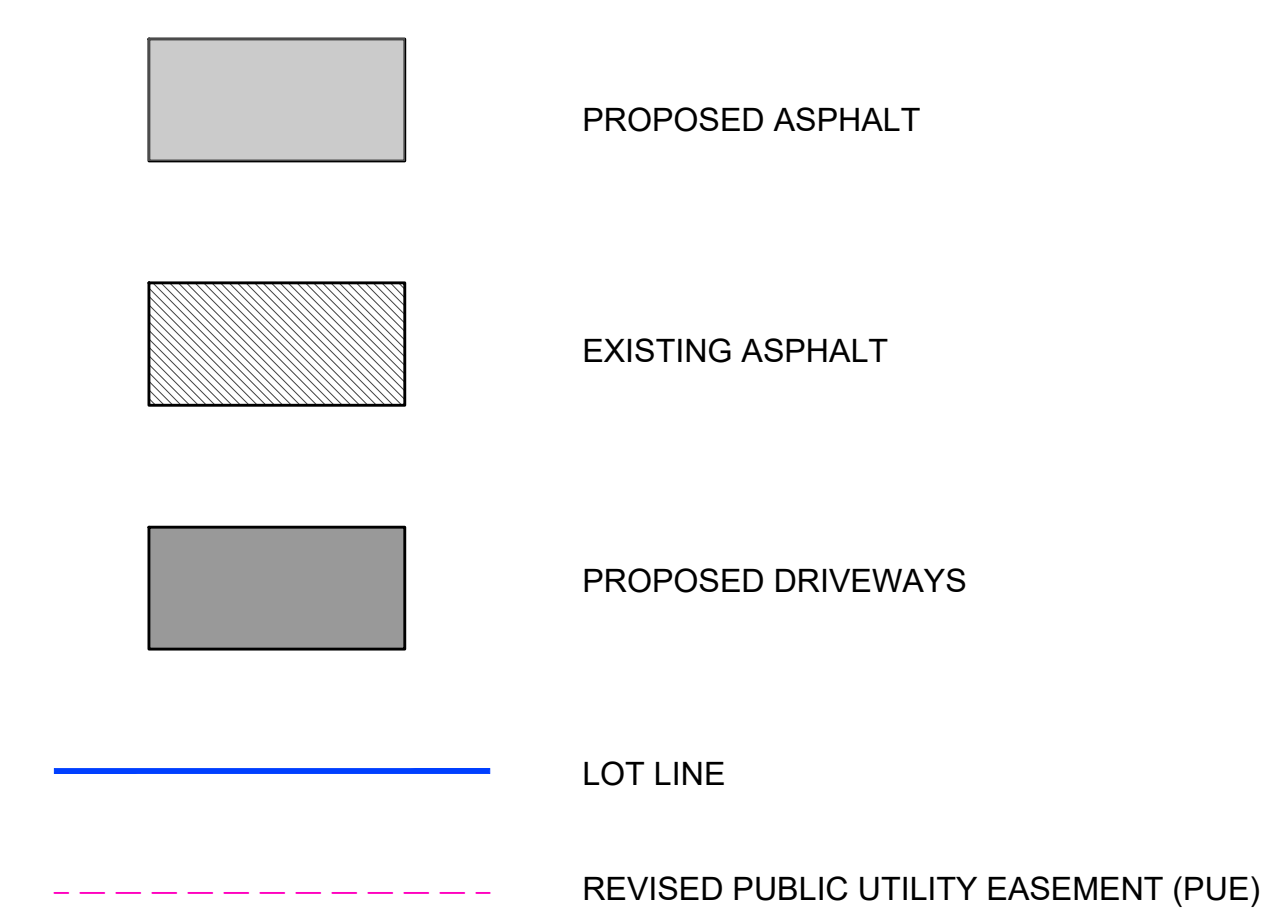


GENERAL NOTES

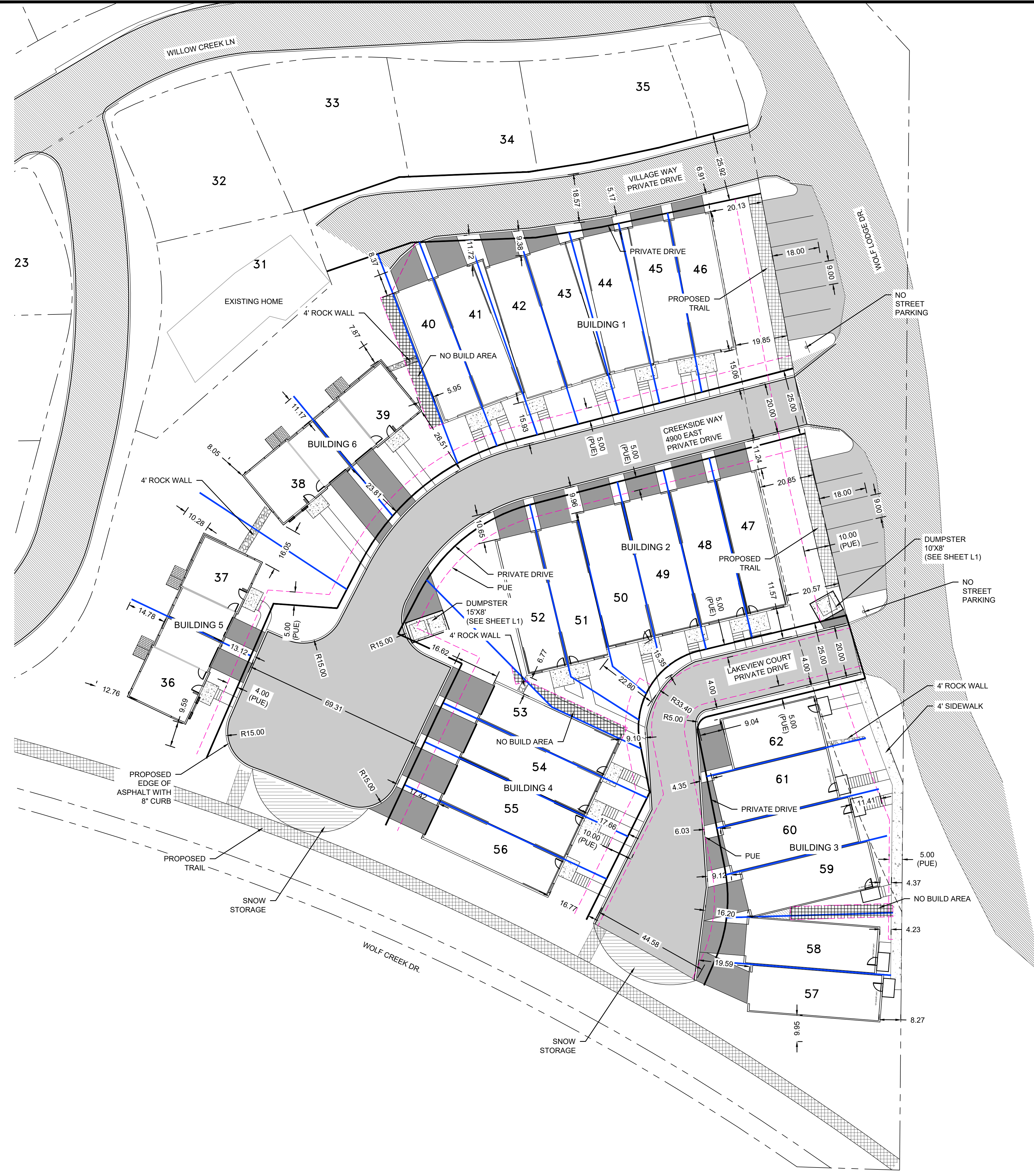
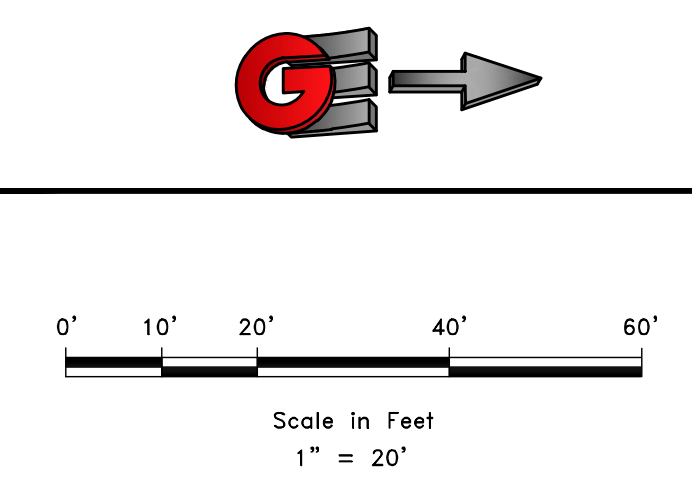
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
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 THE COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
4. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.. CONTRACTOR SHALL OBTAIN NECESSARY SWPPP PERMIT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PROPERTY OWNERS PRIOR TO DISTURBING ACCESS TO DRIVEWAYS.
11. LANDSCAPE AND EX. SPRINKLERS SHALL BE RESTORED BY THE CONTRACTOR.
12. NO PARKING ON PRIVATE STREETS. CURBS SHALL BE PAINTED RED AND SIGNS INSTALLED AT THE ENTRANCE.



LOT#	UNIT
36	TWIN HOME
37	TWIN HOME
38	TWIN HOME
39	TWIN HOME
40	16 REG
41	16 REG
42	16 REG
43	16 REG
44	16 REG
45	16 REG
46	16 REG
47	16 REG
48	18 REG
49	18 REG
50	18 REG
51	16 REG
52	16 REG
53	16 REG
54	16 REG
55	18 REG
56	16 REG
57	18 SHORT
58	18 SHORT
59	18 SHORT
60	18 SHORT
61	20 REG
62	20 SHORT

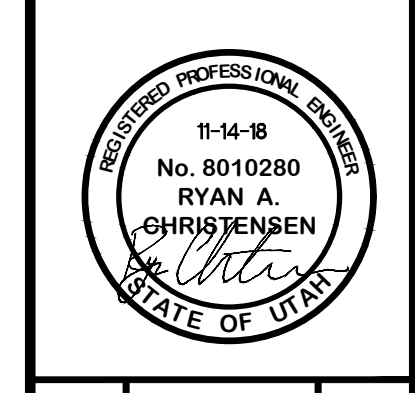
SHEET INDEX

- C1 OVERALL SITE PLAN
- C2 GRADING PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
- L1 LANDSCAPE PLAN



SCALE	1" = 20'
DATE	02-27-19
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION	DATE



UPPER VILLAGES SITE PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

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

P:\0271 - BRINKY MVE\VILLAGES AT WOLF CREEK\DESIGN\DWG\VILLAGES AT WOLF CREEK_UPDATED PORCHES 2-4-19.DWG

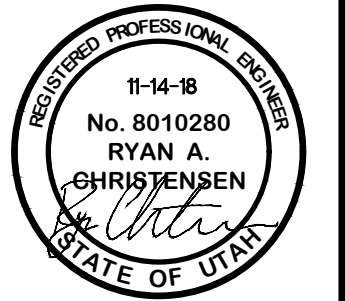
PLAN 0271 - BRINK MEV VILLAGES AT WOLF CREEK DESIGN VILLAGES AT WOLF CREEK - UPDATED PORCHES 2-4-19.DWG



NOTES:
1. RAISE AND COLLAR VALVES AND MANHOLES WITHIN THE ROADWAY.

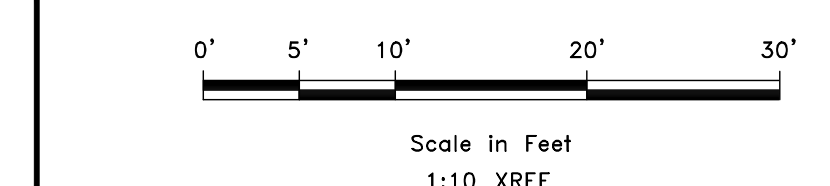
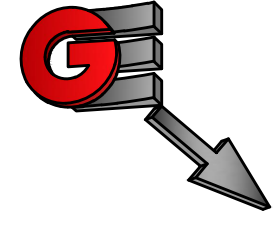
REVISIONS	DESCRIPTION
DATE	

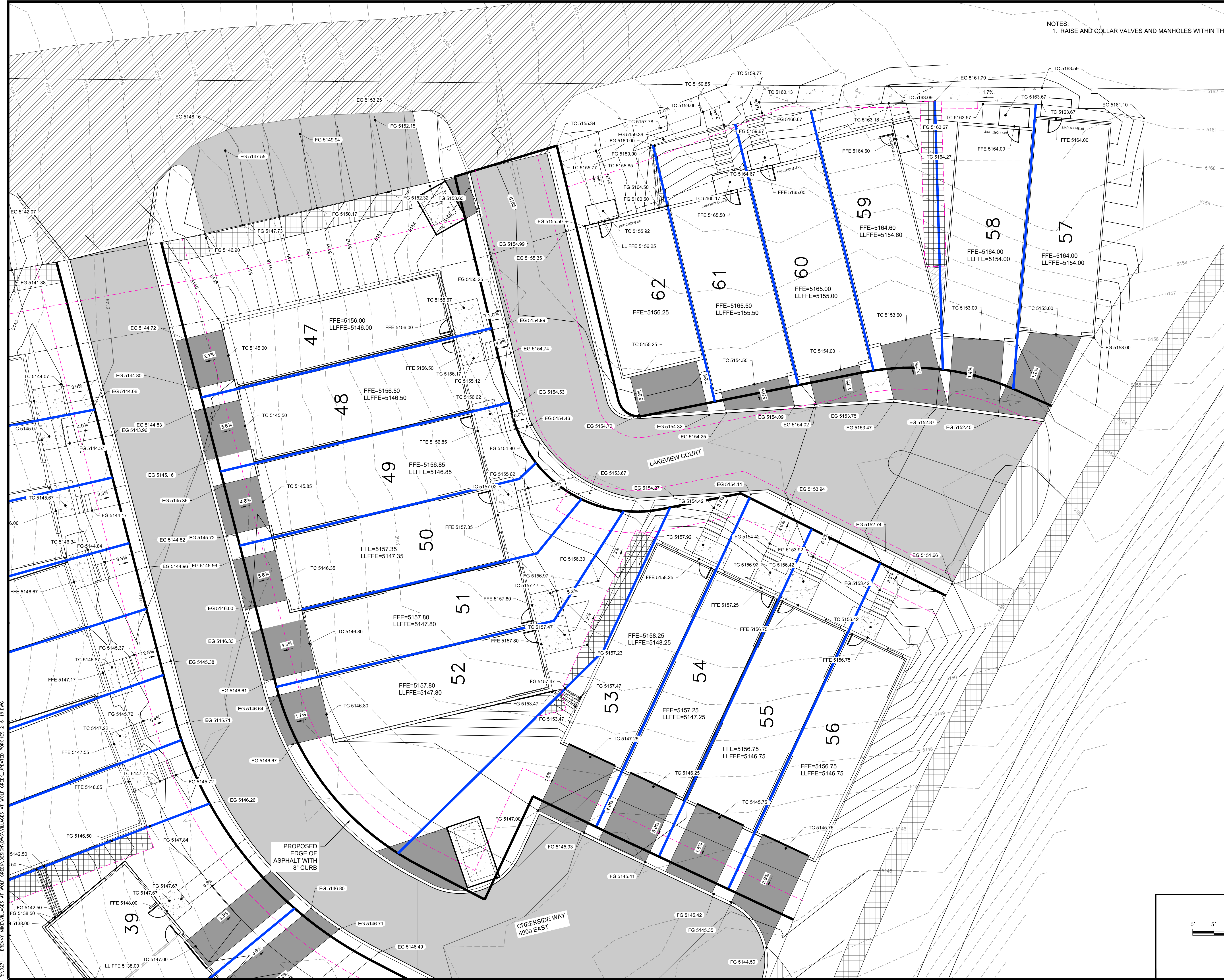
SCALE: 1/4"=1'-0"
DATE: 02-27-19
DESIGN: KAN
DRAWN: KAN
CHECKED: RC



UPPER LOTS GRADING PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

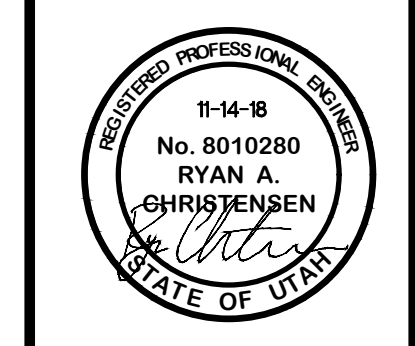
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NOTES:
1. RAISE AND COLLAR VALVES AND MANHOLES WITHIN THE ROADWAY.

REVISIONS	DATE	DESCRIPTION



UPPER LOTS GRADING PLAN
VILLAGES AT WOLF CREEK
CREEKSIDE AND WILLOWBROOK
EDEN, WEBER, UTAH

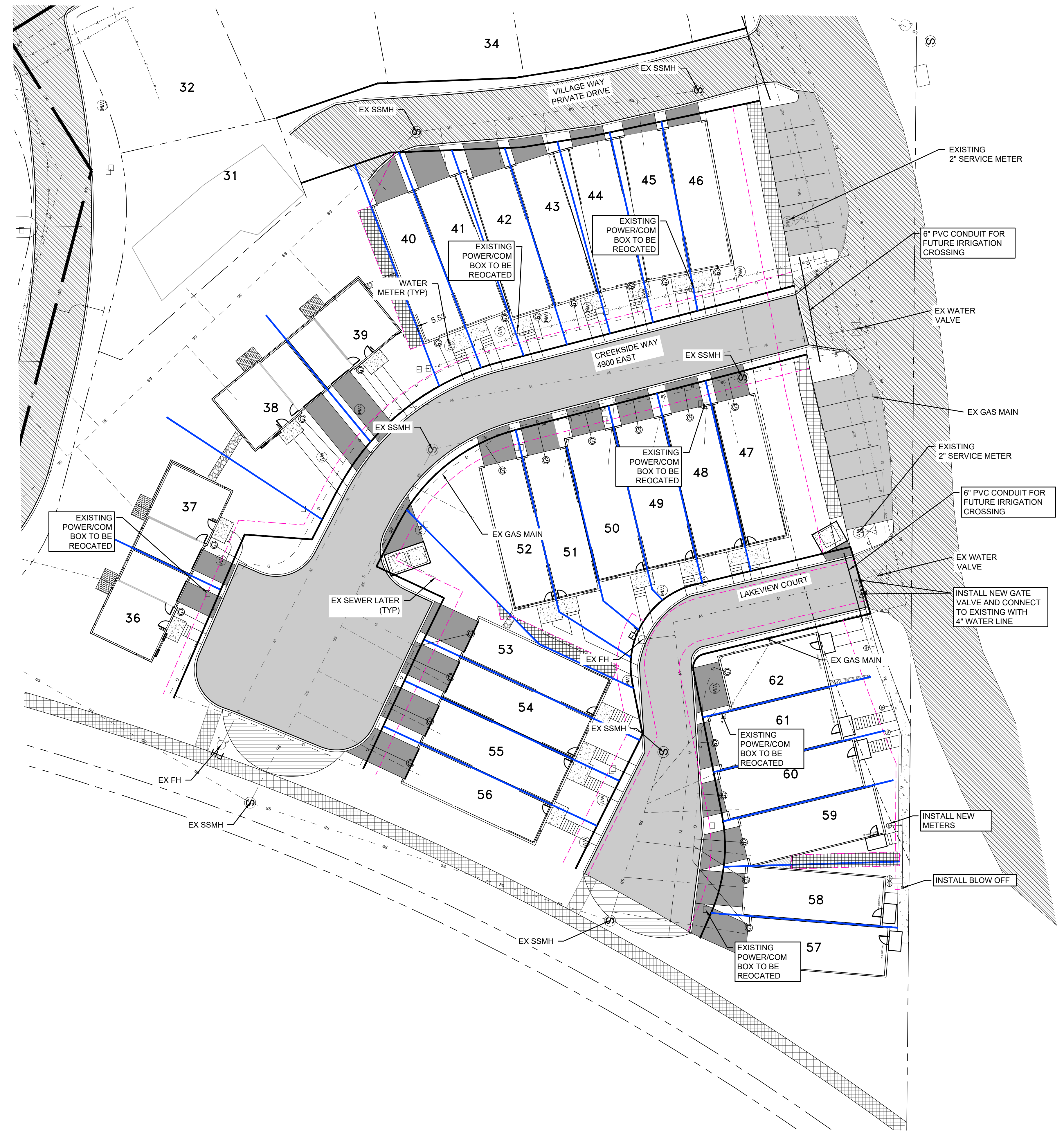
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P:\10271 - BRINKY WOLF VILLAGES AT WOLF CREEK DESIGN\DWG\VILLAGES AT WOLF CREEK_UPDATED_PORCHES_2-4-19.DWG

UTILITY PLAN VILLAGES AT WOLF CREEK

LEGEND

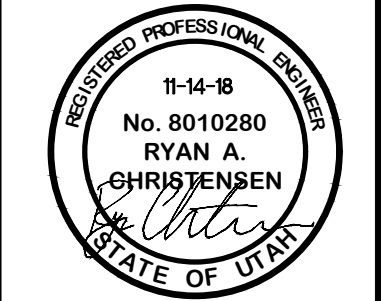
FH	EX FIRE HYDRANT
WM	EX WATER METER
WV	EX WATER VALVE
S	EX SEWER MANHOLE
□	EX UTILITY BOX
---	EX SECONDARY WATER
---	EX WATER
---	EX POWER
---	EX SEWER
---	EX SEWER LATERAL
---	EX GAS MAIN
⊙	PROPOSED GAS MAIN (LOCATION AND SIZE TO BE DETERMINED BY DOMINION ENERGY)



GENERAL UTILITY NOTES

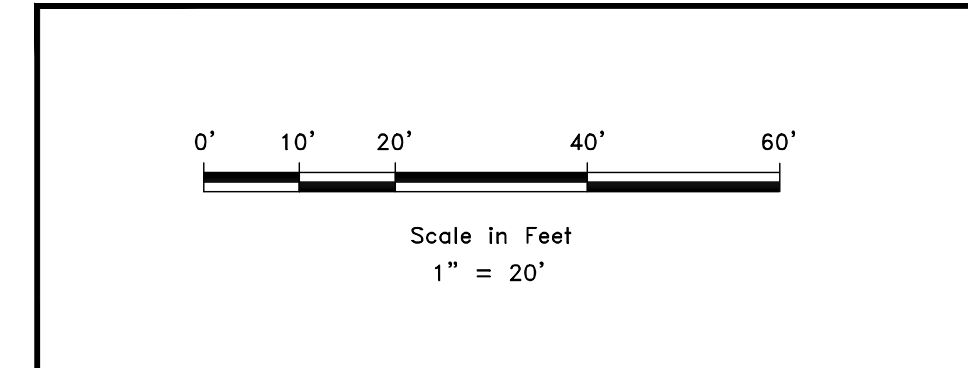
1. WATER METERS SHALL BE LOCATED AND ADJUSTED TO GRADE.
2. NO SEWER LATERALS FOUND FOR LOTS 1, 3, 5 AND LOT 48. CONTRACTOR TO VERIFY LOCATION OF SERVICE LATERAL FOR ALL UNDEVELOPED LOTS AS DIRECTED BY THE OWNER. LATERALS SHALL BE MARKED WITH POST FOR FUTURE USE. (EXISTING LATERALS WERE ESTABLISHED USING SEWER VIDEO PROVIDED BY THE OWNER, VIDEO IS AVAILABLE UPON REQUEST.)
3. RAISE AND COLLAR WATER VALVES AND SEWER MANHOLES TO FINISHED GRADE.
4. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANIES AS NEEDED TO RELOCATE EXISTING FACILITIES (WATER METERS, UTILITY BOXES ECT.) AS REQUIRED FOR BUILDING CONSTRUCTION. EXACT LOCATION OF UNDER GROUND UTILITIES IS UNKNOWN.

SCALE: 1" = 20'	DATE: 02-27-19	DESIGN: KAN	DRAWN: KAN	CHECKED: RC
REVISIONS	DATE	DESCRIPTION	DATE	DWG:
	8-17-18	ADDED SW DRAIN		



UTILITY PLAN
VILLAGES AT WOLF CREEK
EDEN, WEBER, UTAH

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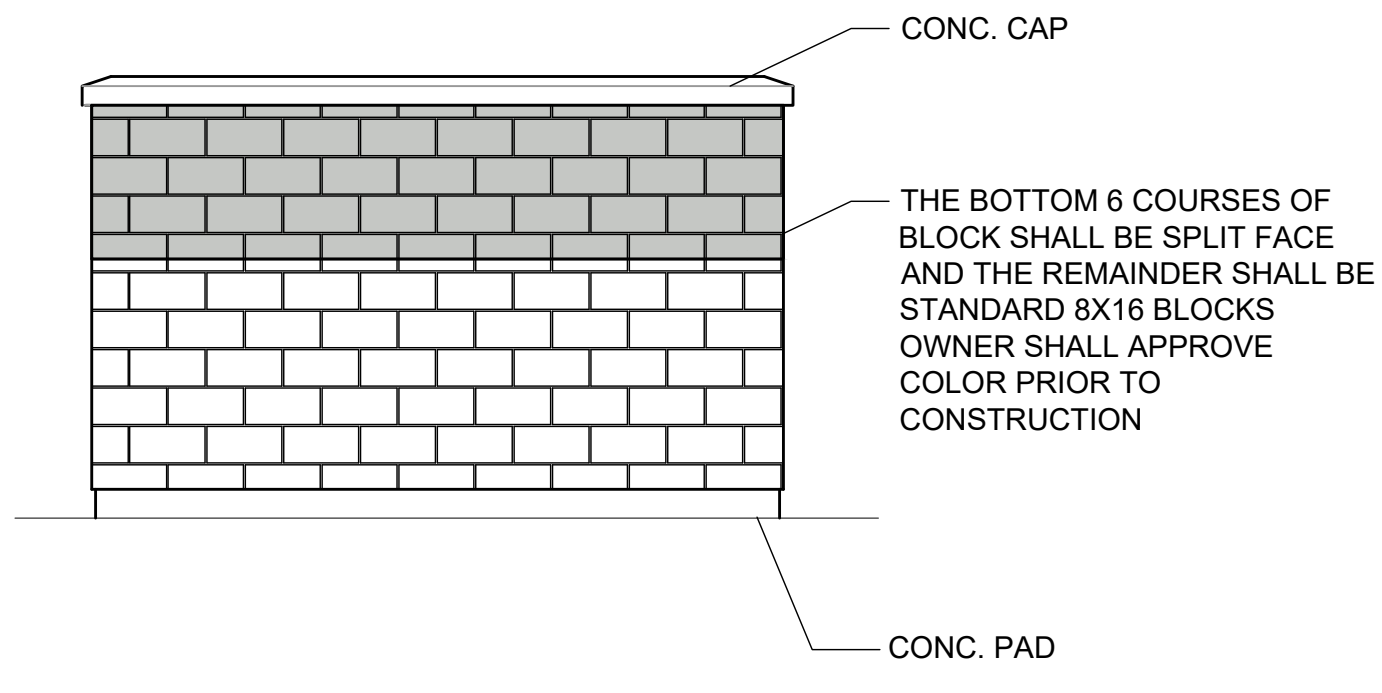


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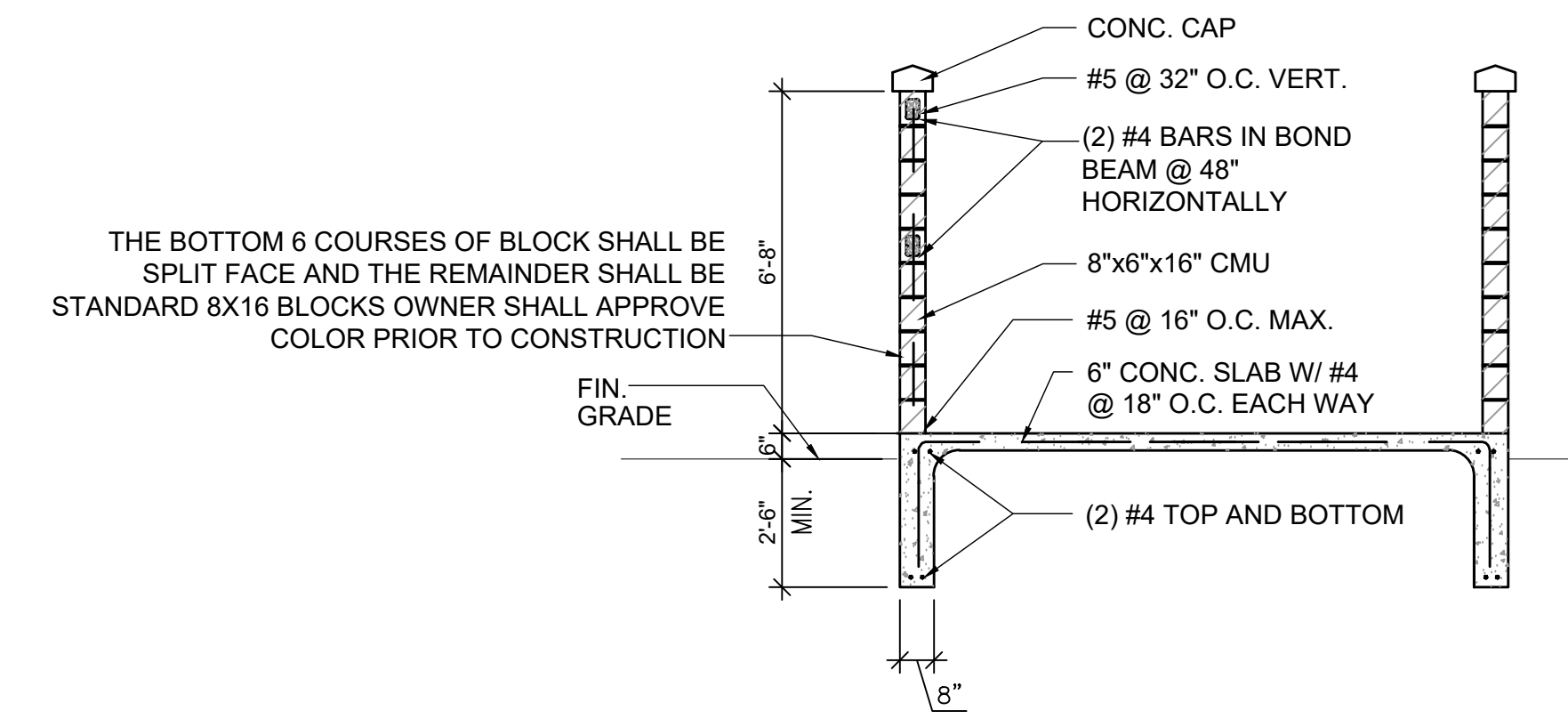
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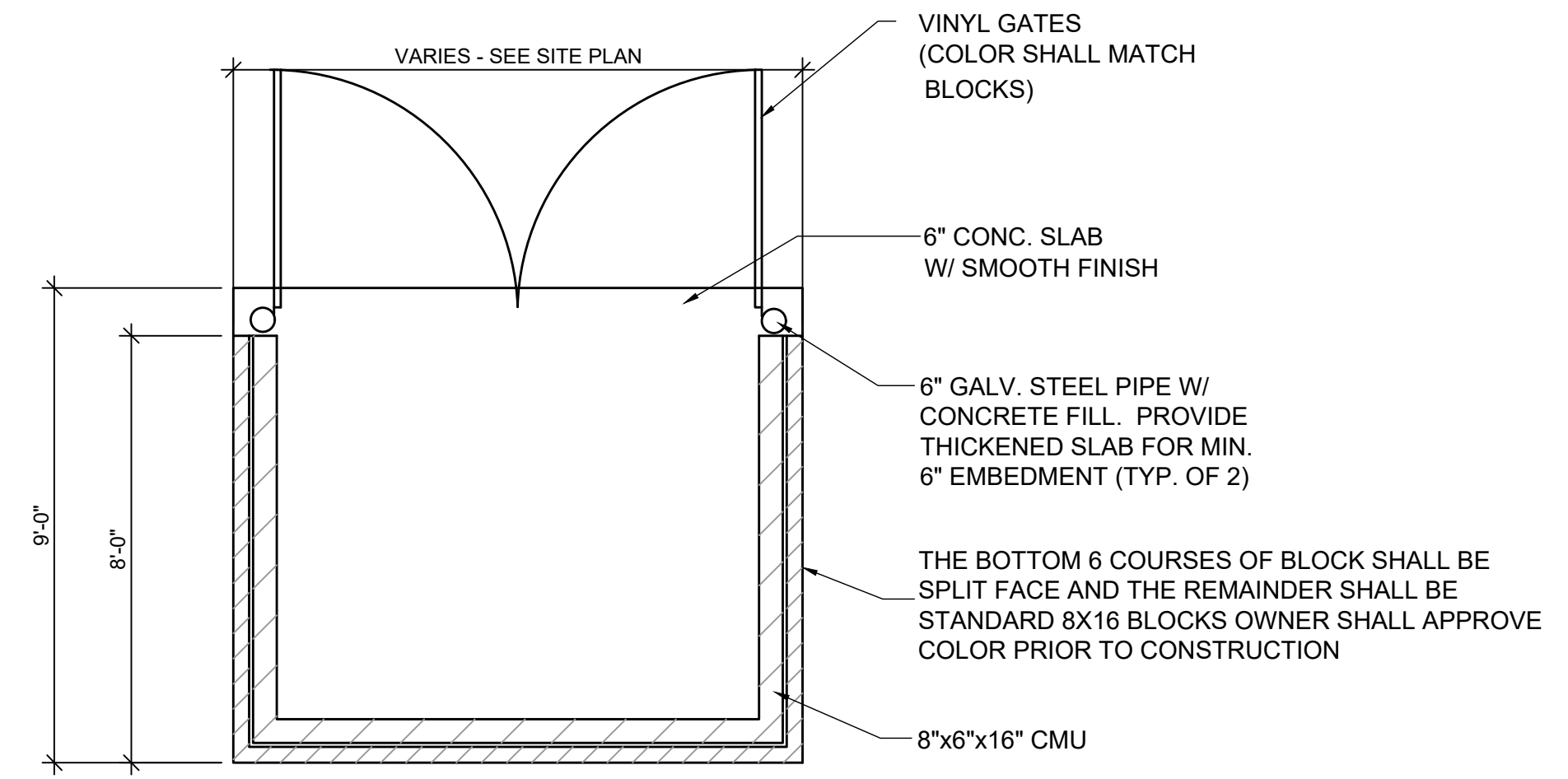
- PROPOSED 5' TRAIL (6" ROADBASE)
- OPEN SPACE/LANDSCAPED AREA (27,390 SF)
- STREET TREES (40 TREES)
- SCREENING TREES (CONIFERS) (16 TREES)
- EXISTING TREE (21 TREES)



ELEVATION

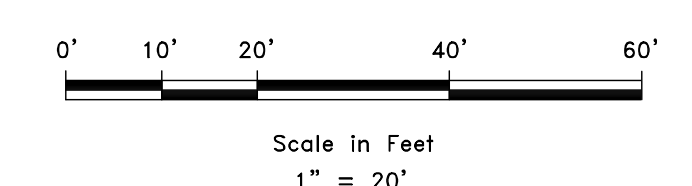
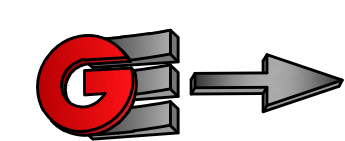


ENCLOSURE SECTION

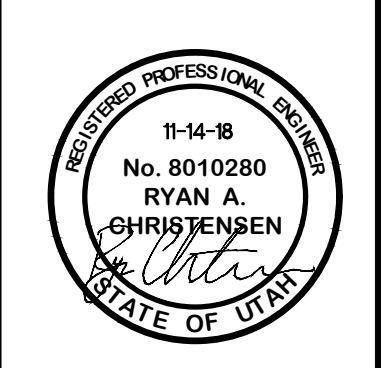


TRASH ENCLOSURE PLAN VIEW

NTS



SCALE	1" = 20'
DATE	02-27-19
DESIGN	KAN
DRAWN	KAN
CHECKED	RC



LANDSCAPE PLAN
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CREEKSIDE AND WILLOWBROOK
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