

# Terakee Meadows Subdivision

A part of the Northwest Quarter of Section 21, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
December 2018

\* 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 Davis & Weber Canal Company Standards and Specifications.
- Underground utility piping materials will meet or exceed West Point City 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 gates 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 city 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/Roof 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 be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

**STORM DRAIN LINES**

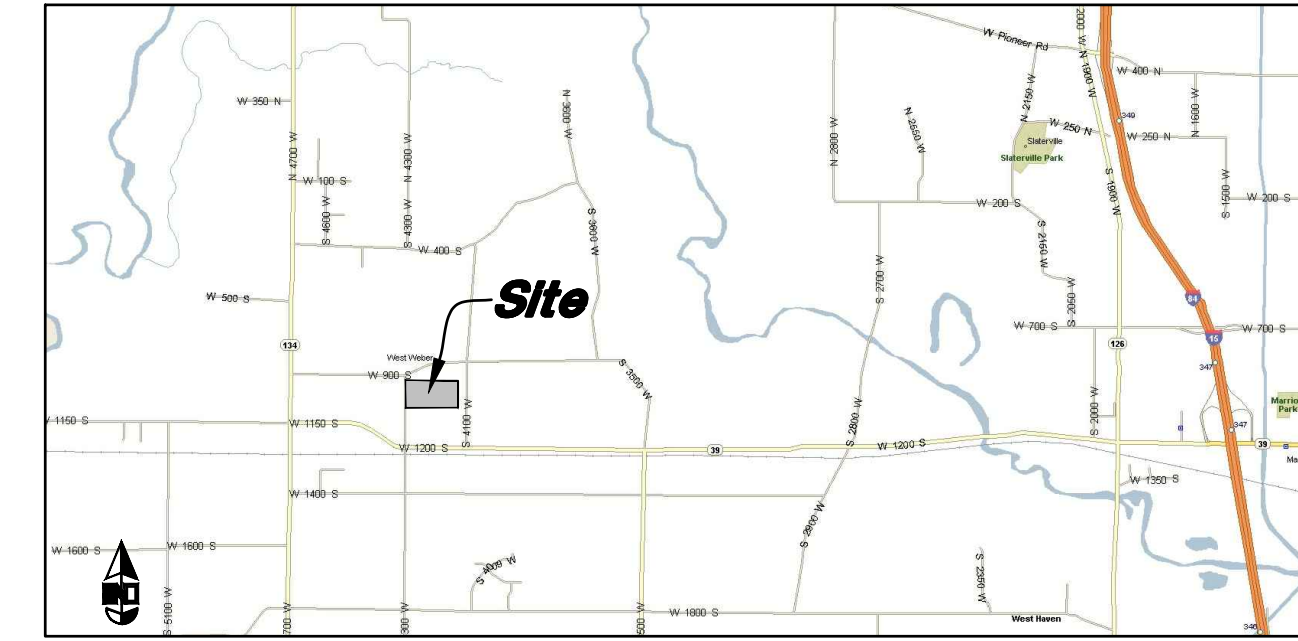
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete 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.

**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 propose 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.



VICINITY MAP  
Not to Scale



Site Map  
Not to Scale

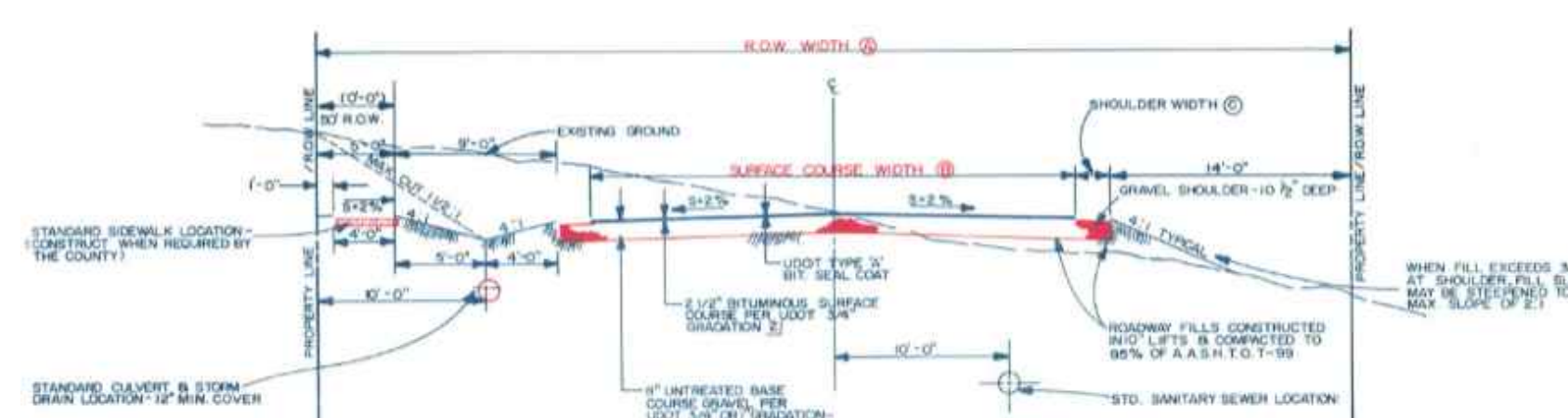
## Legend

(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 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
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line

- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter

**STANDARD RURAL ROADWAY SECTION**



STREET DESIGNATION	ROW WIDTH (A)	SUBGRADE COURSE WIDTH (B)	SHOULDER WIDTH (C)
1) MINOR ARTERIAL OR PRIVATE ROADWAYS	50'	24'	4'
STANDARD RESIDENTIAL	60'	24'	4'
COLLECTOR	66'	28'	5'
2) MINOR ARTERIAL	66'	44' (NOT TO EXCEED 48')	4'
3) MAJOR ARTERIAL	(NOT TO EXCEED 100')	COUNTY ENGINEER FOR SPECIFIC REQUIREMENTS	

- 1) MAJOR STREET WIDTHS SHALL BE DETERMINED BY THE COUNTY ENGINEER. IF A MAJOR STREET IS NECESSARY, IT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE COUNTY ENGINEER.
- 2) COUNTY ENGINEER SHALL PROVIDE DETAILED DESIGN OF ALL STREETS. STREET WIDTH MAY VARY PER (D) ENGINEER.
- 3) THE WIDTH MAY BE USED AS THE BASIS FOR THE COUNTY ENGINEER'S DESIGN. THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR ANY DESIGN CHANGES BASED ON A SITE-SPECIFIC ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER.

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



**Plan and Profile**

**Terakee Meadows Subdivision**

Approximately 900 South 4300 West  
Weber County, Utah  
A part of Section 21, T6N, R2W, SLB&M, U.S. Survey

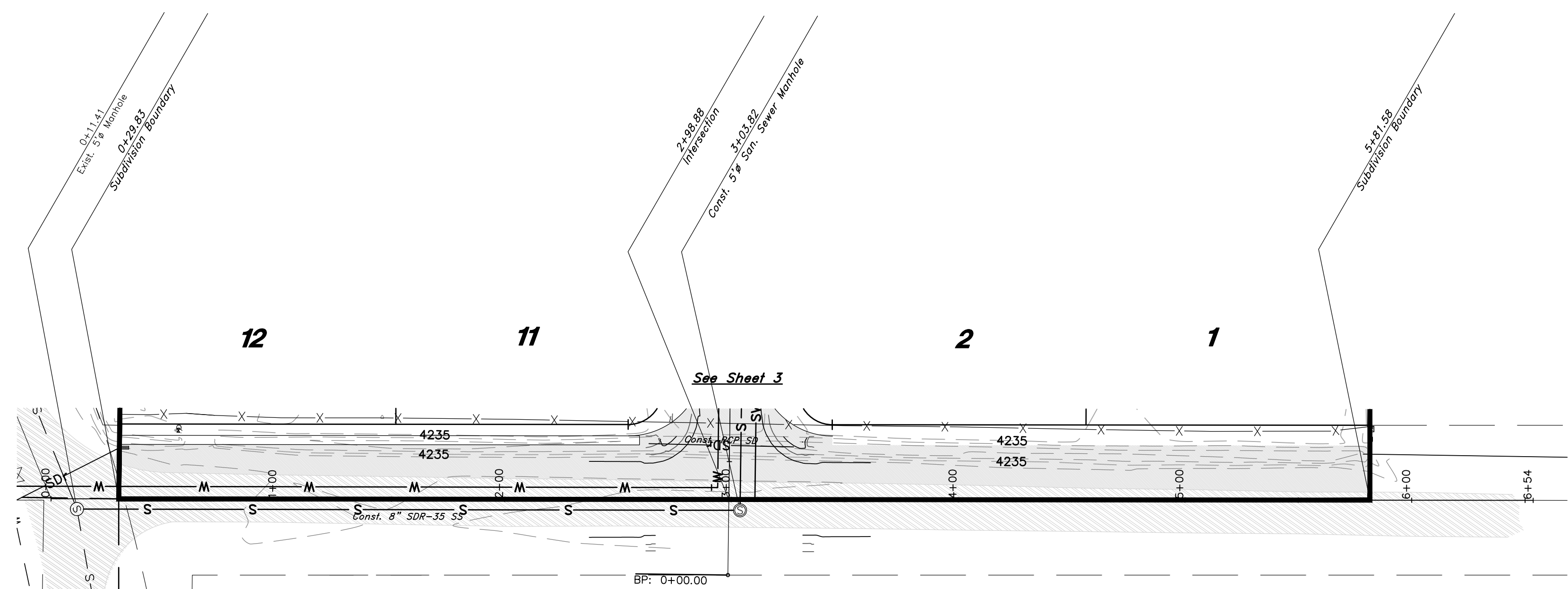
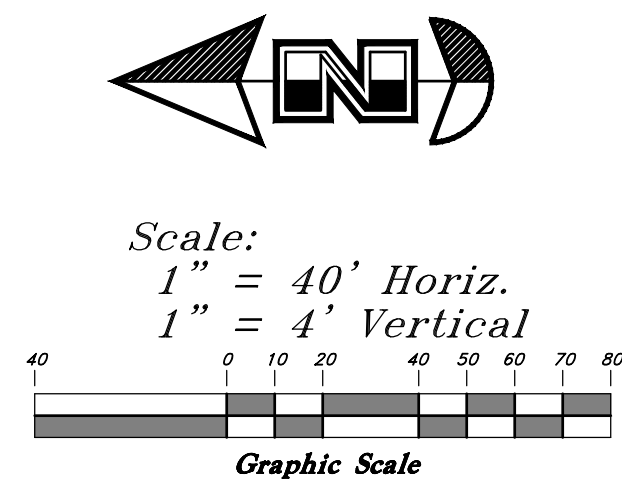
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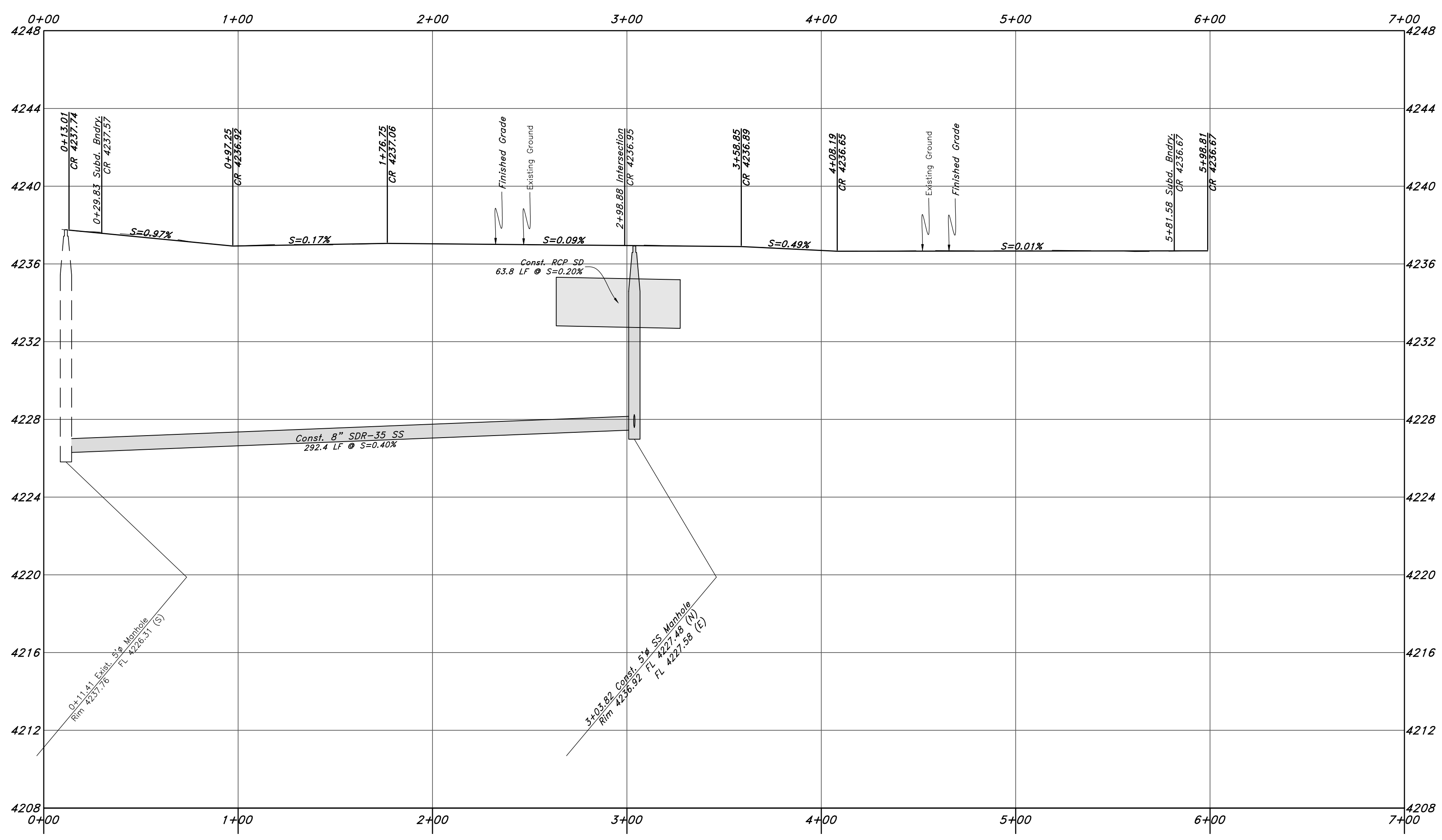


# 4300 West Street

## 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
- 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
- FDG
- Exist. Contour
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



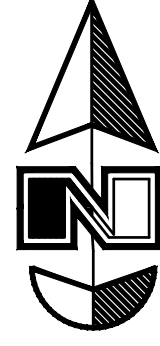
**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN (801)394-4515, S.L.C. (801)521-0222, FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

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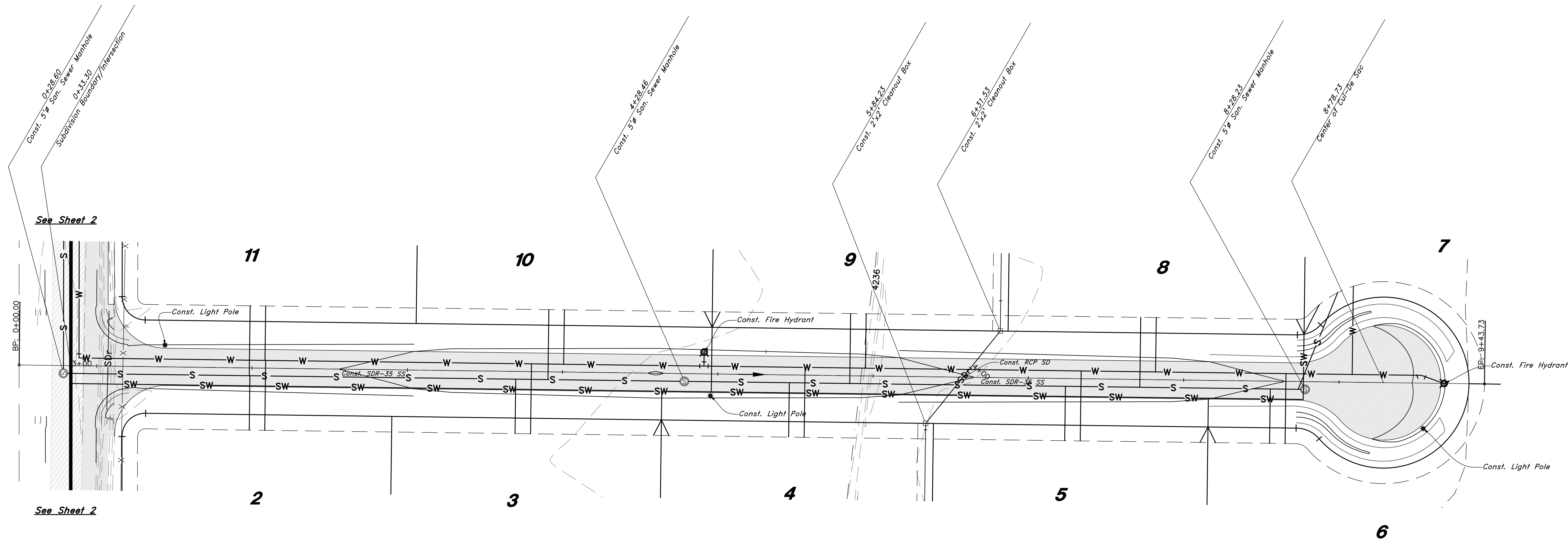
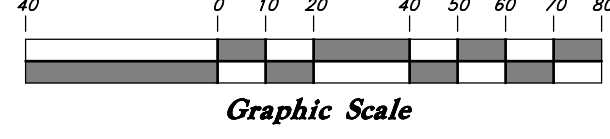
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Scale:  
1" = 40' Horiz.  
1" = 4' Vertical

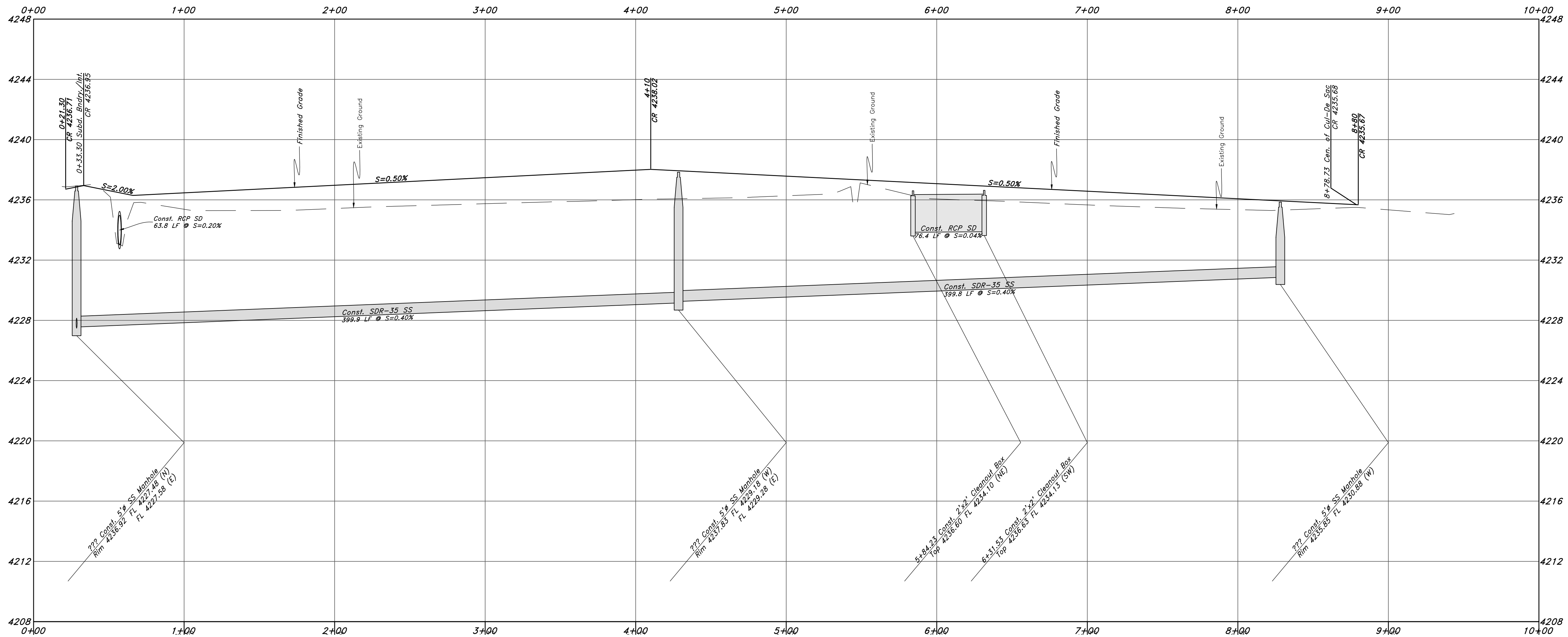


# 975 South Street

## 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
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Rainwater Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top 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



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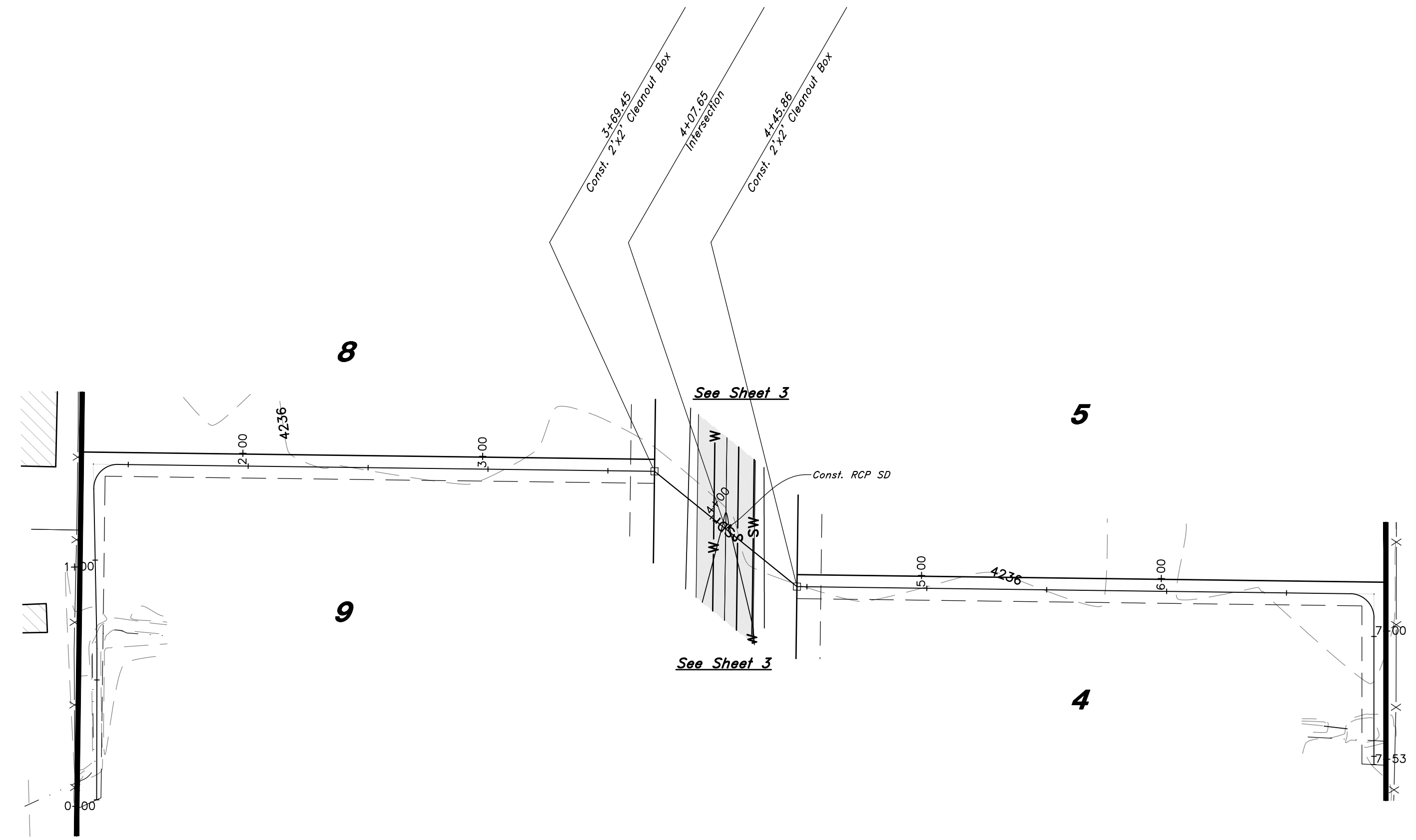
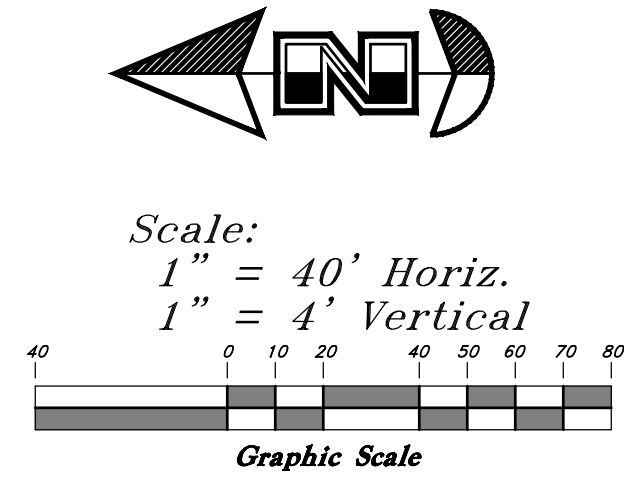
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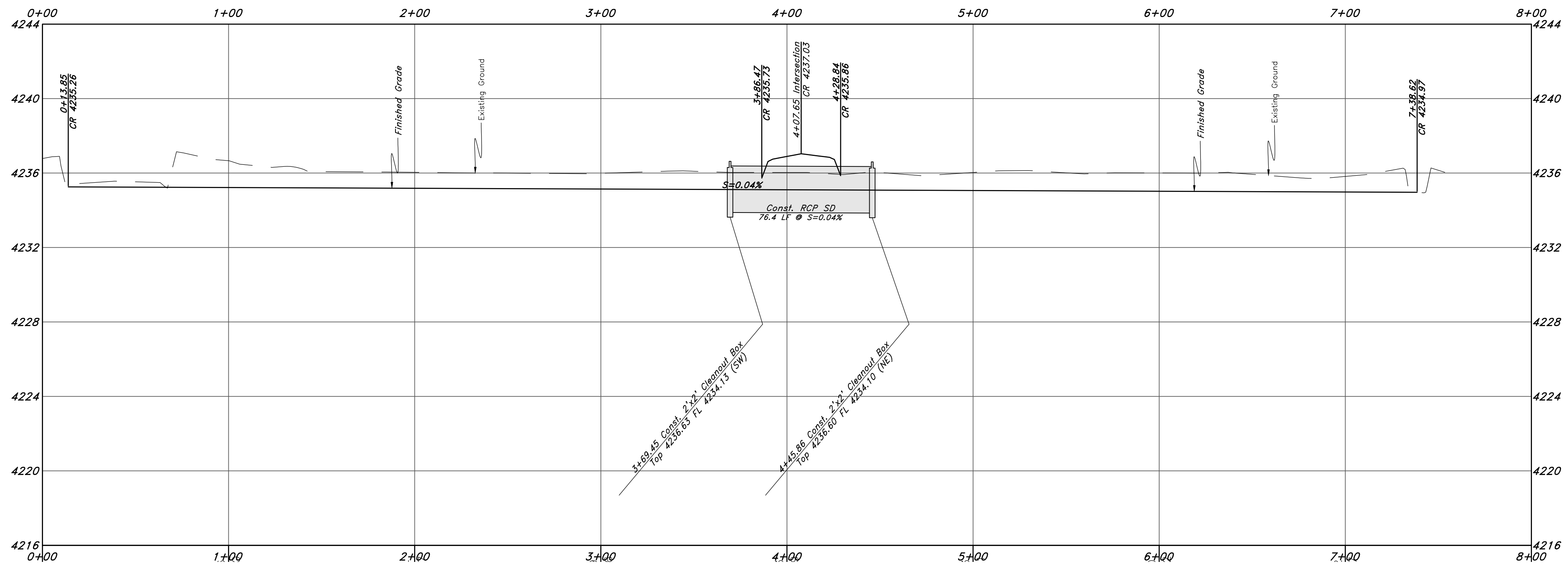


## Ditch Realignment

### 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                 |  |
| 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               |  |
| 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        |  |



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