

The Barn at Terakee Farms® No. 1

A PRUD Subdivision

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

Weber County, Utah

July 2020

* See All Sheets*

NOTES

- All construction shall conform to Weber County 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.
- All Utility trenches within the Street right of way shall have a County approved imported granular backfill.
- Trust 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 900 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.
- Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides as indicated on the Grading and Drainage plan. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
- Construct ADA Ramps with Truncated Domes with detectable warning systems cast in place, gray in color per APWA Plan 235.1.

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 water district 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 County 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 - Reinforced 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 proposed improvements shown on the plans.

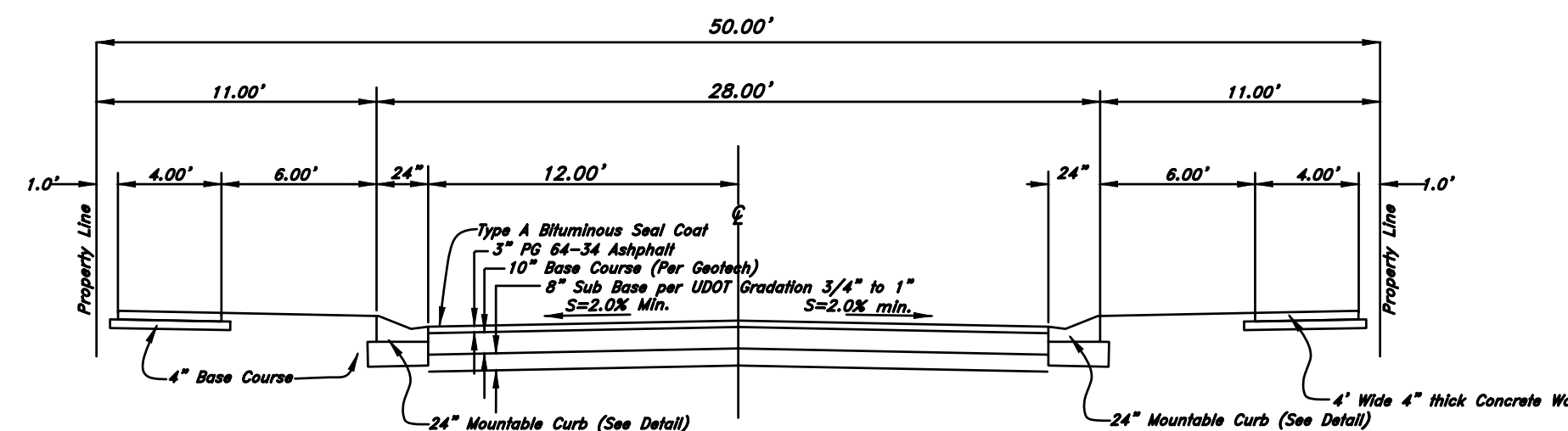
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited 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.

NOTES:

- These pavement thicknesses shall be considered as minimums and may be increased by the County Engineer when the subgrade C.B.R. is less than 10 or when a greater depth is necessary to provide sufficient stability. Developer may submit alternate pavement design based on a detailed soils analysis for approval by the County Engineer.
- Minor & Major arterial shall be constructed with a 10" untreated base course & 3" bituminous surface course as required by the City Engineer.
- County Engineer has discretion to call for more.
- Provide 4" thickness of 3/4" or 1" gravel base course under sidewalk, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the County Engineer.

50' Private Roadway Section

Not to Scale



NOTE: County Engineer may specify use of standard high back curb & gutter on collector & arterials.

NOTE: Maximum difference in elevation between curbs on opposite sides of street shall not exceed 1.0'

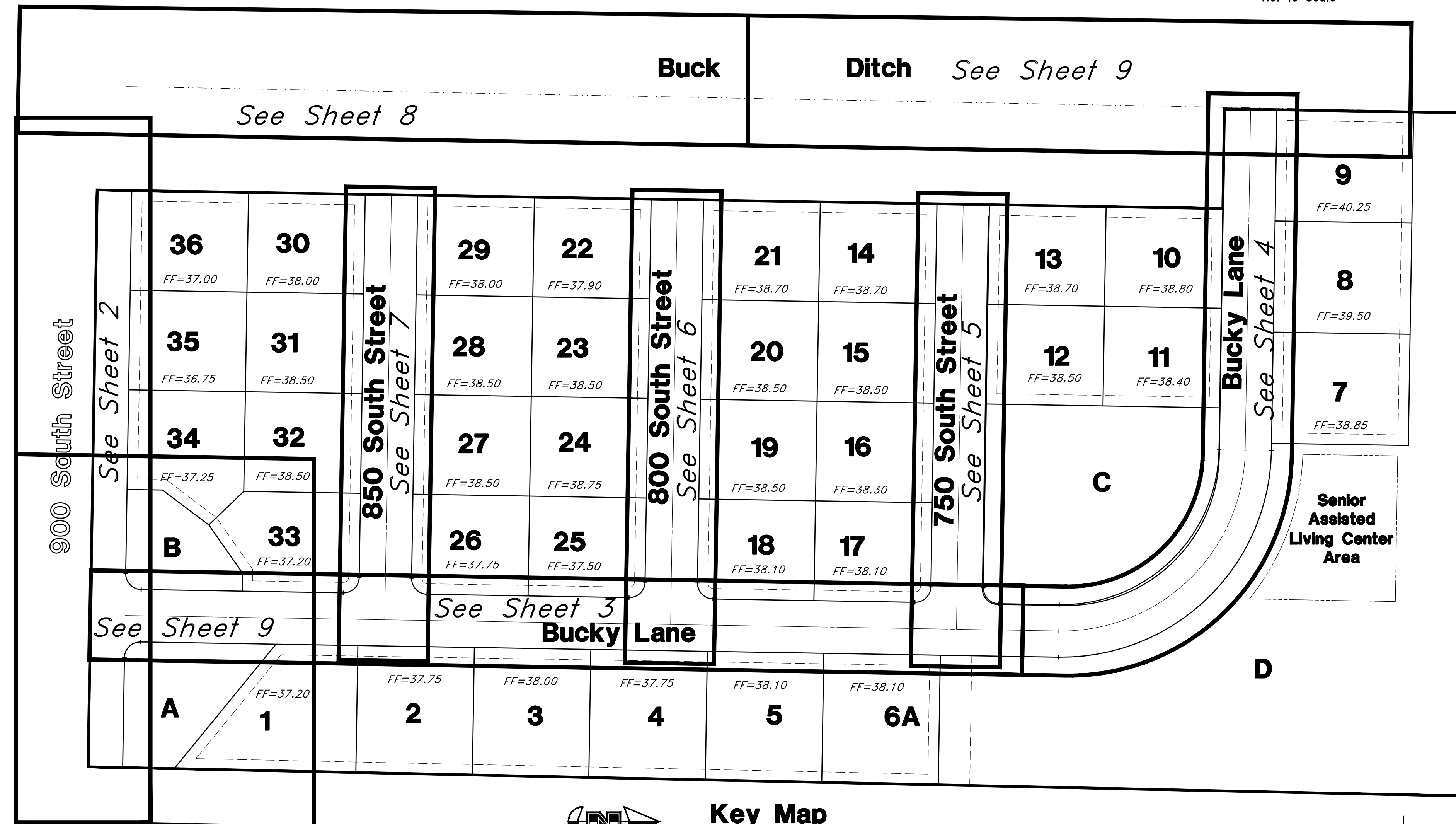
*2- On arterial streets the County Engineer will provide a pavement design. Location of sidewalk and rolled curb & gutter may vary on individual arterial streets per direction of the County Engineer.

3 - See Geotechnical Engineering Study prepared by CMT Engineering Laboratories Project No. 10241, dated October 2018 for preparation of Sub Grade.



VICINITY MAP
Not to Scale

FF = Lowest allowable livable Finished Floor Elevation unless approved by Geotechnical Engineer and County Engineer due to ground water table.

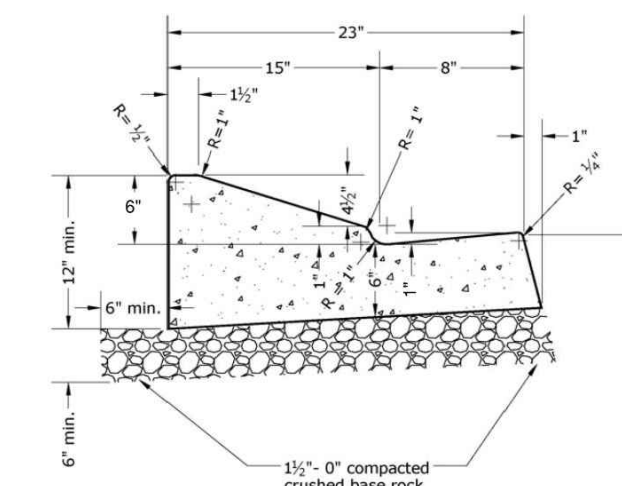


Key Map
Not to Scale

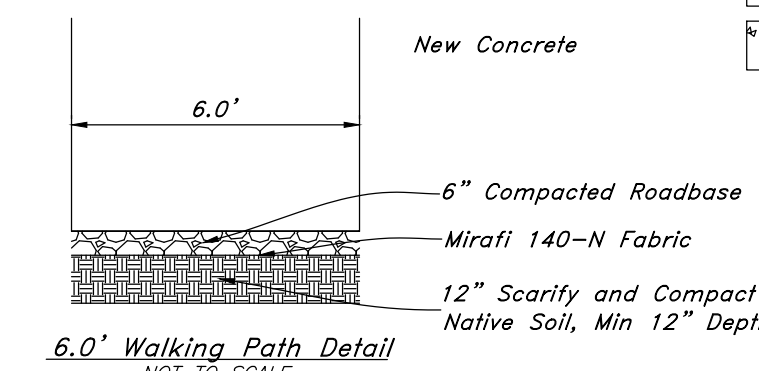
Legend

(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
- 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
- Centerline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- ME
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete



Notes:
1. Concrete shall attain 4,000 psi compression strength in 28 days.
2. Construction Joints shall be constructed at all points of curvature, and at a maximum interval of 20 feet.
3. This curb design is limited to use within private alley and roadways.



BENCHMARK

Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

Call before you Dig
Avoid cutting underground utility lines. Be safe.

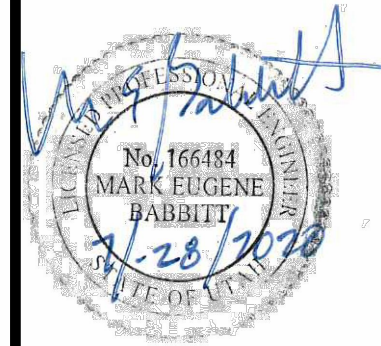


Plan & Profile
The Barn at Terakee Farms No. 1
Approx. 900 South 4500 West
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

20 July, 2020

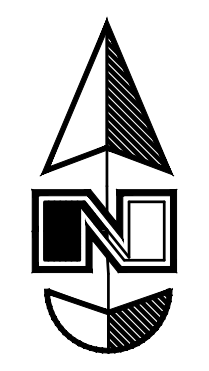
SHEET NO.
1 of 9

FOR CONSTRUCTION



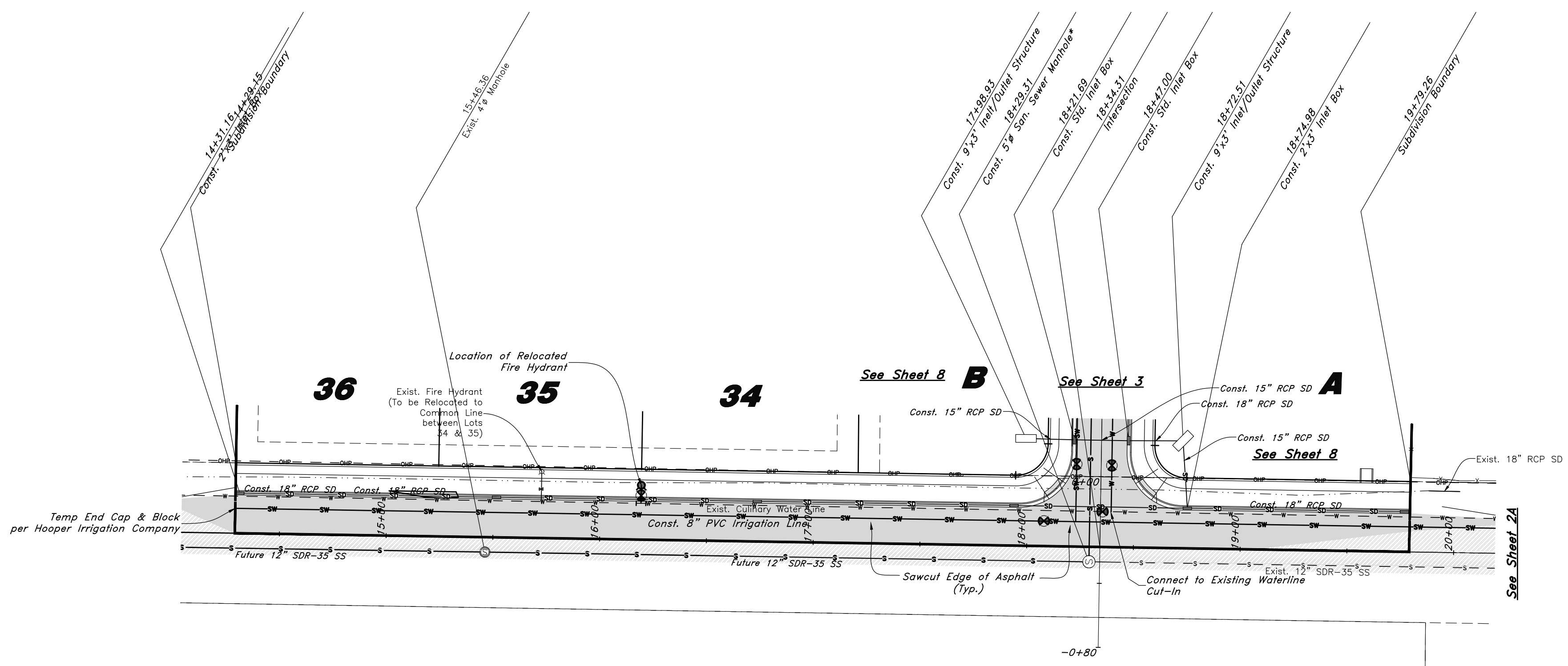
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Plan & Profile
The Barn at Terakee Farms No. 1
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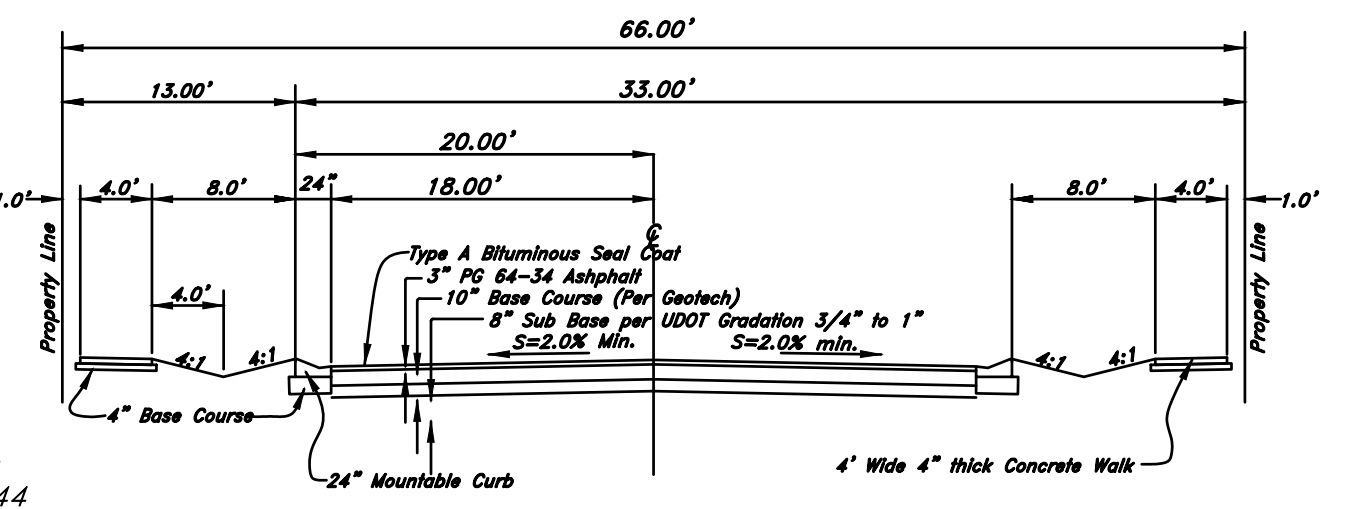


Scale:
 1" = 40' Horiz.
 1" = 4' Vertical

Graphic Scale



900 South Street



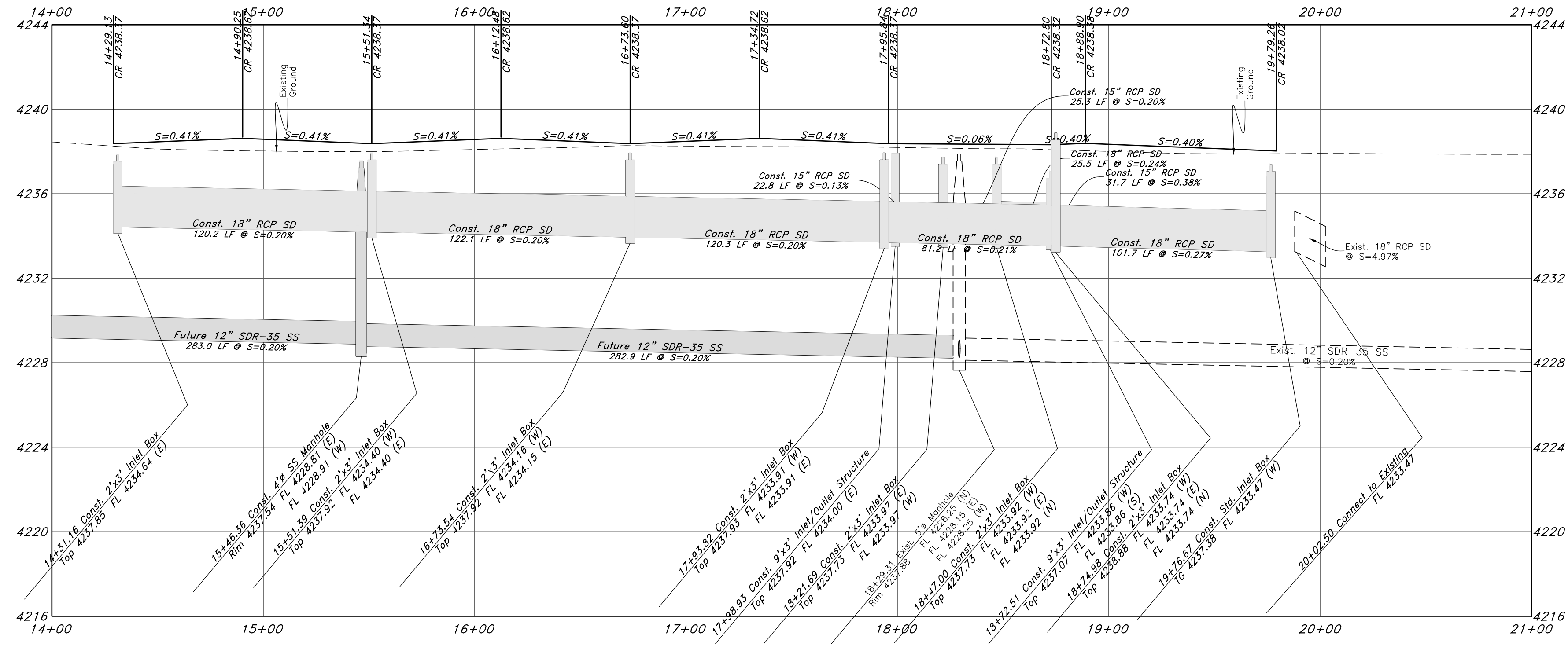
Roadway Section
 Not to Scale

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 4 - Provide 4" thickness of 1/2" or 1" gravel base course under sidewalks, driveway approaches and curb & gutter when subgrade is clay or C.B.R. is less than 10 or as directed by the County Engineer.

Legend

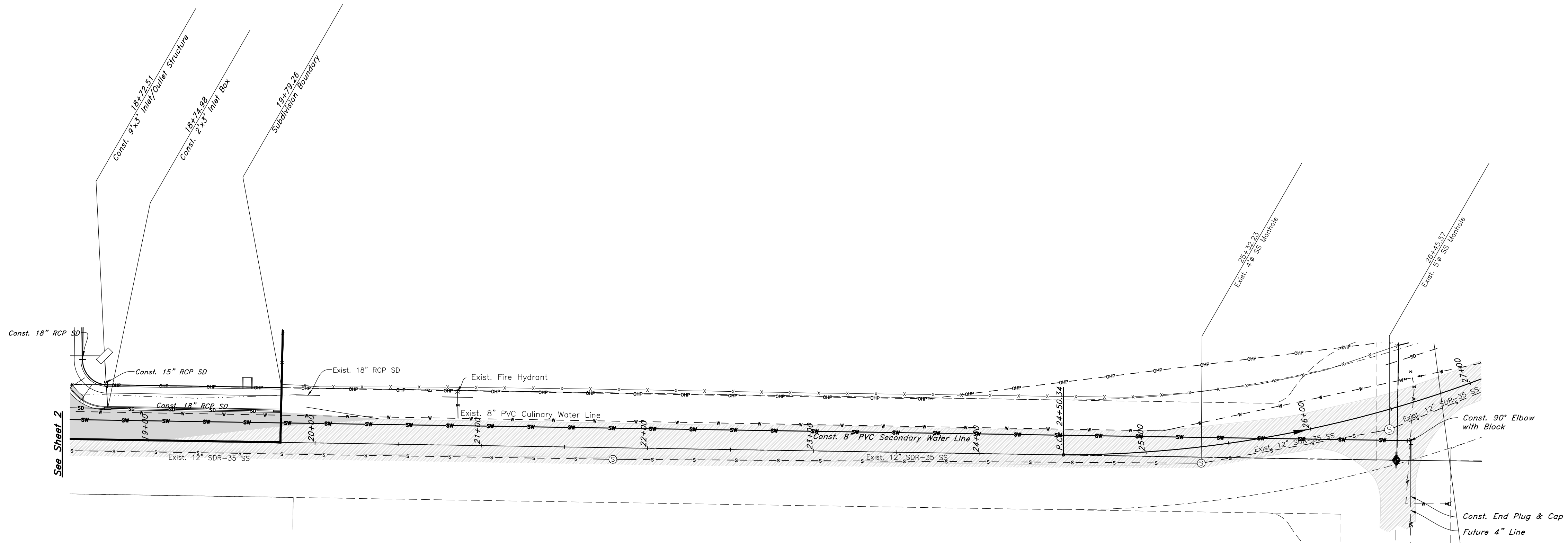
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- Fire Hydrant
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- Culinary Water
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- Irrigation Line
- Storm Drain
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- Power Line
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- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- PVC
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- TC
- Top of Wall
- TW
- Top of Walk
- TCN
- Natural Ground
- Finish Grade
- ME
- 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

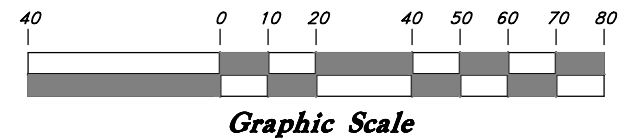


FOR CONSTRUCTION





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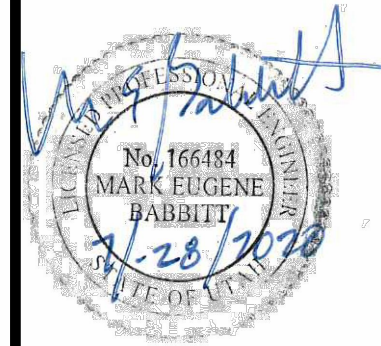
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- Finish Grade
- Exist. Grade
- Ridge Line

Secondary Water Extension 900 South Street

REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

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20 July, 2020
 SHEET NO.
2A of 9
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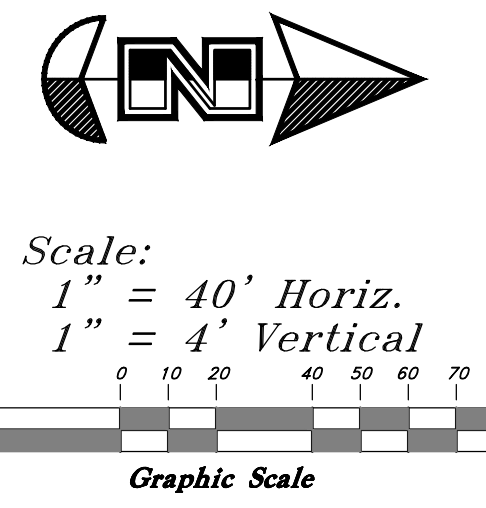
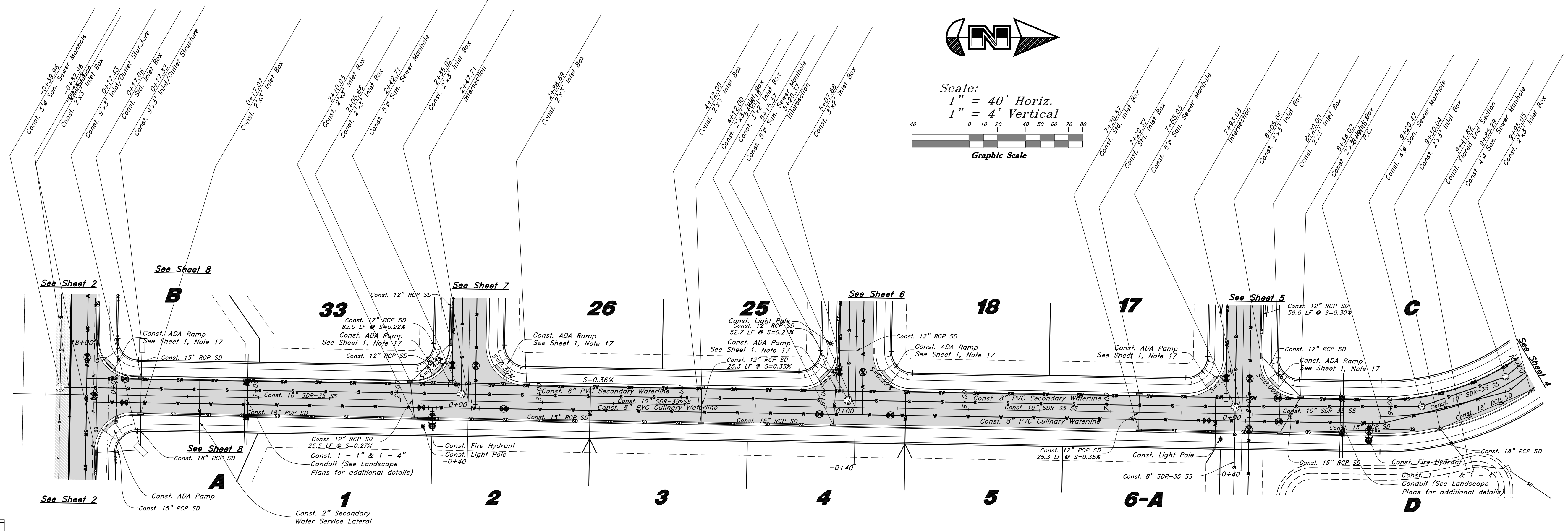
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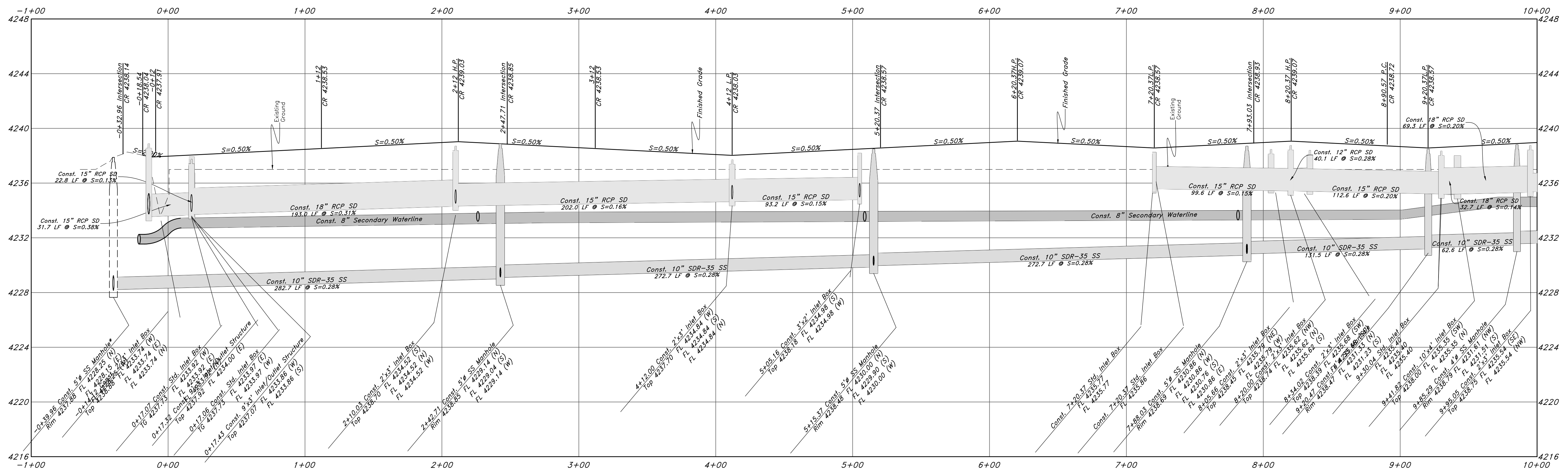
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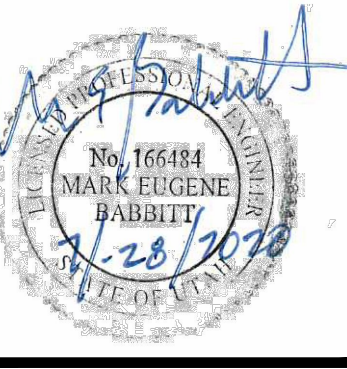
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- Exis. Grade
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- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



Bucky Lane



1	2-27-2021	REV	Revised Road Section and County Comments
2			
3			



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Plan & Profile

The Barn at Terakee Farms No. 1

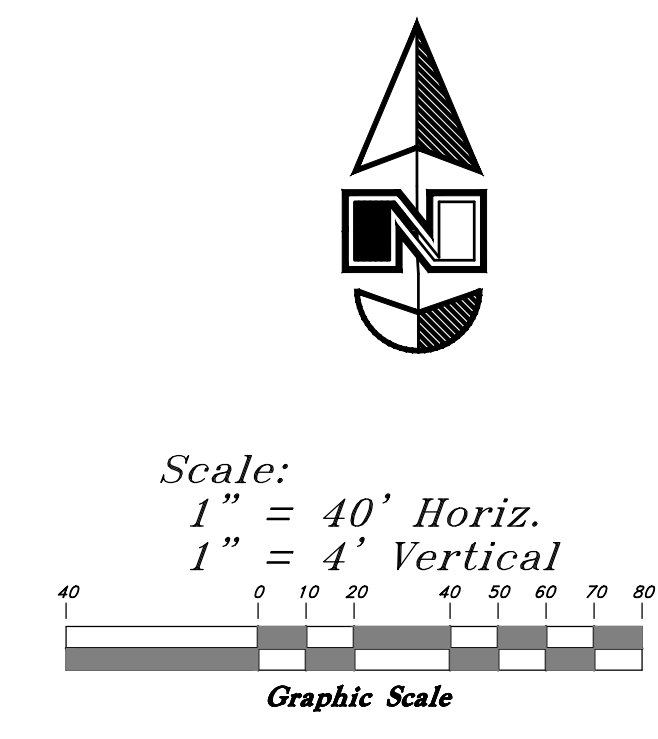
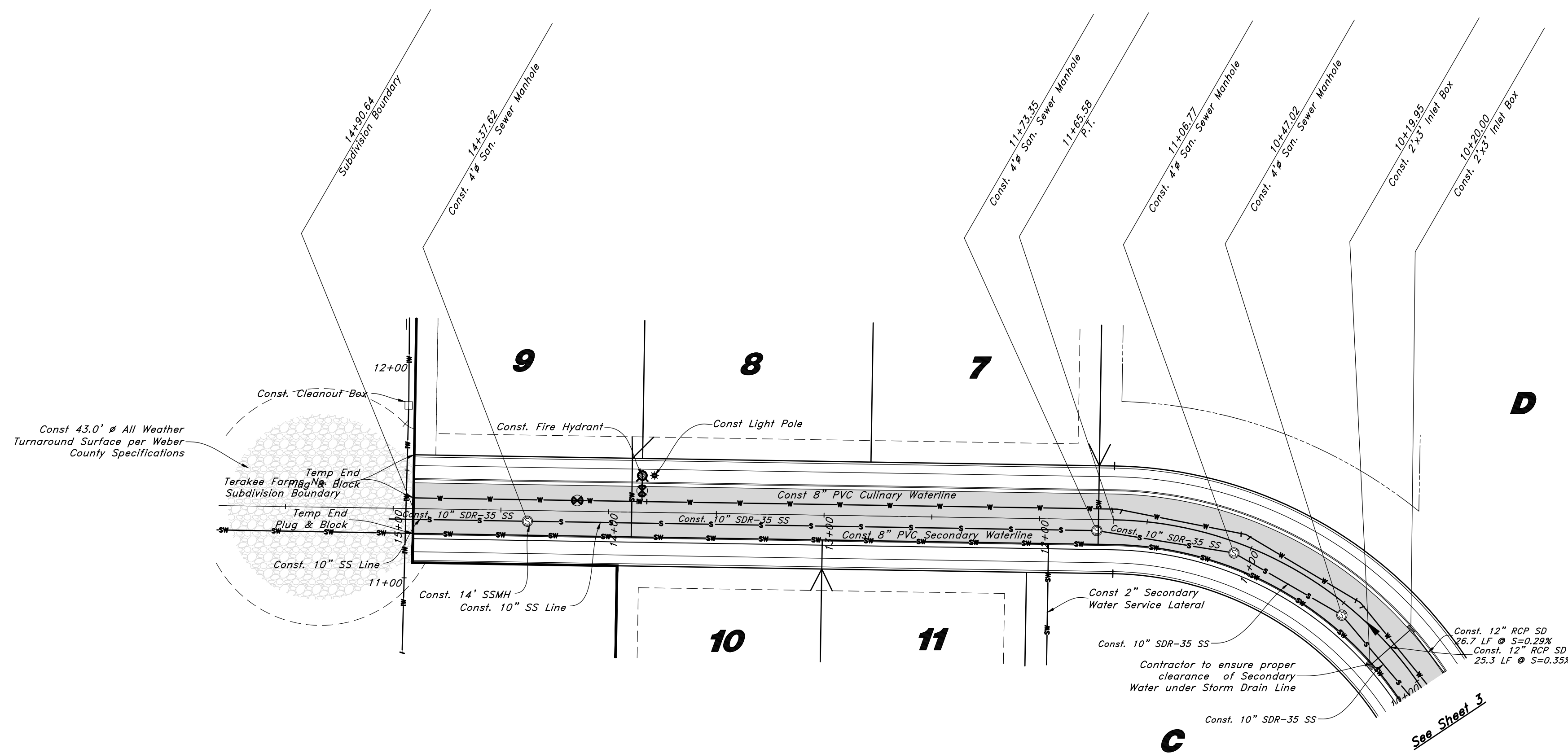
Approx. 900 South 4500 West
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FOR CONSTRUCTION



20 July, 2020

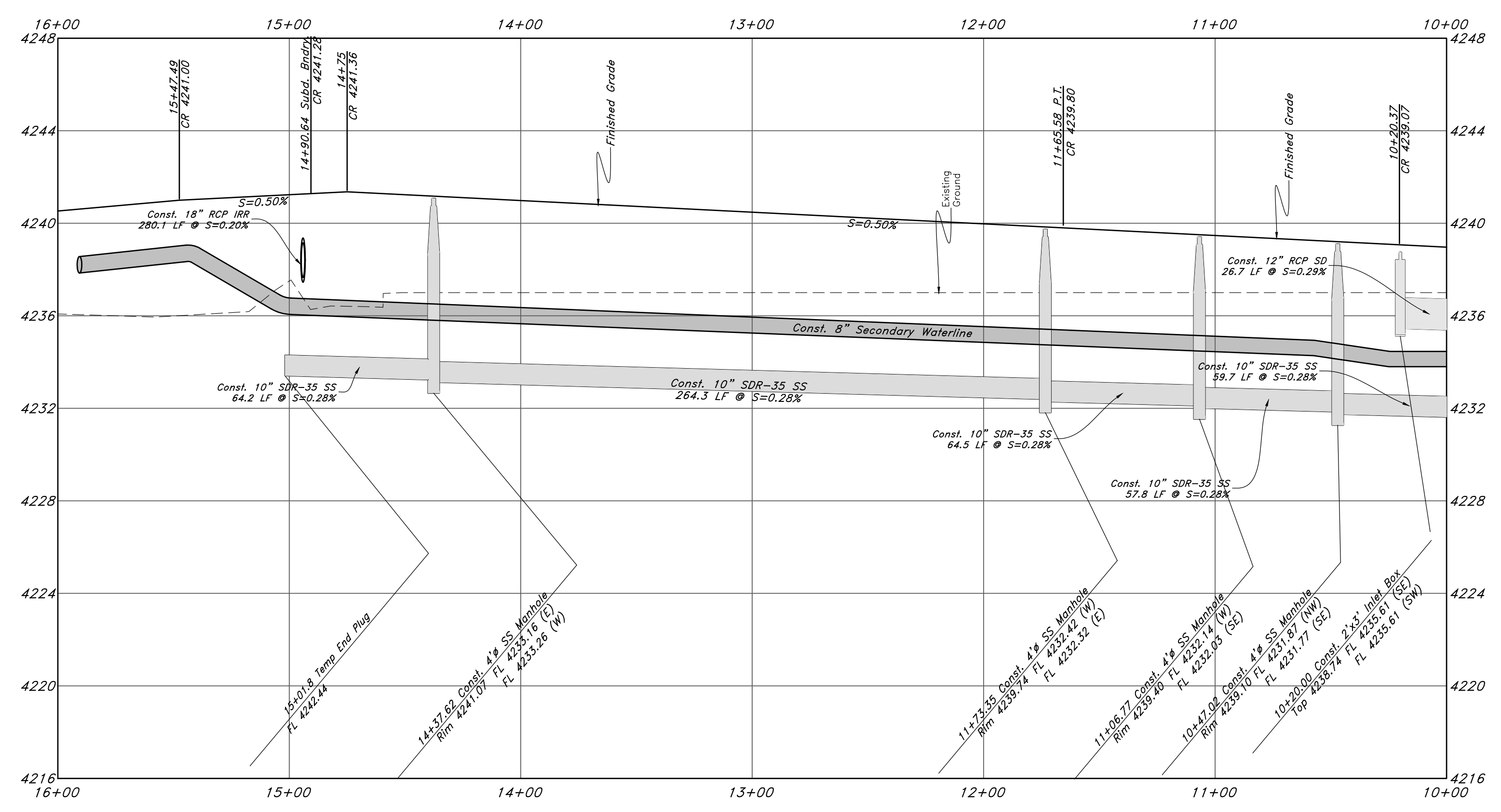
SHEET NO. **3** of 9



Legend
(Note: All items may not appear on drawing)

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- Top of Walk
- TCN
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- NC
- Finish Grade
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- FDC
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
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- R
- Existing Asphalt
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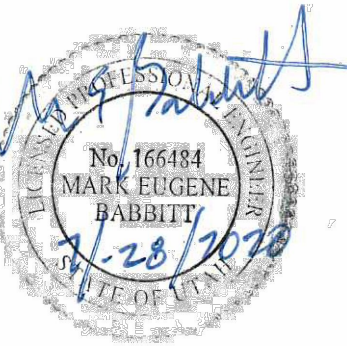
Bucky Lane



FOR CONSTRUCTION



REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



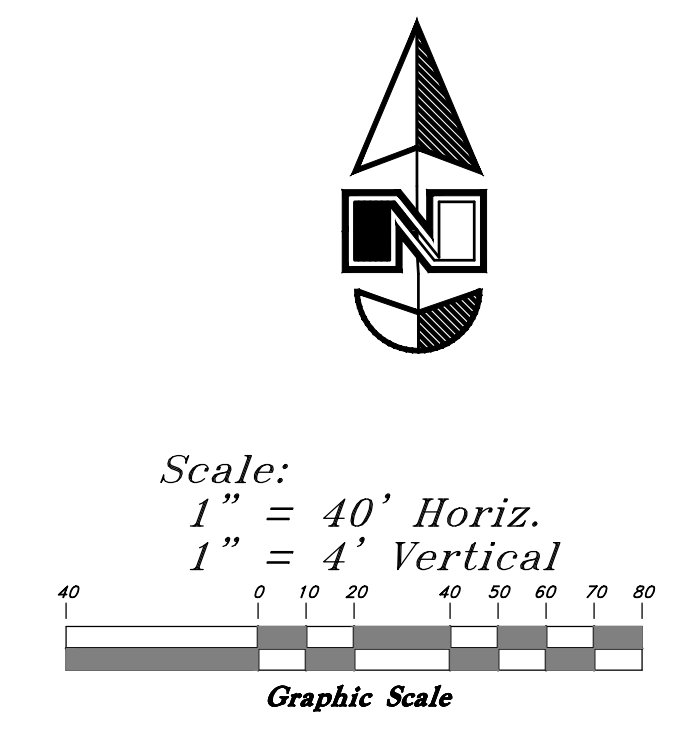
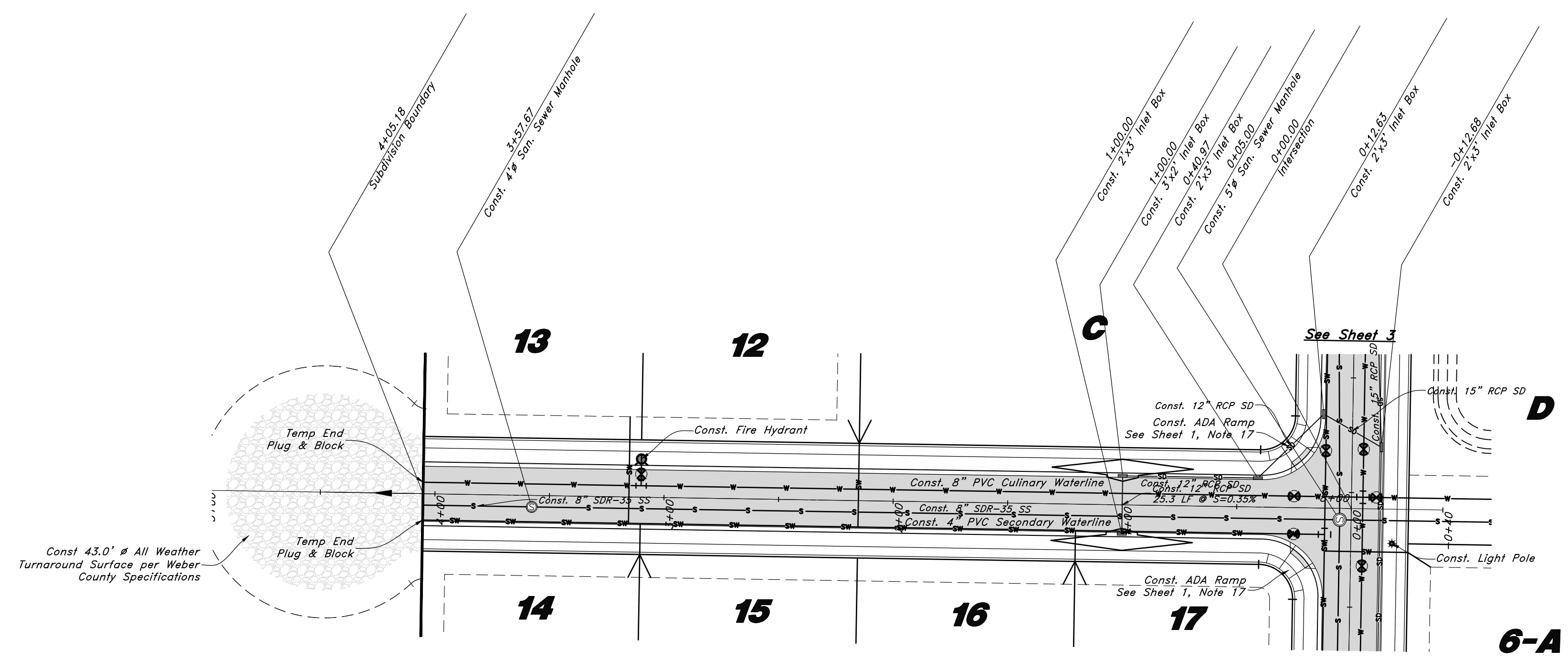
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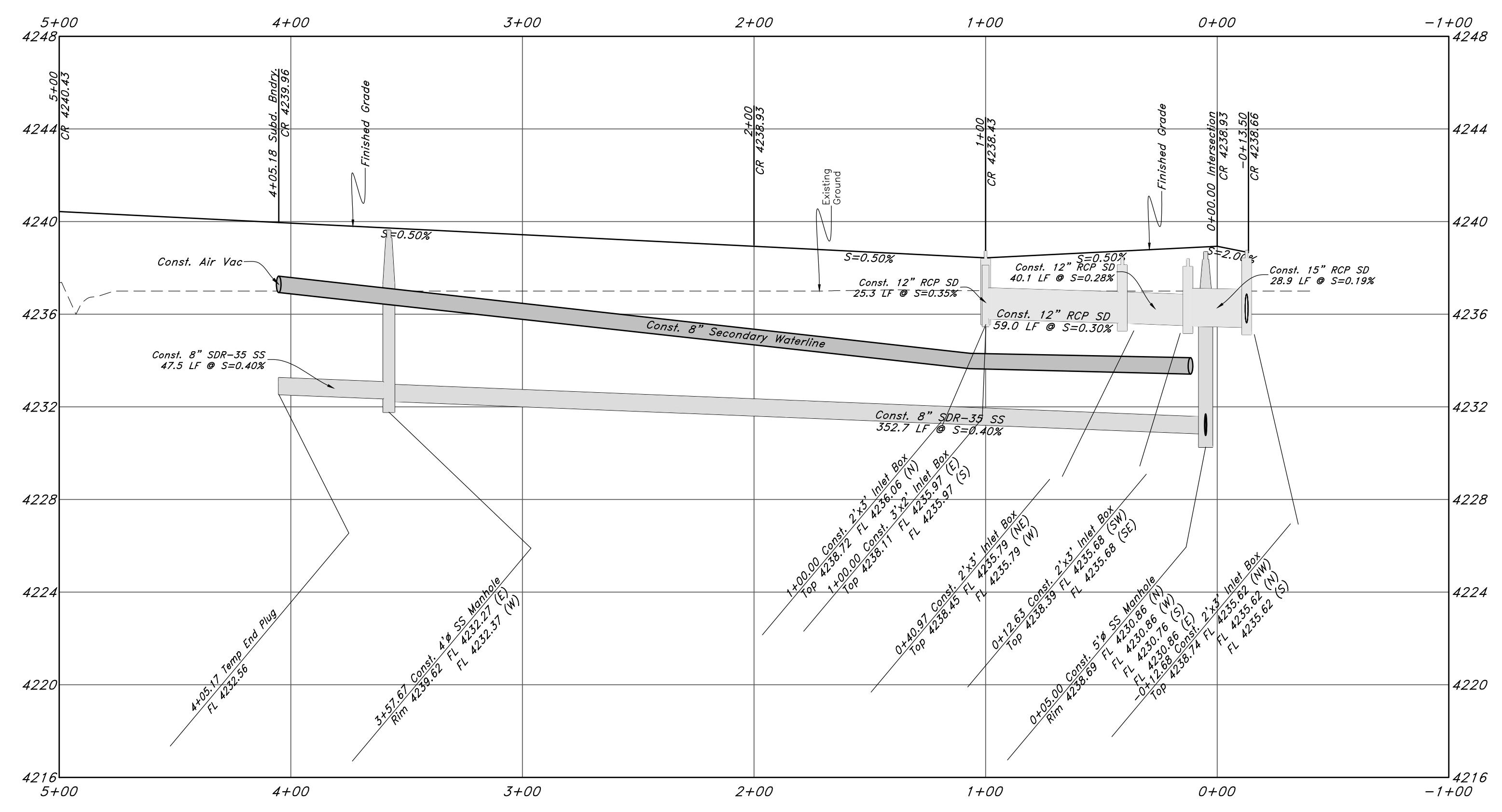
Plan & Profile
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Legend

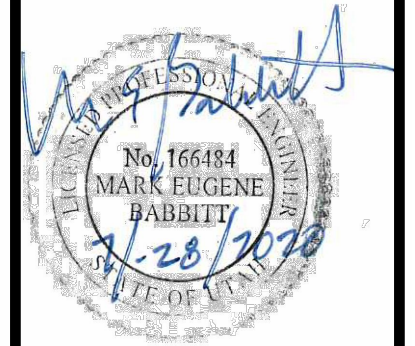
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 - Existing Concrete
 - New Concrete
 - Spill Curb & Gutter



750 South Street



REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

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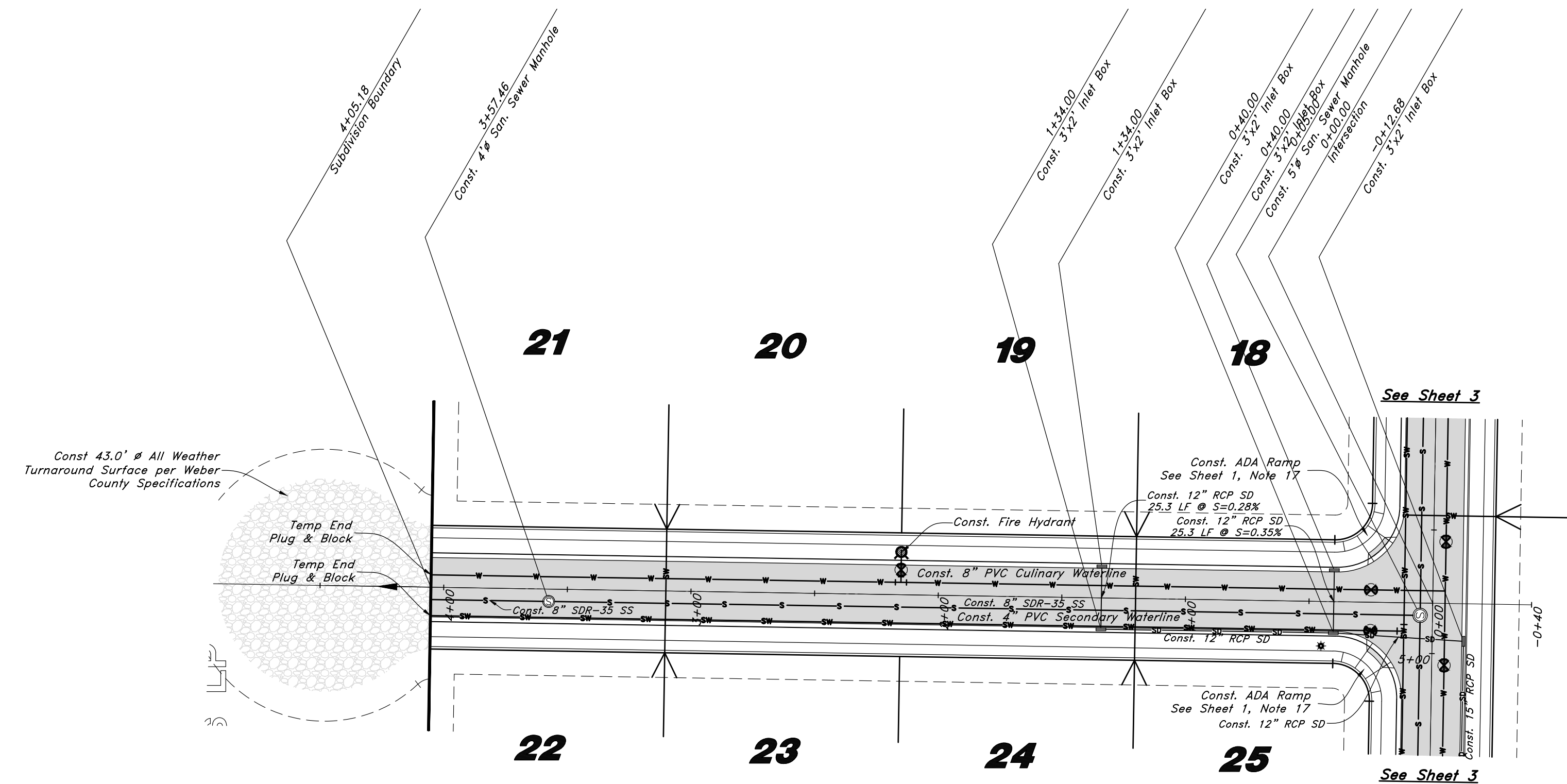


FOR CONSTRUCTION

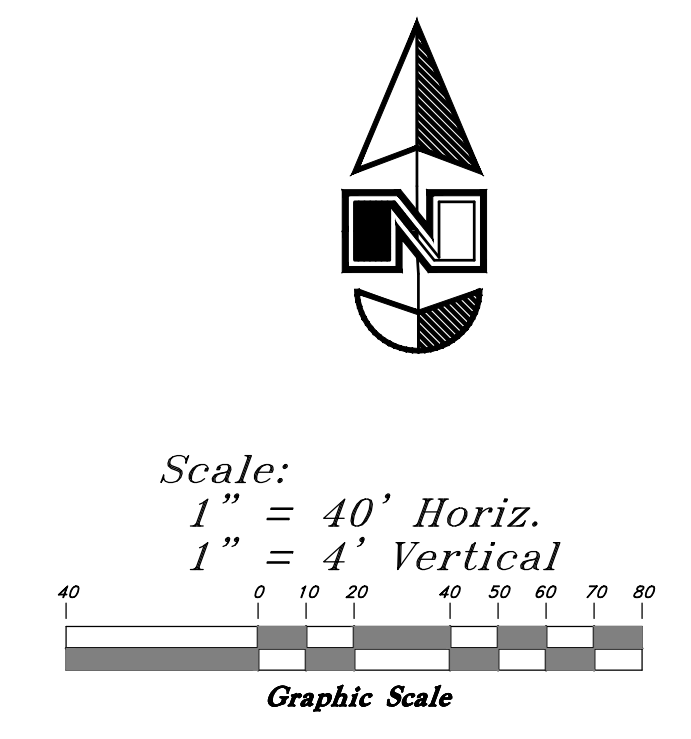
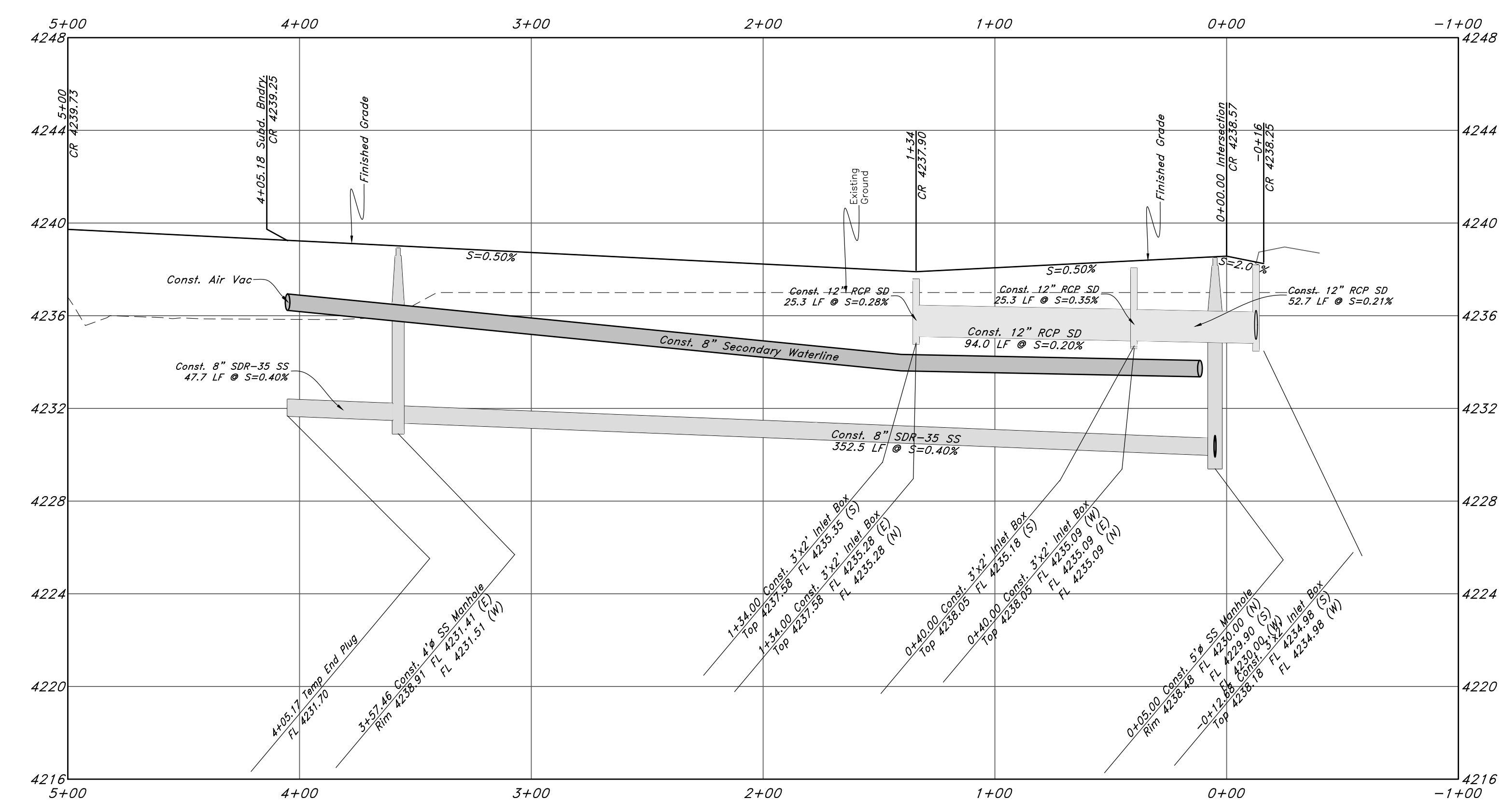
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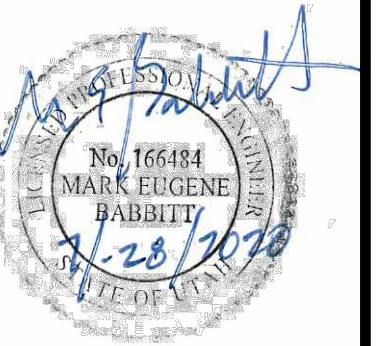
800 South Street



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REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

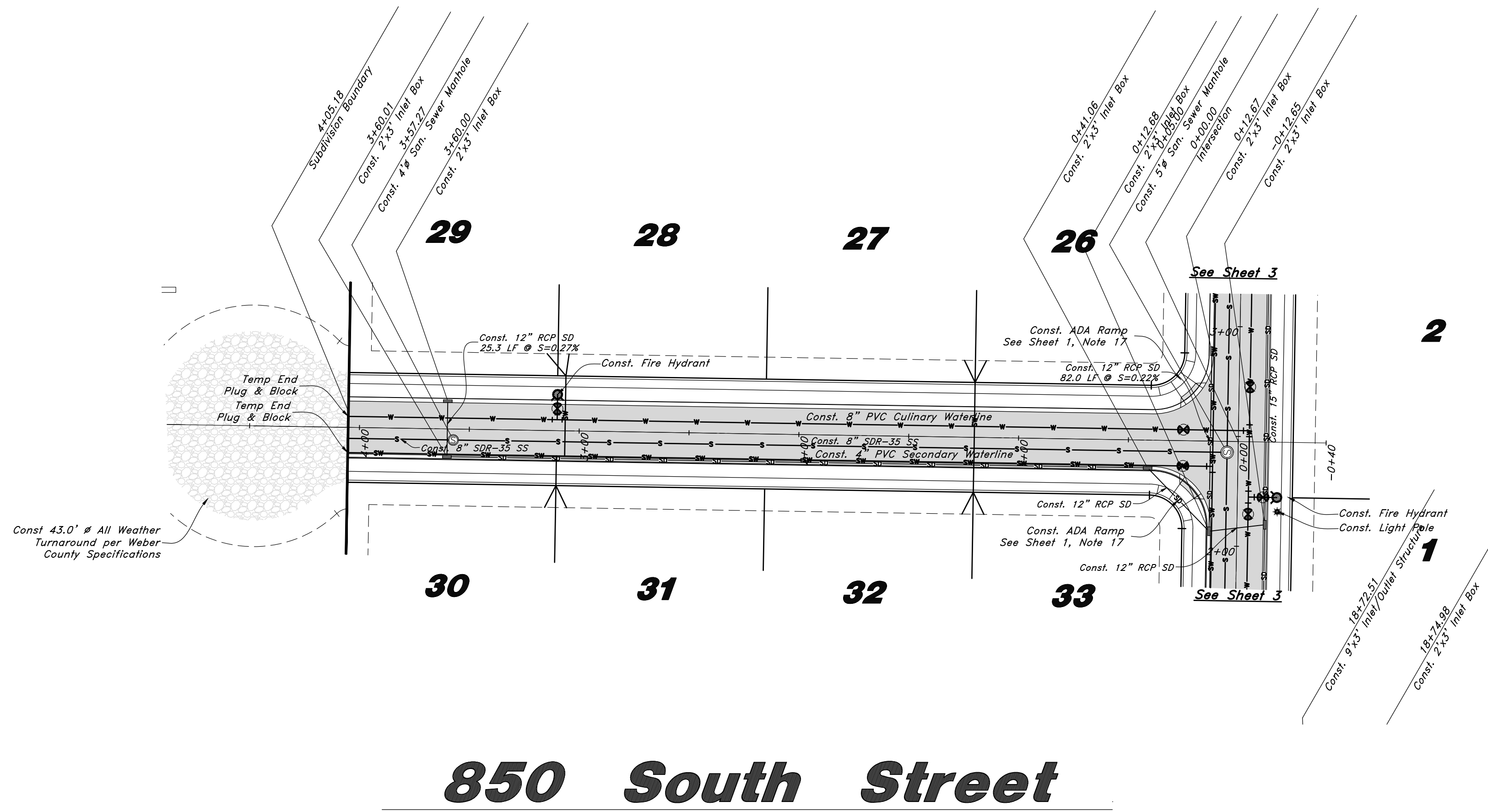
The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

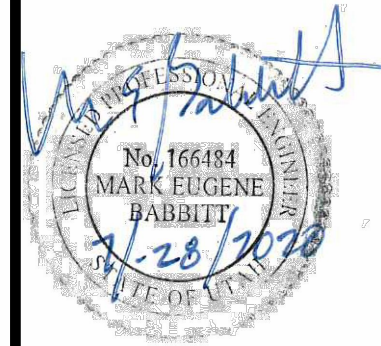
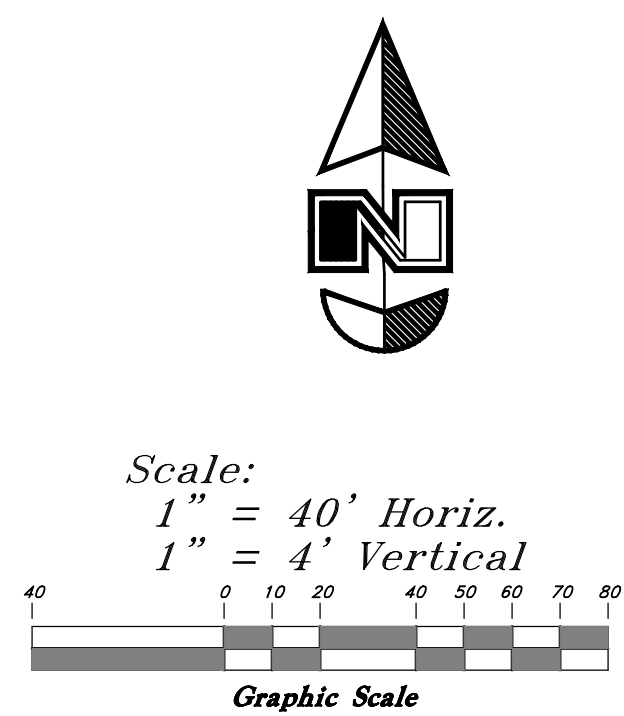
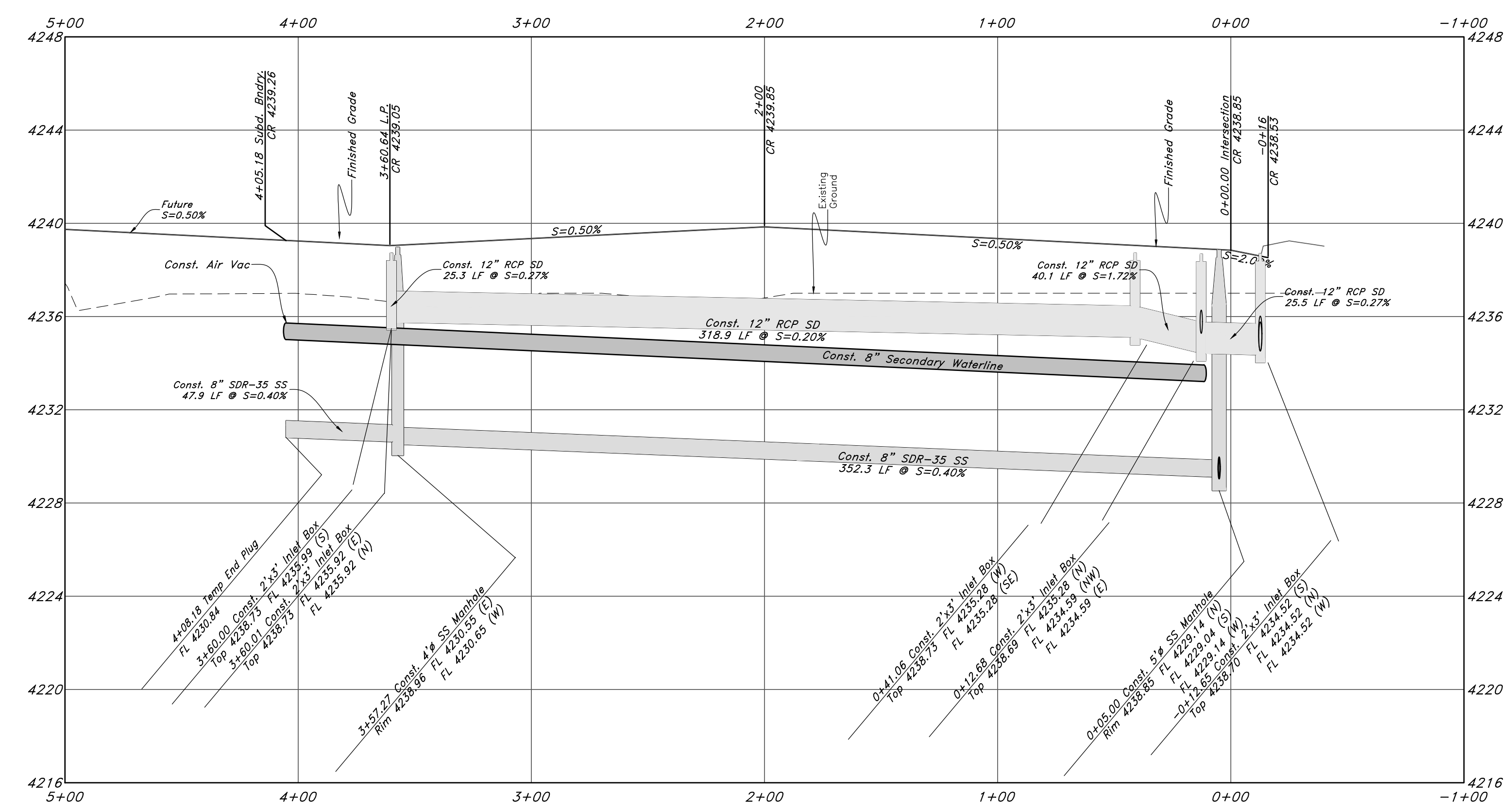
Legend

(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
- PVC
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- TCN
- 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



850 South Street



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Plan & Profile

The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
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 A part of Section 17, T6N, R2W, S1E&M, U.S. Survey

FOR CONSTRUCTION

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

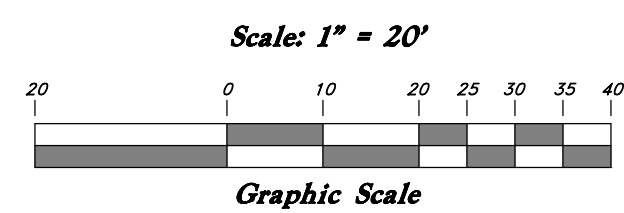
Call 811

1-800-662-4111

20 July, 2020

SHEET NO. **7** of 9

16N719 - AM

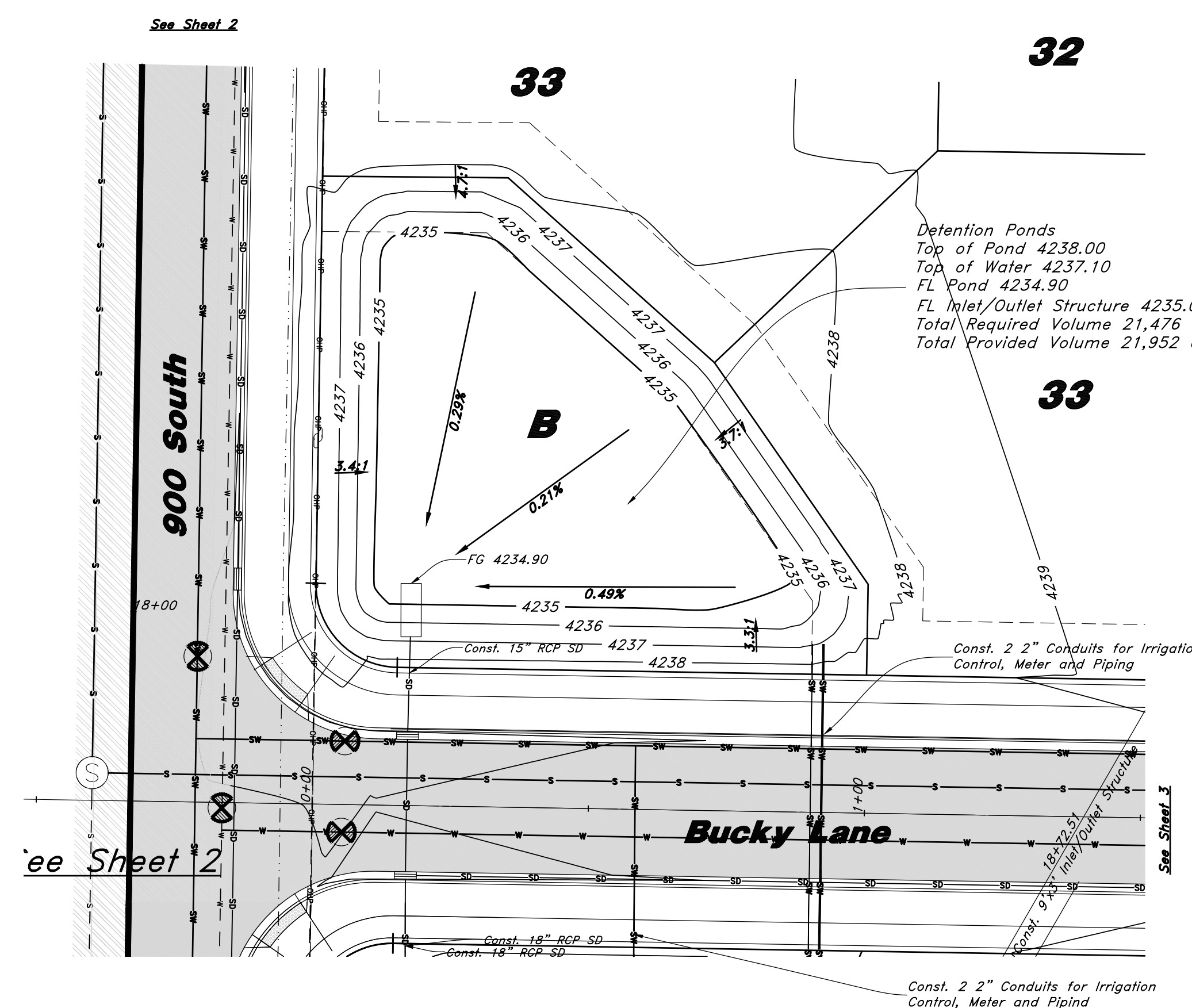
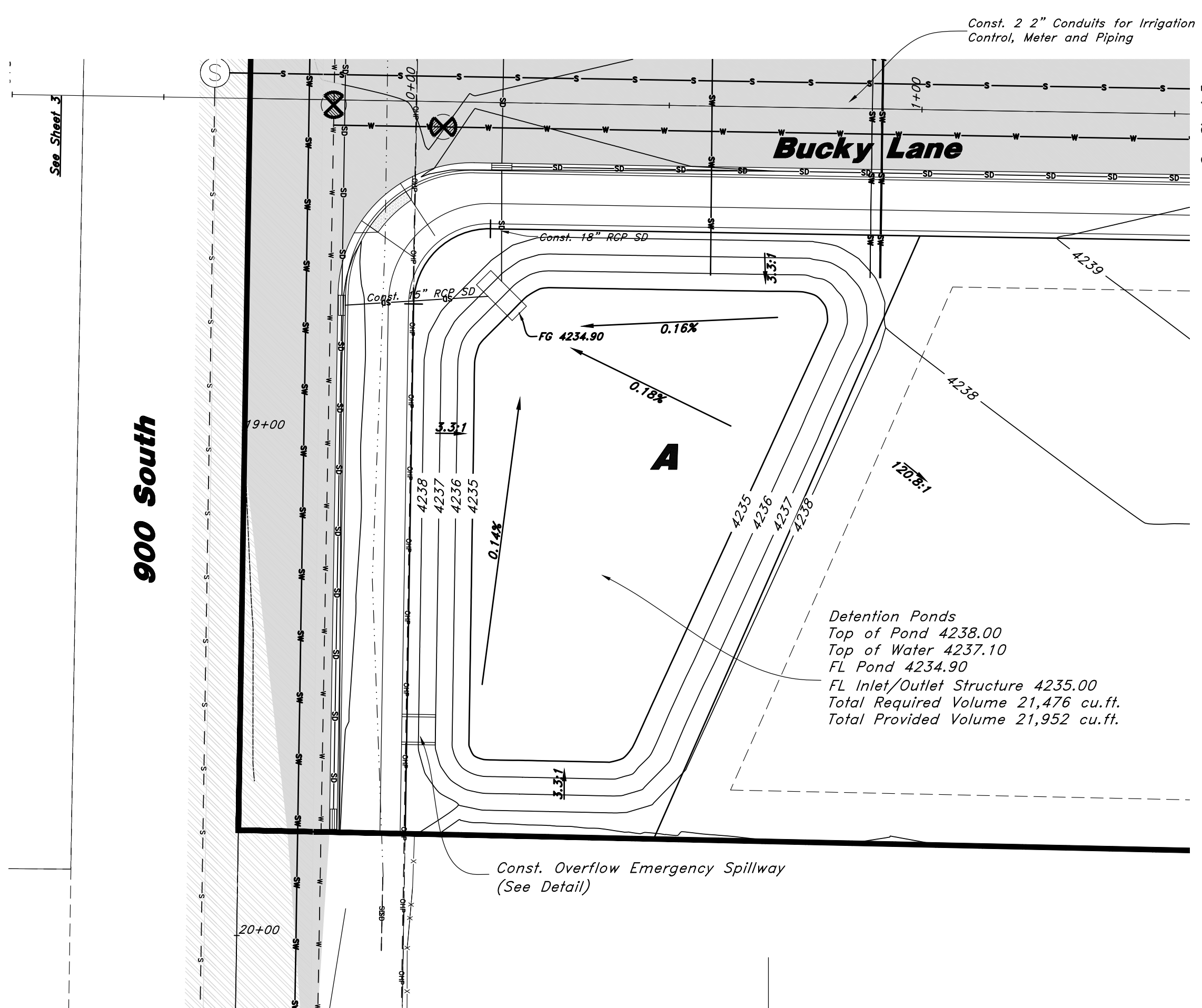


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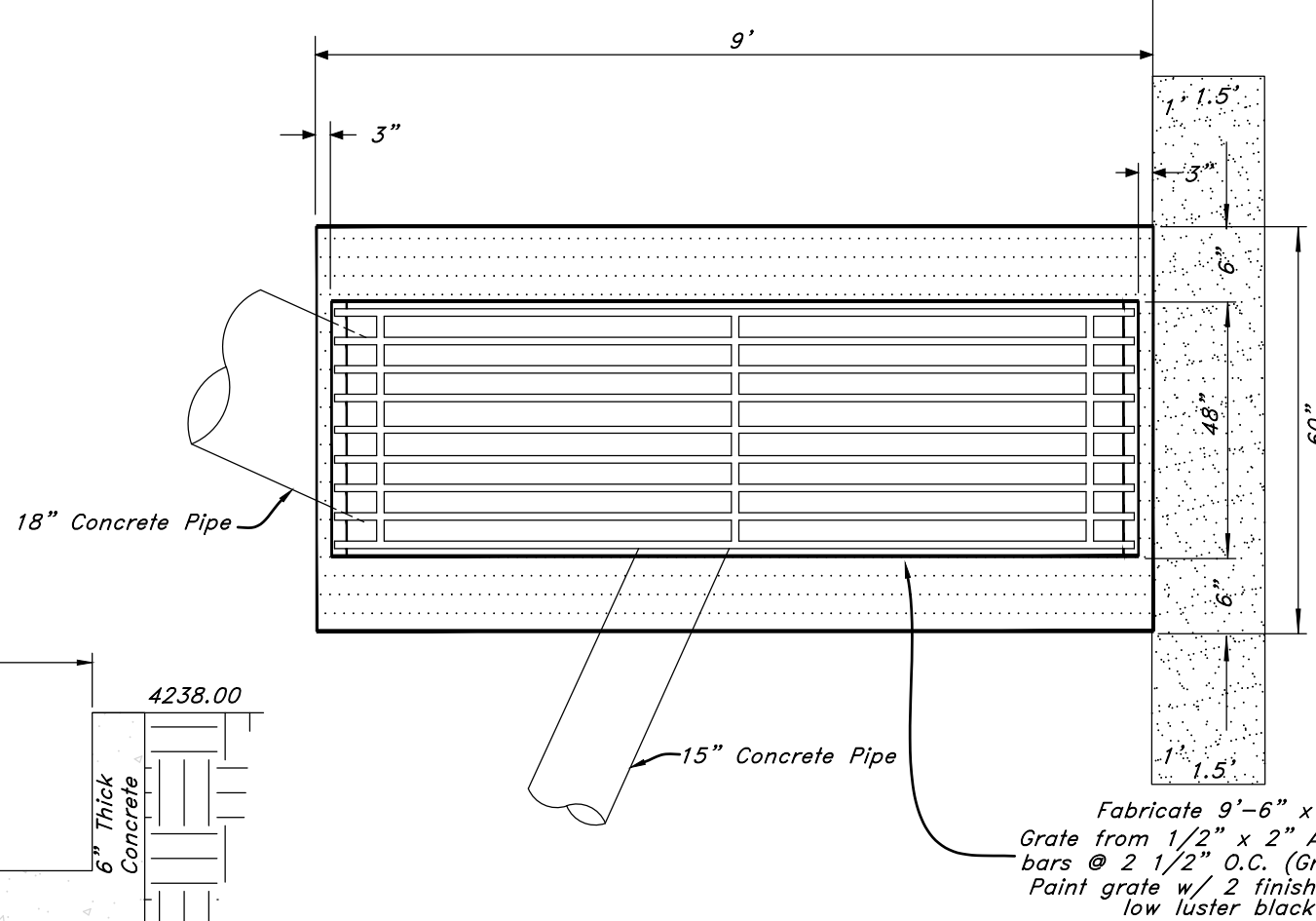
(Note: All items may not appear on drawing)

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- 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
- Wedge Line

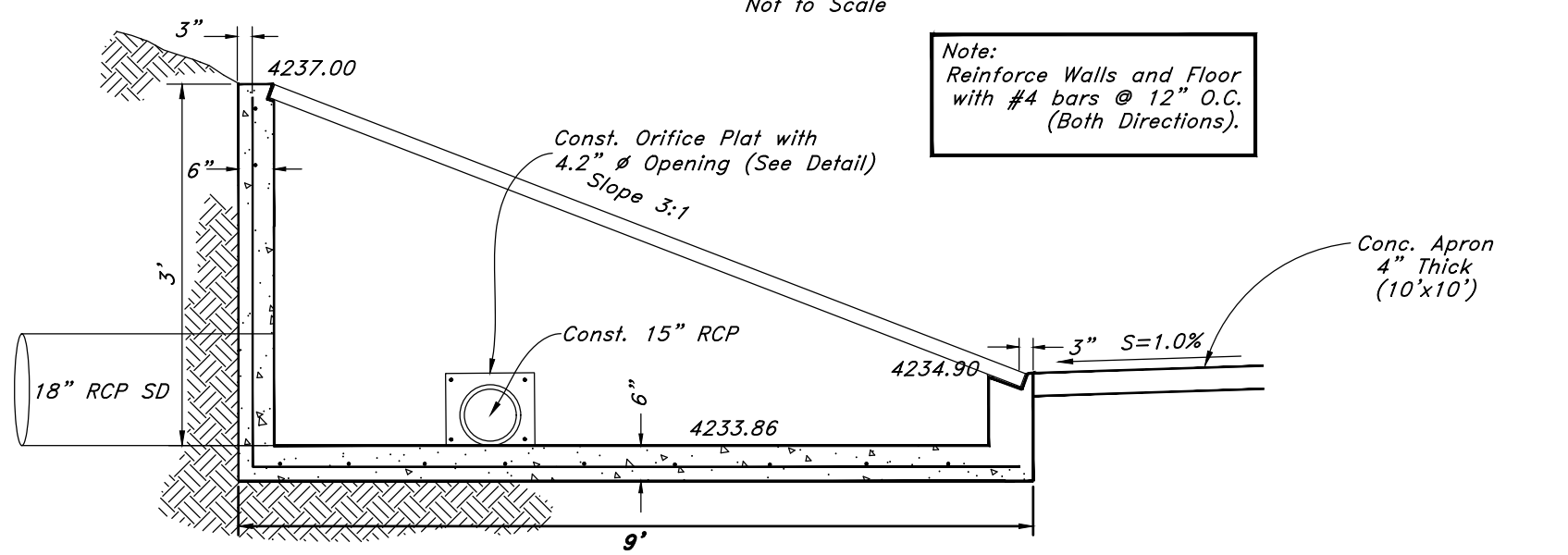
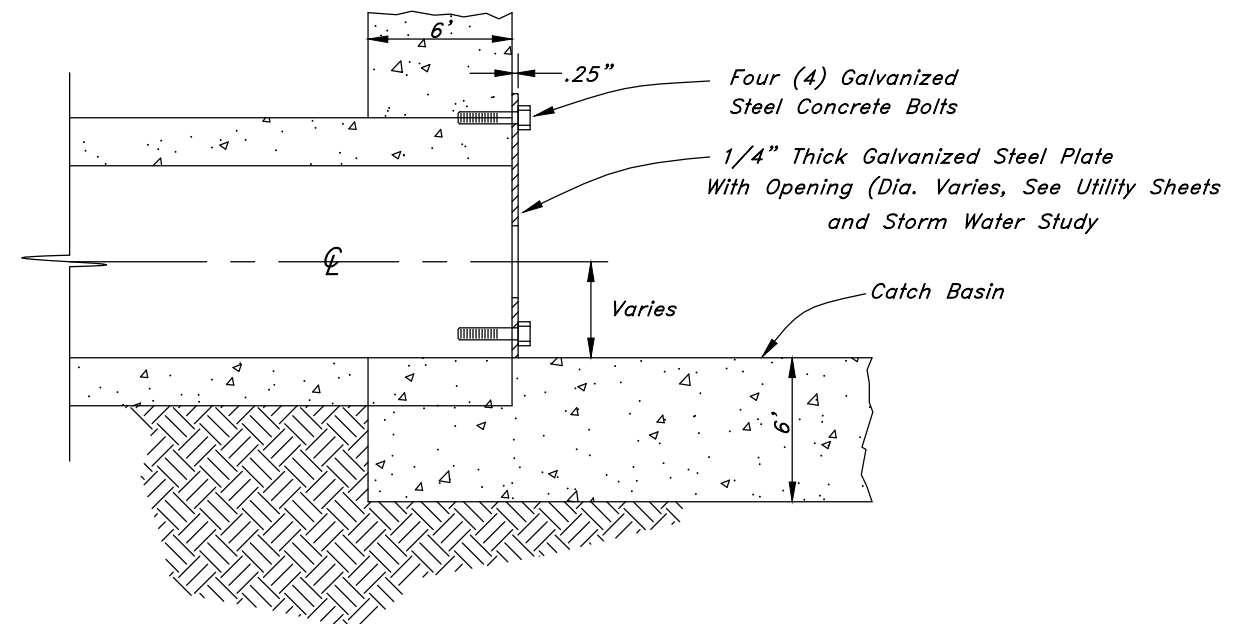
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter



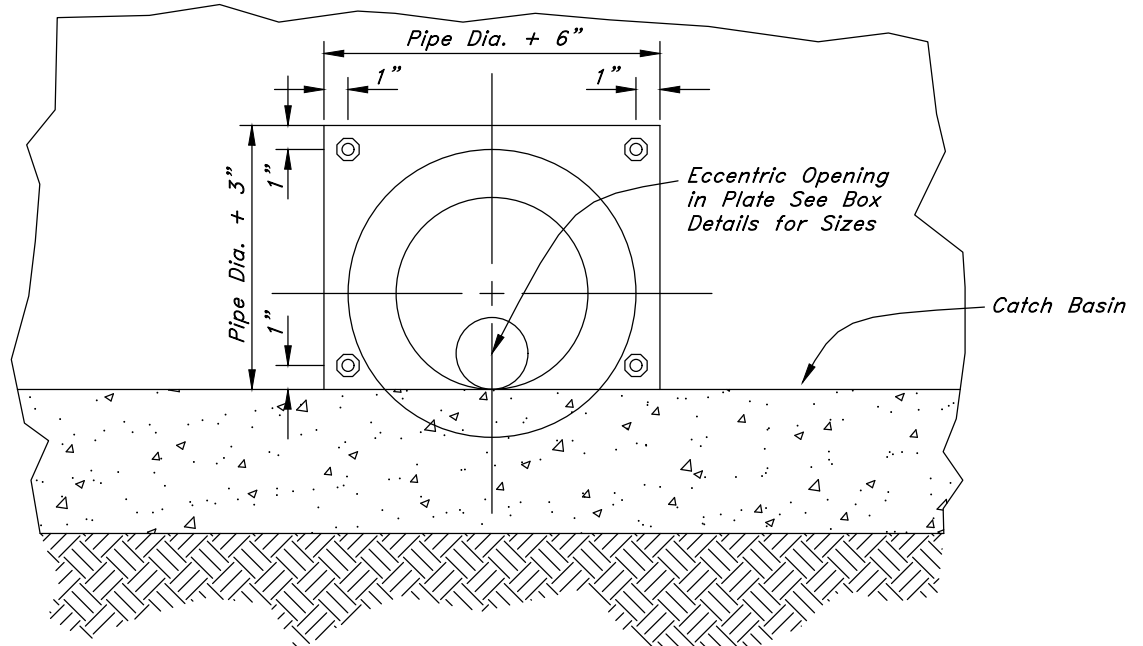
Detention Pond



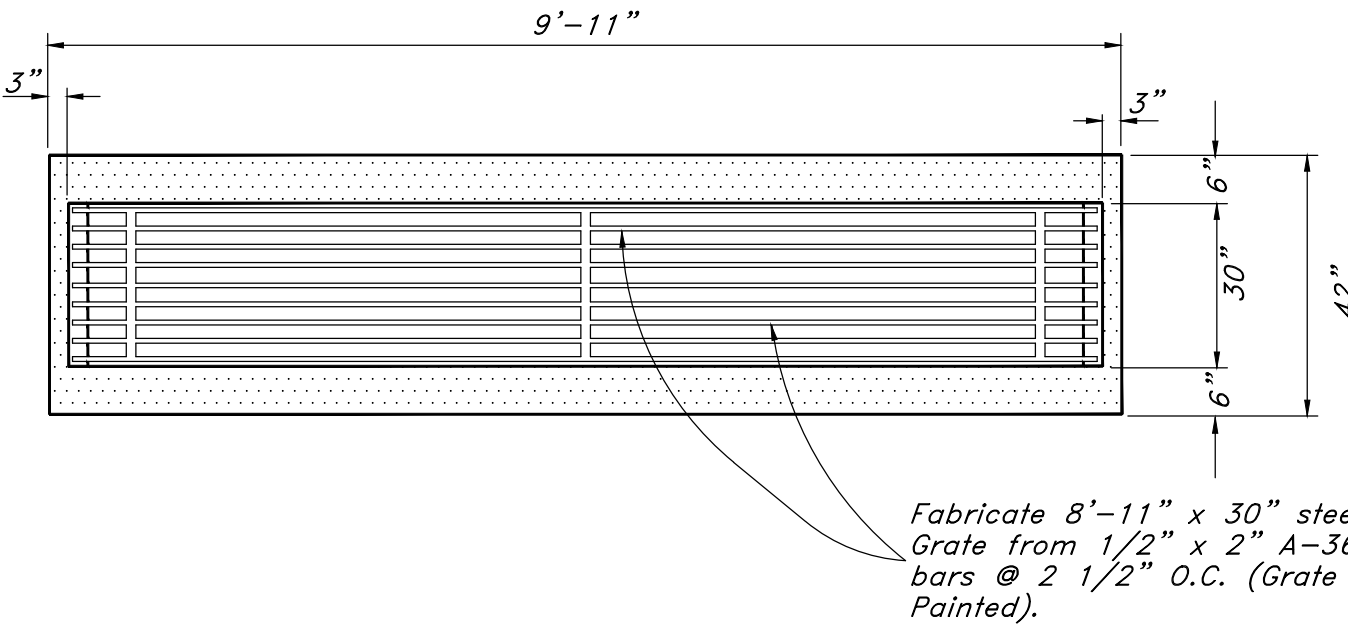
Plan View Detail of Inlet / Outlet Structure



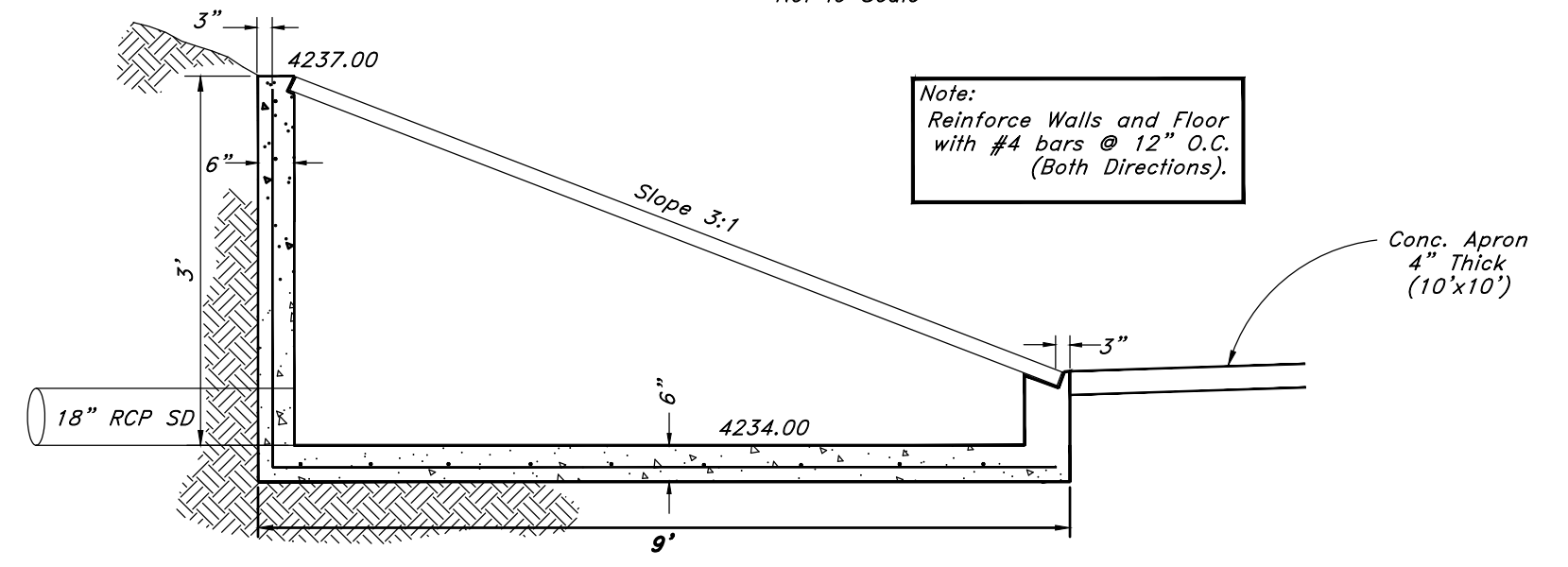
Profile View Detail of East Inlet / Outlet Structure



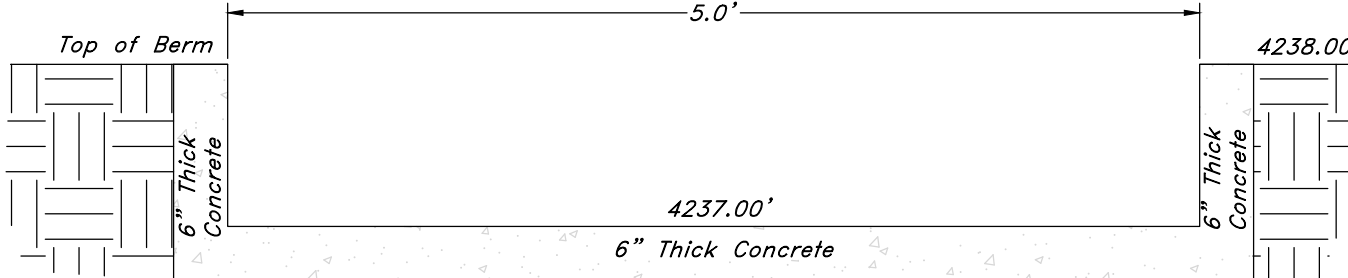
Orifice Plate Detail



Plan View Detail of Inlet / Outlet Structure

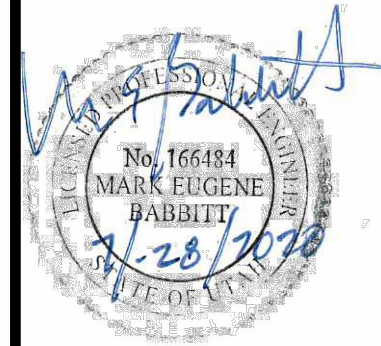


Profile View Detail of West Inlet / Outlet Structure



Emergency Spillway Detail

REV	DATE	DESCRIPTION
1	2-27-2021	Revised Road Section and County Comments



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Plan & Profile

The Barn at Terakee Farms No. 1

Approx. 900 South 4500 West
 Weber County, Utah
 A part of Section 17, T6N, R2W, S16&M, U.S. Survey

FOR CONSTRUCTION



20 July, 2020

SHEET NO. **8** of 9

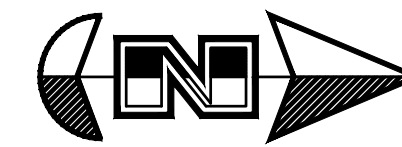
The Barn at Terakee Farms® No. 1

A PRUD Subdivision

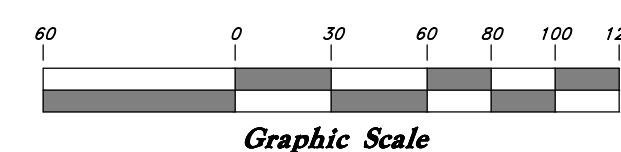
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

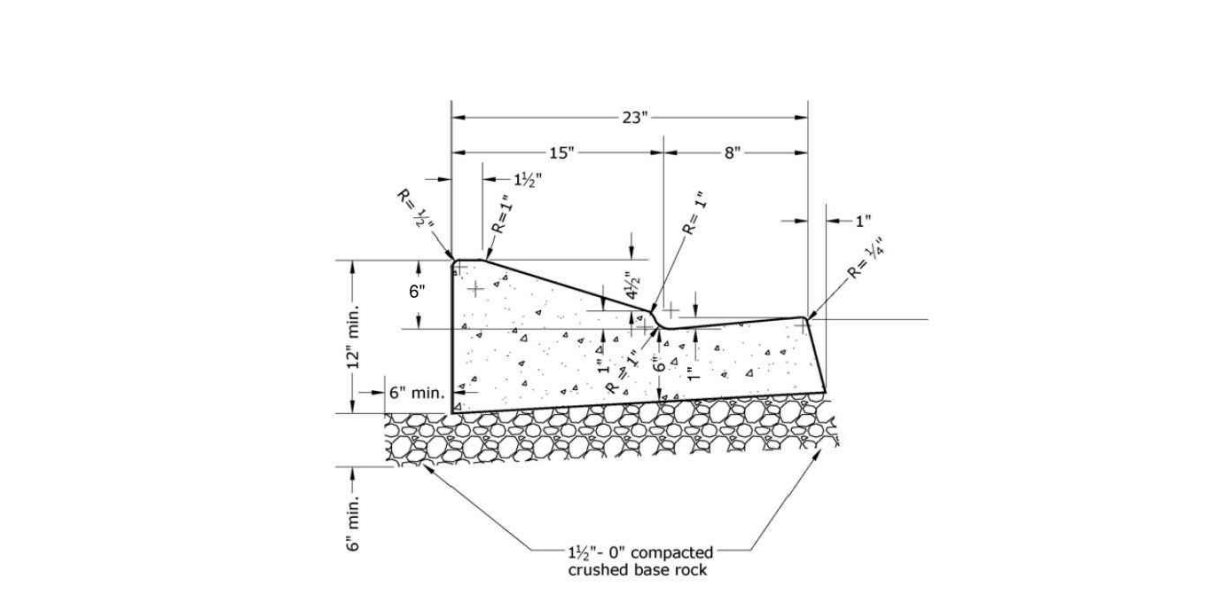
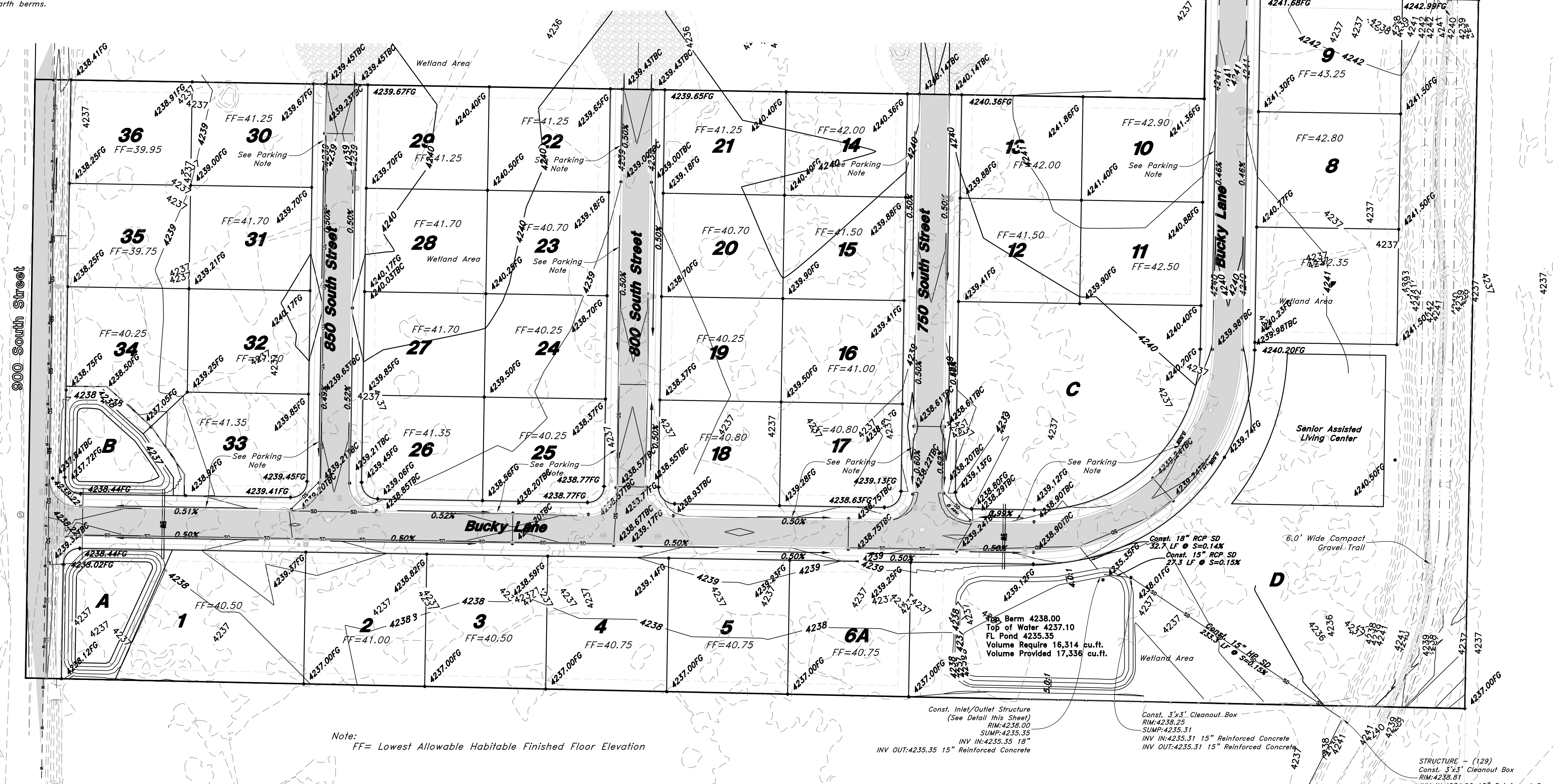
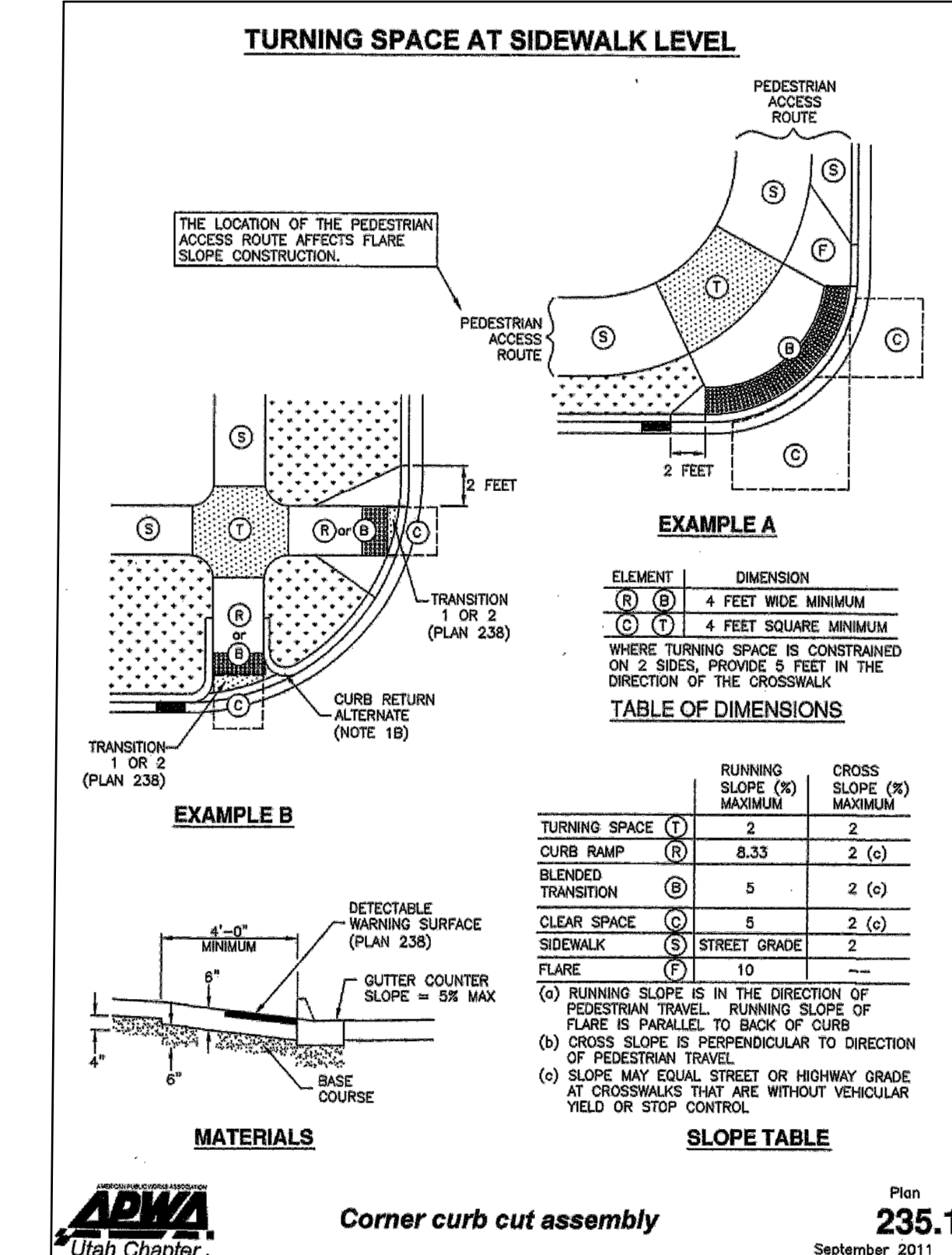
July 2020



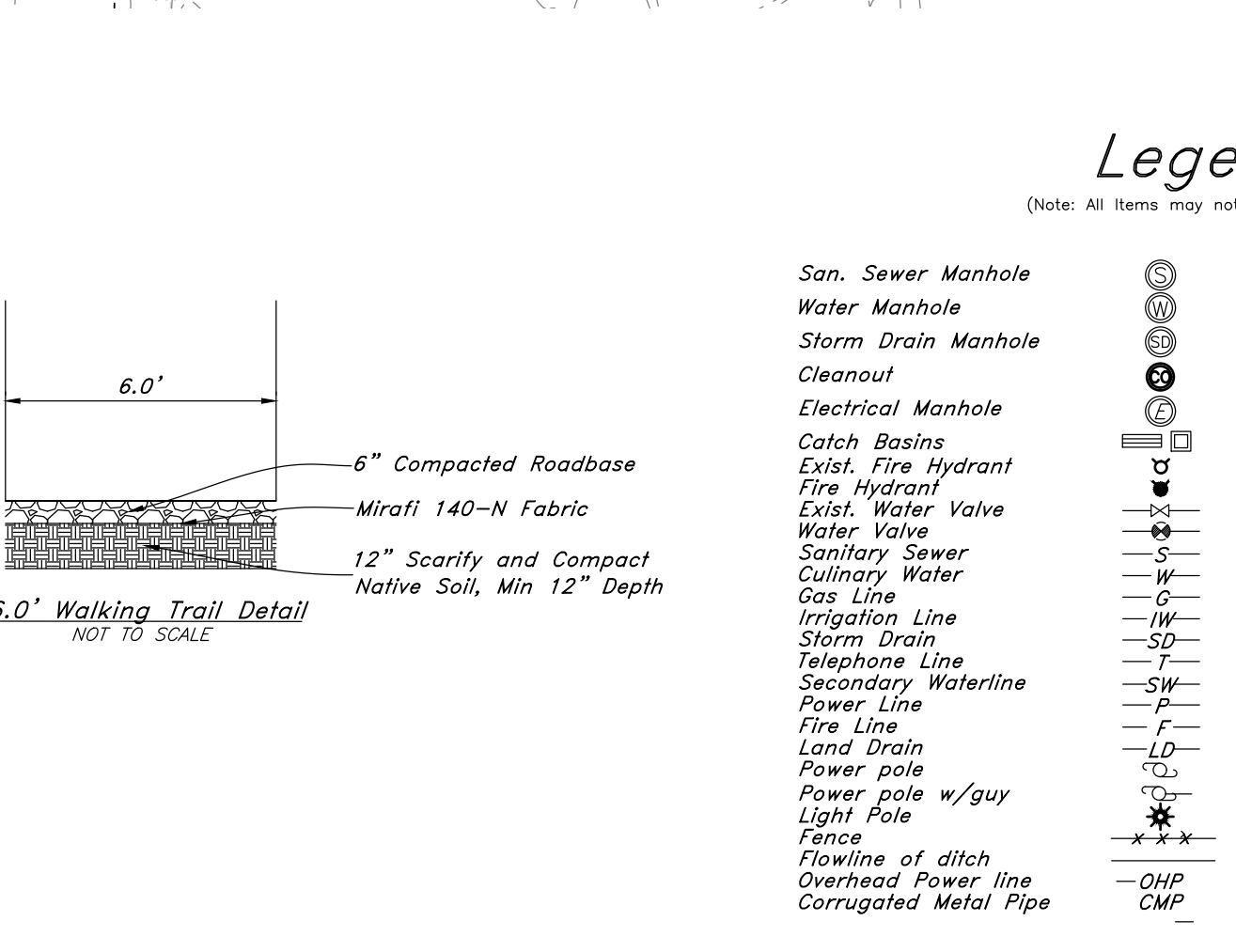
Scale: 1" = 60'



- GENERAL GRADING NOTES:**
- All work shall be in accordance with the County Public Works Standard.
 - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
 - Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
 - Areas to receive fill shall be properly prepared and approved by the County inspector and geotechnical Engineer prior to placing fill.
 - Fills shall be benched into competent material as per specifications and geotechnical report.
 - All trench backfills shall be tested and certified by the site geotechnical engineer per the grading code.
 - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
 - The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
 - Dust shall be controlled by watering.
 - The location and protection of all utilities is the responsibility of the permittee.
 - Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
 - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the County engineer.
 - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
 - The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
 - Aggregate base shall be compacted per the geotechnical report prepared for the project.
 - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
 - The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation.



- CURB AND GUTTER CONSTRUCTION NOTES:**
- Open face gutters shall be constructed where drainage is directed away from curb.
 - Open face gutter locations are indicated by shading and notes on site and grading plan.
 - It is the responsibility of the surveyor/contractor to adjust top of curb grades at all points of the time construction staking to ensure proper slope from existing asphalt into curb (1.0% Min 4.0% Max cross slope).
 - Refer to the typical details for a standard and open face curb and gutter for dimensions.
 - 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.



PARKING NOTE
Private Roads that are less than 32 feet in width shall be posted with "NO PARKING FIRE LANE" on the West and South sides. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).

BENCHMARK
Brass Cap Section Monument located in the South Quarter Corner of Section 17, T6N, R2W, SLB&M, U.S. Survey 4" below surface grade with an elevation of 4238.10.

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.

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



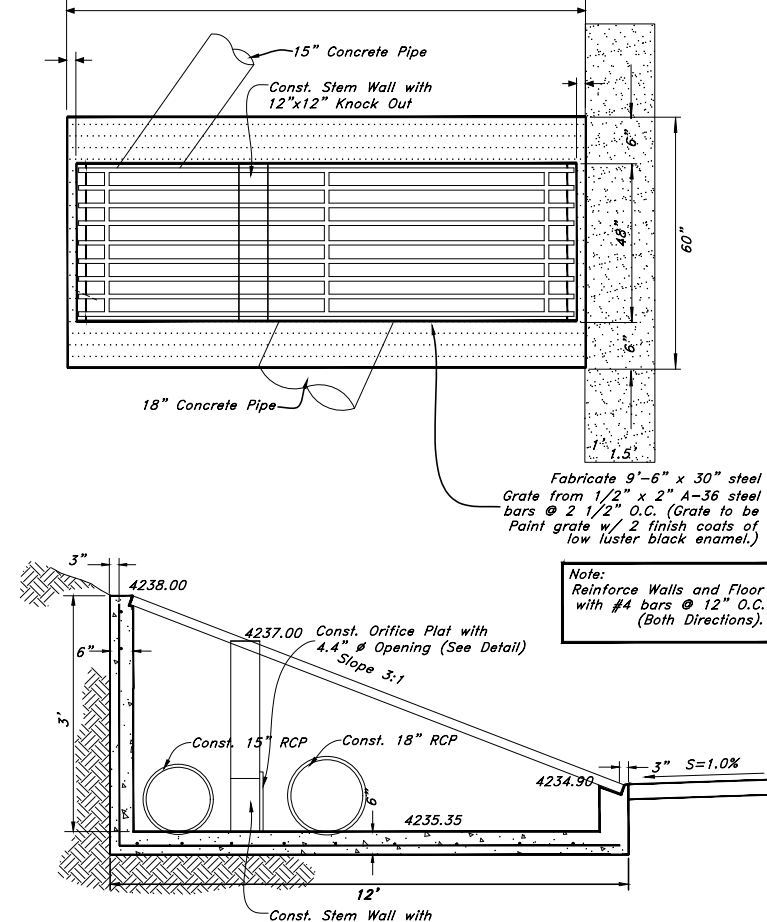
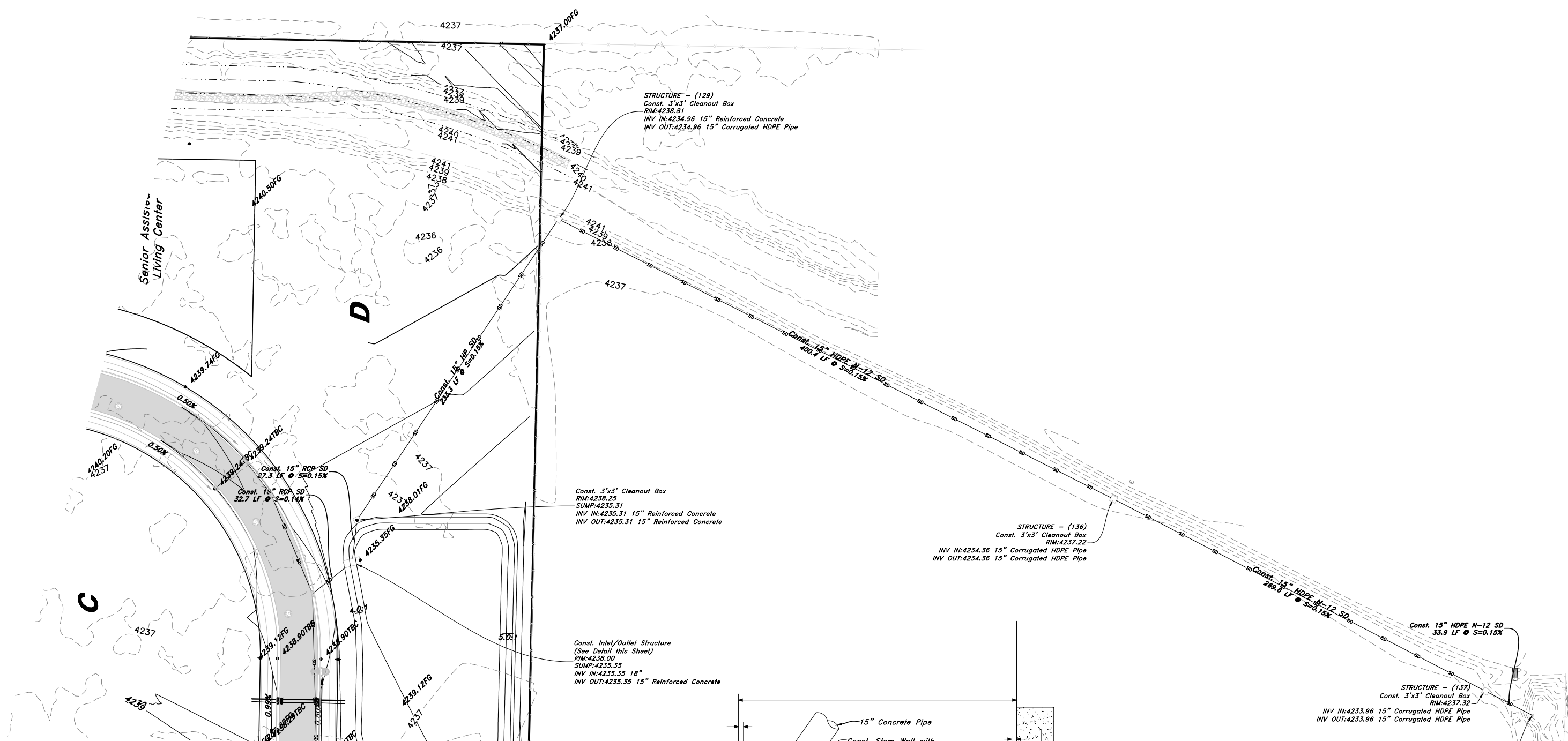
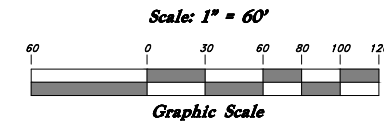
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Grading & Drainage Plan
The Barn at Terakee Farms No. 1
Approx. 900 South 4500 West
Weber County, Utah
A part of Section 17, T6N, R2W, SLB&M, U.S. Survey

20 July, 2020
SHEET NO. 9 of 9
16N719 - AM

The Barn at Terakee Farms® No. 1

A PRUD Subdivision
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 Weber County, Utah
 July 2020



Profile View Detail Inlet / Outlet Structure

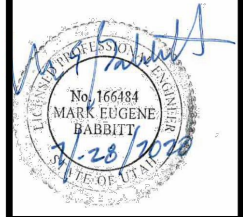
FOR CONSTRUCTION

Legend

(Note: All items may not appear on drawing)

- | | | |
|-----------------------|---------|----------------------------|
| San. Sewer Manhole | CP | Concrete Pipe |
| Water Manhole | RCP | Reinforced Concrete Pipe |
| Storm Drain Manhole | DI | Ductile Iron |
| Cleanout | PVC | Polyvinyl Chloride |
| Electrical Manhole | TA | Top of Asphalt |
| Catch Basins | EA | Edge of Asphalt |
| Exist. Fire Hydrant | CL | Centerline |
| Fire Hydrant | FL | Flowline |
| Exist. Water Valve | FF | Finish Floor |
| Water Valve | TC | Top of Curb |
| Sanitary Sewer | TW | Top of Walk |
| Culinary Water | TCN | Top of Concrete |
| Gas Line | NG | Natural Ground |
| Irrigation Line | FG | Finish Grade |
| Storm Drain | ME | Match Existing |
| Telephone Line | FDC | Fire Department Connection |
| Secondary Waterline | -90- | Exist. Contour |
| Power Line | 95.3374 | Finish Contour |
| Fire Line | 95.721A | Exist. Contour |
| Land Drain | R | Ridge Line |
| Power pole w/guy | | Direction of Flow |
| Light Pole | | Existing Asphalt |
| Fence | | New Asphalt |
| Flowline of ditch | | Existing Concrete |
| Overhead Power line | | New Concrete |
| Corrugated Metal Pipe | | |

REV	DATE	DESCRIPTION
2	2-27-2021	Country Review Comments and Inlet/Outlet Structure Detail



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Grading & Drainage Plan
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 Weber County, Utah
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