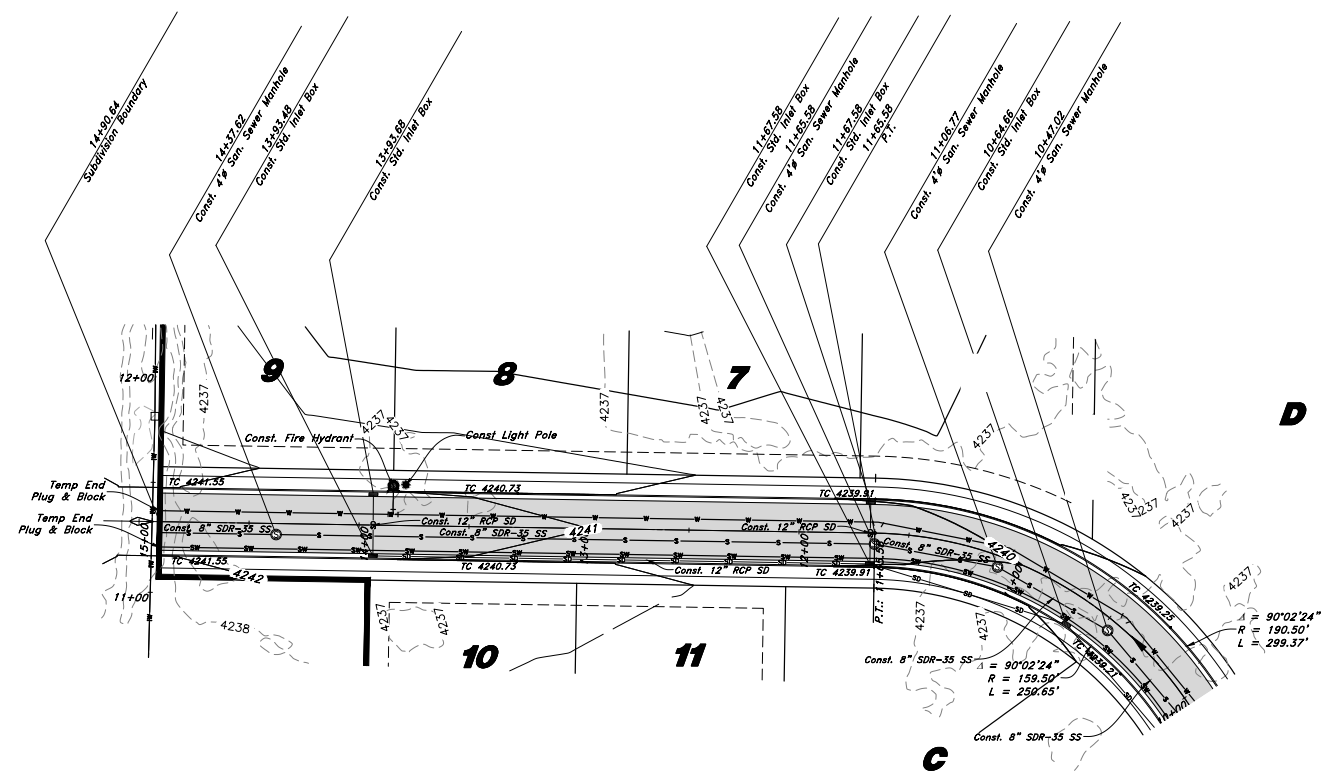
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16 Nov, 2018

SHEET NO.
3
of 11

TENTATIVE FINAL

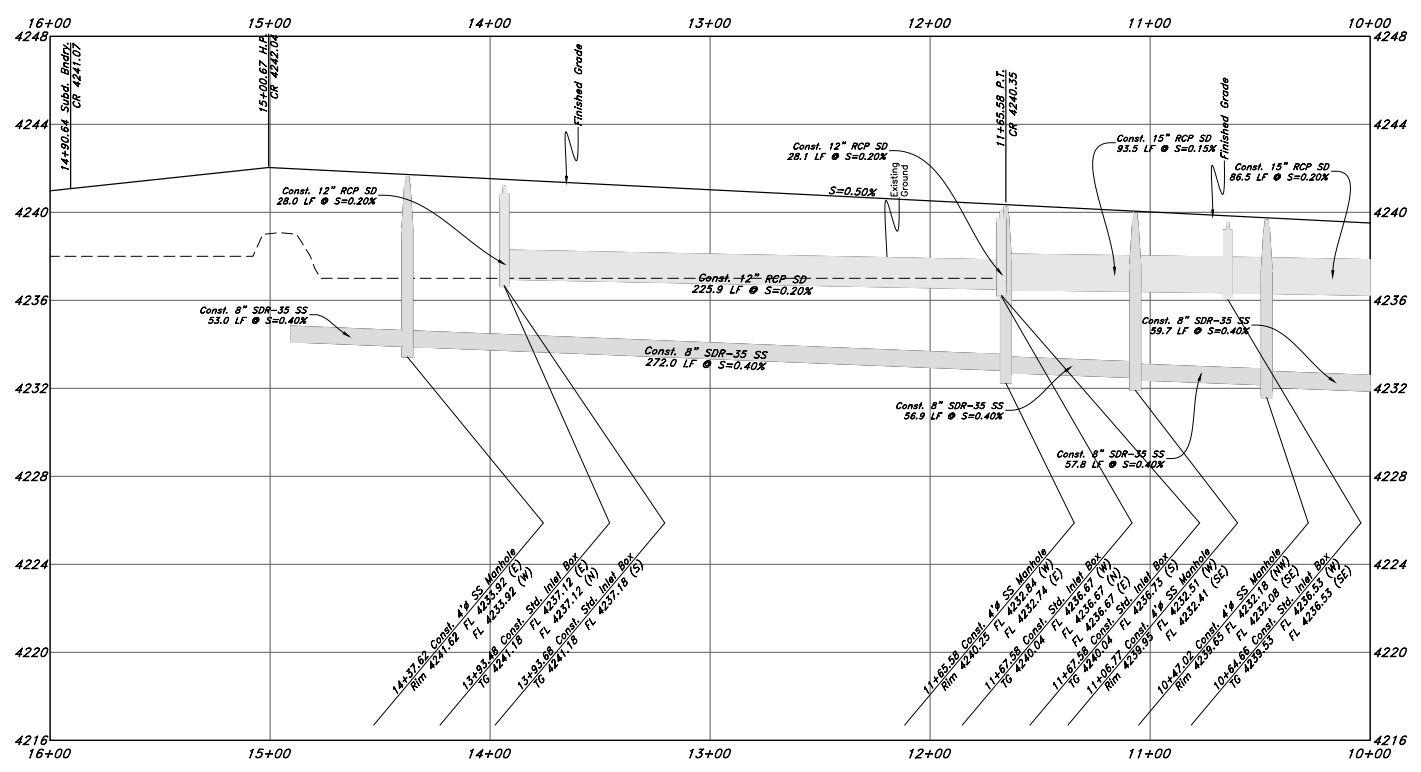


Legend
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- Finish Grade
- Exst. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
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- New Concrete
- Spill Curb & Gutter

Western Shoshone Lane

See Sheet 3



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



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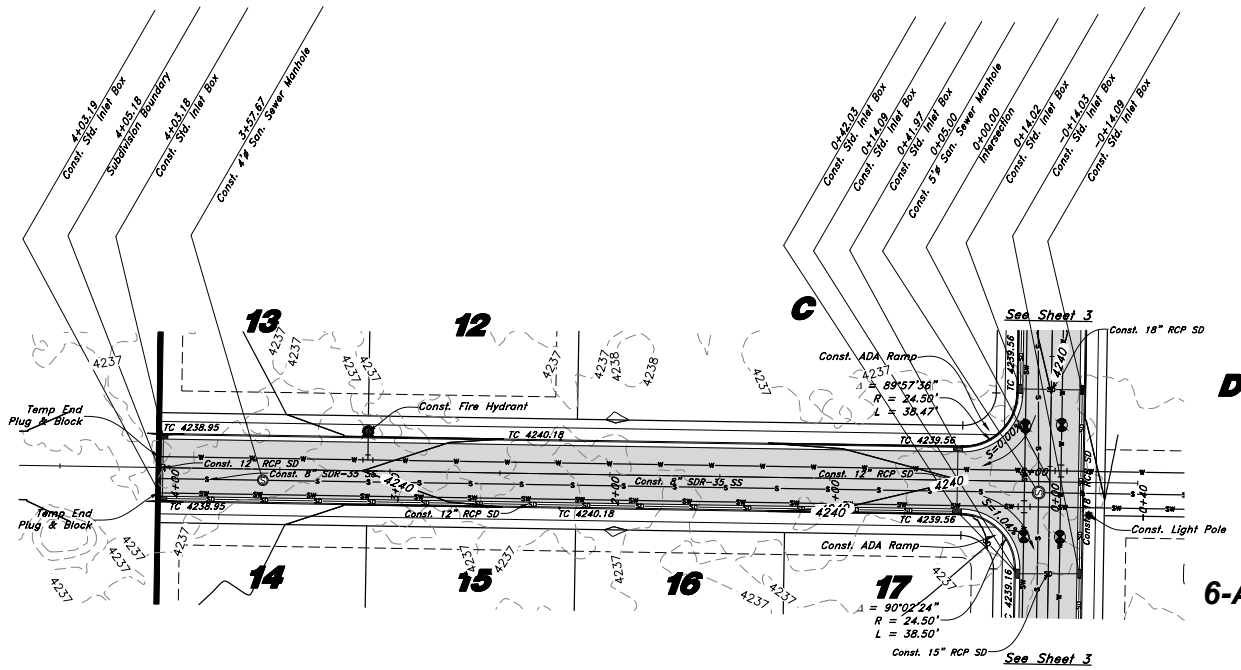
SHEET NO. **4** of 11

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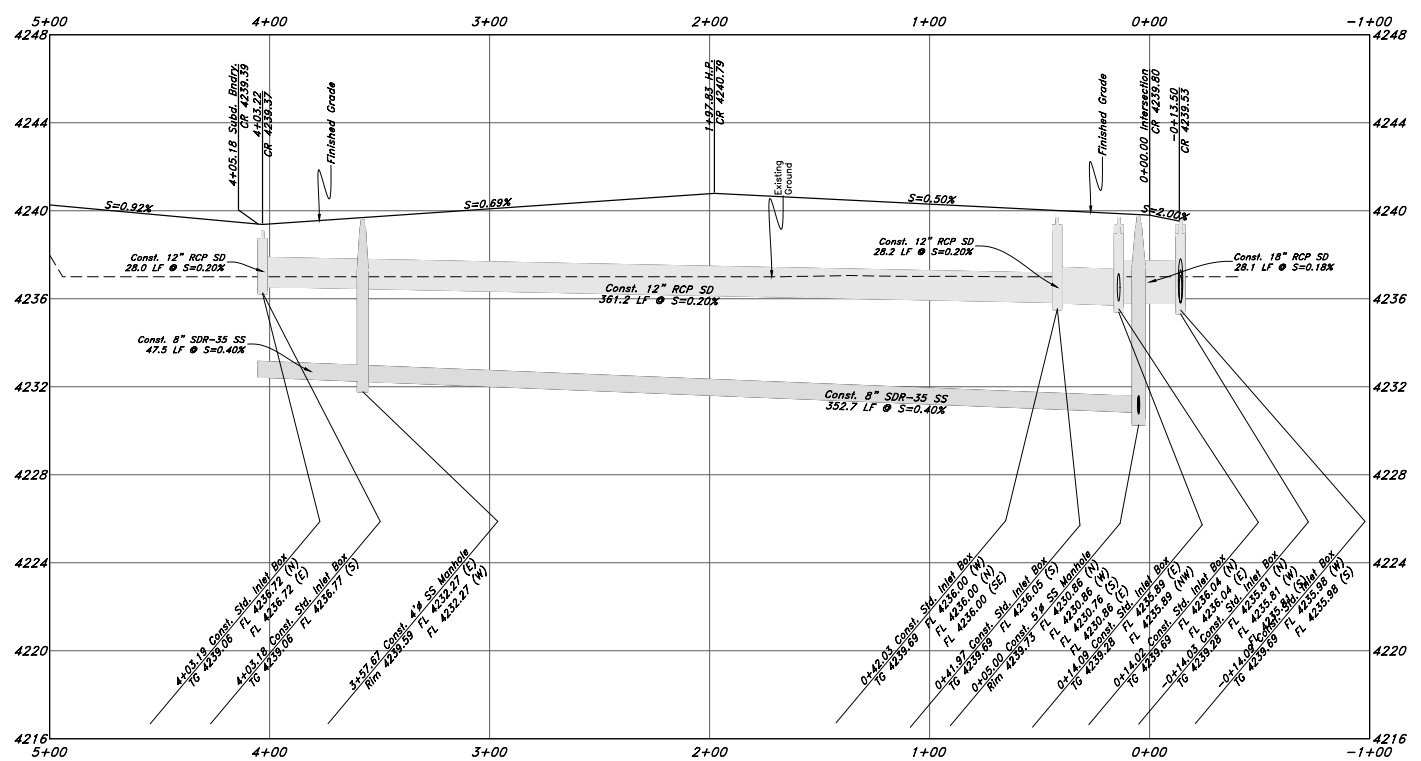
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- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- ME
- Fire Department Connection
- Finish Contour
- Exst. Contour
- Finish Grade
- Exst. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Goshute Lane



Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale

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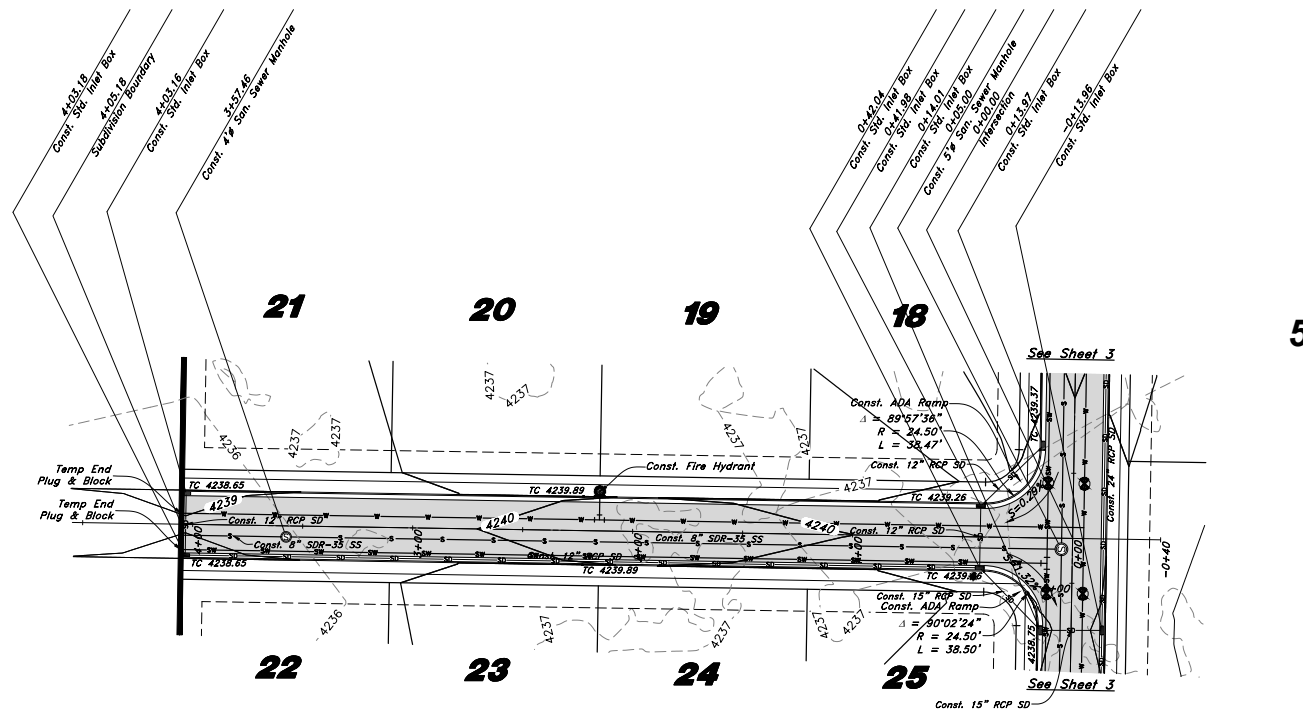
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5
 of 11

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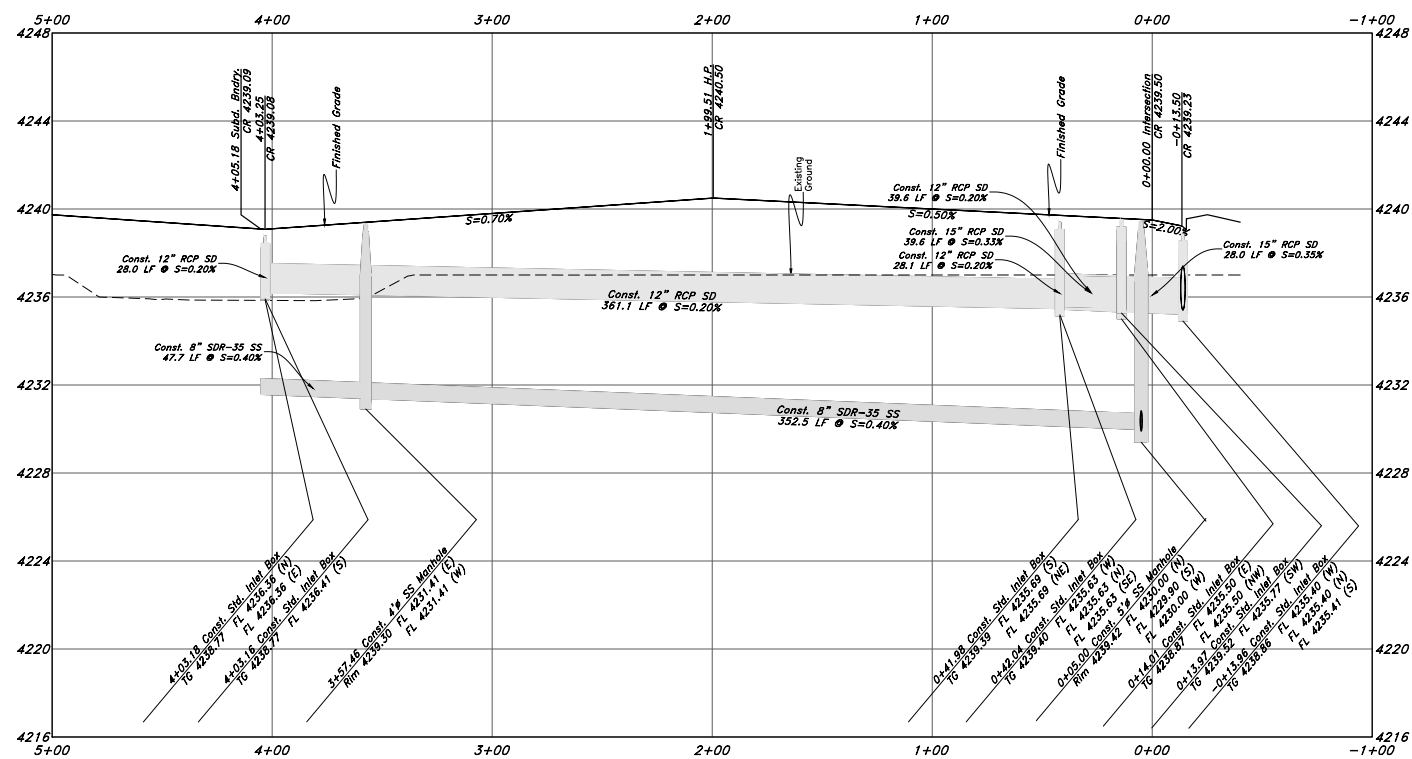
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- Top of Walk
- Top of Concrete
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- Finish Grade
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- Finish Grade
- Exist. Grade
- Ridge Line
- Existing Asphalt
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- Existing Concrete
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Bannock Lane



Scale:
1" = 40' Horiz.
1" = 4' Vertical



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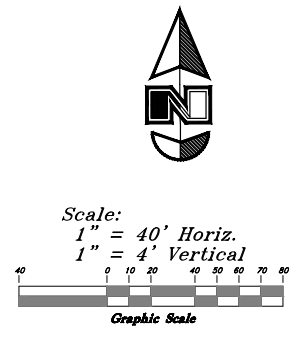
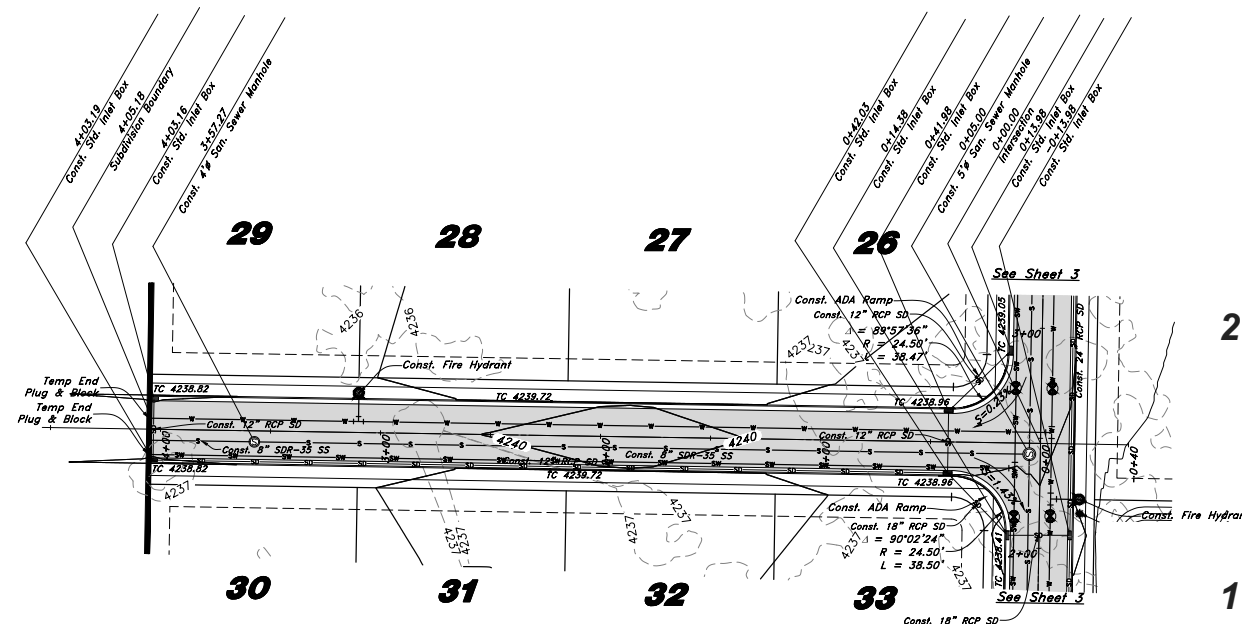
TENTATIVE FINAL

16 Nov, 2018
 SHEET NO.
6
 of 11
 16N719 - AM

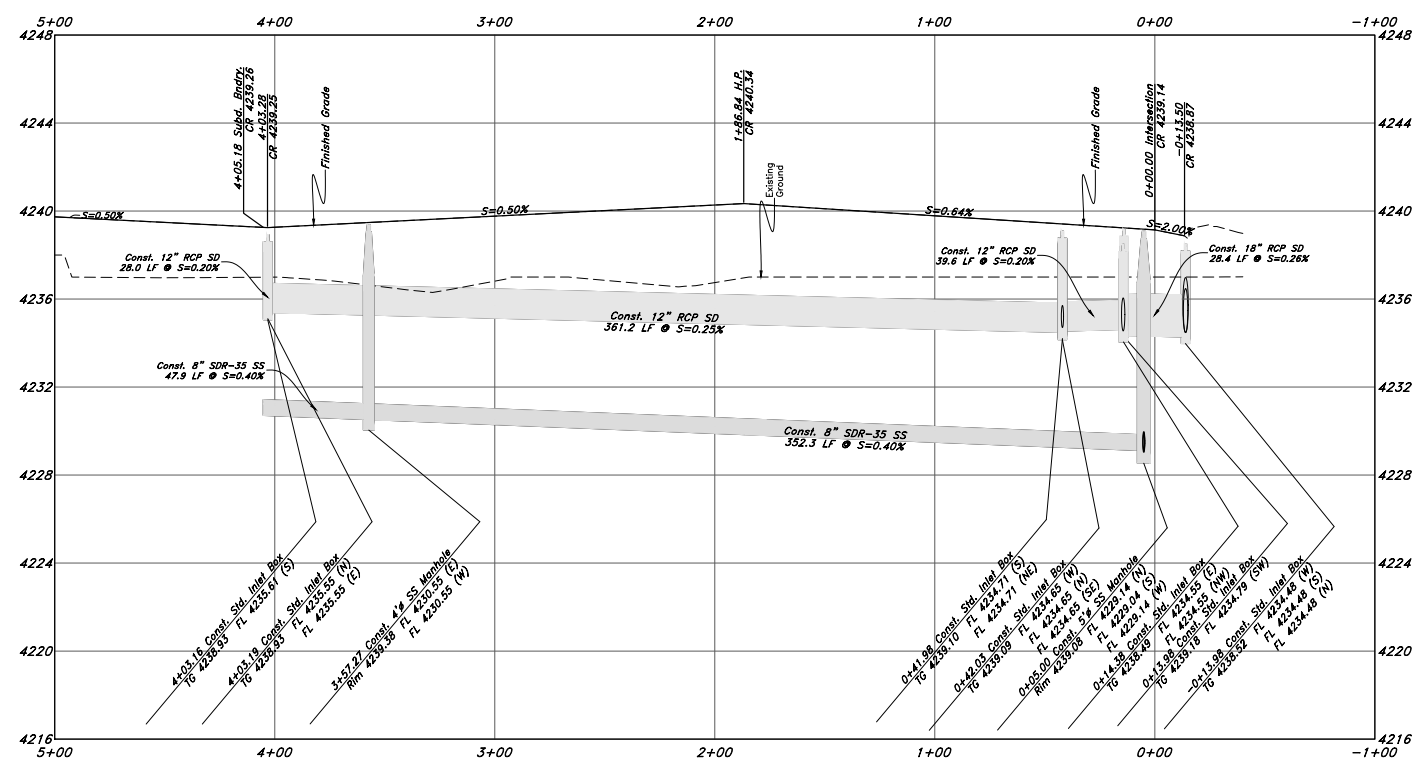
Legend

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- 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
- Pottery Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
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- Top of Curb
- Top of Wall
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- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- R
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Ute Lane



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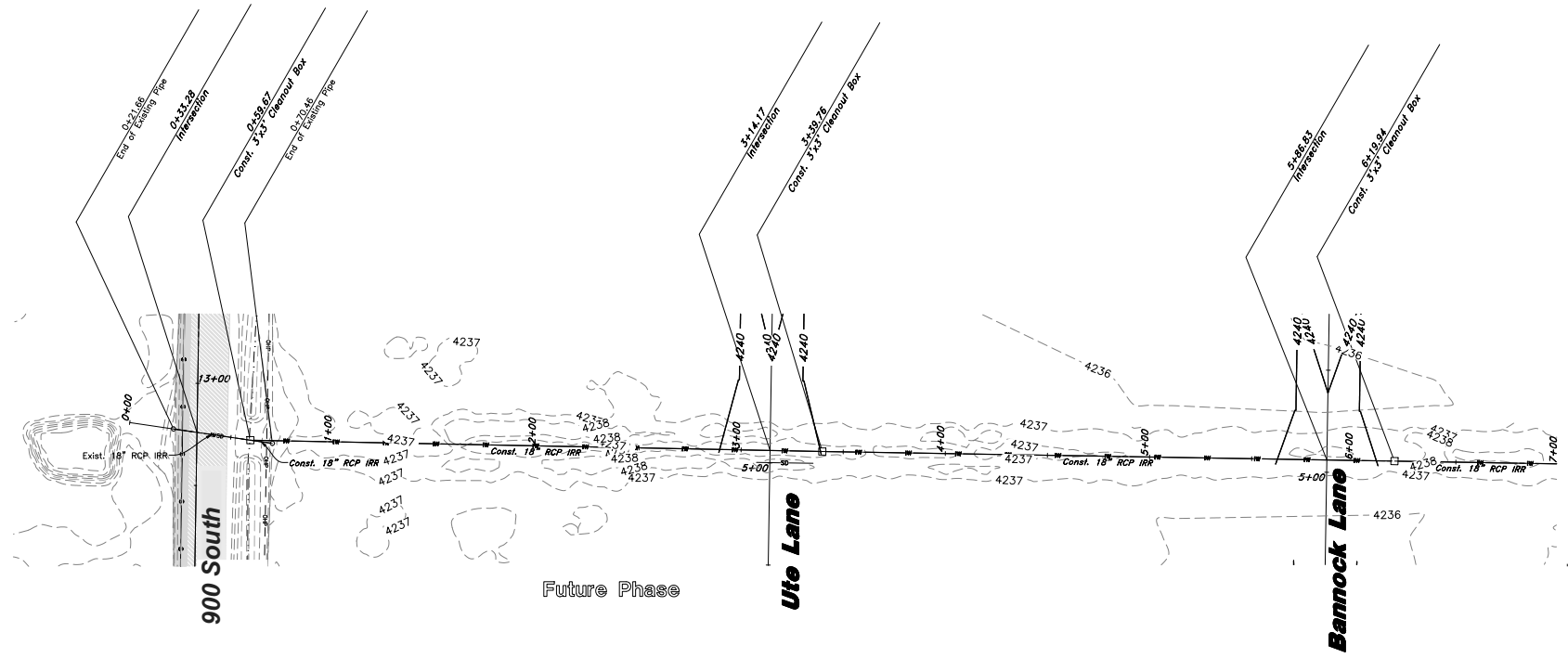
16 Nov, 2018

SHEET NO. **7** of 11

Legend

(Note: All items may not appear on drawing)

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- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exst. Fire Hydrant
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- Light Pole
- Fence
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- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
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- Edge of Asphalt
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- Flowline
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- Top of Wall
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- Exst. Grade
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- Spill Curb & Gutter



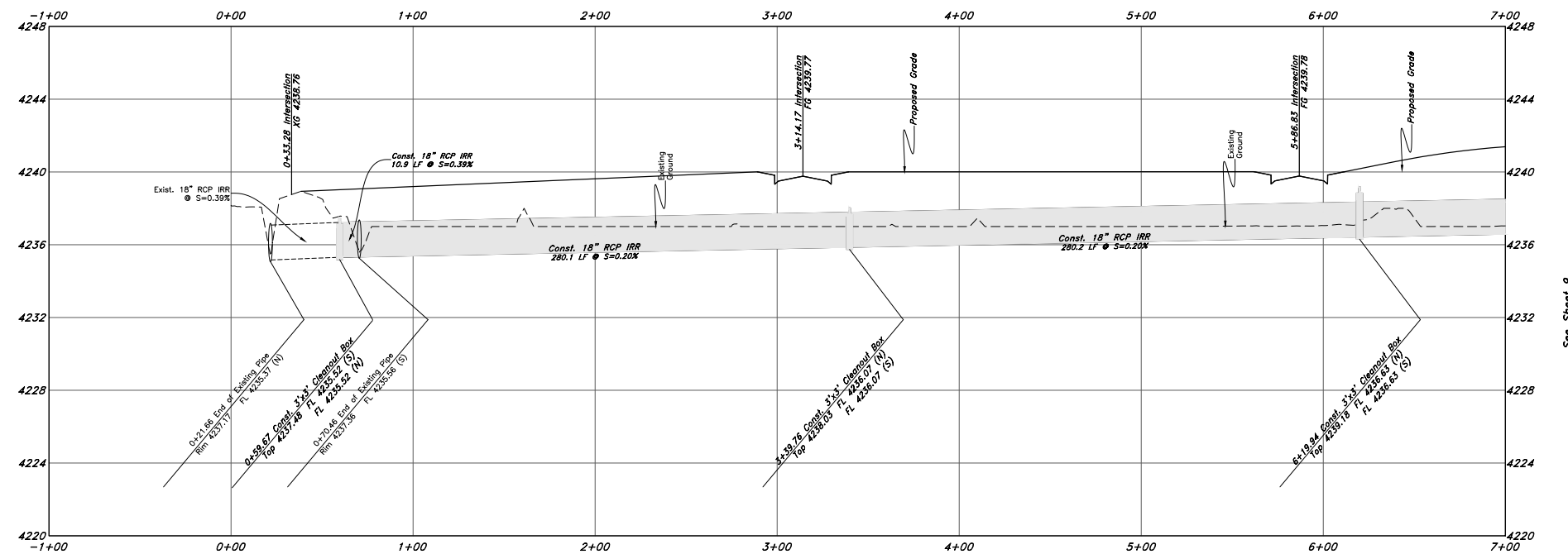
Scale:
1" = 40' Horiz.
1" = 4' Vertical

Graphic Scale

Note

The Buck Ditch supplies Hooper Irrigation Company water to Terakee Village PRUD and several property owners to the south of 900 South Street. Hooper Irrigation Company approval of design posted to Miradi.

Buck Ditch



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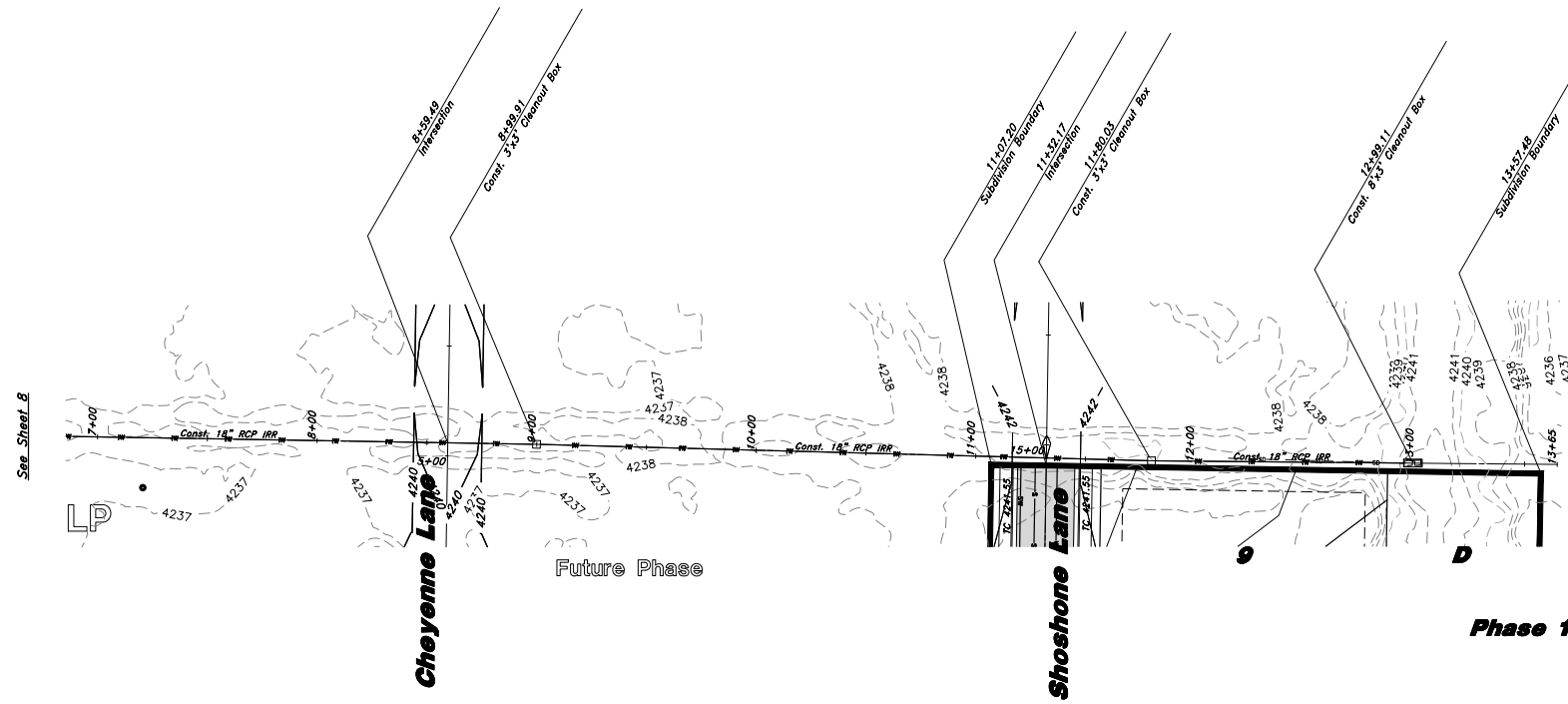
SHEET NO. **8** of 11

TENTATIVE FINAL

Legend

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- Power pole w/guy
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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
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exst. Contour
- Finish Grade
- Exst. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



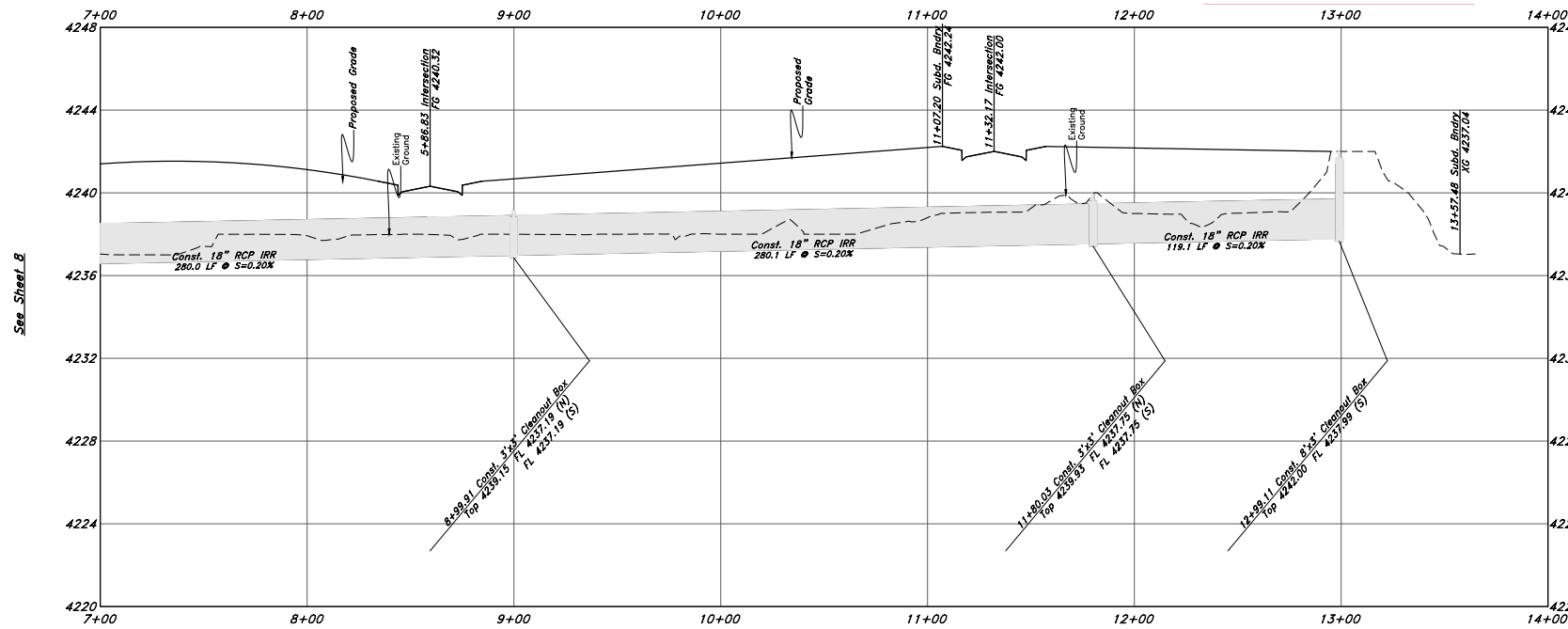
Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale

Note

The Buck Ditch supplies Hooper Irrigation Company water to Terakee Village PRUD and several property owners to the south of 900 South Street. Hooper Irrigation Company approval of design posted to Miradi.

Buck Ditch



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 WWW.GREATBASINENGINEERING.COM

Plan & Profile
Terakee Village No. 1
 Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

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



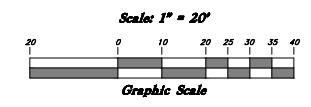
16 Nov, 2018

SHEET NO.

9

of 11

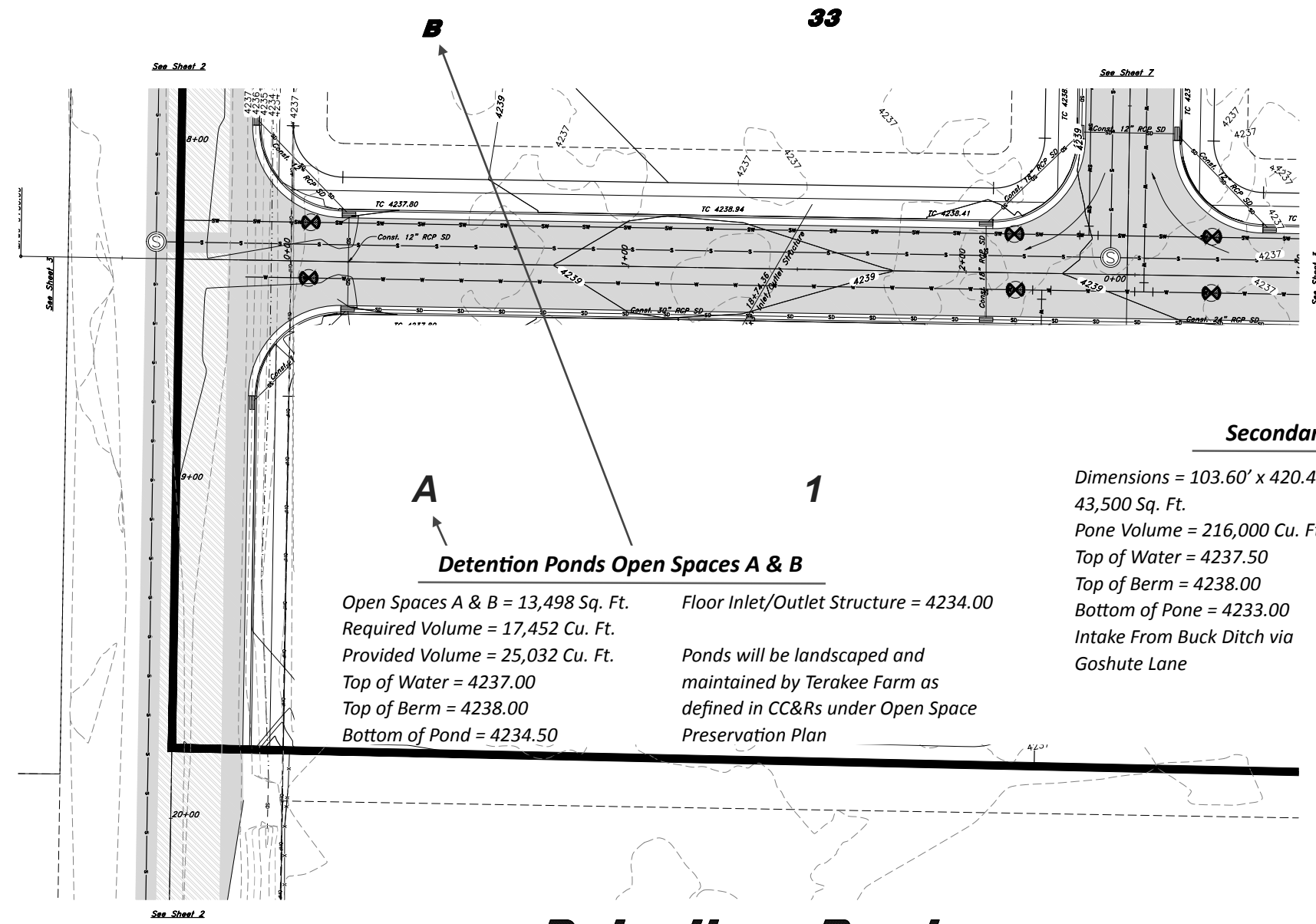
TENTATIVE FINAL



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
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- 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
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Detention Ponds Open Spaces A & B

Open Spaces A & B = 13,498 Sq. Ft. Floor Inlet/Outlet Structure = 4234.00
 Required Volume = 17,452 Cu. Ft.
 Provided Volume = 25,032 Cu. Ft.
 Top of Water = 4237.00
 Top of Berm = 4238.00
 Bottom of Pond = 4234.50

Ponds will be landscaped and maintained by Terakee Farm as defined in CC&Rs under Open Space Preservation Plan

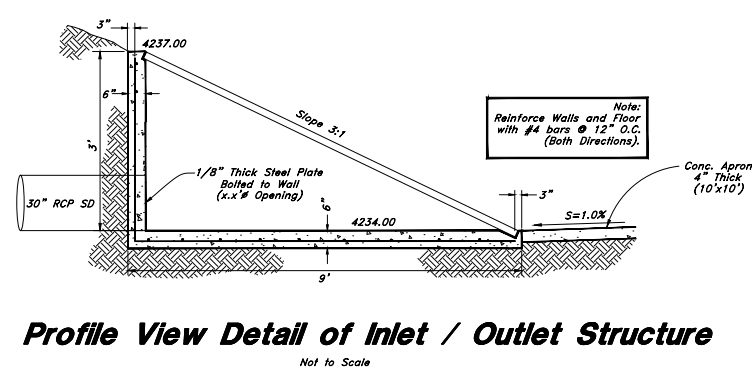
Secondary Water Pond Open Space D

Dimensions = 103.60' x 420.46'
 43,500 Sq. Ft.
 Pone Volume = 216,000 Cu. Ft.
 Top of Water = 4237.50
 Top of Berm = 4238.00
 Bottom of Pone = 4233.00
 Intake From Buck Ditch via Goshute Lane

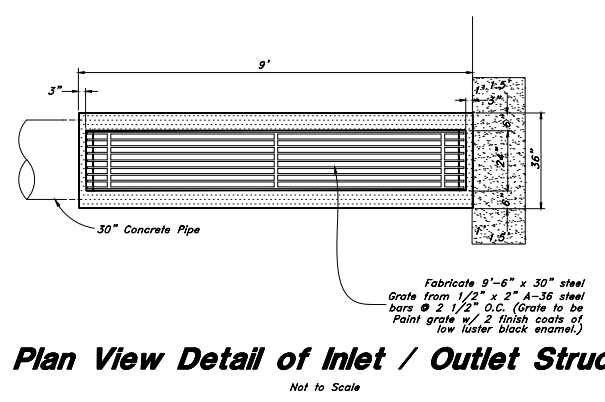
Floor Inlet/Outlet Structure = 4234.00

Ponds will be landscaped and maintained by Terakee Farm as defined in CC&Rs under Open Space Preservation Plan

Detention Pond



Profile View Detail of Inlet / Outlet Structure
Not to Scale



Plan View Detail of Inlet / Outlet Structure
Not to Scale

NO.	DATE	DESCRIPTION

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Plan & Profile

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16 Nov, 2018

SHEET NO.
10
of 11

TENTATIVE FINAL

* See All Sheets*

NOTES

- 1. All construction shall conform to Weber County standards and specifications.
2. All Construction on the Secondary Water Line shall meet or exceed Davis & Weber Canal Company Standards and Specifications.
3. Underground utility piping materials will meet or exceed West Point City Standards.
4. 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.
5. 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.
6. 4" Land drain laterals to be constructed at the low corner of the lot and extended 10' beyond the right of way line.
4. Saw Cut Existing Asphalt to provide a smooth clean edge.
5. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
6. Thrust block all water line fittings.
7. All Inlet grates shall be bicycle safe.
8. All fire hydrants and access roads shall be installed prior to any construction of any buildings.
9. All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
10. 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.
11. 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.
12. An excavation permit is required for all work done within the existing Right of Way.
13. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
14. All improvements need to be either installed or escrowed prior to recording of the subdivision.
15. 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:

- 1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. 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.
3. All catch basin and inlet box grates are to be bicycle proof.
4. 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.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. 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.
9. 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.
10. 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

- 1. 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
2. Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES

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

SANITARY SEWER LINES

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

STORM DRAIN LINES

- 1. 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 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.
3. 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:

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

ADA NOTES:

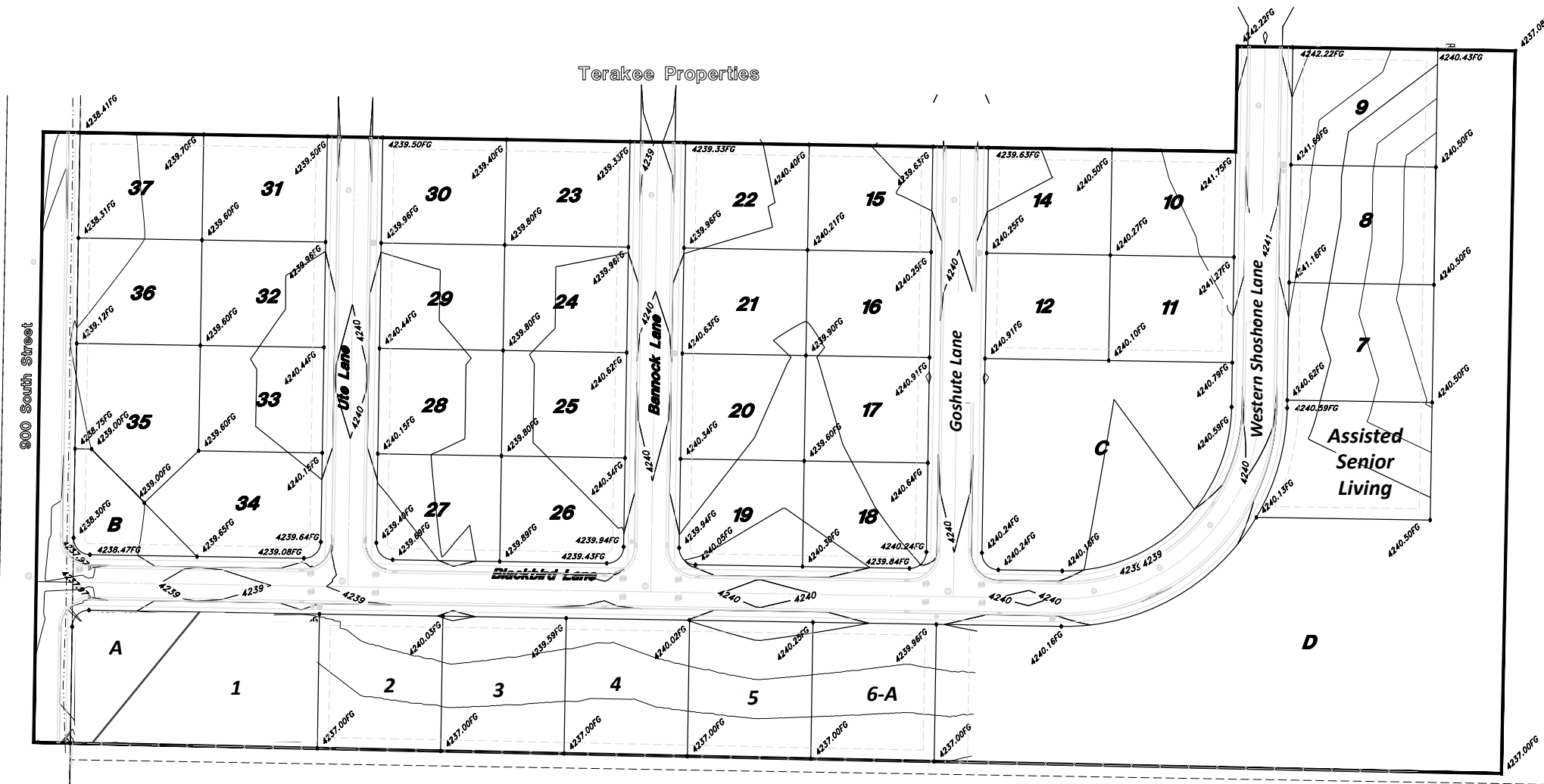
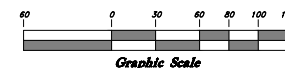
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately. 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.

Tarakee Village® No. 1

A PRUD Subdivision
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
November 2018



Scale: 1" = 60'



Dario & Mary R. Costesso

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, Water Valve, Sanitary Sewer, Culinary Water, Gas Line, Irrigation Line, Storm Drain, Telephone Line, Secondary Waterline, Power Line, Fire Line, Land Drain, 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, Existing Asphalt, New Asphalt, Existing Concrete, New Concrete

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.

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Grading & Drainage Plan
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Weber County, Utah
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16 Nov, 2018

SHEET NO.

11

of 11