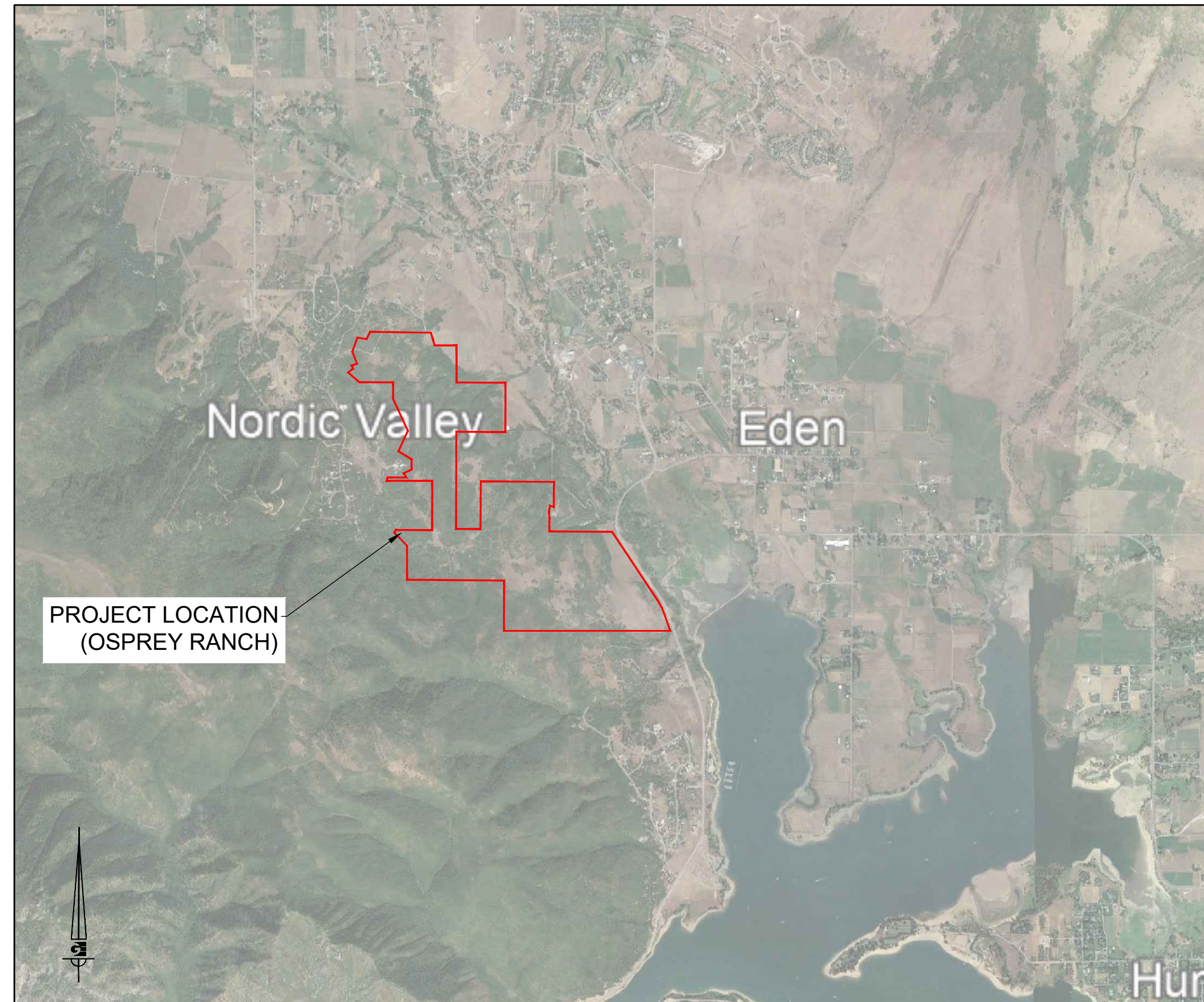


OSPREY RANCH



WATER TANK CONSTRUCTION PLAN SET WEBER COUNTY, UTAH



LOCATION MAP
NTS

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE COUNTY, 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 CITY 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.

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.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY UPDES PERMITS AS REQUIRED BY THE COUNTY ENGINEERING DEPARTMENT AND UTAH STATE DEPT. OF ENV. QUALITY.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP 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.
3. INSPECTION TO BE PREFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COMPANY 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 MANUAL OF STD. SPECIFICATIONS (ORANGE BOOK, LATEST EDITION).
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. CONTACT THE COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (CG PROJECT NO. 133-014) AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THE GRADING PLAN CONTAINED HEREIN 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 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 INSTALLED SHALL BE NEW AND CONFORM TO EDEN WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANSISF STANDARD 61 OR OTHER STANDARDS APPROVED BY THE DIRECTOR. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, PROTECTIVE MATERIALS (E.G., PAINTS, COATINGS, CONCRETE ADMIXTURES, CONCRETE RELEASE AGENTS, OR CONCRETE SEALERS), JOINING AND SEALING MATERIALS (E.G., ADHESIVES, CAULKS, GASKETS, PRIMERS AND SEALANTS) AND MECHANICAL DEVICES (E.G., ELECTRICAL WIRE, SWITCHES, SENSORS, VALVES, OR SUBMERSIBLE PUMPS) THAT MAY COME INTO CONTACT WITH THE DRINKING WATER.
3. THE CURRENT REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER, GOVERNING THE MATERIALS AND INSTALLATION USED IN THE PROJECT SHALL BE MET.
4. THRUST BLOCKING AND MECHANICAL RESTRAINTS ARE REQUIRED AT ALL BENDS AND FITTINGS.
5. 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, CARE SHALL BE TAKEN TO ENSURE, THERE ARE NO JOINTS IN EITHER PIPE WITHIN 20' OF THE POINT AT WHICH THE PIPES CROSS EACH OTHER, EITHER THROUGH INSTALLING THE PIPES IN CASINGS OR BY PLACEMENT OF JOINTS.
6. 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 COUNTY.
7. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION IN ACCORDANCE WITH AWWA STANDARD C651-14. 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.
8. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
9. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA DUCTILE IRON PC 250 AND SHALL BE PRESSURE TESTED AT 200 PSI FOR AT LEAST 2 HOUR.
10. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
11. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO COMMISSIONING TANK.
12. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, TRIPAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

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OSPREY RANCH
PRELIMINARY SUBMITTAL

SHEET INDEX:

C-01	COVER SHEET
SP1	WATER TANK SITE ACCESS PLAN
C1	WATER TANK OVERVIEW SITE PLAN
C2	WATER TANK SITE PLAN
C3	WATER TANK GRADING PLAN
DT1	WATER TANK DETAIL
DT2	WATER TANK DETAILS
DT3	ALTITUDE VALVE DETAIL
DT4	WATER DETAILS
SW1	SWPPP PLAN
ST1-4	TANK STRUCTURAL PLANS

OVERVIEW TANK SITE PLAN

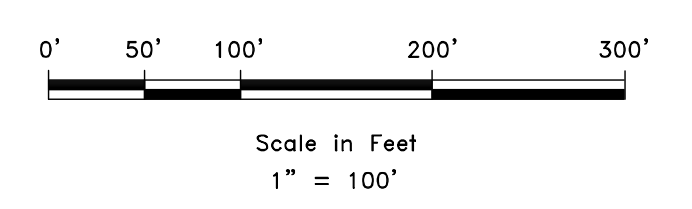
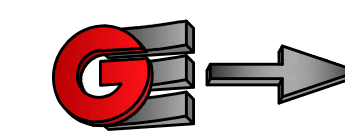


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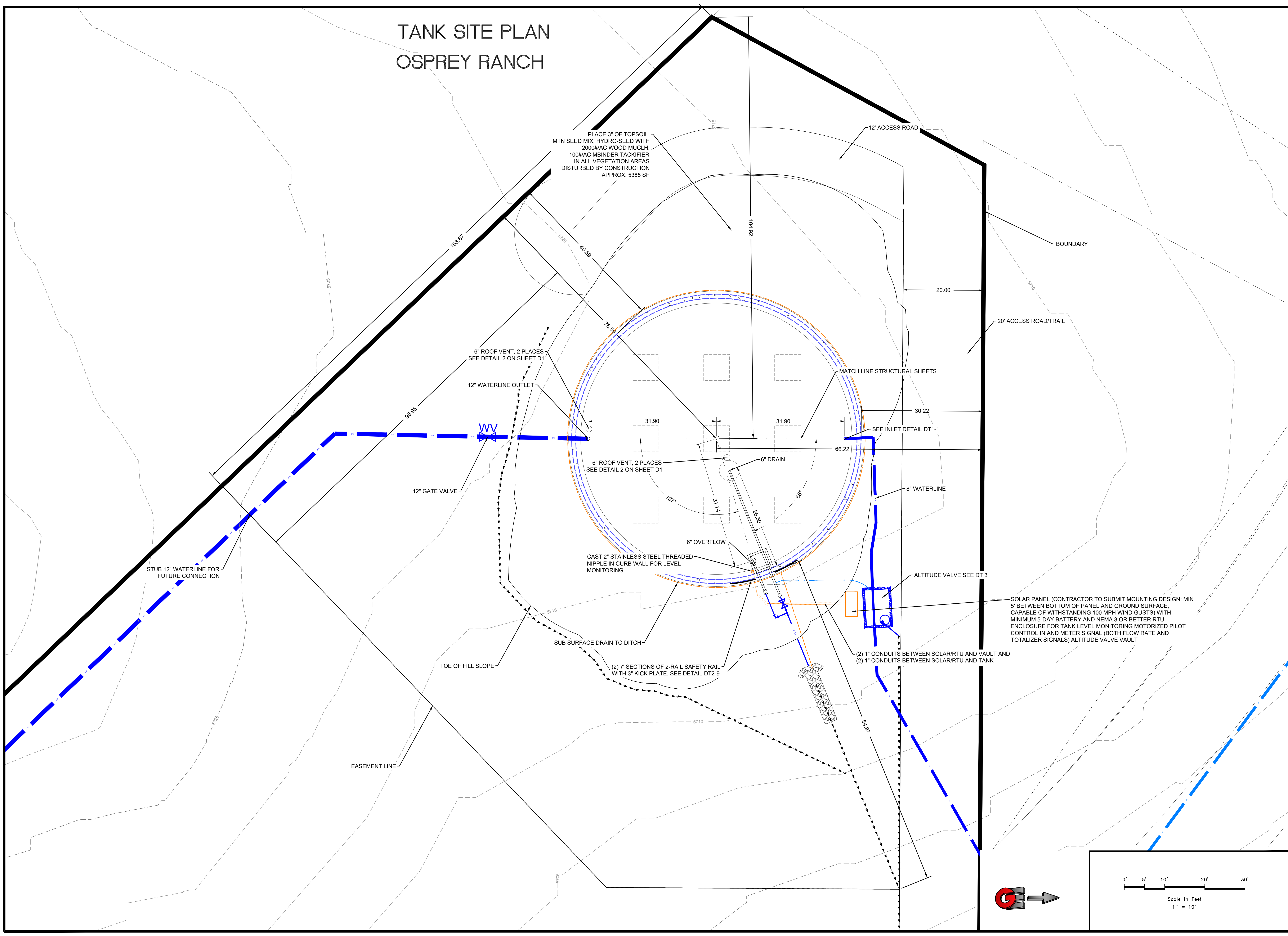
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OVERVIEW TANK SITE PLAN
 OSPREY RANCH
 1800 N HYW 158
 EDEN, WEBER, UTAH

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



TANK SITE PLAN OSPREY RANCH



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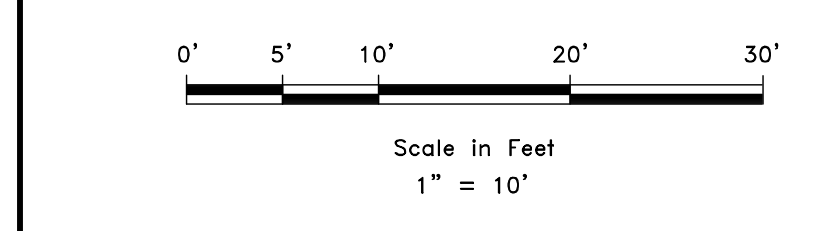
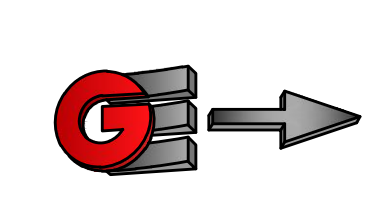
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TANK SITE PLAN
OSPREY RANCH
1800 N HWY 158
EDEN, WEBER, UTAH

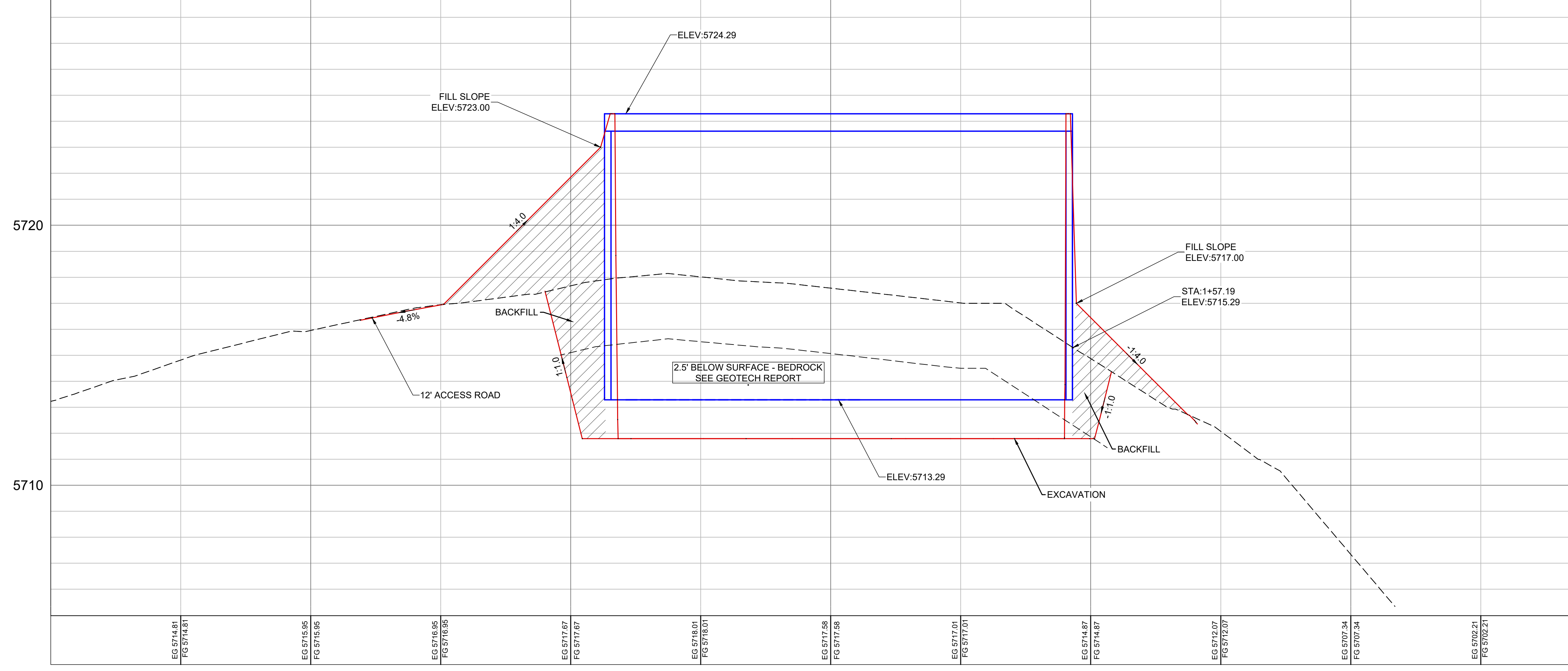
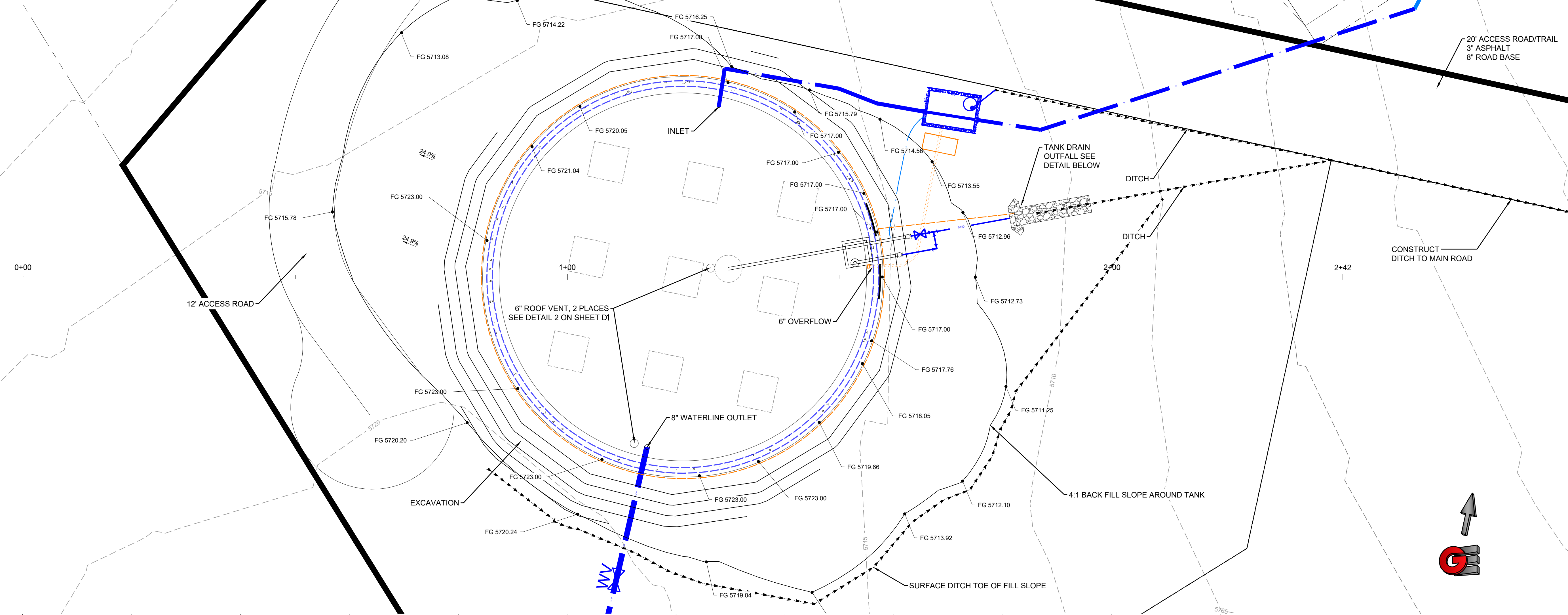
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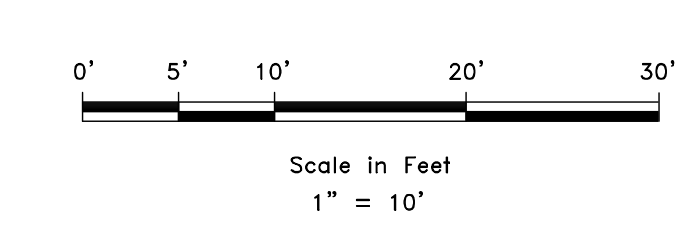
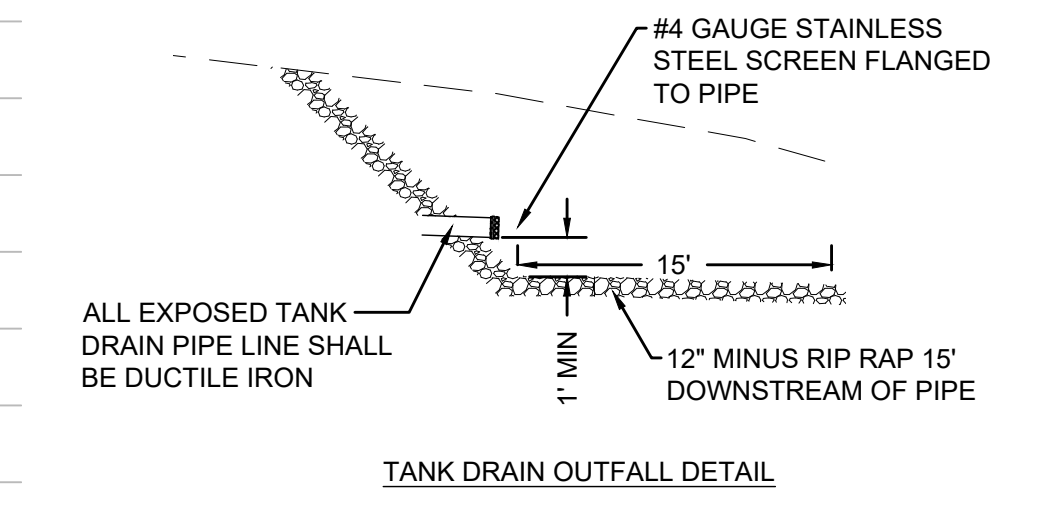
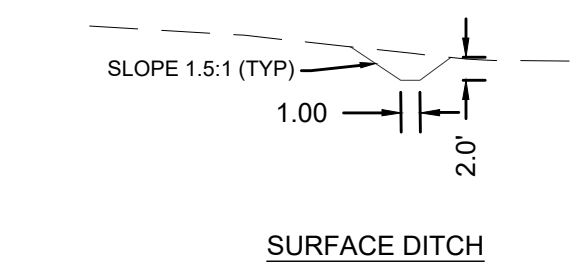
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TANK GRADING PLAN



Volume	
Excavation	1127.5 cy
Tank Vol	780 cy
Tank backfill	347.5 cy
Backfill slope	430 cy



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DATE	

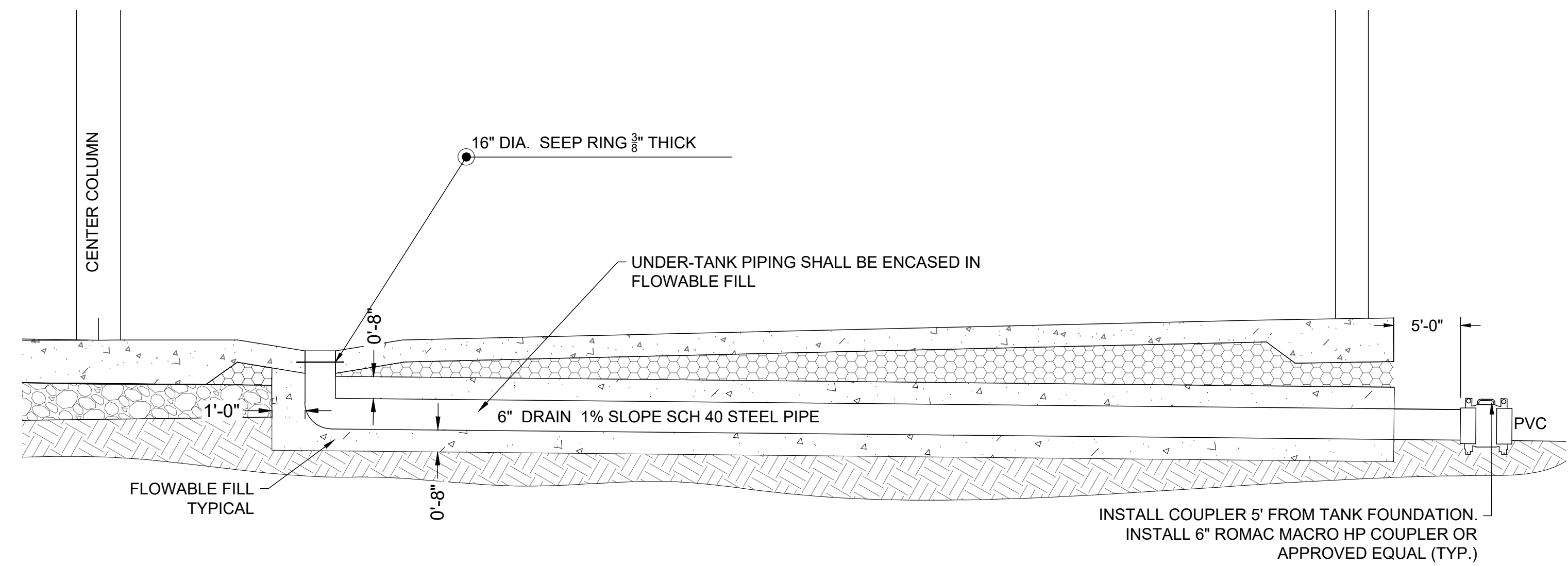
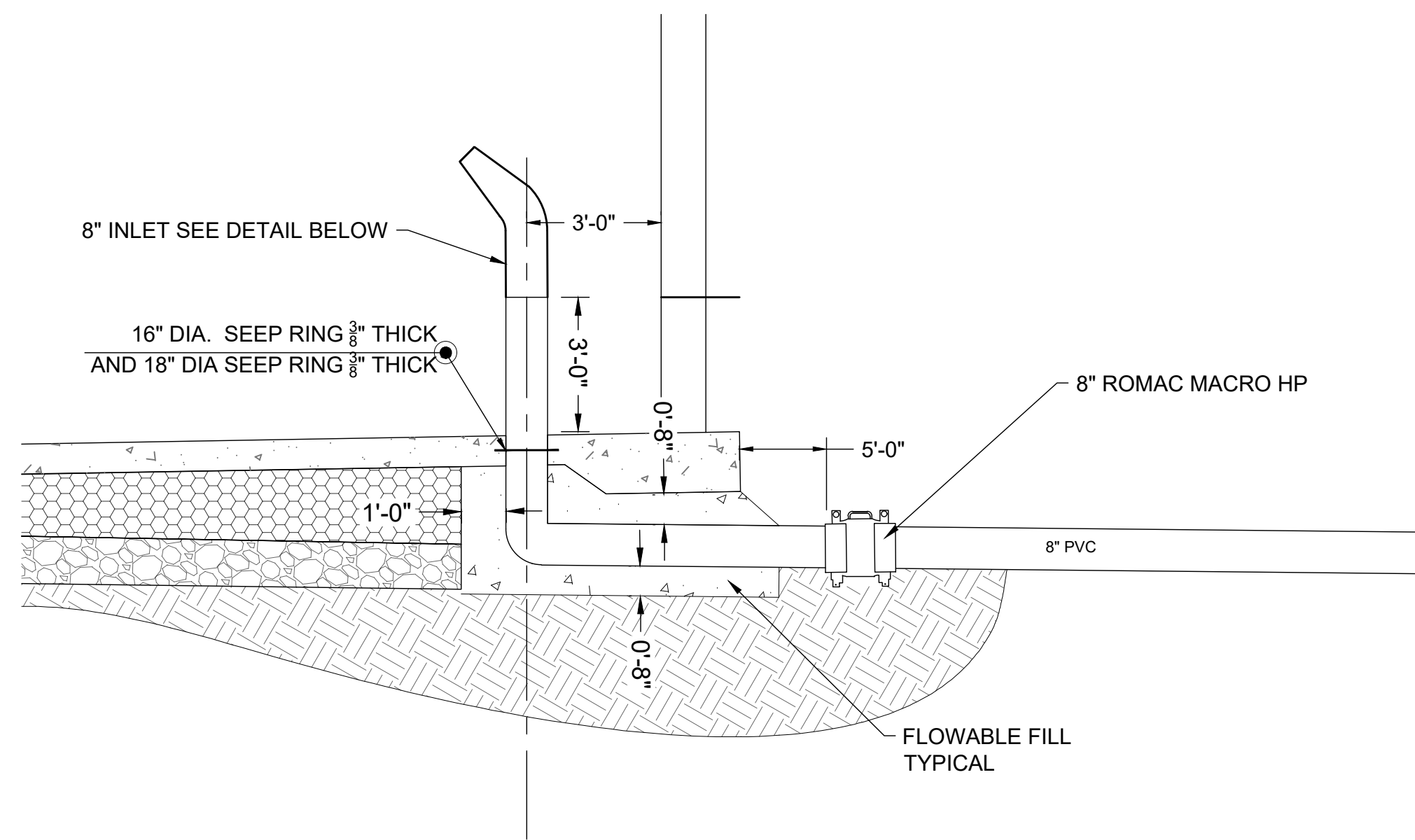
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TANK GRADING PLAN
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

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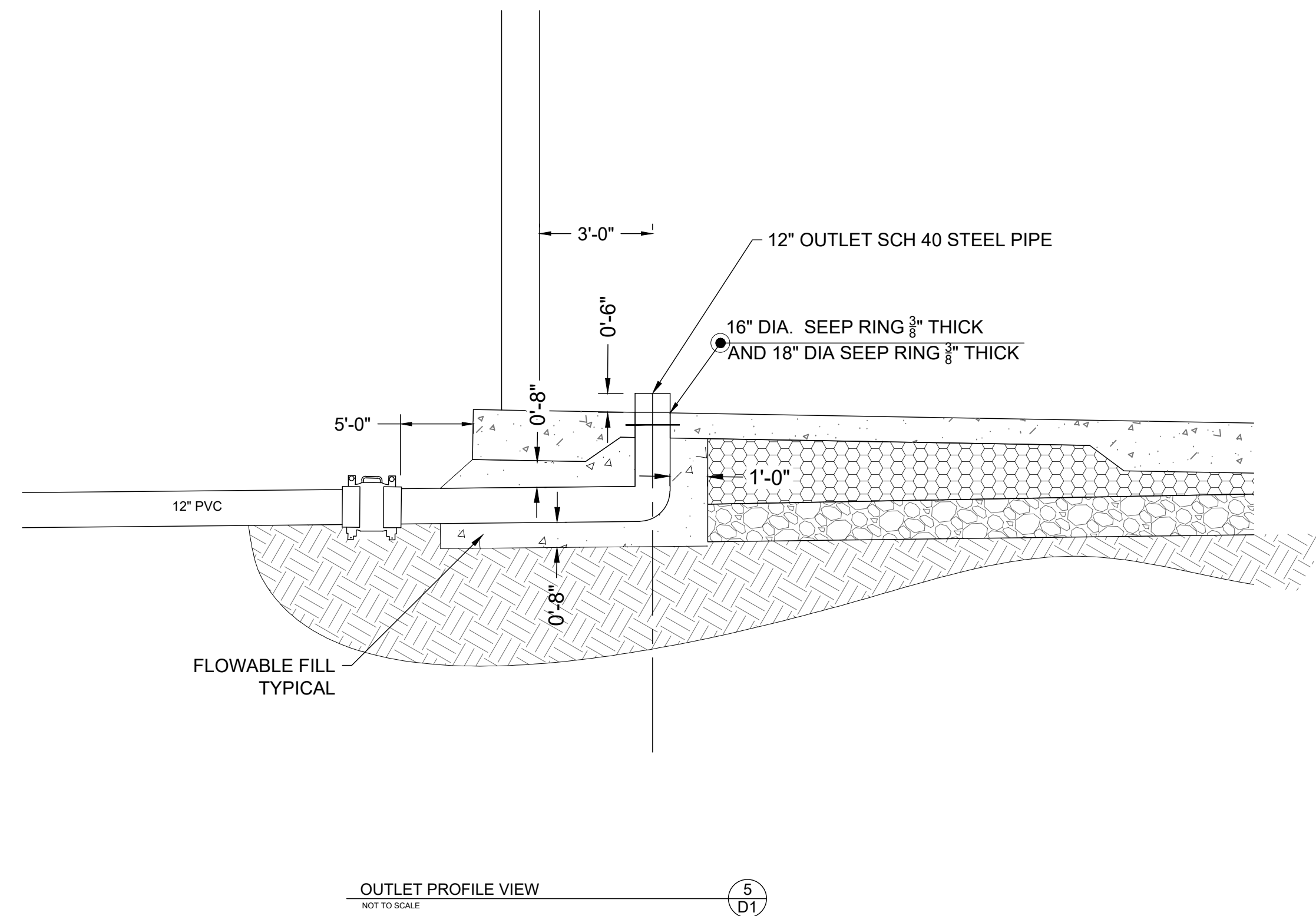
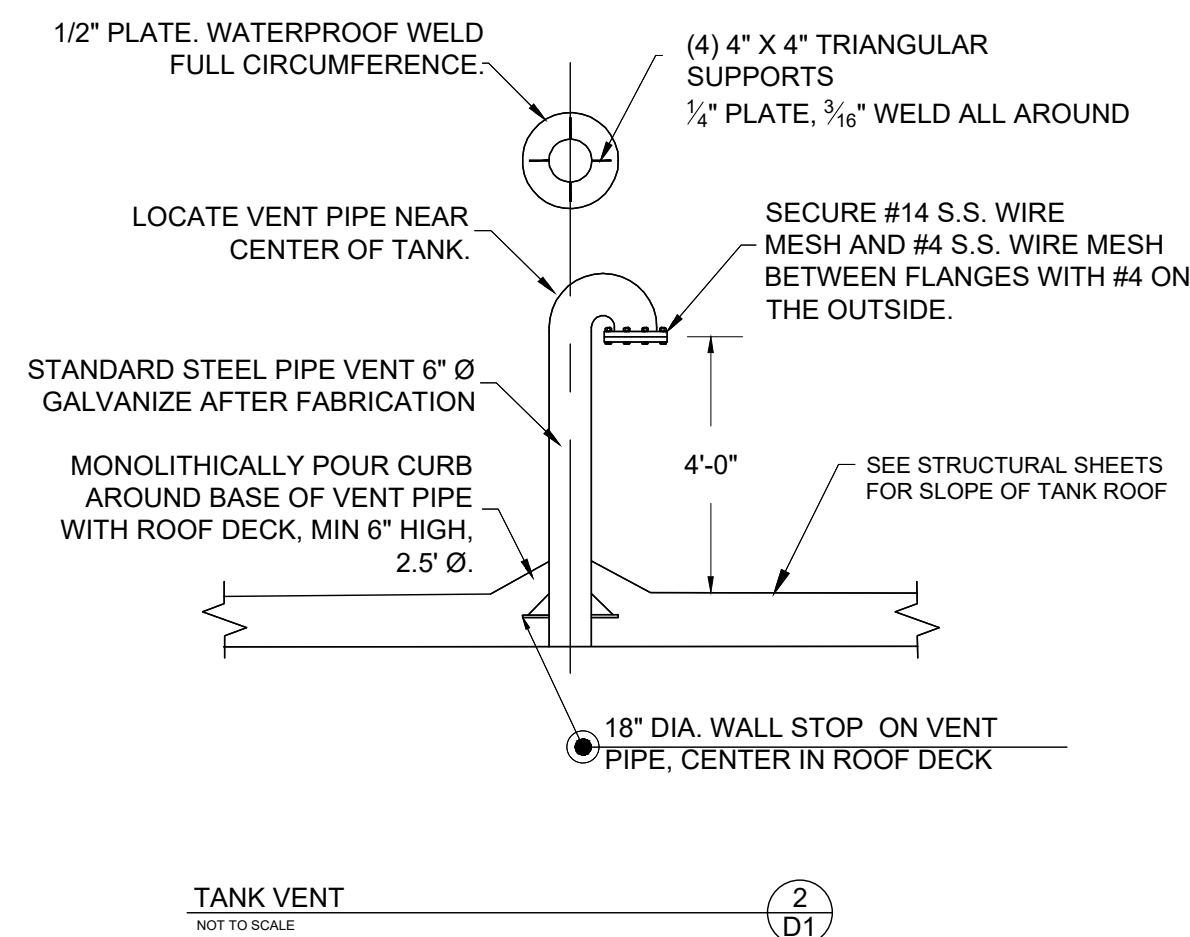
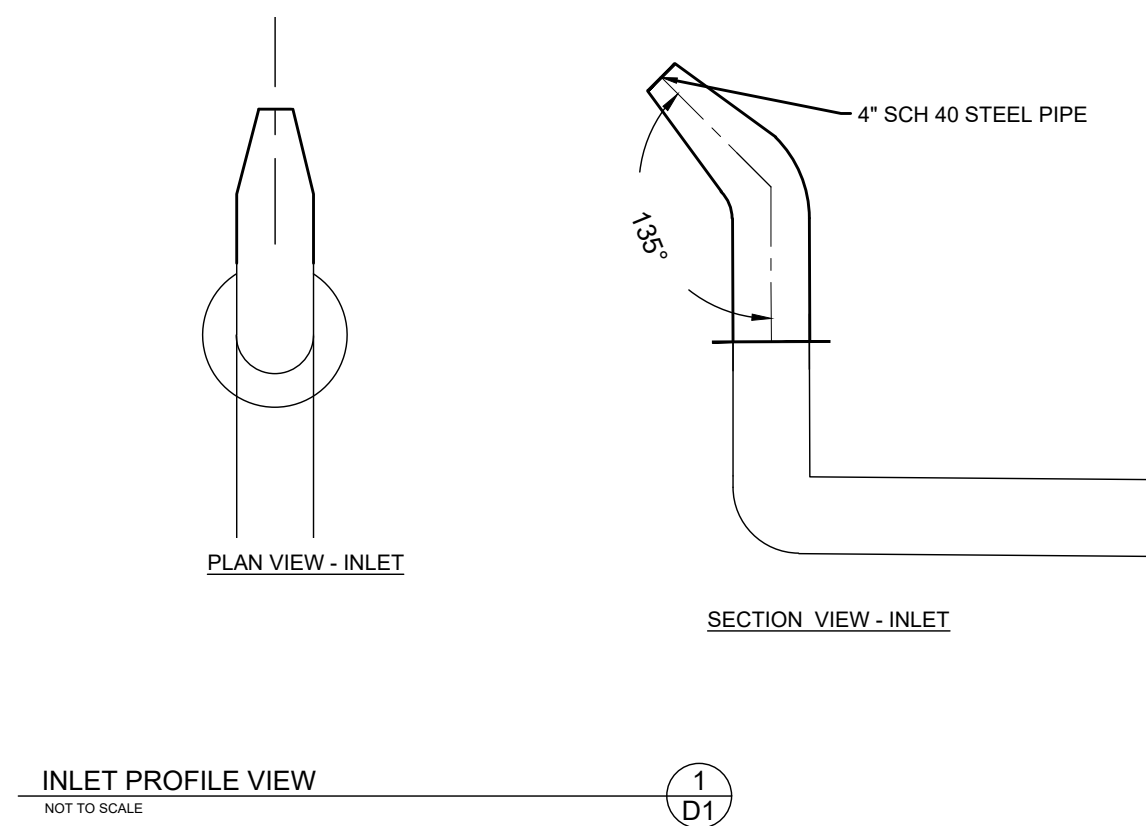
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DETAIL WATER TANK

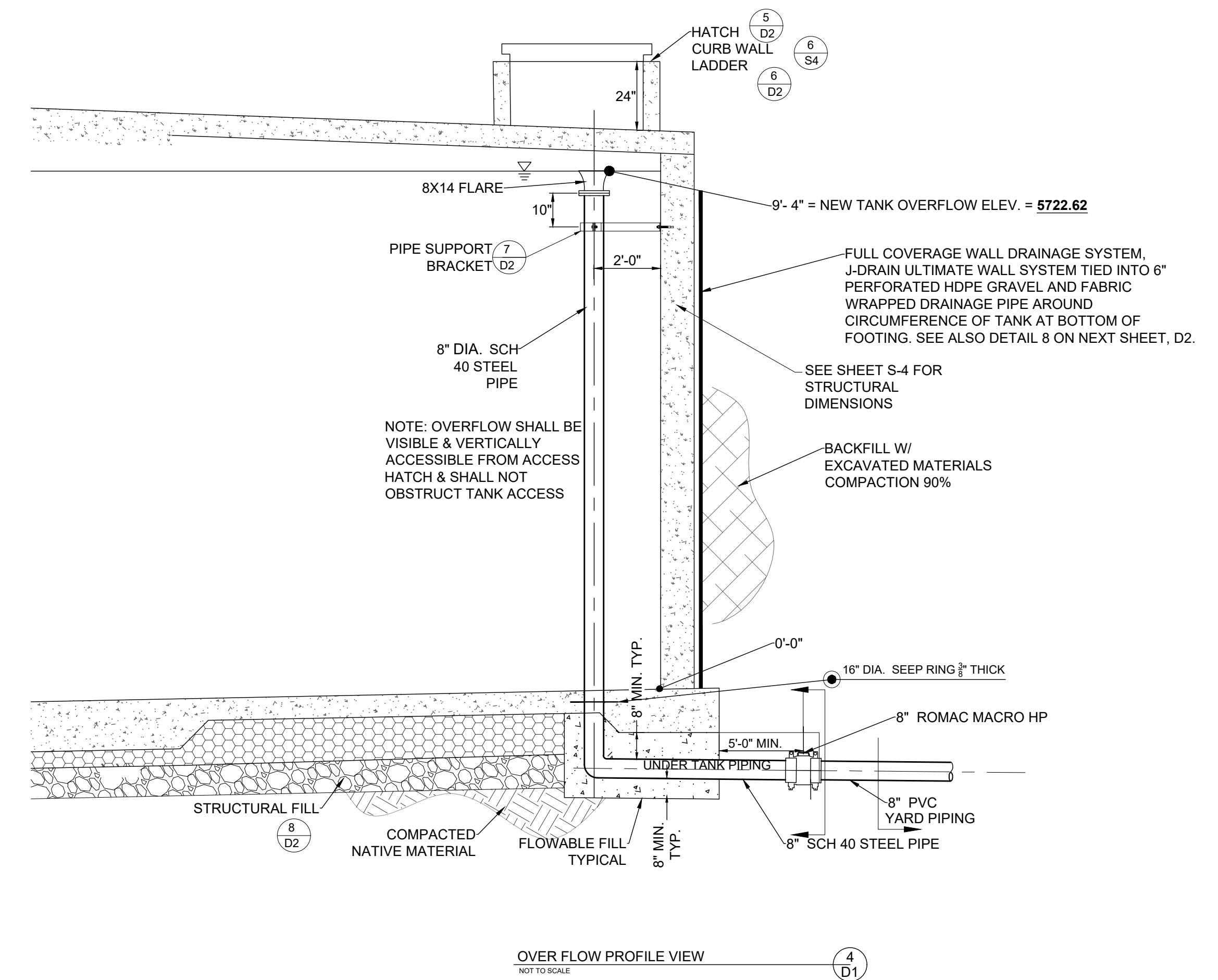


DRAIN PIPE PROFILE VIEW
NOT TO SCALE

NOTE: ALL PIPING SHALL BE SCH 40 STEEL WITHIN 5' OF TANK. ALL STEEL PIPE SHALL BE COATED, INSIDE & OUTSIDE, WITH A MINIMUM OF 2 COATS OF ULTRA-HIGH SOLIDS 2-PART EPOXY COMPLIANT WITH NSF 61 FOR THE GIVEN PIPE SIZE AND A TOTAL MIN. DFT PER MANUFACTURER'S RECOMMENDATION. TNEVEC N140, SHERWIN-WILLIAMS DURA PLATE 235 OR EQUAL.



OUTLET PROFILE VIEW
NOT TO SCALE



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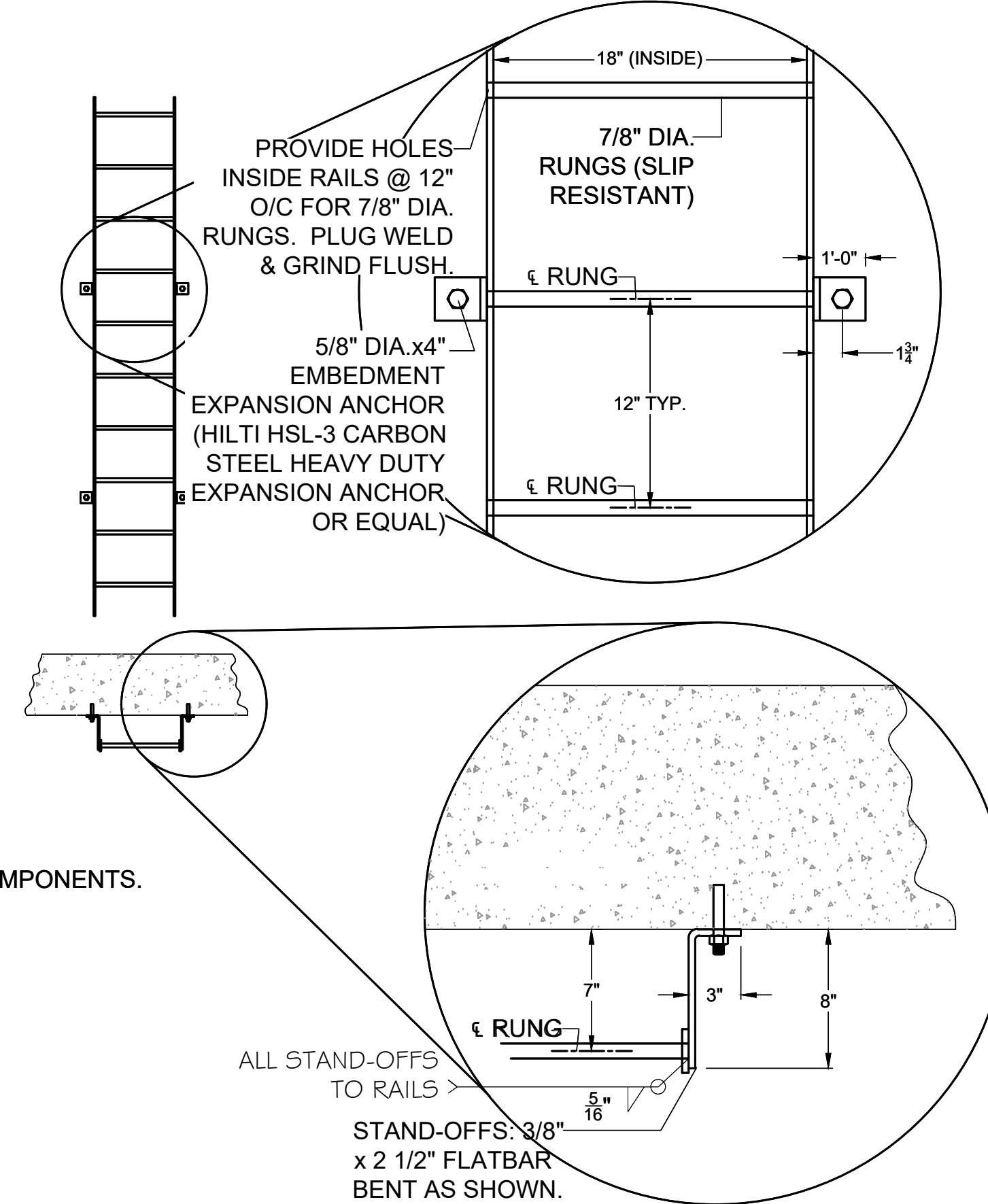
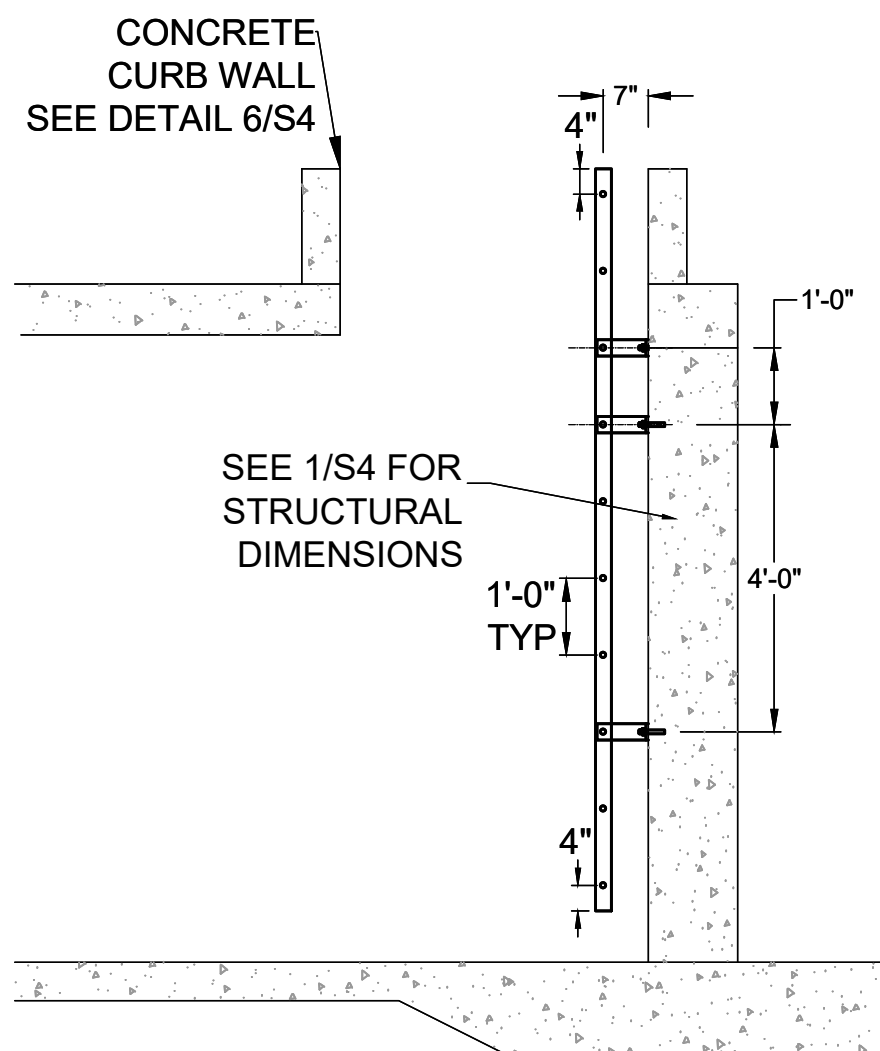
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DETAIL WATER TANK
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1800 N HYW 158
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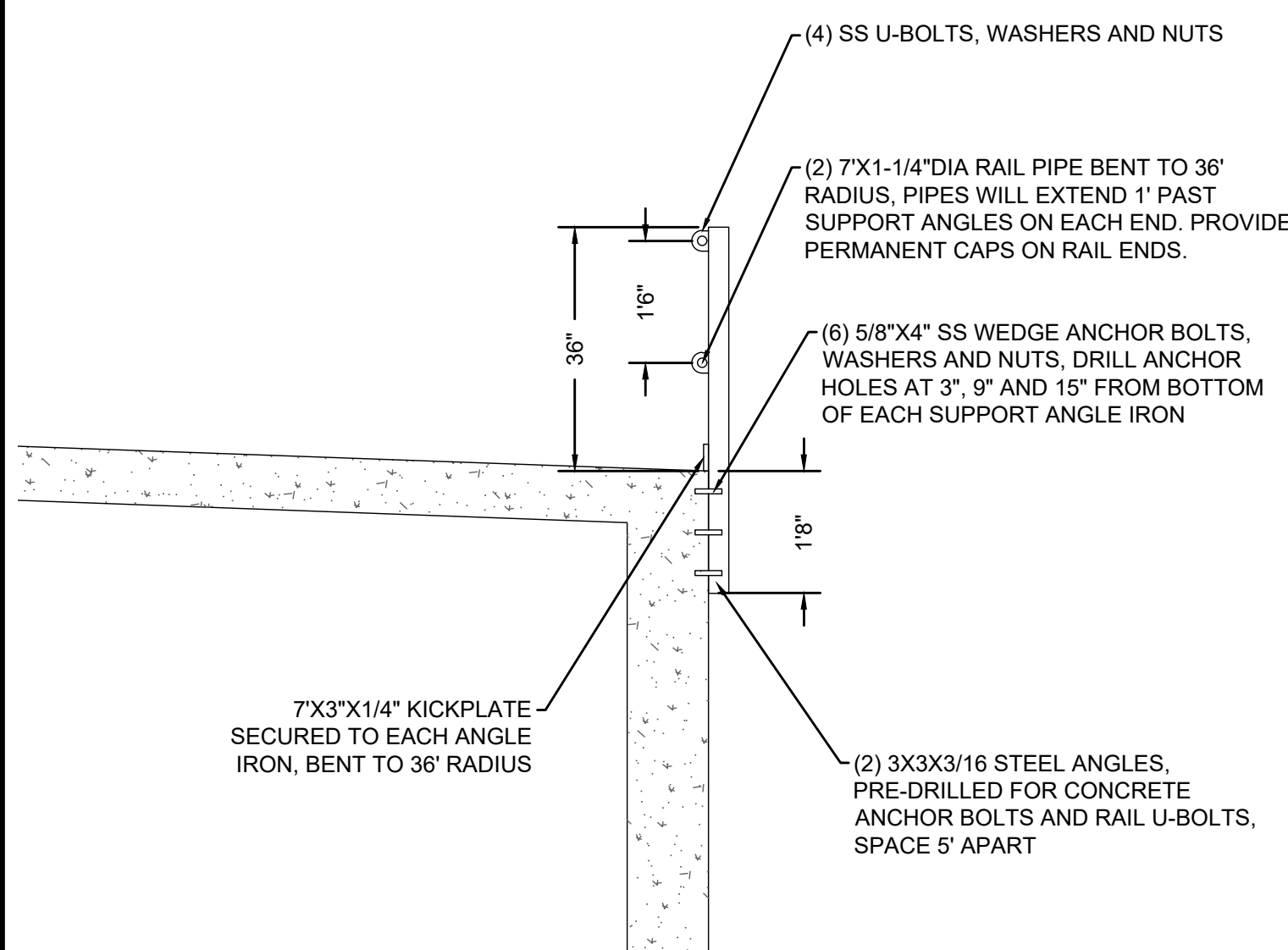
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DETAIL WATER TANK



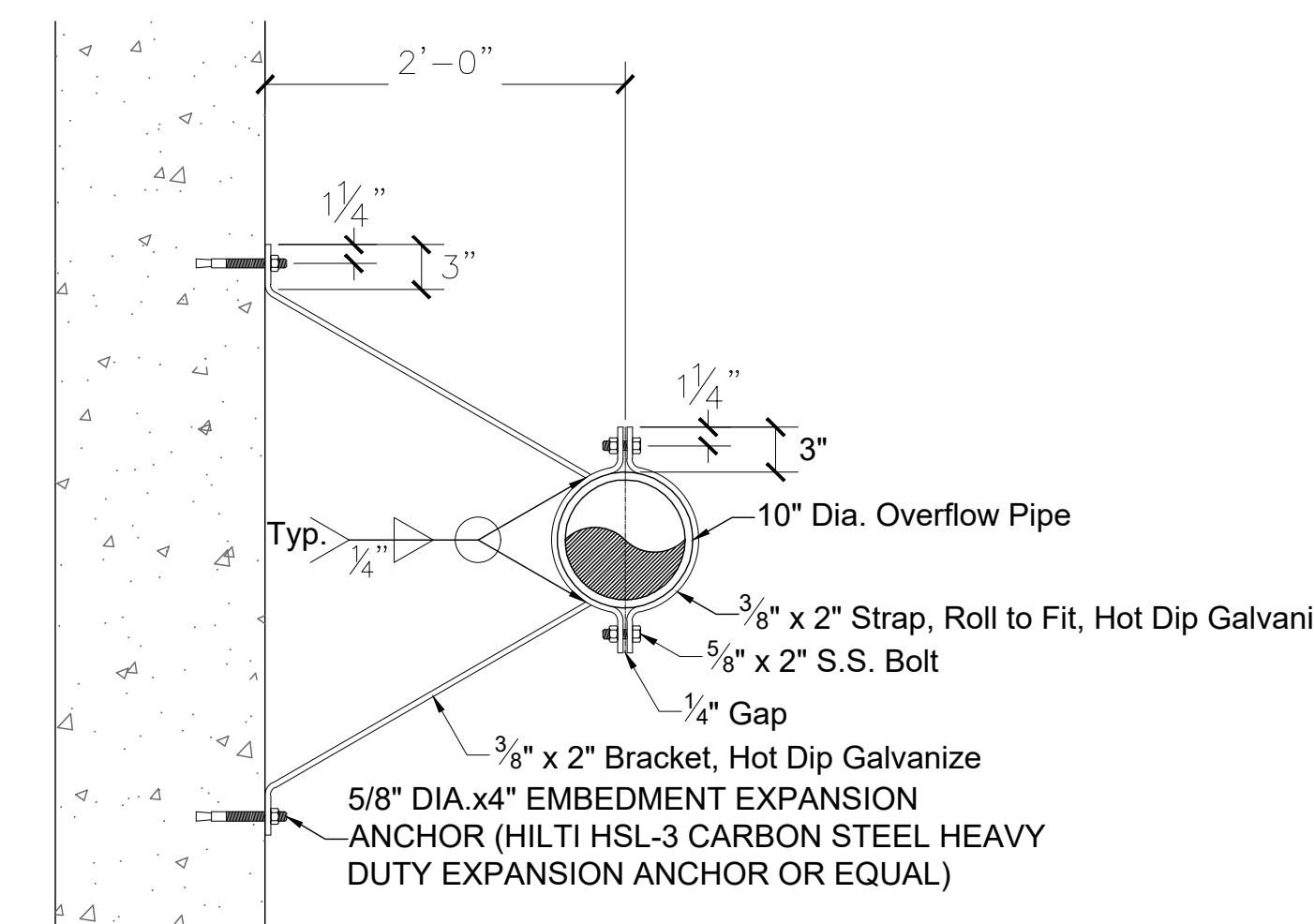
- NOTES:**
1. USE STAINLESS STEEL FOR ALL LADDER COMPONENTS.
 2. E70 XX WELDS
 3. USE STAINLESS STEEL BOLTS

LADDER DETAIL
NOT TO SCALE 6
D2

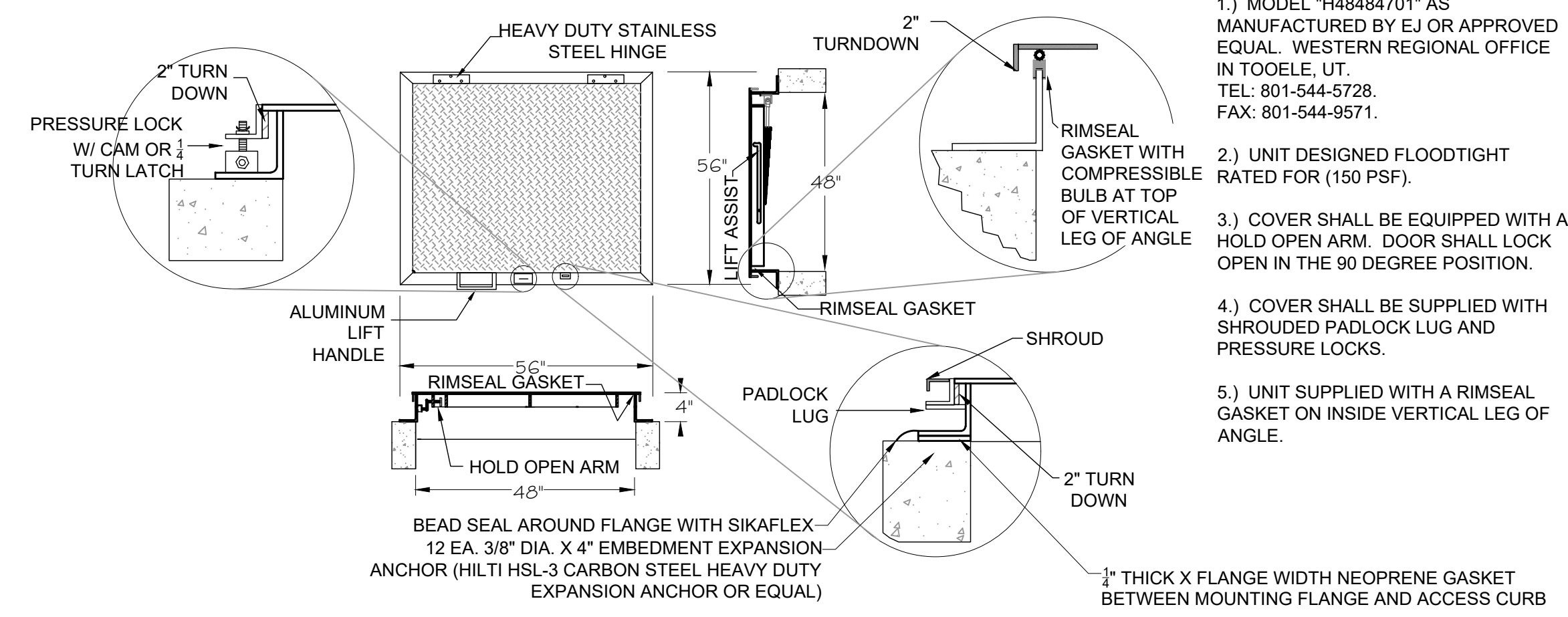


FABRICATE AND INSTALL (2) 7' LONG RAILINGS. INSTALL ONE ON EACH SIDE OF HATCH. HOT DIP GALVANIZE AFTER FABRICATION OR ALL COMPONENTS SHALL BE STAINLESS STEEL. ALL HARDWARE SHALL BE STAINLESS STEEL REGARDLESS OF RAIL COMPONENT MATERIAL.

SAFETY RAIL DETAIL
NOT TO SCALE 9
D2

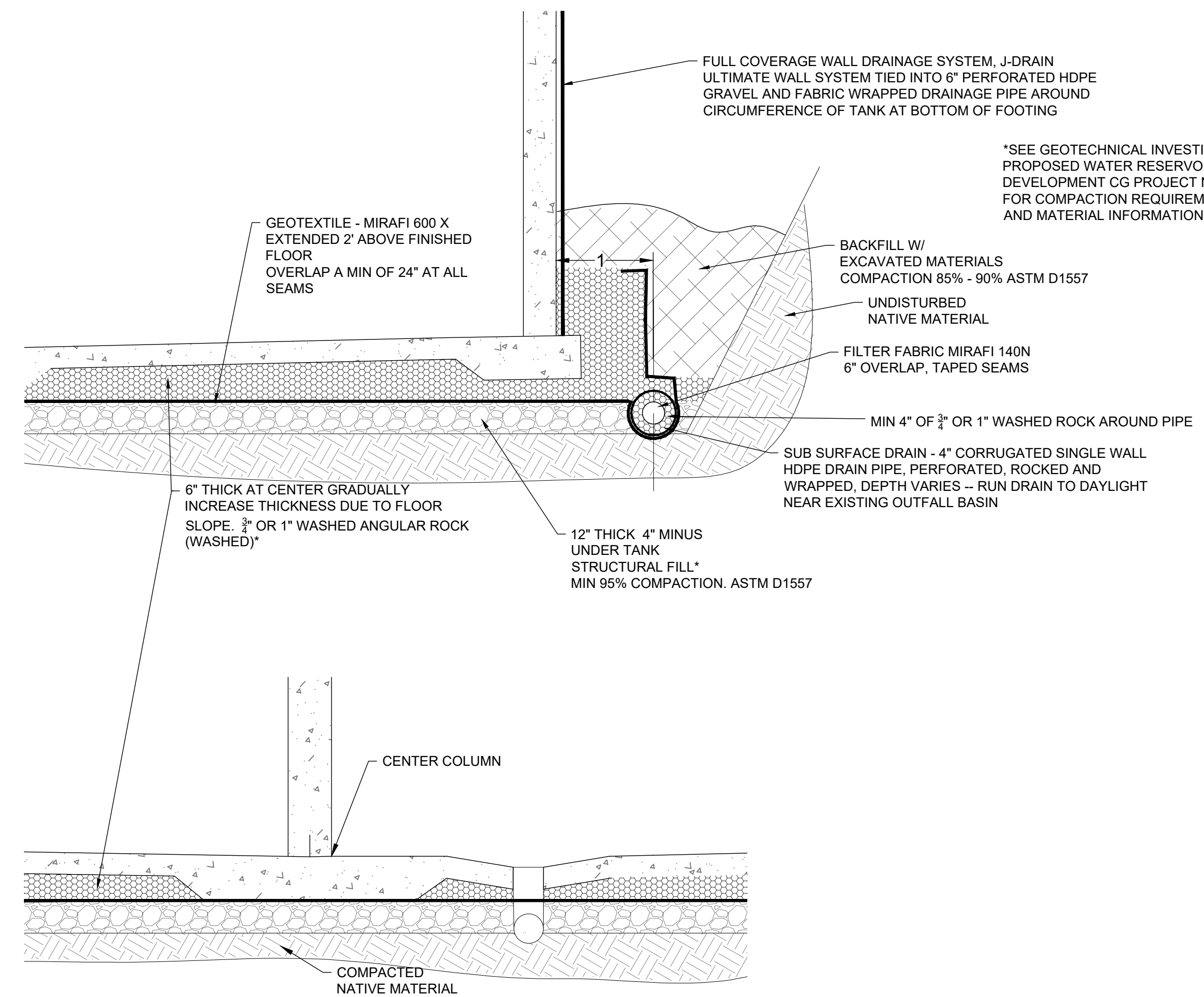


PIPE SUPPORT BRACKET DETAIL
NOT TO SCALE 7
D2



WATER TANK HATCH
NOT TO SCALE 5
D2

- 1.) MODEL "H48484701" AS MANUFACTURED BY EJ OR APPROVED EQUAL. WESTERN REGIONAL OFFICE IN TOOLE, UT. TEL: 801-544-5728. FAX: 801-544-9571.
- 2.) UNIT DESIGNED FLOODTIGHT RATED FOR (150 PSF).
- 3.) COVER SHALL BE EQUIPPED WITH A HOLD OPEN ARM. DOOR SHALL LOCK OPEN IN THE 90 DEGREE POSITION.
- 4.) COVER SHALL BE SUPPLIED WITH SHROUDED PADLOCK LUG AND PRESSURE LOCKS.
- 5.) UNIT SUPPLIED WITH A RIMSEAL GASKET ON INSIDE VERTICAL LEG OF ANGLE.



UNDER DRAIN/FILL DETAIL
NOT TO SCALE 8
D2

REVISIONS	DESCRIPTION
DATE	

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DETAIL WATER TANK
OSPREY RANCH
1800 N HYW 158
EDEN, WEBER, UTAH

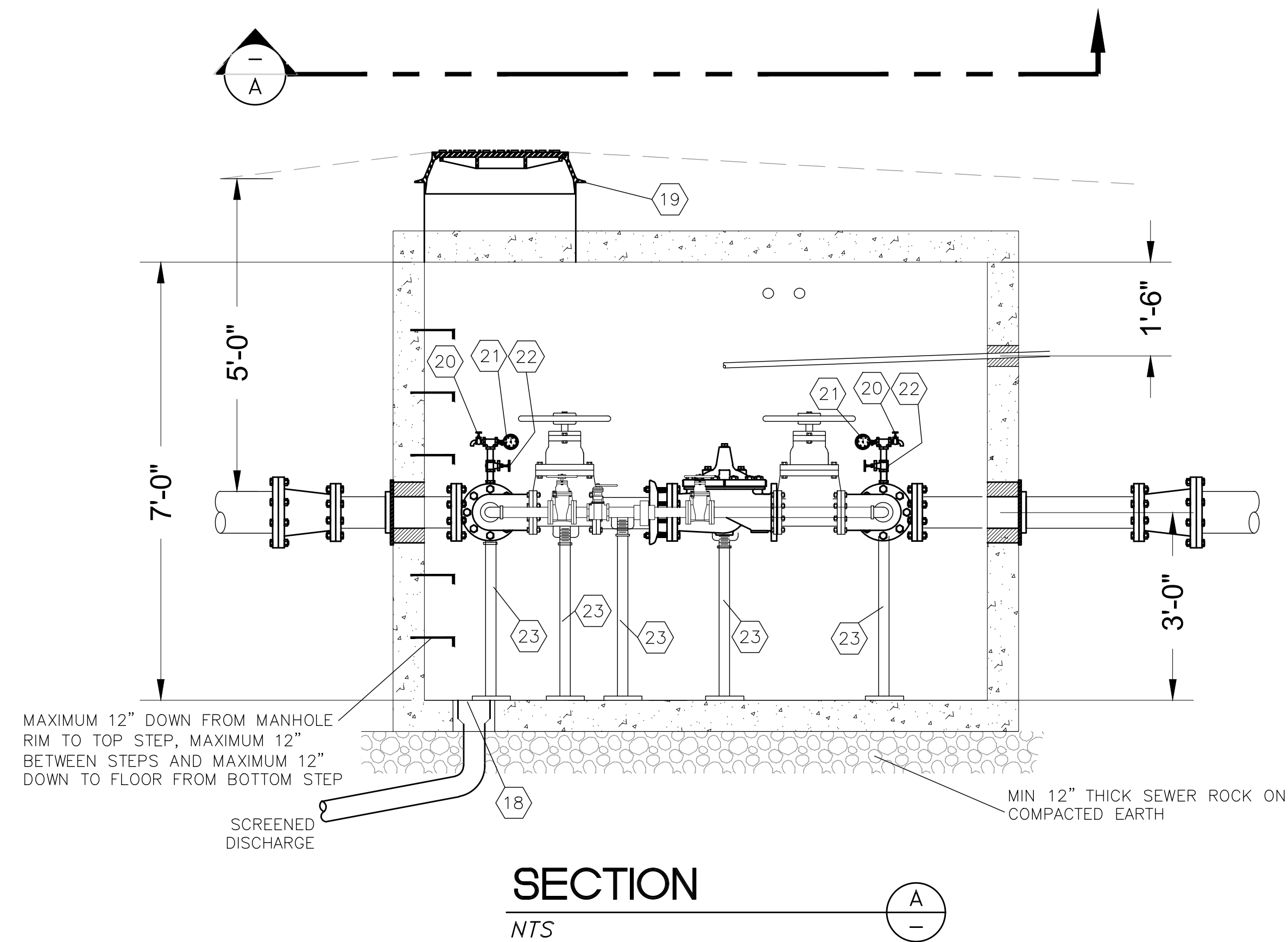
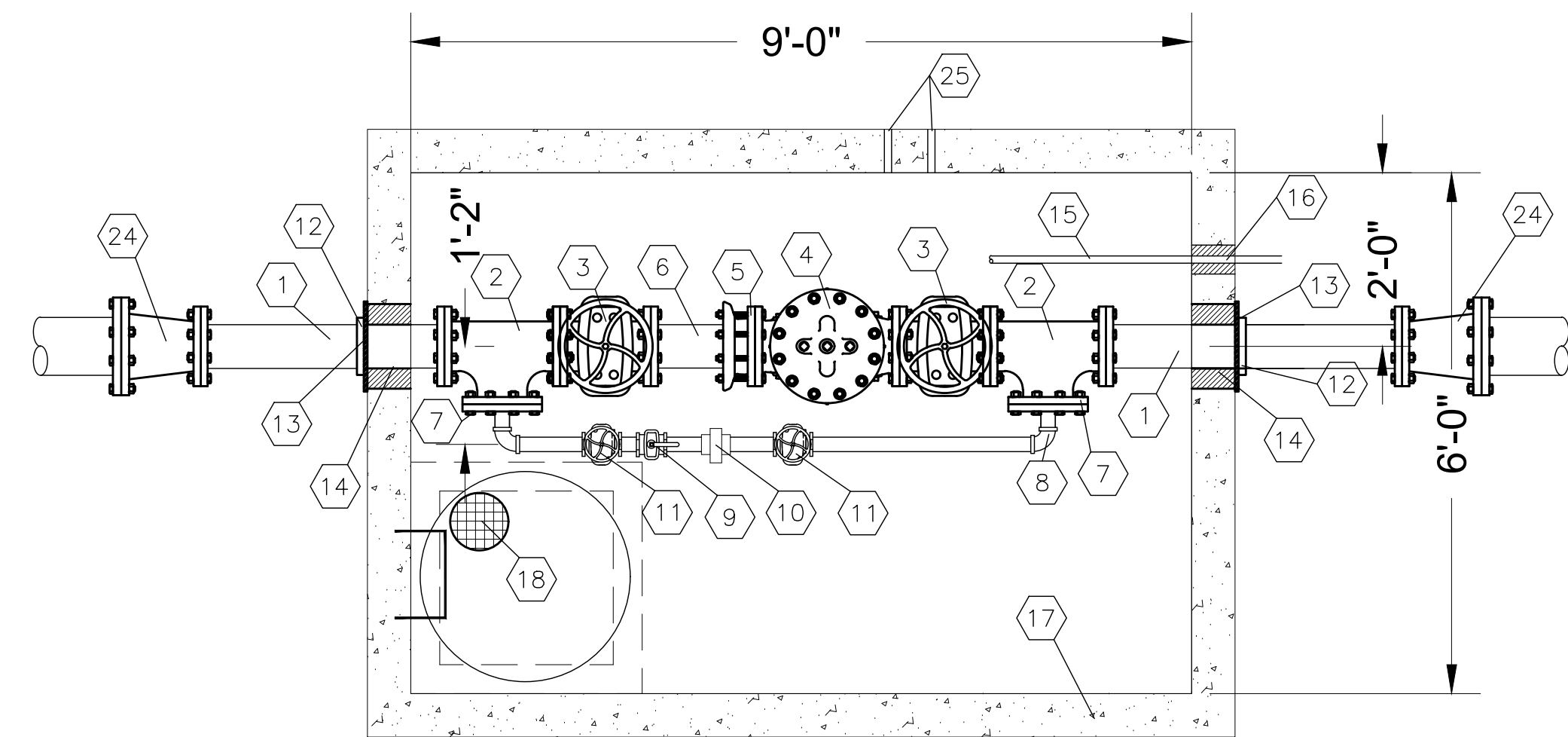
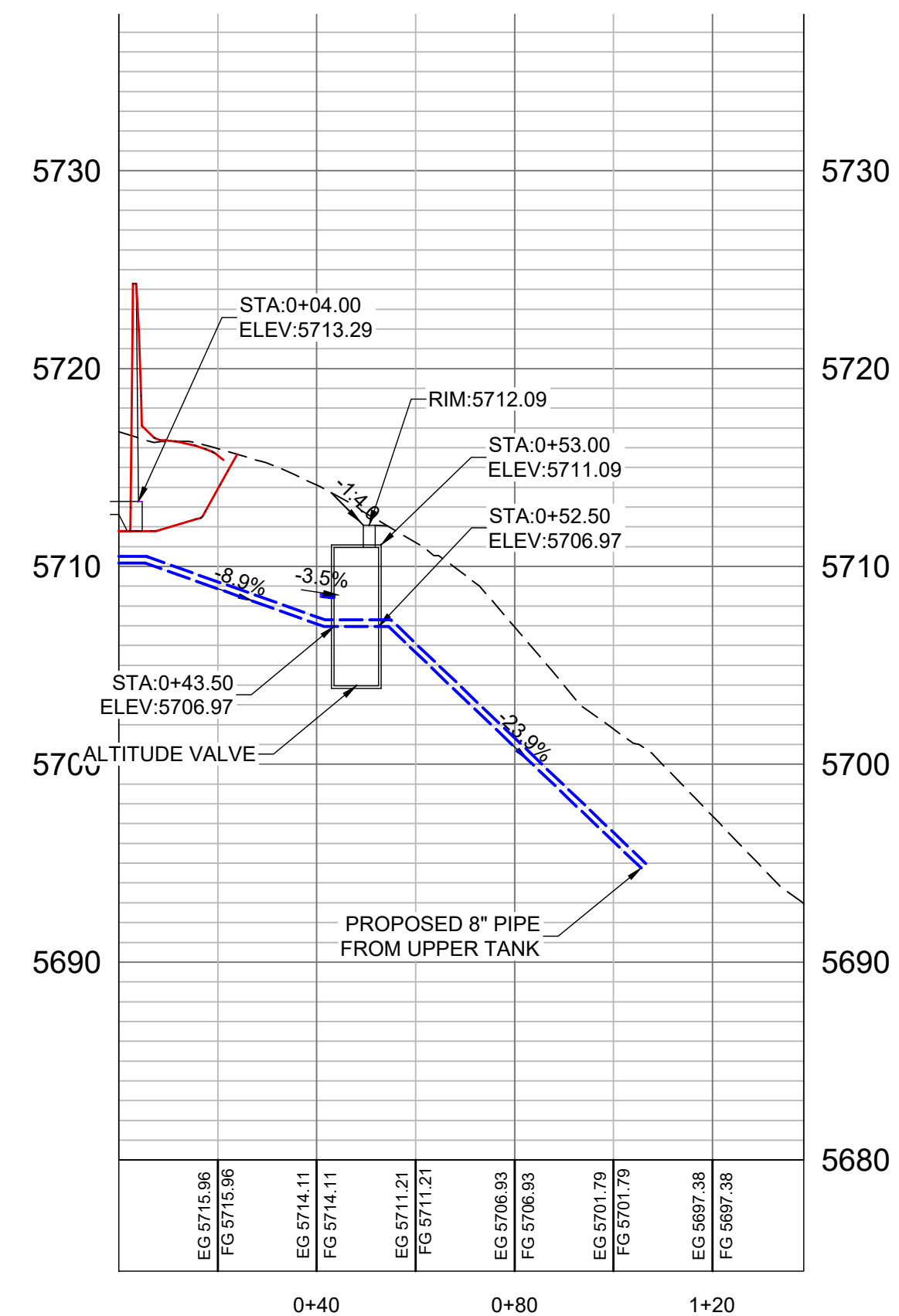
DETAIL ALTITUDE VALVE

BILL OF MATERIALS			NOTES
1	2	6" DIP SPOOL 4'-0" LENGTH FLGXPE	
2	2	6" TEE FLGXFLG	W/ 3/4" TAP FOR PRESSURE GAUGE
3	2	6" GATE VALVE W/ HAND WHEEL	
4	1	6" ALTITUDE VALVE	CLA-VAL 210-01KO G, I50#FLG, D.I.,5'-40'PILOT, ABY, KC, XP2F, REMOTE PILOT ADJUSTMENT
5	1	6" FLANGED COUPLING ADAPTER	
6	1	6" DIP SPOOL 9" LENGTH FLGXPE	
7	2	6" BLIND FLANGE	W/ 2" THREADED TAP
8	-	2" BRASS PIPE ELBOWS FOR BYPASS	AS NEEDED
9	1	2" BRASS BODY GATE VALVE	W/ IMPRINTED TAG*
10	1	2" 3 PIECE UNION	
11	2	2" BRASS BODY BUTTERFLY VALVE	W/ IMPRINTED TAG*
12	2	6" FIELD FLANGE FOR DIP	
13	2	1/4" THICK STEEL THRUST PLATE	10"x10" W/7" WIDE SLOT FOR PIPE CENTERED IN PLATE WELDED TO PIPE WALL
14	2	PRE-CORED HOLES 8"Ø	PACK W/NON SHRINK GROUT
15	-	1" CTS SDR9 HDPE NSF61 SENSING LINE	3.5% UP TO TANK, NO COUPLINGS, PROVIDE NEEDED FITTINGS, CONNECT TO ALTITUDE VALVE
16	1	PRE-CORED HOLE 4"Ø	PACK AROUND CONDUIT WITH NON SHRINK GROUT
17	1	6' X 9' X 7' TALL PRECAST CONCRETE VAULT	W/ STEPS AND 1' GRADE RING SECURED TO ROOF DECK OVER MANHOLE
18	1	4" DRAIN PVC PIPE TO DAYLIGHT	
19	1	A-1180 D&L MANHOLE RING AND COVER	"WATER"
20	2	1/2" SMOOTH NOSE TAP	
21	2	1/4" (1-100) PSI DIGITAL PRESSURE SENSOR	WITH LOCAL DISPLAY AND 4-20 MA OUTPUT
22	2	3/4" BRASS PIPING AND ISOLATION VALVE	
23	5	ADJUSTABLE PIPE STAND	
24	2	6" X 8" REDUCER	6" MJ X 8" MJ W/MECHANICAL RESTRAINTS ON BOTH ENDS
25	2	1" S.S. THREADED NIPPLE THROUGH WALL AND RNC TO VALVE/METER.	ROUTE ELECTRICAL/CONTROL CONDUITS ALONG CEILING, TERMINATE AT VALVE/METER. MAINTAIN WATER TIGHT CONSTRUCTION

*IMPRINTED STAINLESS STEEL TAG, 1/8" THICK, 2"x4" 8" LETTERING HEIGHT. ATTACHED TO VALVE W/SS. CHAIN (WIRE LINK OR BEADED TYPE)

"EMERGENCY BYPASS

"1. FULLY OPEN GATE VALVES
 "2. OPEN B.V. ENOUGH FOR 2 PSI DROP ON UPSTREAM GAUGE.
 "3. FULLY CLOSE GATE VALVES WHEN DONE"



REVISIONS	DESCRIPTION
DATE	

SCALE	DATE	DESIGN	DRAWN	CHECKED
*****	01-21-22	KAN	KAN	PC

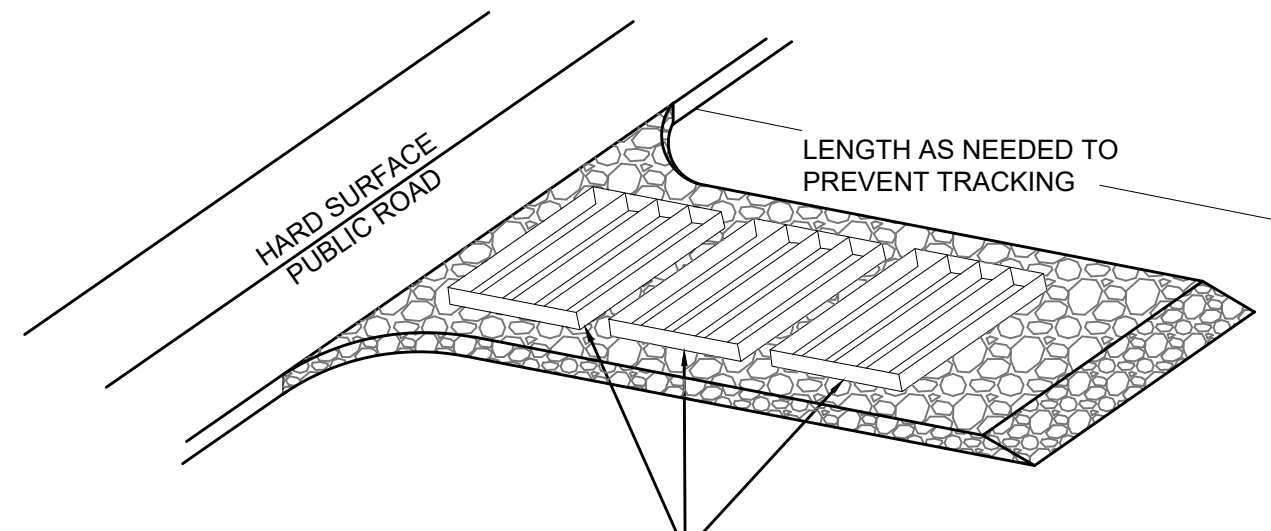
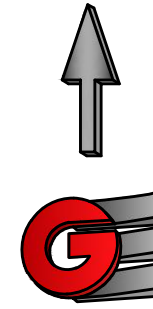
DETAIL ALTITUDE VALVE
 OSPREY RANCH
 1800 N HYW 158
 EDEN, WEBER, UTAH

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

DT3

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:

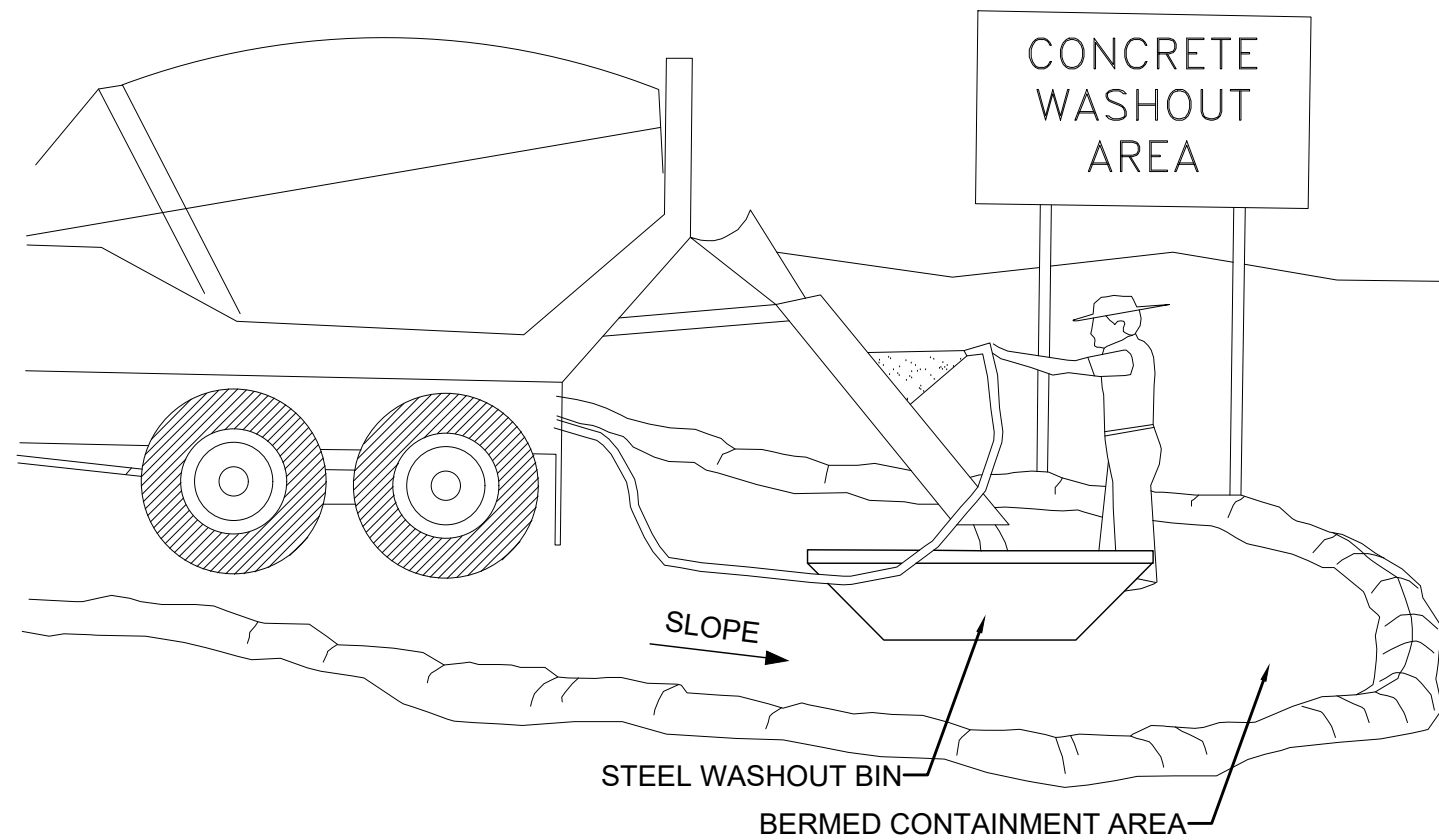
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR 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.

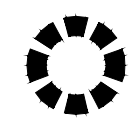
NOTE:

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



NOTES:

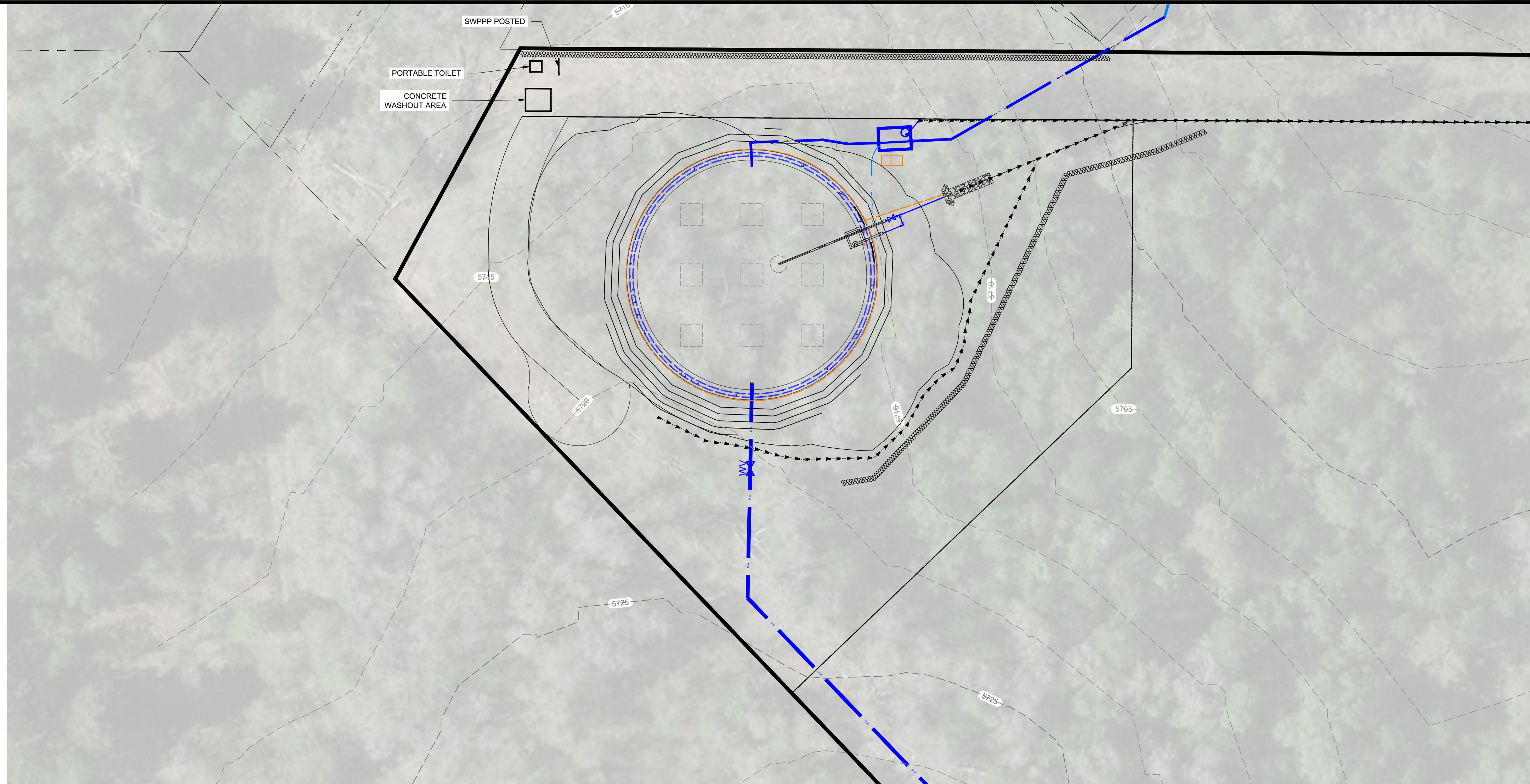
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN 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 SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION (EITHER OPTION)

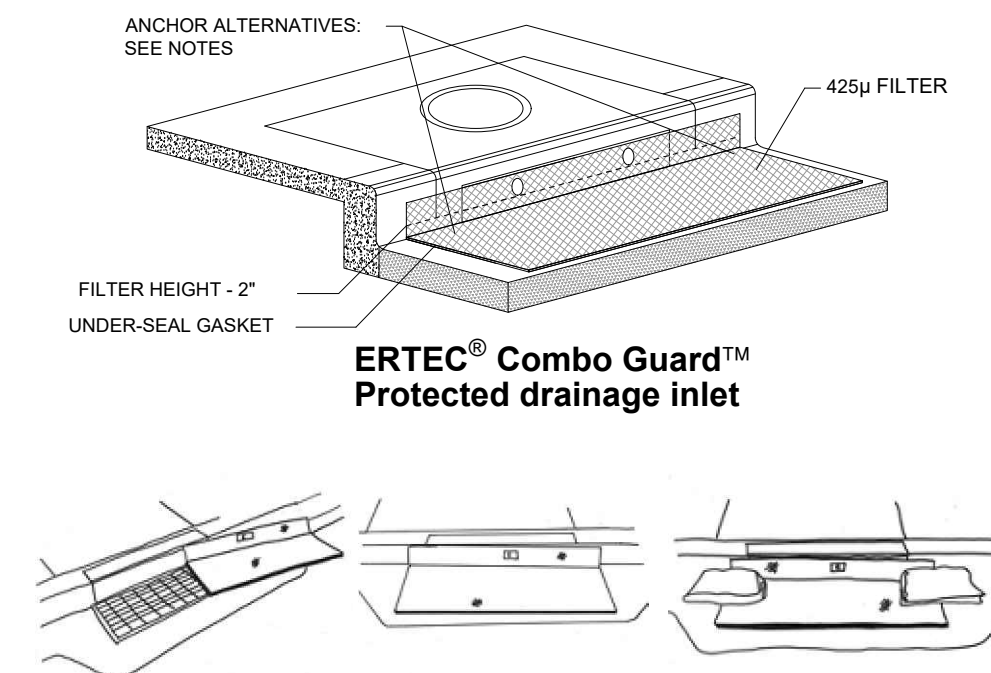


SILT FENCE



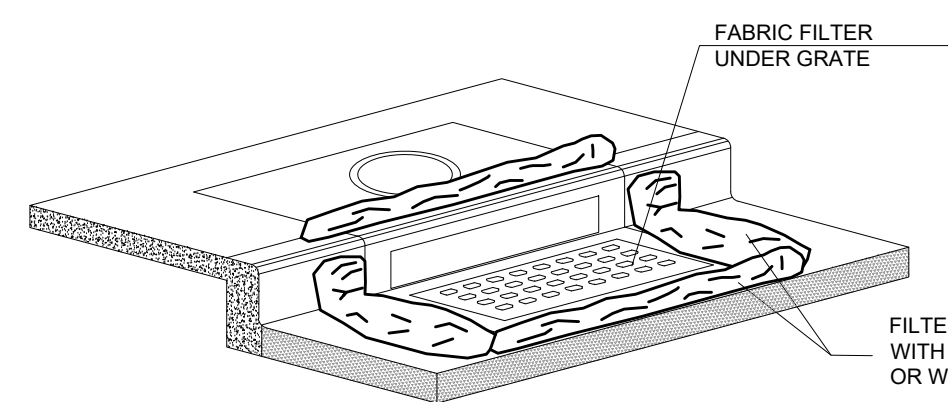
INSTALLATION NOTES

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.



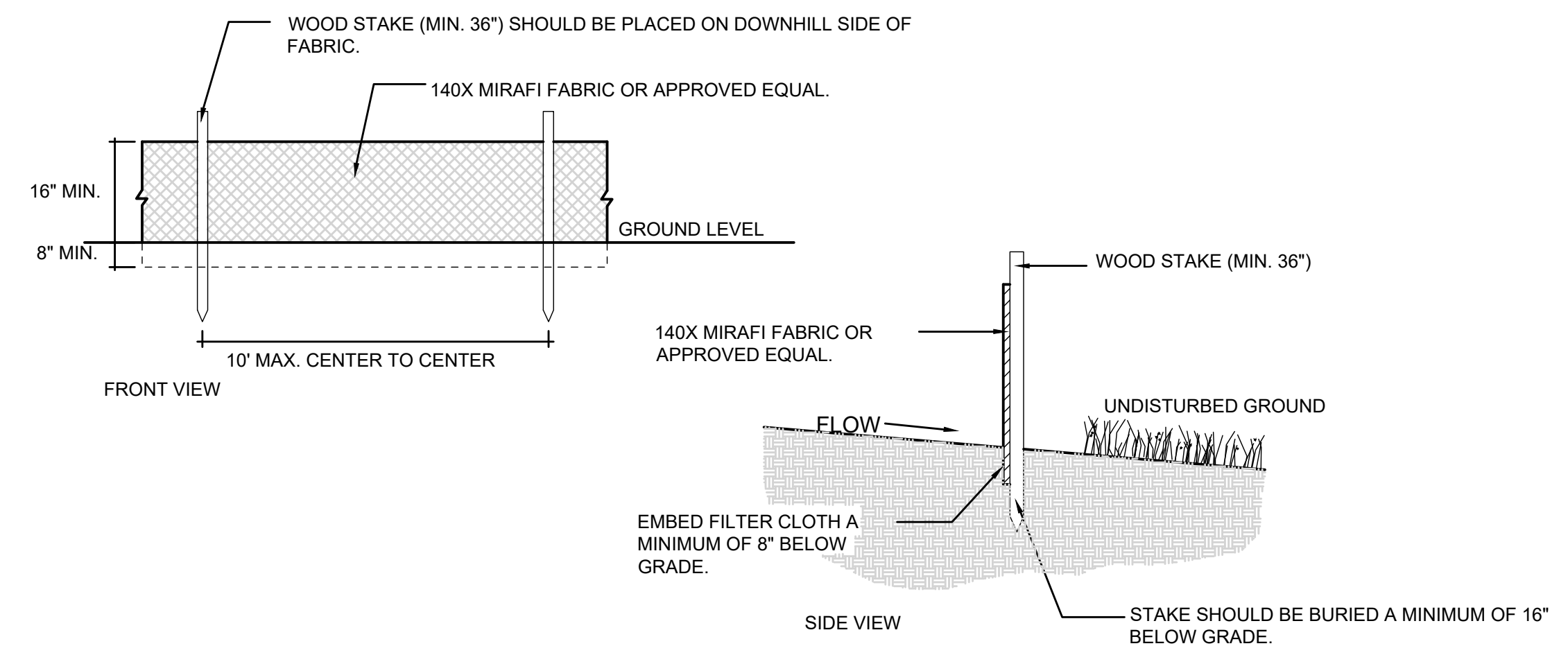
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS

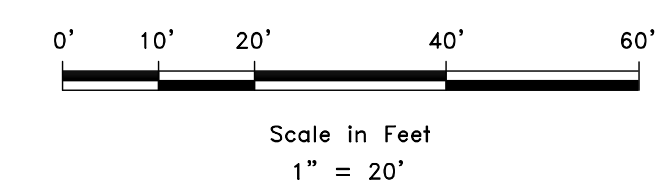


2 SILT FENCE

Scale: NTS

DEVELOPER:

DEVELOPER COMPANY
DEVELOPER ADDRESS
DEVELOPER CITY
DEVELOPER TELEPHONE

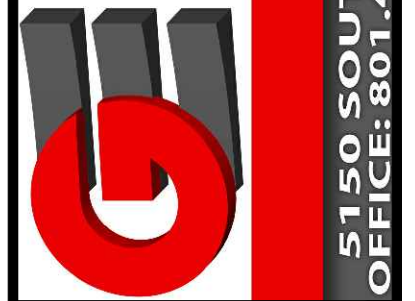


REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 20'
DATE: 11-19-2021
DESIGN: KAN
DRAWN: KAN
CHECKED: PC

SWPP PLAN
OSPREY RANCH
1800 N HYW 158
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



SW1

STRUCTURAL NOTES :

A. GENERAL

1. THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
4. OBSERVATION VISITS TO THE SITE BY ARW ENGINEERS FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
5. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY ARW ENGINEERS IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. SUBMITTALS WHICH ARE UNCLEAR OR DIFFICULT TO READ SHALL BE REJECTED.
6. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.
7. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
8. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS OR SUBSTITUTIONS.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. CONTRACTOR IS RESPONSIBLE FOR DESIGN OF ALL SHORING.
10. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS.

B. SPECIAL INSPECTIONS

1. SPECIAL INSPECTION OF ALL CONCRETE SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED AS OUTLINED IN THE SPECIFICATIONS. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS.

C. BASIS OF DESIGN

1. GOVERNING BUILDING CODE : ACI 318-14 / ACI 350 / ACI 350.3
 - a. SNOW LOAD = 86 PSF
 - b. DO NOT PLACE SOIL OVER LID

D. FOUNDATION

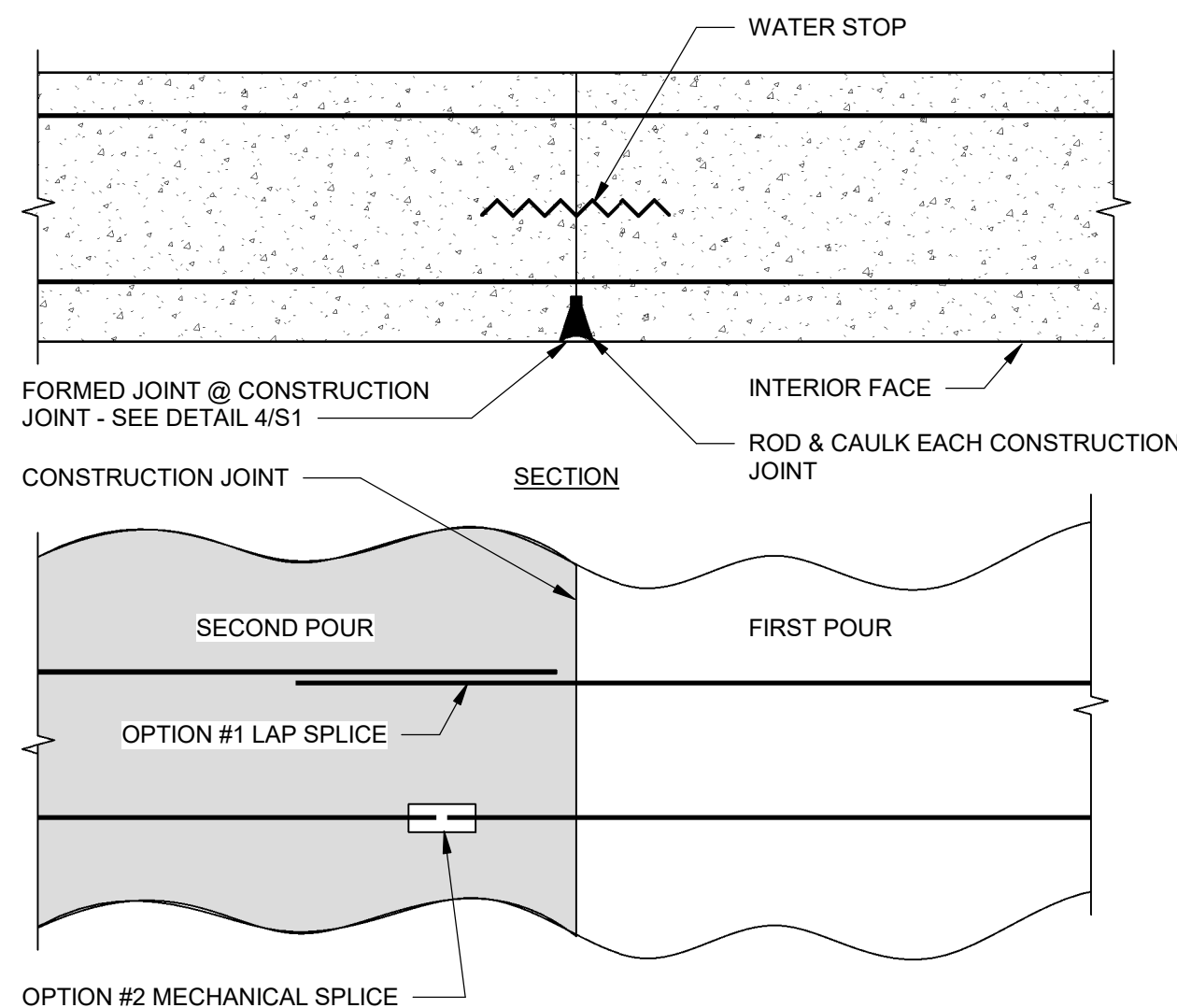
1. DESIGN SOIL PRESSURE : 3,000 PSF
2. SOILS REPORT BY : CHRISTENSEN GEOTECHNICAL
REPORT # : 133-014
DATED : JANUARY 7, 2021
3. SOIL PREPARATION UNDER FOOTINGS AND SLABS-ON-GRADE SHALL BE IN ACCORDANCE WITH THE SOILS REPORT.
4. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS TO BE CENTERED BELOW COLUMNS

E. CONCRETE

1. ALL CONCRETE SHALL HAVE A DESIGN 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS :
 - a. FOOTINGS, SLAB ON GRADE, COLUMNS, WALLS, AND ROOF SLAB - 4500PSI
 - b. ALL CONCRETE SHALL HAVE AN AIR CONTENT OF 5% AND MAXIMUM WATER / CEMENT RATIO OF 0.40
2. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO PLACEMENT OF CONCRETE.
3. REFER TO OTHER (CIVIL, ETC.) DRAWINGS FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC.
4. AROUND OPENINGS IN SUSPENDED CONCRETE SLABS, ADD REINFORCING BARS EQUIVALENT TO BARS CUT BY OPENING WITH HALF ON EACH SIDE OF OPENING. BARS SHALL RUN FULL LENGTH OF SPAN. SEE DETAIL 3/S1.
5. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE WATERSTOP IN ALL VERTICAL AND HORIZONTAL JOINTS. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH COLD JOINTS, WITH LAP SPLICES AS INDICATED, UNLESS NOTED OTHERWISE.
6. SEE PROJECT SPECIFICATION FOR WATERPROOFING ADMIXTURE.

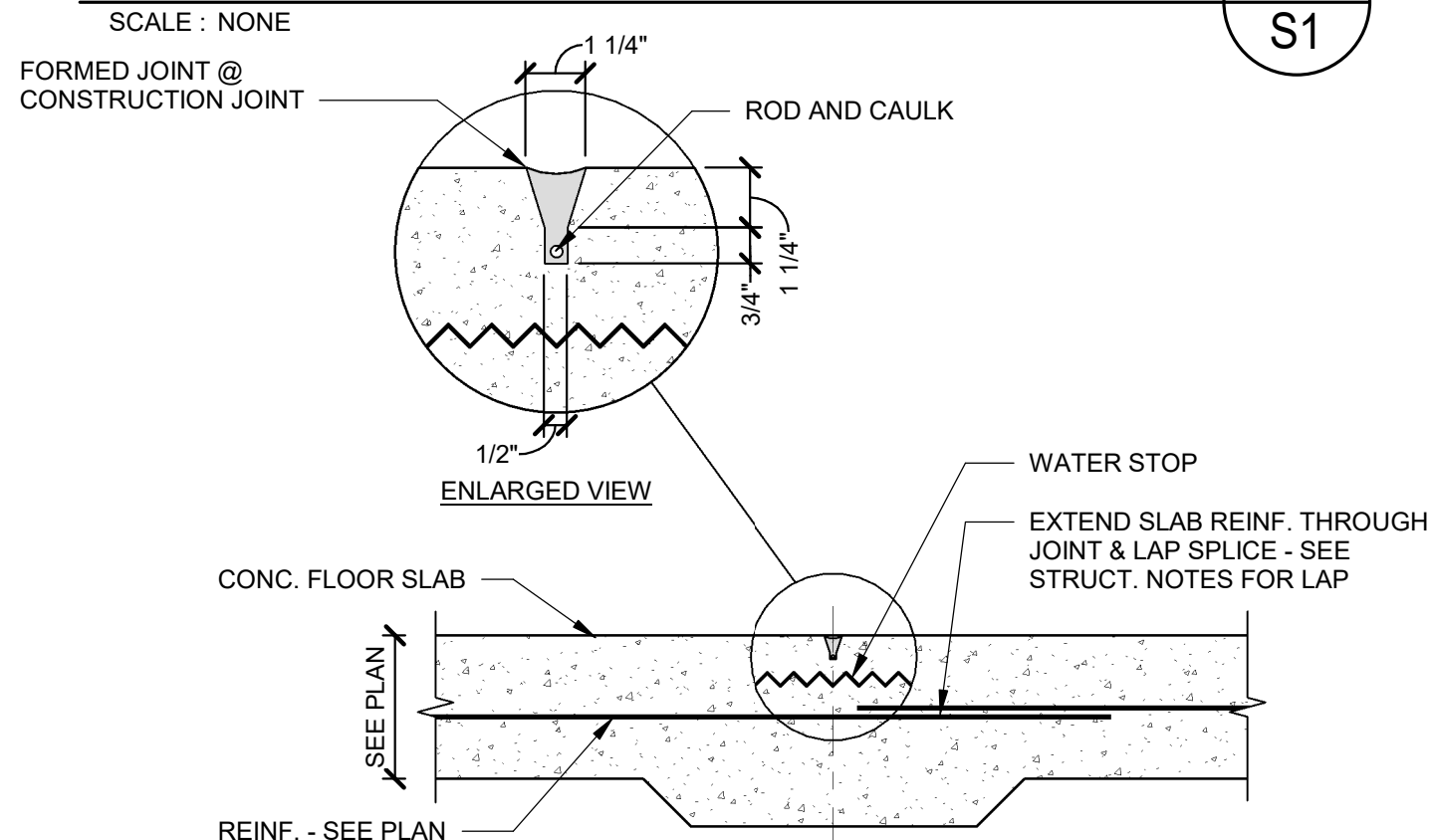
F. REINFORCING STEEL

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315, TO MAINTAIN EXACT REQUIRED POSITION. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACINGS INDICATED REDUCED BY 1/3.
2. REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:
 - a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - b. EXPOSED TO EARTH, WATER OR WEATHER:
 1. #6 & LARGER 2"
 2. #5 & SMALLER 2" (1 3/4" FOR #3 COLUMN TIES)
 - c. SLAB ON GRADE
 1. PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
3. EXCEPT WHERE NOTED, CONTINUOUS REINFORCEMENT SHALL BE SPLICED WITH LAP SPLICES AT POINTS OF MINIMUM STRESS AS FOLLOWS:
 - a. IN RESERVOIR WALLS, SEE DETAILS 1/S1, 2/S1 AND 1/S4.
 - b. IN COLUMNS, USE 35 INCH LAP
 - c. IN SUSPENDED SLAB, USE 48 BAR DIAMETER LAP AND STAGGER ADJACENT BAR SPLICES 24" MIN.
 - d. IN SLAB-ON-GRADE, USE 30 BAR DIAMETER LAP.
4. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR STRUCTURE BELOW WITH DOWELS TO MATCH. SPLICE LENGTHS SHALL COMPLY WITH NOTE F.3. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NOT MORE THAN 14" INTO FOOTING. SEE DETAILS FOR REQ'D. EMBEDMENT OR DOWELS.
5. DO NOT WELD REINFORCING.



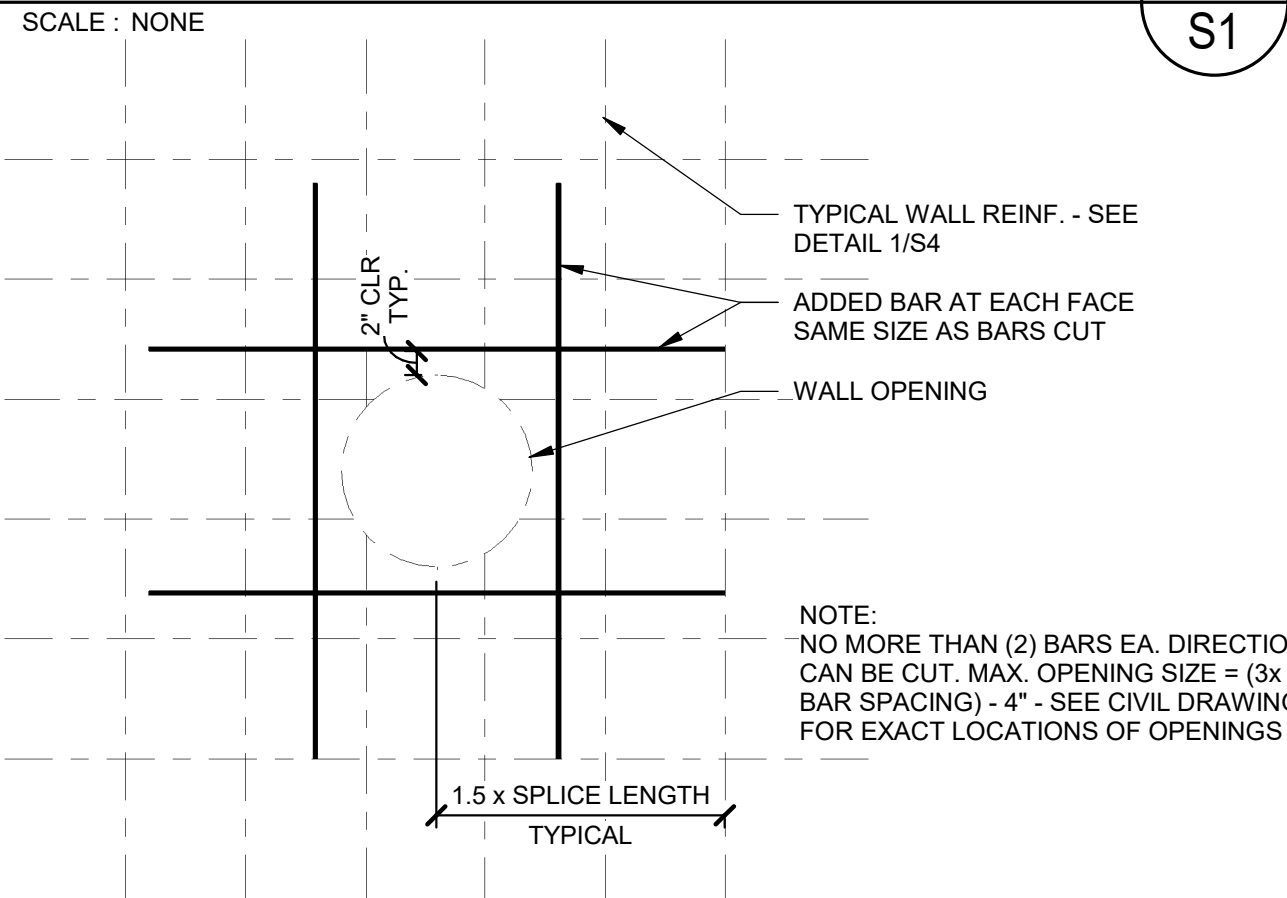
- NOTES:
1. FOR OPTION #1 - SPLICE LENGTHS ARE
 - a. #5 BARS - 39"
 - b. #6 BARS - 46"
 2. FOR OPTION #2 - USE MECHANICAL CONNECTORS WHICH ACHIEVE 125% OF THE STRENGTH OF THE BARS BEING SPLICED. SUBMIT A CURRENT ICC RESEARCH REPORT FOR APPROVAL PRIOR TO CONSTRUCTION.

TYPICAL CONST. JOINT IN WALL DETAIL

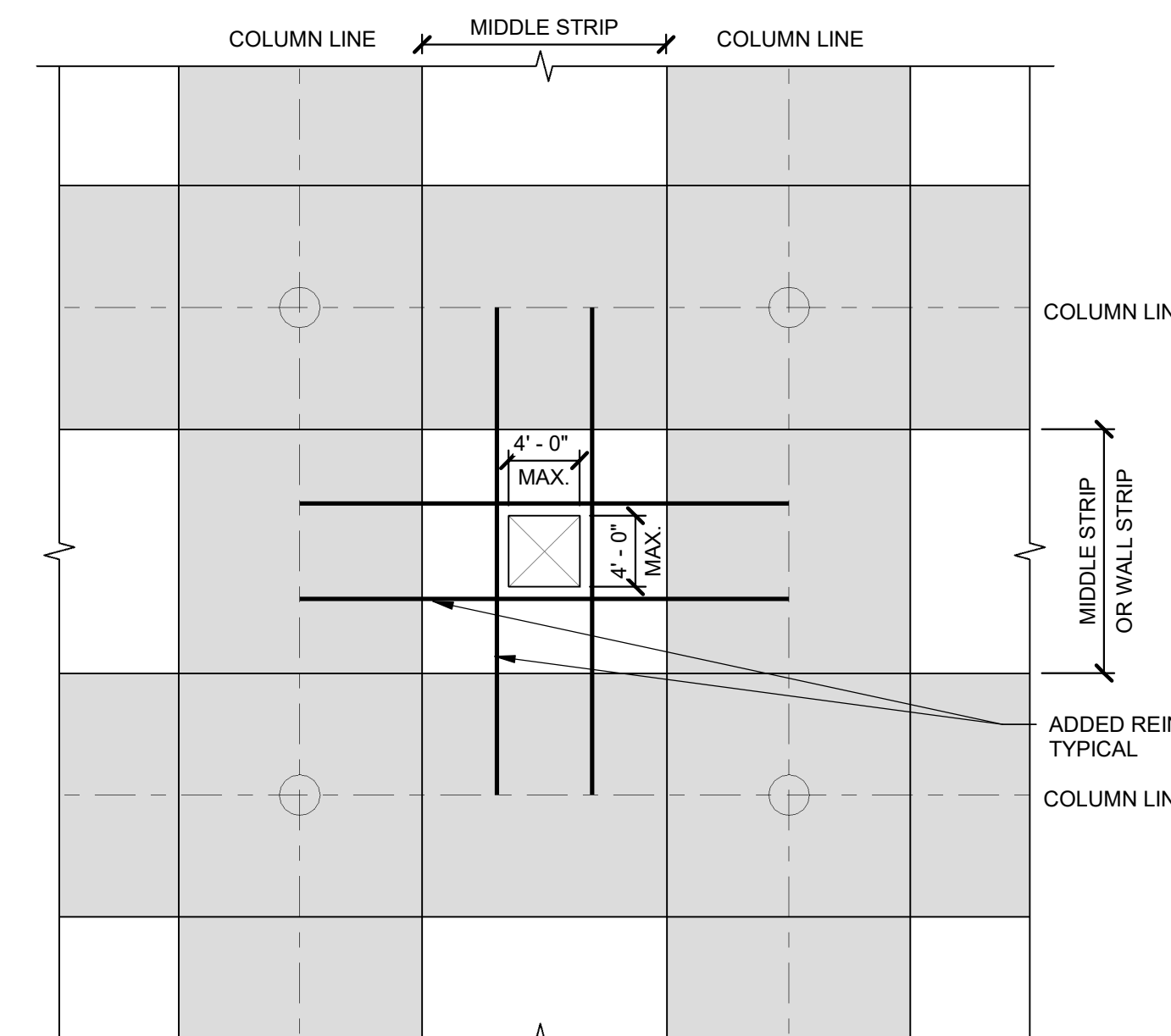


TYP. CONST. JOINT IN FLOOR SLAB DETAIL

TYPICAL HORIZONTAL REINFORCING BAR SPLICE DETAIL



TYPICAL WALL OPENING DETAIL



TYPICAL ROOF OPENING DETAIL

TYP. CONST. JOINT IN FLOOR SLAB DETAIL

TYPICAL WALL OPENING DETAIL

SPECIAL INSPECTION SCHEDULE 1, 2

ESTABLISHED PER 2018 IBC SECTION 110 AND CHAPTER 17

ITEM	CONTINUOUS ³	PERIODIC ³	REFERENCE	COMMENTS
CONCRETE CONSTRUCTION (IBC 1705.3)			SEE IBC TABLE 1705.3 - REF. NOTE C1	
REINFORCING STEEL PLACEMENT	●	●		C.1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET.
WELDING OF REINFORCING STEEL	●	●	REFERENCE NOTE C2	C.2. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL, NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE.
EMBEDDED BOLTS & PLATES	●	●		C.3. PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST.
VERIFYING REQUIRED DESIGN MIX	●	●		C.4. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR VERIFICATION OF IN-SITU CONCRETE STRENGTH FOR POST-TENSIONED CONCRETE PRIOR TO TENSIONING TENDONS OR REMOVING SHORING OR FORMS.
CONCRETE PLACEMENT / SAMPLING	●	●	REFERENCE NOTE C3	C.5. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT, AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
CURING TEMPERATURE / TECHNIQUES	●	●		
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE C5	
SOILS (IBC 1705.6)			REFERENCE NOTE F1	F.1. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE.
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		●	REFERENCE NOTE F1	F.2. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D 1557.
EXCAVATIONS EXTEND TO PROPER DEPTH AND REACH PROPER MATERIAL		●	REFERENCE NOTE F2	
CLASSIFY & TEST CONTROLLED FILL MATERIALS		●	REFERENCE NOTE F2	
PERFORM MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	●		REFERENCE NOTE F1	
PROPERLY PREPARED SITE AND SUB-GRADE PRIOR TO FILL		●	REFERENCE NOTE F1	

GENERAL SPECIAL INSPECTION NOTES :

1. THE ITEMS MARKED WITH A ● IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS. REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
3. CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK. (IBC SECTION 202)

SHEET NUMBER	SHEET NAME
S1	STRUCTURAL NOTES
S2	FOOTING & FOUNDATION PLAN
S3	ROOF FRAMING PLAN
S4	DETAILS

SCALE: AS NOTED
DATE: 02/14/22
DESIGN: M. WING
DRAWN: J. RHODES
CHECKED: M. WING

REVISIONS	DATE	DESCRIPTION

DWG :

STRUCTURAL NOTES
OSPREY RANCH WATER TANK
UT-158
EDEN, WEBER, UTAH

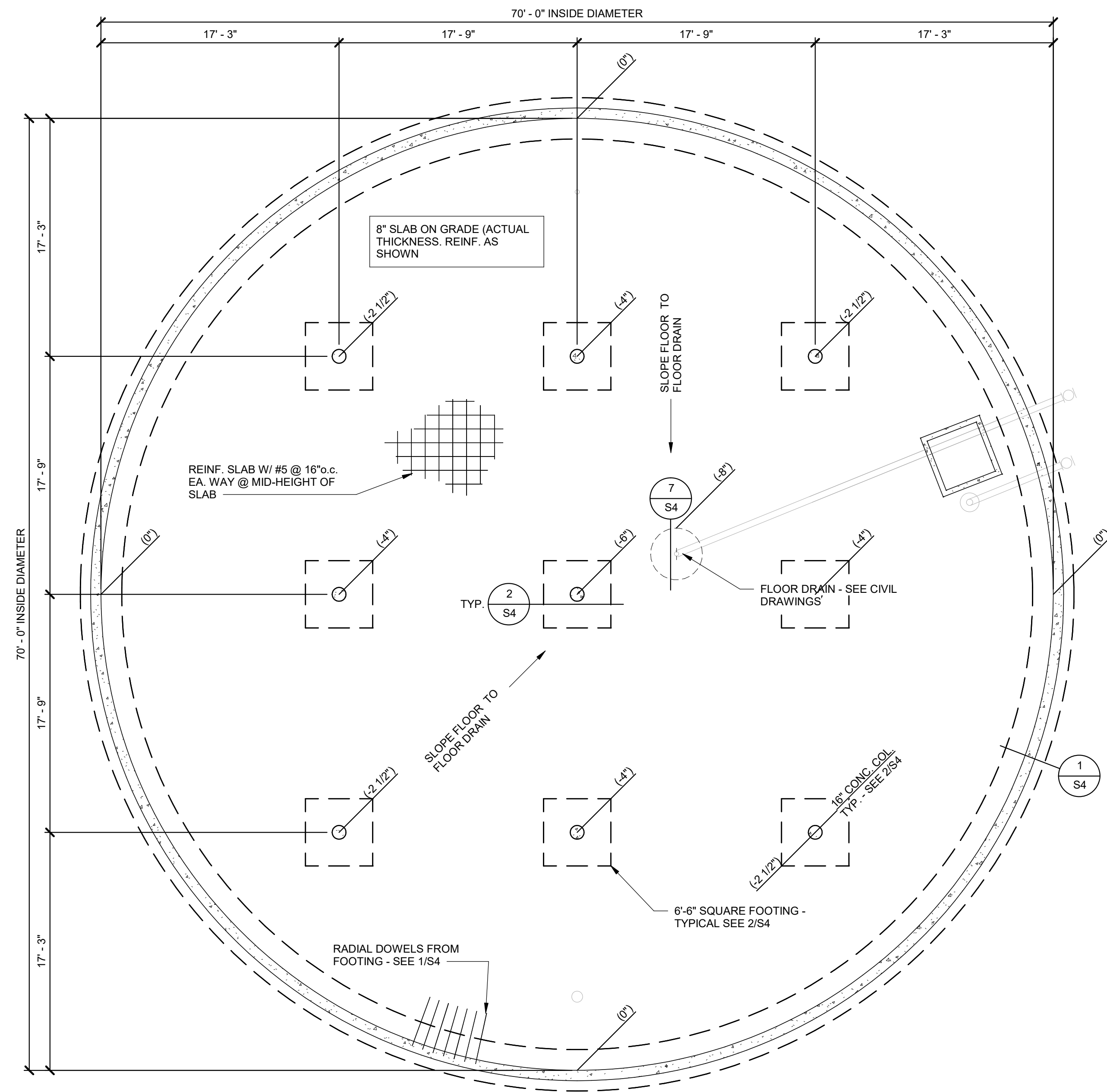
GARDNER ENGINEERING
CIVIL, LAND PLANNING
MUNICIPAL • LAND SURVEYING

15150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1

ARW ENGINEERS
structural consultants
1584 W. Park Dr. Ogden, Utah 84404
ph: 801.782.5555 arwengineers.com

A:\DRAWINGS\2021\1408 - Osprey Ranch Water Reservoir\1408 - Osprey Ranch Water Reservoir - 2021.rvt



NOTE:

1. FLOOR SLOPES 8% FROM OUTSIDE TO DRAIN AT CENTER. NUMBERS SHOWN IN () ARE RELATIVE TOP OF SLAB ELEVATIONS AT COLUMNS
2. PIPING SHOWN IS SCHEMATIC AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO TANK CONSTRUCTION.

NOTE:
SEE GARDNER ENGINEERING SITE PLAN FOR ORIENTATION AND NORTH ARROW.

FOOTING & FOUNDATION PLAN

SCALE : 1/8" = 1'-0"

A
S2

SCALE: AS NOTED
DATE: 02/14/22
DESIGN: M. WING
DRAWN: J. RHODES
CHECKED: M. WING

REVISIONS	DATE	DESCRIPTION



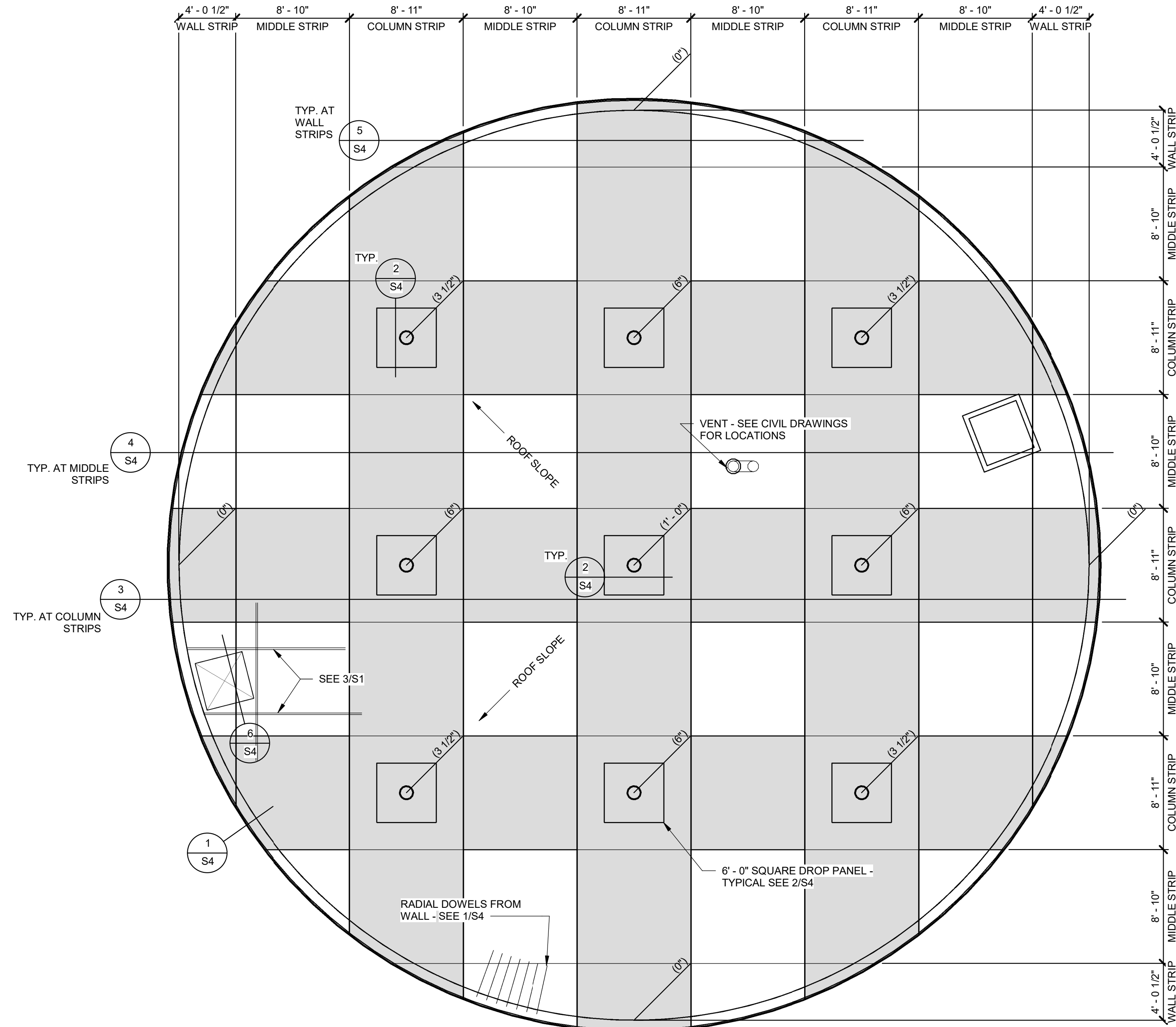
FOOTING & FOUNDATION PLAN
OSPREY RANCH WATER TANK
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
15150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S2

5/17/2022 14:52:44

X:\DRAWINGS\2021\1468 - Osprey Ranch Water Treatment\1468 - Osprey Ranch Water Treatment - 2021.rvt



NOTE:
 1. ROOF SLOPES 12" FROM CENTER TO EDGE.
 NUMBERS SHOWN IN () ARE RELATIVE TOP OF
 SLAB ELEVATIONS AT COLUMNS

NOTE:
 SEE GREAT BASIN ENGINEERING SITE PLAN FOR
 ORIENTATION AND NORTH ARROW.

ROOF SLAB PLAN
 SCALE : 1/8" = 1'-0"

A
S3

SCALE: AS NOTED
 DATE: 02/14/22
 DESIGN: M. WING
 DRAWN: J. RHODES
 CHECKED: M. WING

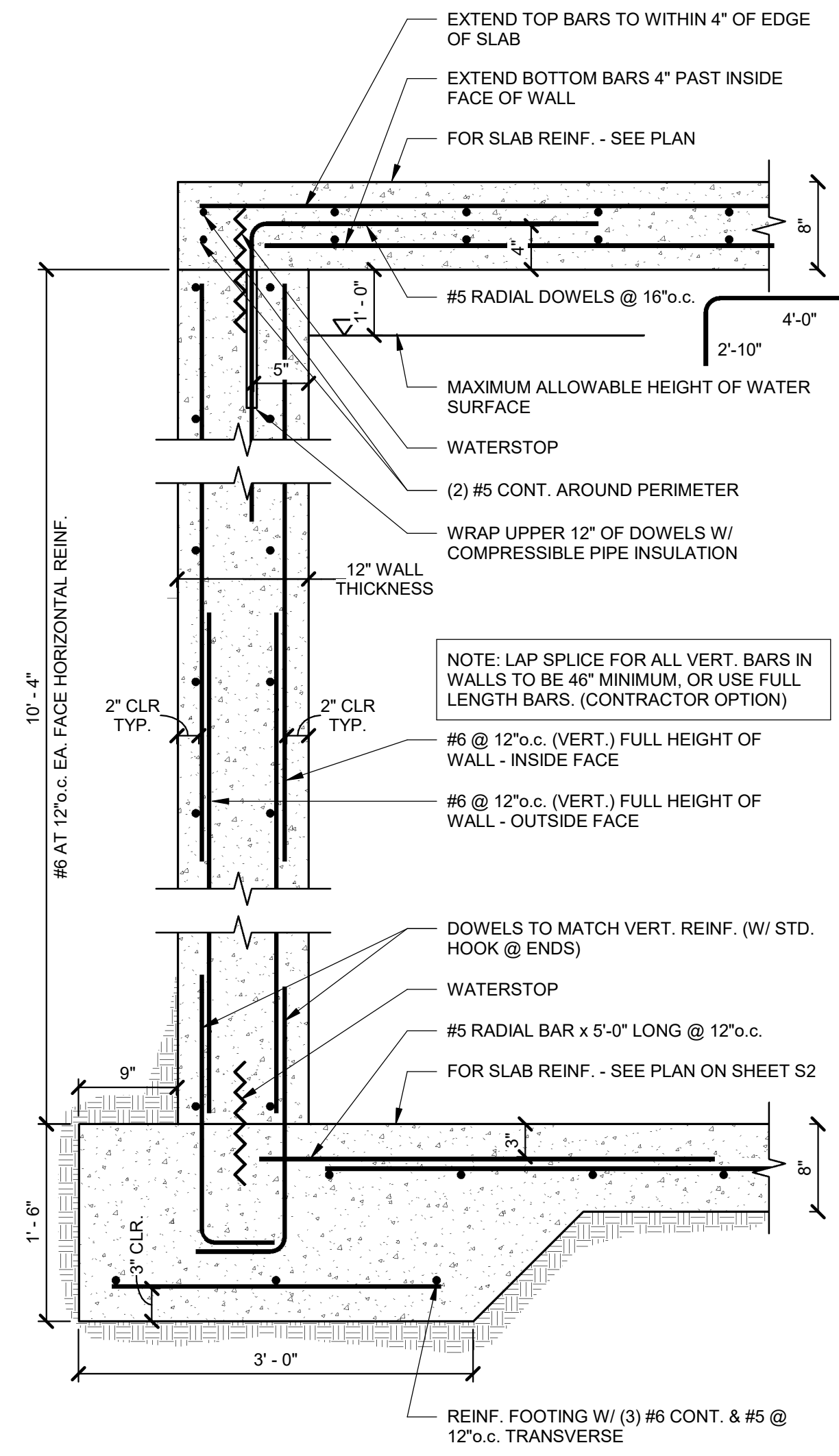
REVISIONS	DATE	DESCRIPTION



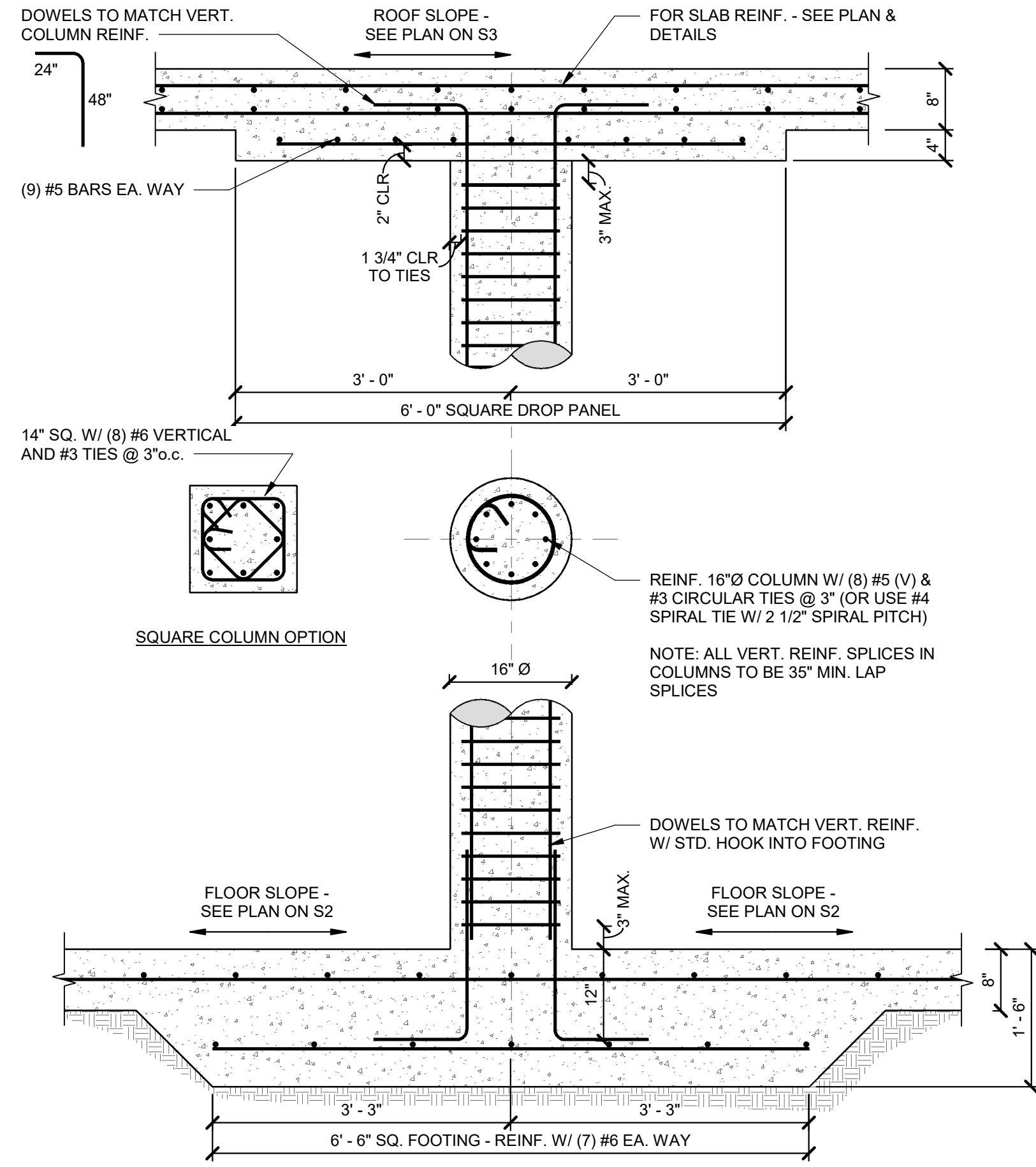
ROOF FRAMING PLAN
OSPREY RANCH WATER TANK
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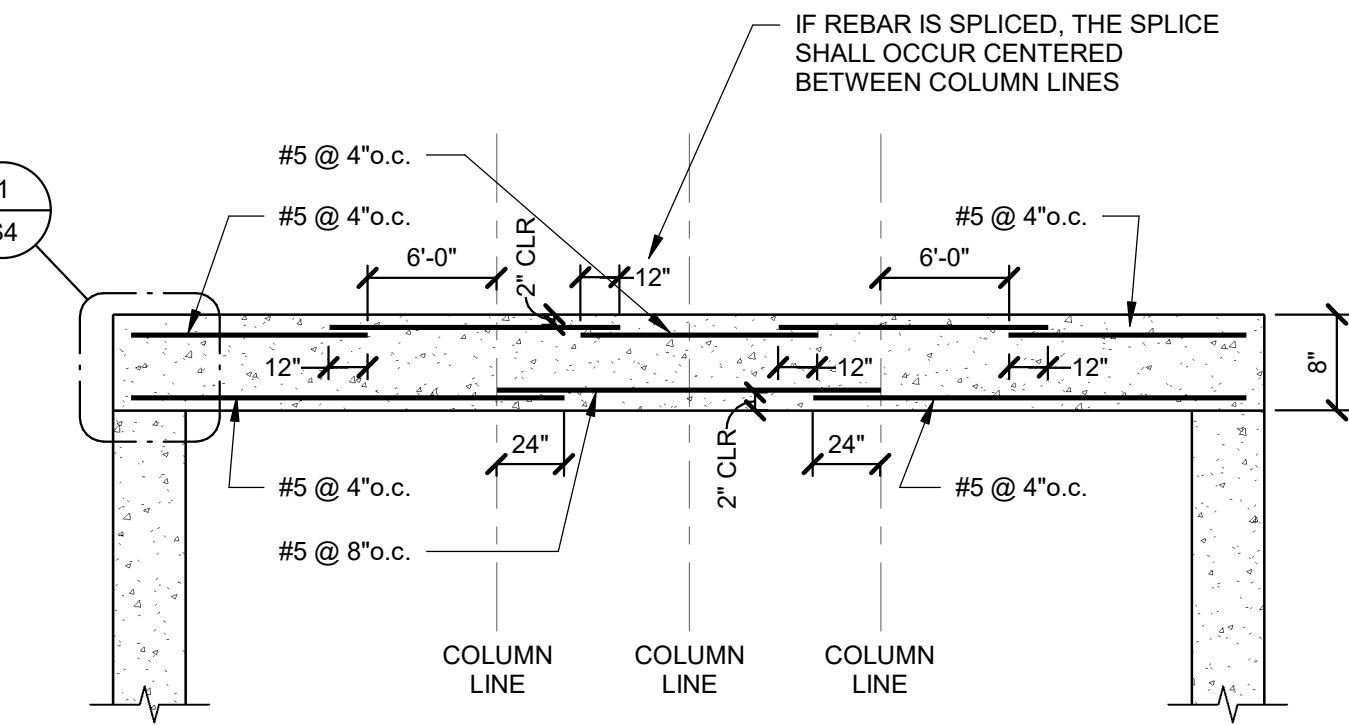
S3



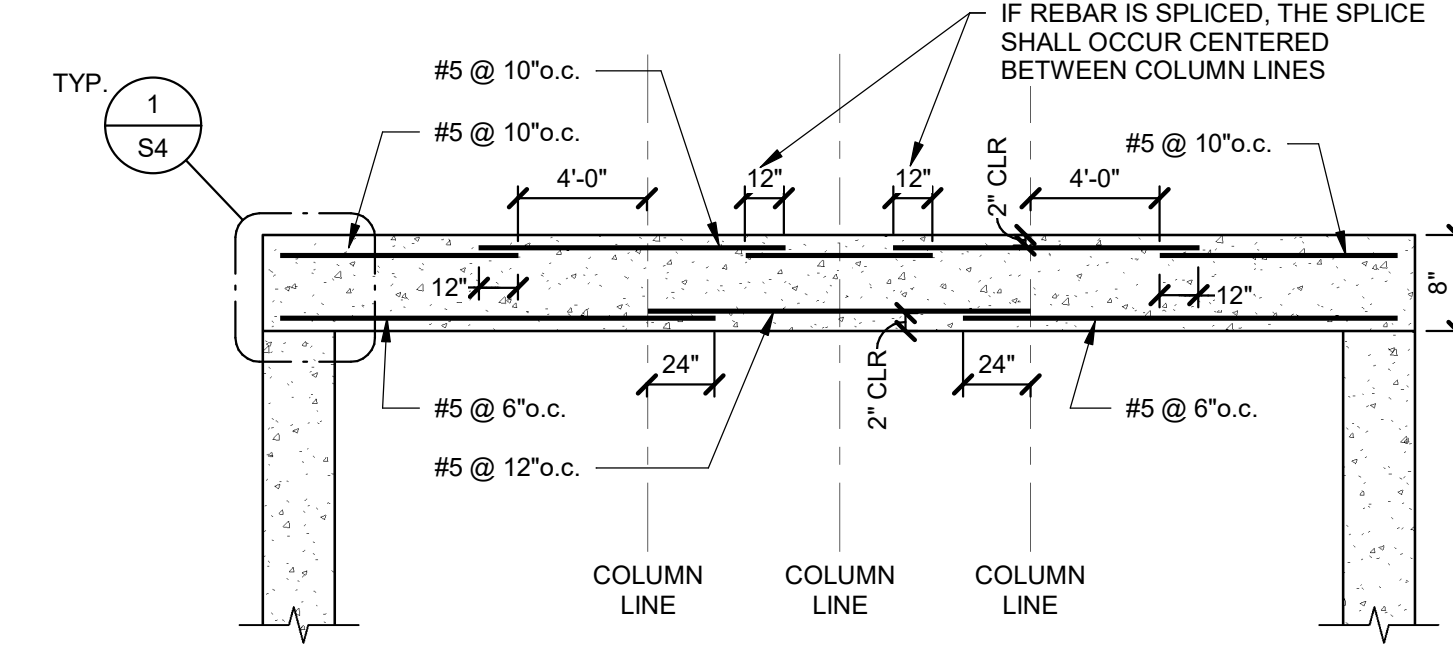
TYPICAL RESERVOIR WALL SECTION
SCALE: NONE



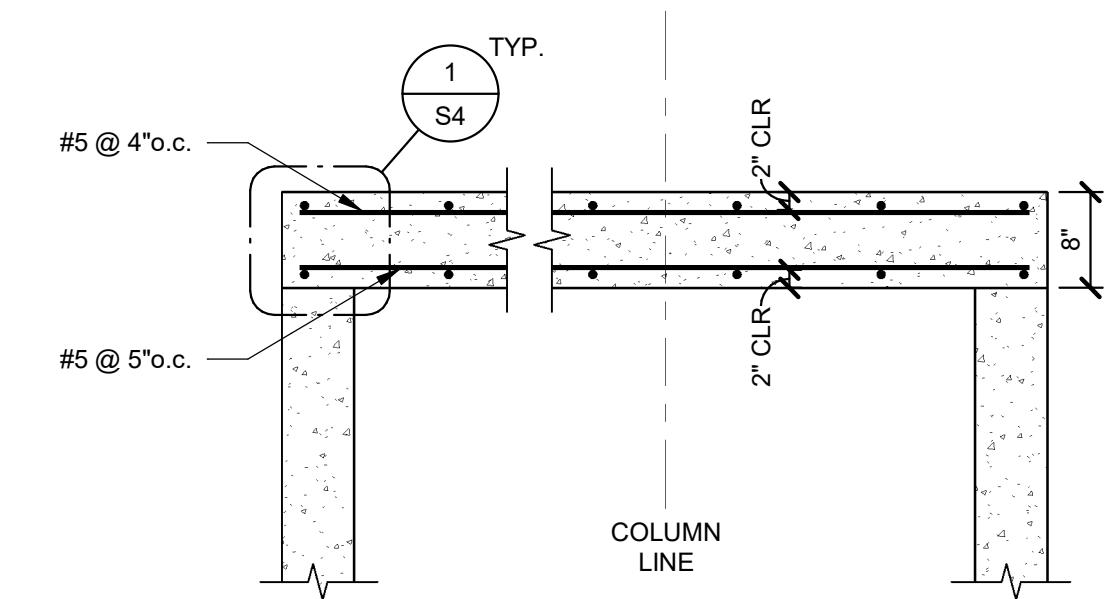
TYPICAL INTERIOR COLUMN
SCALE: NONE



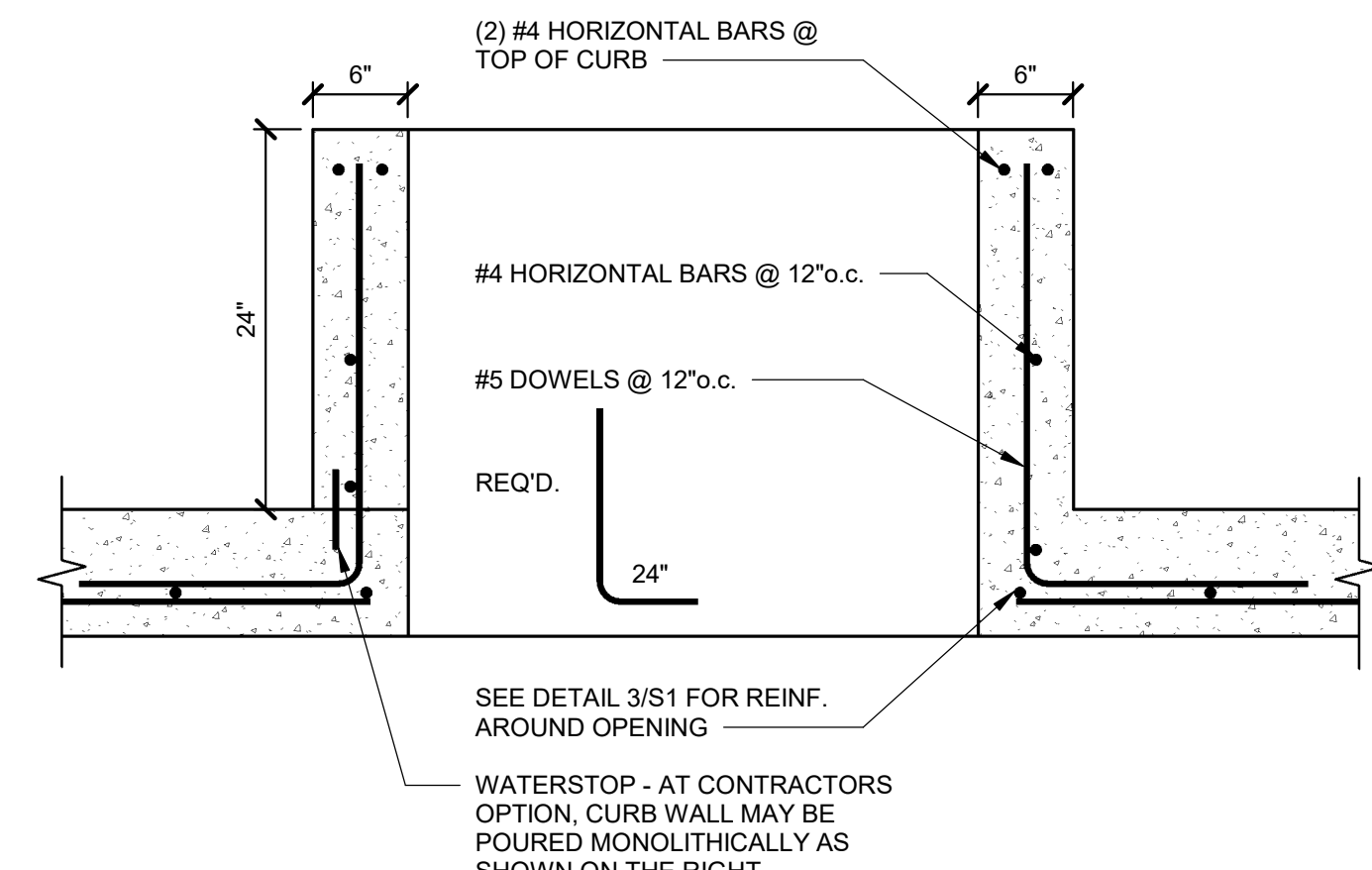
COLUMN STRIP (EACH DIRECTION)
SCALE: NONE



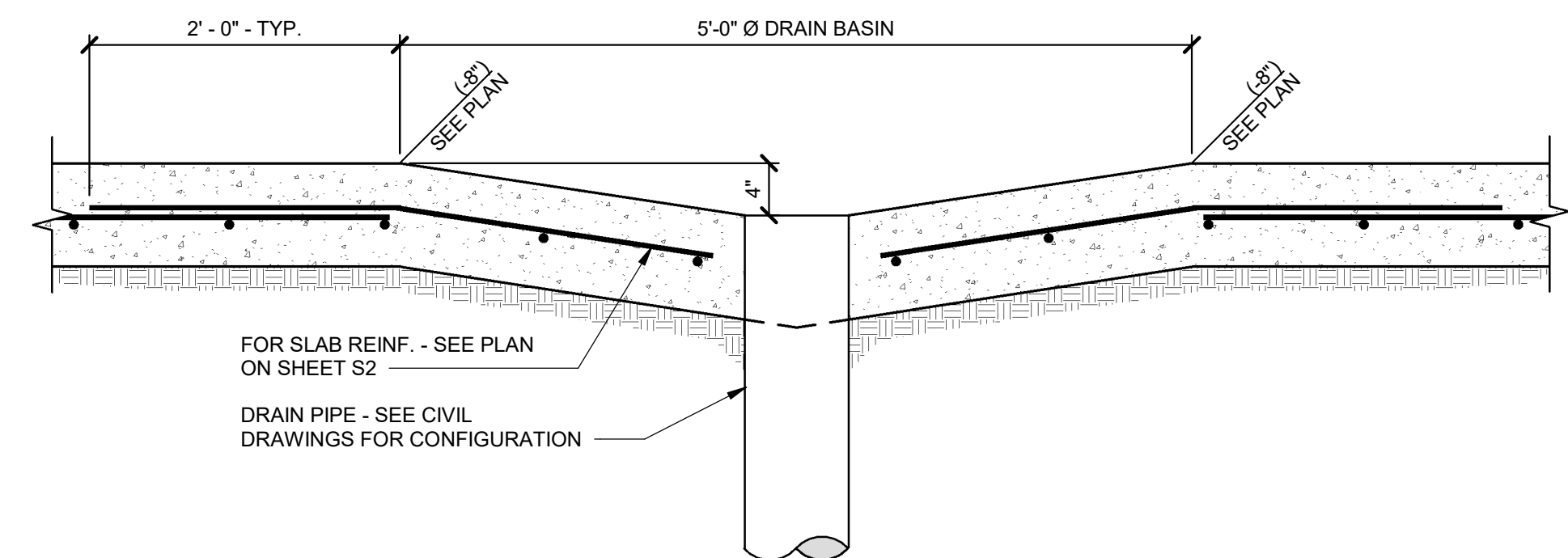
MIDDLE STRIP (EACH DIRECTION)
SCALE: NONE



WALL STRIP (EACH DIRECTION)
SCALE: NONE



CURB WALL SECTION
SCALE: NONE



DRAIN BASIN
SCALE: NONE

REVISIONS	DATE	DESCRIPTION



DETAILS
OSPREY RANCH WATER TANK
UT-158
EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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