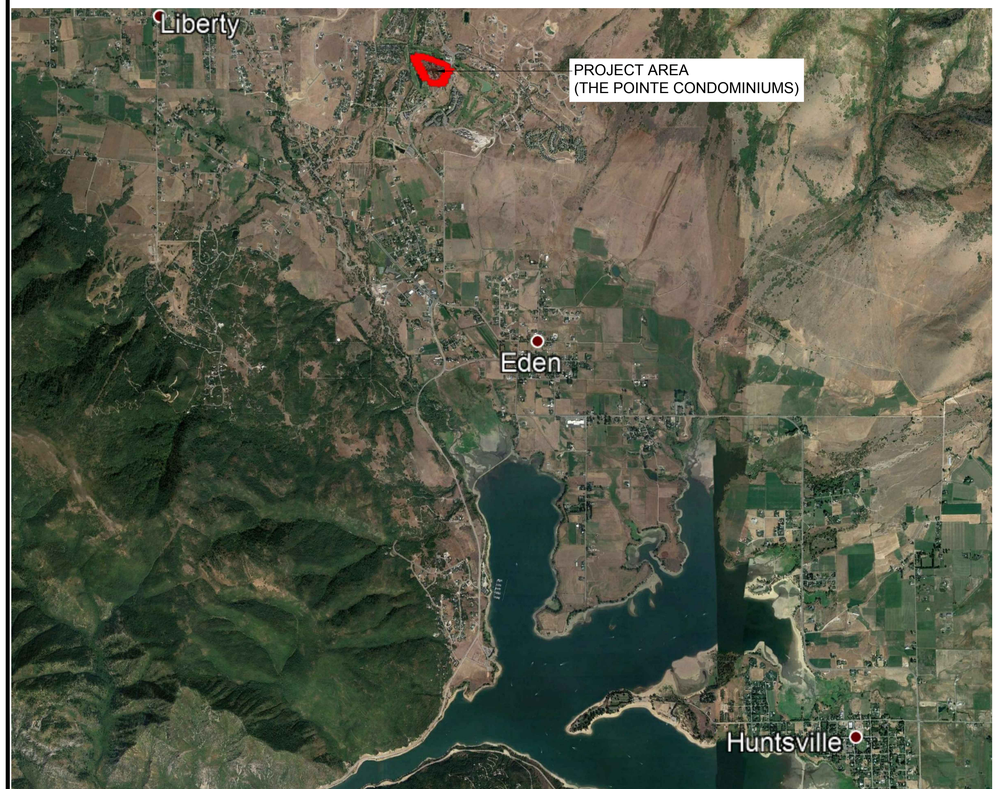
THE POINTE AT WOLF CREEK RESORT

PRELIMINARY REVIEW PLAN SET

LOCATION MAP



SHEET INDEX:

THE POINTE AT WOLF CREEK RESORT

PRELIMINARY REVIEW PLAN SET

THE POINTE AT WOLF CREEK RESORT

PRELIMINARY REVIEW DRAWING
EDEN, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT COUNTY STANDARD DRAWING, AND SHALL BE APPROVED PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE COUNTY ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE COUNTY ENGINEER

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER 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 CIVIL 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 ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WOLF CREEK WATER AND SEWER IMPROVEMENT (WCWSID) DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH (WCWSID) STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER (WCWSID) STANDARD.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. 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 COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
13. FOLLOW RECOMMENDATIONS IN GEOTECH REPORT.
14. ROCK WALLS THAT ARE 4FT IN HEIGHT OR HIGHER REQUIRE AN ENGINEERED DESIGN. DESIGN WILL NEED TO BE STAMPED BY ENGINEER PROVIDE LETTER FROM THE ENGINEER STATING THAT THEY WERE INSTALLED PROPERLY.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A)OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
   B)RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
   C)VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
   D)PROVIDING AS-BUILT DRAWINGS TO THE COUNTY AND THE ENGINEER.
   E)ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE DISTRICT..
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.

WEBER FIRE DISTRICT GENERAL NOTES

1. FIRE FLOW: ALL DWELLINGS STRUCTURES OVER 5000 SQ. FT. WHICH DO NOT MEET THE FIRE FLOW REQUIREMENTS, SHALL BE EQUIPPED WITH AN NFPA 13D COMPLIANT FIRE SPRINKLER SYSTEM OR BE PROVIDED WITH AREA SEPARATIONS COMPLIANT WITH THE IBC/IRC. FOR MORE INFORMATION REGARDING FIRE FLOW, PLEASE CONTACT FIRE MARSHAL THUESON AT 801-782-3580.
2. ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS.
3. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
4. FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH AND IMPOSED LOADS AS PERMANENT ROADS.
5. ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

ALL IMPROVEMENTS TO CONFORM TO CURRENT COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER, SECONDARY WATER AND SEWER IMPROVEMENTS TO CONFORM TO THE WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

THE POINTE AT WOLF CREEK RESORT

PRELIMINARY REVIEW DRAWING

C1

KEY NOTES:

1A 24" STANDARD CURB AND GUTTER (SEE DETAIL ON SHEET C5)

1B 24" OPEN FACE CURB AND GUTTER (SEE DETAIL ON SHEET C5)

2 PROPOSED ASPHALT PAVING (3" ASPHALT / 8" BASE COURSE)

3 TYPICAL PARKING STRIPING TO BE 4" WHITE

4 TYPICAL "NO PARKING" STRIPING

5 ADA PARKING SYMBOL

6 EXISTING 30" STANDARD CURB AND GUTTER

7 PROPOSED SIDEWALK/CONCRETE

8 RETAINING WALL

9 EXISTING BOUNDARY

10 PROPOSED BOUNDARY

11 BOAT/TRAILER PARKING

12 TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)

13 SAW CUT

14 EXISTING TRASH ENCLOSURE

15 TRAIL

16 MONUMENT

SITE INFORMATION

BUILDING	24,260 SF	17.13%
ASPHALT/CONCRETE	55,924 SF	39.48%
LANDSCAPING/GRAVEL	46,654 SF	32.93%
STAIRS/PATIOS/OTHER	14,823 SF	10.46%
TOTAL SITE AREA:	141,661	100.0%
	3.25 ACRES	

PARKING STALLS PROVIDED: 103 SPACES
(INCLUDES 6 HANDICAP STALLS)
(INCLUDES 8 BOAT/TRAILER PARKING)

- BUILDING
- SIDEWALK
- TBC
- ASPHALT
- PARKING STRIP
- EX. SIDEWALK
- EX. TBC
- EX. ASPHALT
- SETBACK LINE
- ADJOINER
- EASEMENT
- PARKING EASEMENT
- BOUNDARY LINE
- BOUNDARY LINE ADDITION
- ZONING EXCHANGE 22,885 SF
- NEW ASPHALT 39,485 SF
- NEW CONCRETE 9,470 SF
- OPEN FACE CURB AND GUTTER
- ASPHALT PATCH

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

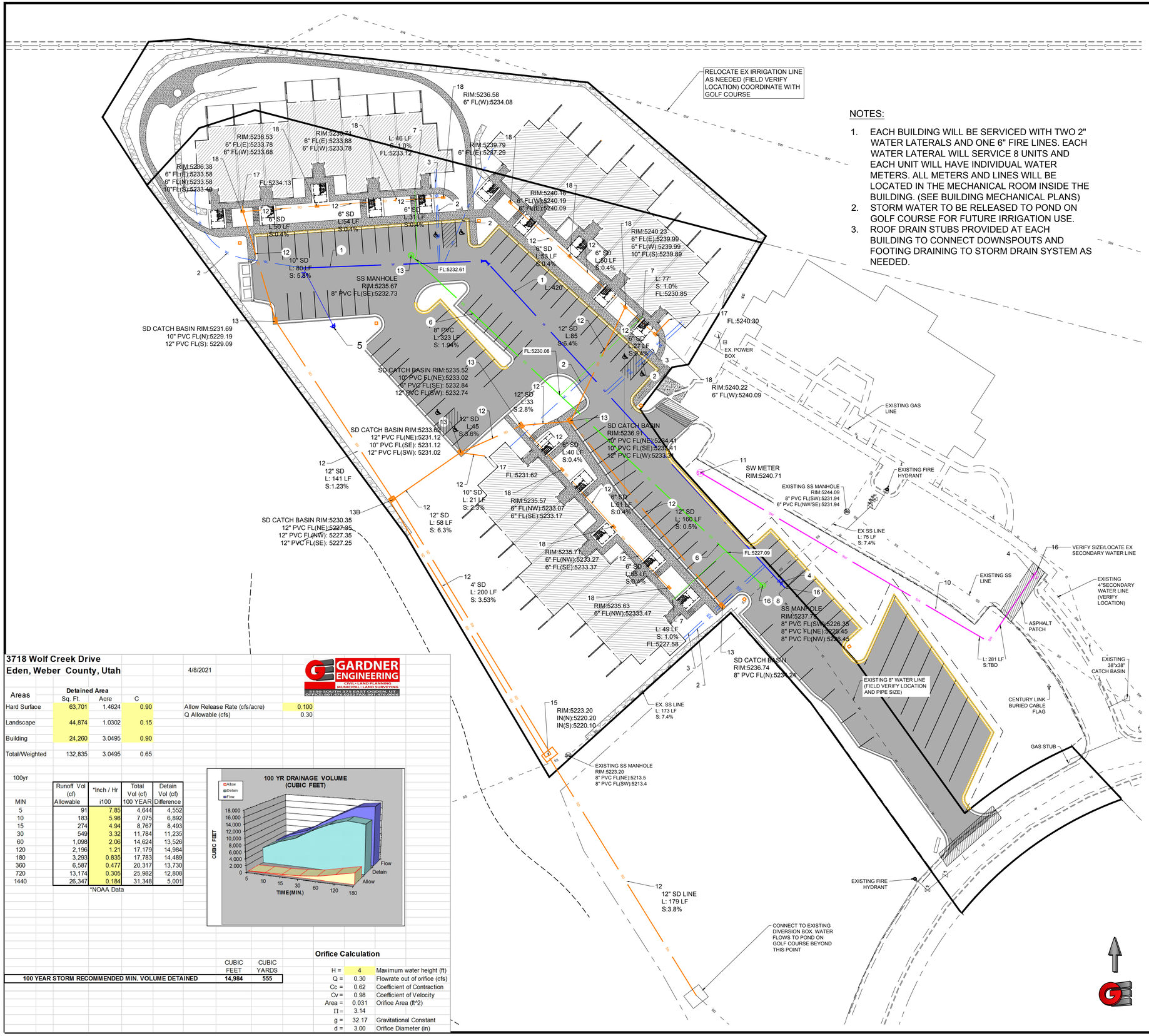
SCALE: 1" = 30'
DATE: 05-05-21
DESIGN: RC
DRAWN: LZ
CHECKED: RC
DWG: R:\1201 - LEWIS HOMES\1902 - THE POINTE\DESIGN\DWG\THE POINTE - PRELIMINARY PLAN SET.dwg

REVISIONS
DATE | DESCRIPTION

PRELIMINARY SITE PLAN
THE POINTE
3718 WOLF CREEK DR
WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-01



NOTES:

1. EACH BUILDING WILL BE SERVICED WITH TWO 2" WATER LATERALS AND ONE 6" FIRE LINES. EACH WATER LATERAL WILL SERVICE 8 UNITS AND EACH UNIT WILL HAVE INDIVIDUAL WATER METERS. ALL METERS AND LINES WILL BE LOCATED IN THE MECHANICAL ROOM INSIDE THE BUILDING. (SEE BUILDING MECHANICAL PLANS)
2. STORM WATER TO BE RELEASED TO POND ON GOLF COURSE FOR FUTURE IRRIGATION USE.
3. ROOF DRAIN STUBS PROVIDED AT EACH BUILDING TO CONNECT DOWNSPOUTS AND FOOTING DRAINING TO STORM DRAIN SYSTEM AS NEEDED.

KEY NOTES:

1. 8" C900 DR-18 PVC WATER LINE (PER DISTRICT STANDARDS)
2. 2" WATER LATERAL (SEE NOTE 1) (PER DISTRICT STANDARDS)
3. 6" FIRE LINE (SEE NOTE 1)
4. GATE VALVE (PER DISTRICT STANDARDS)
5. INSTALL FIRE HYDRANT ASSEMBLY (PER DISTRICT STANDARDS)
6. 8" PVC SDR-35 SEWER LINE (PER DISTRICT STANDARDS)
7. 6" PVC SEWER LATERAL (COORDINATE WITH BUILDING PLANS)
8. 4' SEWER MANHOLE (PER DISTRICT STANDARDS)
9. SEWER CLEANOUT (PER DISTRICT STANDARDS)
10. 4" SECONDARY WATER LINE (SIZE PER LANDSCAPING PLAN) (PER DISTRICT STANDARDS)
11. (") SECONDARY WATER METER (SIZE PER LANDSCAPING PLAN) (PER DISTRICT STANDARDS)
12. (") PVC SDR-35 STORM DRAIN LINE (PER DISTRICT STANDARDS)
13. STORM DRAIN CATCH BASIN (SEE DETAIL)
- 13B. 3X6 SD BOX (SEE DETAIL)
14. STORM DRAIN DETENTION
15. 3X6 STORM DRAIN CONTROL BOX (SEE DETAIL)
16. CONNECT TO EXISTING
17. ROOF DRAIN STUB (COORDINATE WITH BUILDING PLAN) (SEE NOTE 3)
18. 12" INLINE DRAIN BOX

LEGEND

- WATER
- WATER LATERAL
- EX. WATER
- SEWER
- SEWER LATERAL
- EX. SEWER
- STORM DRAIN
- EX. STORM DRAIN
- SECONDARY WATER
- EX. SECONDARY WATER
- EX. GAS
- BUILIDNG
- SIDEWALK
- TBC
- ASPHALT
- PARKING STRIP
- EX. SIDEWALK
- EX. TBC
- EX. ASPHALT
- SETBACK LINE
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- BOUNDARY LINE ADDITION
- ZONING EXCHANGE 22,885 SF
- NEW ASPHALT
- NEW CONCRETE
- LANDSCAPING

3718 Wolf Creek Drive
Eden, Weber County, Utah

4/8/2021

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

Areas	Detained Area Sq. Ft.	Acre	C
Hard Surface	63,701	1.4624	0.90
Landscape	44,874	1.0302	0.15
Building	24,260	3.0495	0.90
Total/Weighted	132,835	3.0495	0.65

Allow Release Rate (cfs/acre)	0.100
Q Allowable (cfs)	0.30

100yr

MIN	Runoff Vol (cf) Allowable	*Inch / Hr i100	Total Vol (cf) 100 YEAR	Detain Vol (cf) Difference
5	91	7.85	4,644	4,552
10	183	5.98	7,075	6,892
15	274	4.94	8,767	8,493
30	549	3.32	11,784	11,235
60	1,098	2.06	14,624	13,526
120	2,196	1.21	17,179	14,984
180	3,293	0.835	17,783	14,489
360	6,587	0.477	20,317	13,730
720	13,174	0.305	25,982	12,808
1440	26,347	0.184	31,348	5,001

*NOAA Data

	CUBIC FEET	CUBIC YARDS
100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED	14,984	555

Orifice Calculation

H =	4	Maximum water height (ft)
Q =	0.30	Flowrate out of orifice (cfs)
Cc =	0.62	Coefficient of Contraction
Cv =	0.98	Coefficient of Velocity
Area =	0.031	Orifice Area (ft^2)
Π =	3.14	
g =	32.17	Gravitational Constant
d =	3.00	Orifice Diameter (in)

SCALE: 1" = 30'
DATE: 05-05-21
DESIGN: RC
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DWG: R:\1201 - LEWIS HOMES\1902 - THE POINTE\DESIGN\DWG\THE POINTE - PRELIMINARY PLAN SET.dwg

REVISIONS

DATE	DESCRIPTION

UTILITY PLAN
THE POINTE – REVIEW SET
3718 WOLF CREEK DR
WEBER COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

CE1-02

ABBREVIATIONS:

EG – EXISTING GROUND
TBC – TOP BASE CURB
LIP – LIP OF GUTTER
TA – TOP OF ASPHALT
FG – FINISHED GROUND
TC – TOP OF CONCRETE
TW – TOP OF WALL
BW – BOTTOM OF WALL

OPEN FACE CURB AND GUTTER
EXISTING 10.0' CONTOUR
EXISTING 10.0' CONTOUR
NEW 2.0' DESIGN CONTOUR
NEW 10.0' DESIGN CONTOUR

FFE:5237.61
FFE:5241.00
FFE:5236.02

NOTES:

1. -----

0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

SCALE: 1" = 30'
DATE: 06-05-21
DESIGN: RC
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DWG: R:\1201 - LEWIS HOMES\1902- THE POINTE\DESIGN\DWG\THE POINT - PRELIMINARY PLAN SET.dwg

REVISIONS
DATE | DESCRIPTION

PRELIMINARY GRADING PLAN
THE POINTE
3718 WOLF CREEK DR
WEBER COUNTY, UTAH

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CIVIL - LAND PLANNING
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CE1-03

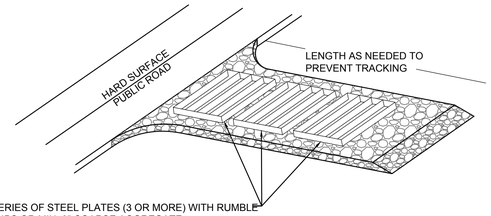
EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.

2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.

3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.

4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

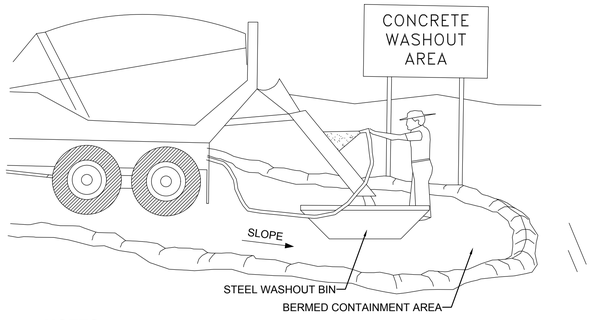
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
   b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

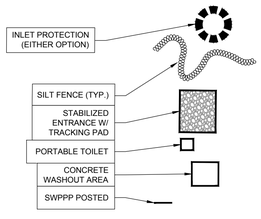
NOTE:

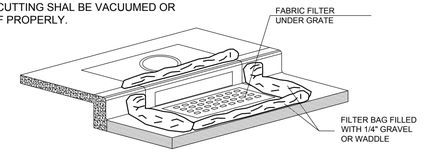
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



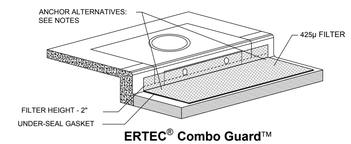


1B INLET PROTECTION - OPTION 2

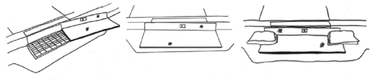
Scale: NTS

INSTALLATION NOTES

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

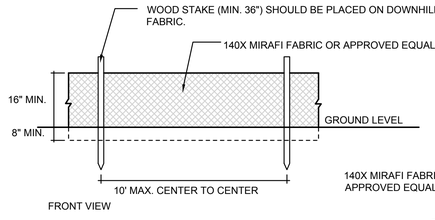


ERTEC® Combo Guard™
Protected drainage inlet



1A INLET PROTECTION - OPTION 1

Scale: NTS



2 SILT FENCE

Scale: NTS

REVISIONS

DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 05-05-21
DESIGN: LZ
DRAWN: LZ
CHECKED: RC
DWG: R:\1201 - LEWIS HOMES\1902-THE POINT\DESIGN\DWG\THE POINT - PRELIMINARY PLAN SET.dwg

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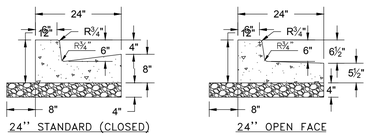


TYPICAL 24" CURB AND GUTTER

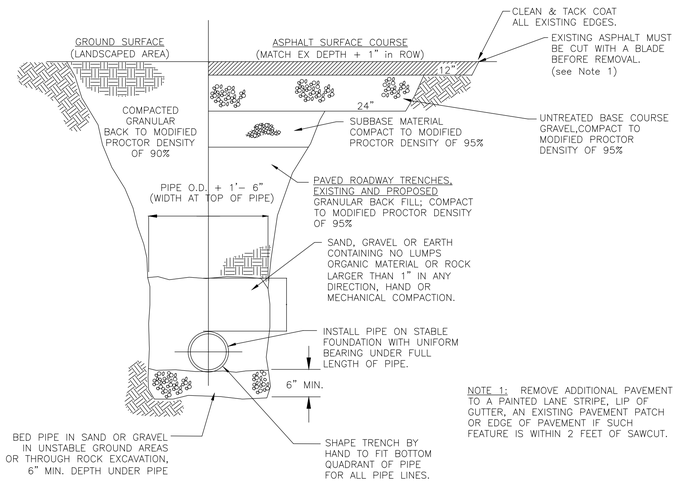
NOT TO SCALE

CURB AND GUTTER CONSTRUCTION NOTES:

1. OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
2. OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
3. IT IS THE RESPONSIBILITY OF THE SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
4. REFER TO THE TYPICAL DETAILS FOR STANDARD (CLOSED) AND OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
5. TRANSITIONS BETWEEN OPEN FACE AND STANDARD (CLOSED) CURB AND GUTTER ARE TO BE SMOOTH. HAND FORM THESE AREAS IF NECESSARY.

1 TYPICAL 24' CURB AND GUTTER

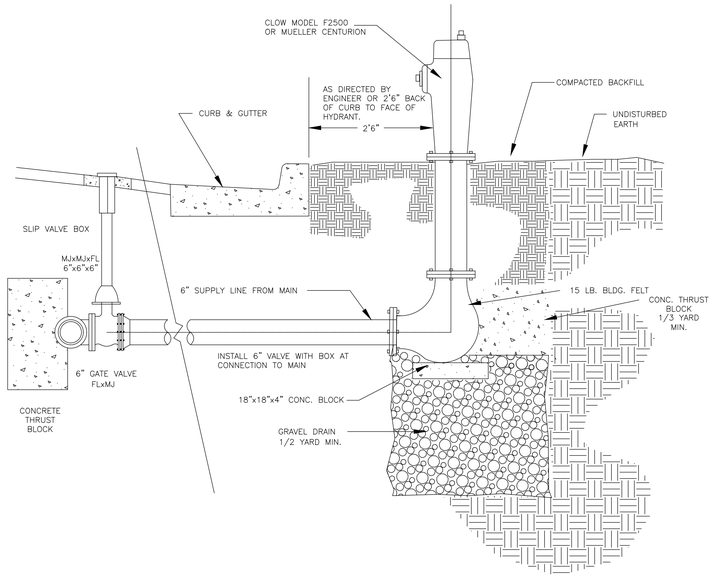
Scale: NTS



NOTE 1: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, LIP OF GUTTER, AN EXISTING PAVEMENT PATCH OR EDGE OF PAVEMENT IF SUCH FEATURE IS WITHIN 2 FEET OF SAWCUT.

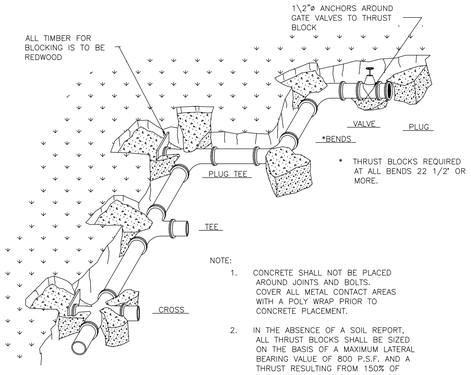
2 TYPICAL TRENCH SECTION

Scale: NTS



3 TYPICAL WATER HYDRANT INSTALLATION DETAIL

Scale: NTS



* THRUST BLOCKS REQUIRED AT ALL BENDS 22 1/2° OR MORE.

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

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW/ 1BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
	90°	45°	22 ½°	11 ¼°					
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		176	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

SPECIAL DESIGN

*SIZE IS BRANCH SIZE.

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

ALL VALVES, TEES, CROSSES AND BENDS GREATER THAN 22.5" SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

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 1500 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 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

4 TYPICAL THRUST BLOCK DETAIL

APPLIES TO ALL PRESSURE PIPE

Scale: NTS

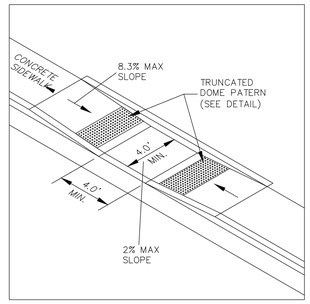
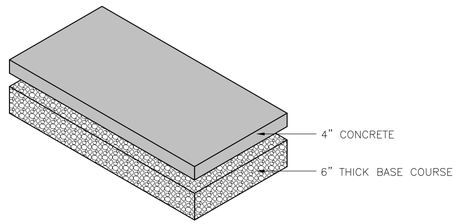


FIGURE C

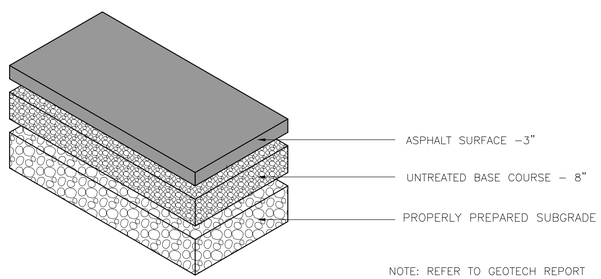
5 TYPICAL ADA RAMP

Scale: NTS



6 CONCRETE SIDEWALK SECTION

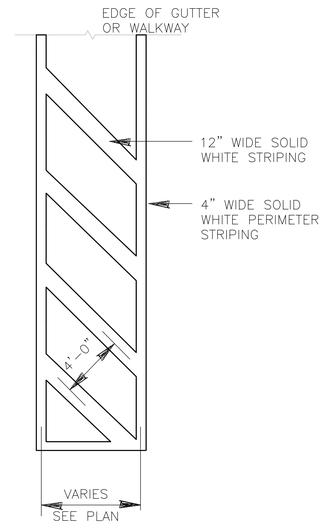
Scale: NTS



NOTE: REFER TO GEOTECH REPORT

7 TYPICAL REGUALR ASPHALT PAVING

Scale: NTS



8 TYPICAL "NO PARING" STRIPING

Scale: NTS

SCALE: NTS
DATE: 05-05-21
DESIGN: LZ
DRAWN: LZ
CHECKED: RC

REVISIONS

DATE	DESCRIPTION

DWG: R:\1201 - LEWIS HOMES\1902- THE POINT\DESIGN\DWG\THE POINT - PRELIMINARY PLAN SET.DWG

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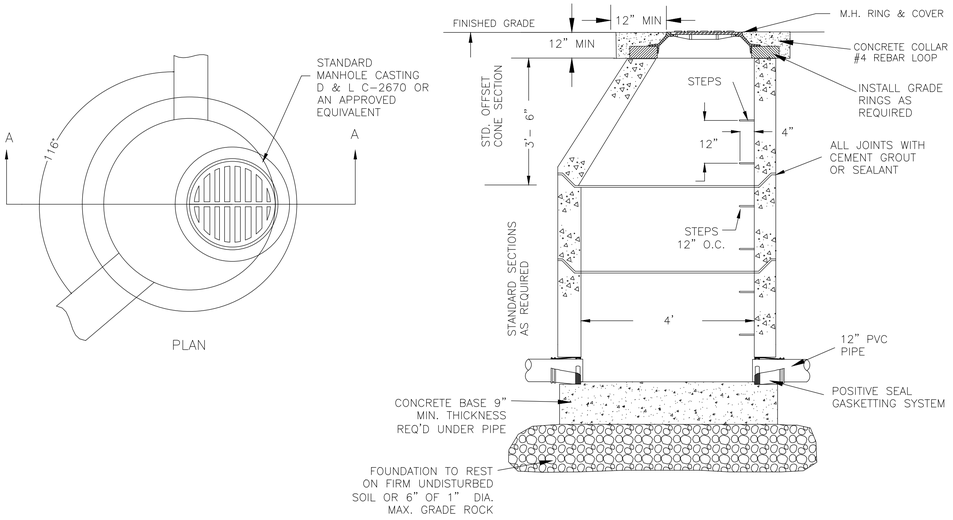
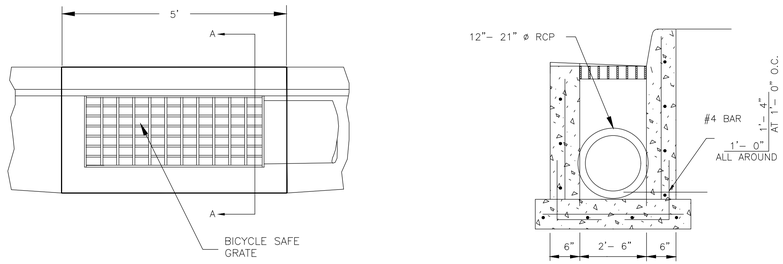


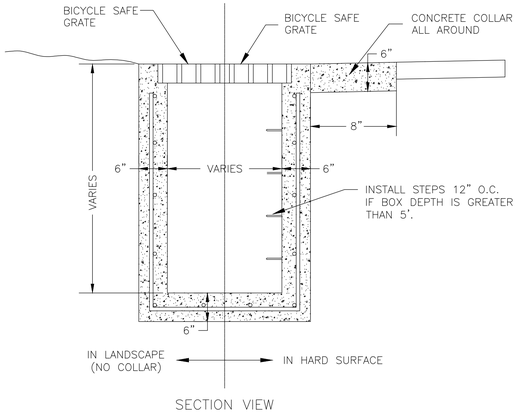
8 TYPICAL MANHOLE DETAIL

Scale: NTS



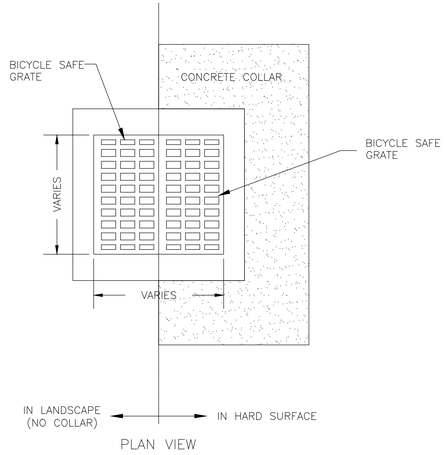
9 TYPICAL 2'-6" X 4' CATCH BASIN

Scale: NTS



TYPICAL STORM DRAIN BOX

N.T.S.

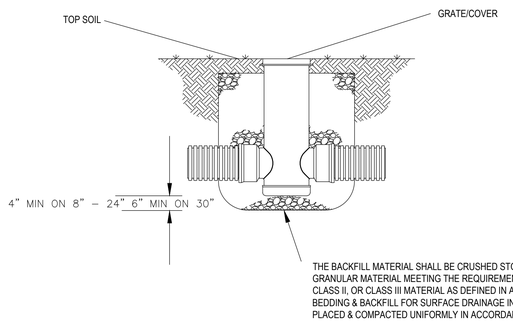


TYPICAL STORM DRAIN BOX

N.T.S.

10 TYPICAL STORM DRAIN BOX

Scale: NTS



11 NON TRAFFIC INSTALLATION - DRAIN BASIN

Scale: NTS

SCALE: NTS
DATE: 05-05-21
DESIGN: LZ
DRAWN: LZ
CHECKED: RC
DWG: R:\1201 - LEWIS HOMES\1902- THE POINTE\DESIGN\DWG\THE POINTE - PRELIMINARY PLAN SET.DWG

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