

PHASE 5 - COVER SHEET
 THE RIDGE TOWNHOMES - PRELIM / REVIEW SET
 LEWIS HOMES
 EDEN, WEBER, UTAH
 PRELIMINARY / REVIEW SET



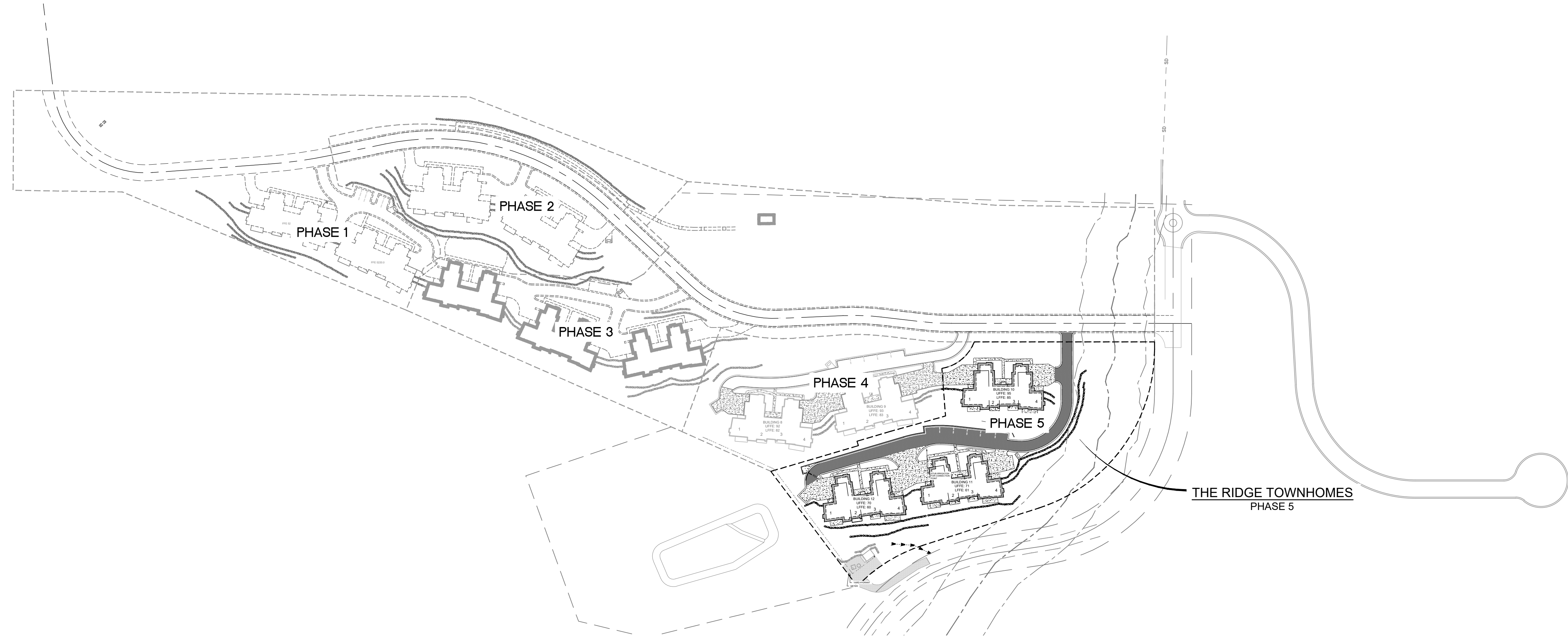
REVISIONS	DATE	DESCRIPTION



PHASE 5 - COVER SHEET
 THE RIDGE TOWNHOMES - PRELIM / REVIEW SET
 LEWIS HOMES
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GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

CV1



SHEET INDEX

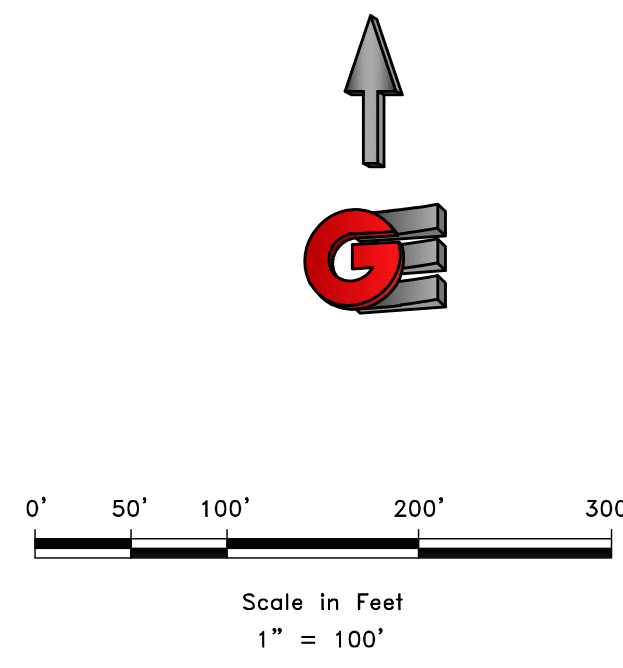
S1	SITE PLAN
C1	GRADING PLAN
C2	UTILITY PLAN
DT1	DETAIL SHEET
DT2	DETAIL SHEET
DT3	PROFILE SEWER AND SD

NOTICE:
 EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig
 1-800-662-4111
 UNDERGROUND SERVICE DATA

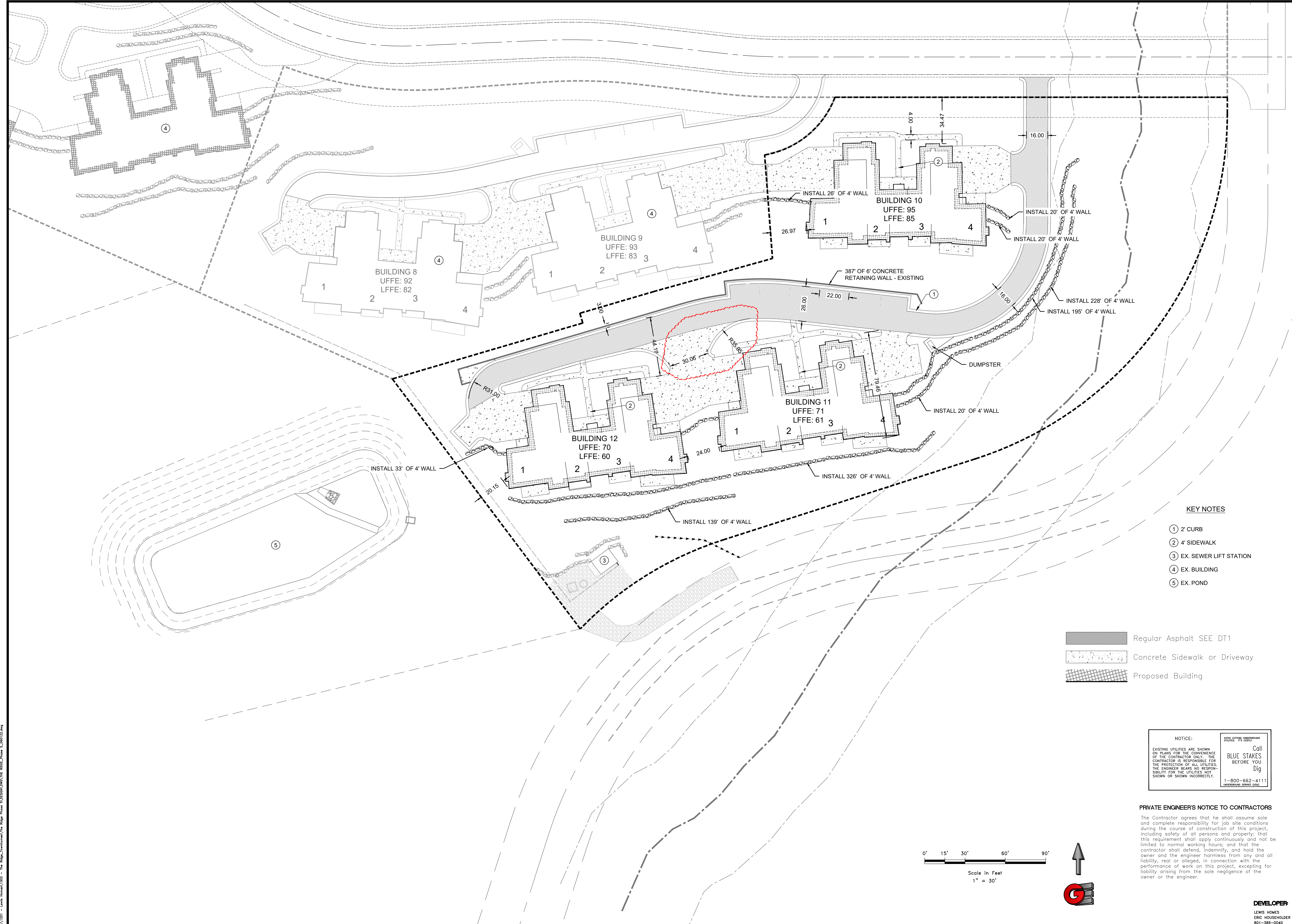
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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8/1/2015 - Lewis Homes\1503 - The Ridge Townhomes\The Ridge Phase 5\15030501.dwg; The Ridge Phase 5\15031212.dwg

DEVELOPER:
 LEWIS HOMES
 ERIC HOUSEHOLDER
 801-389-0040



SCALE: 1"=30'

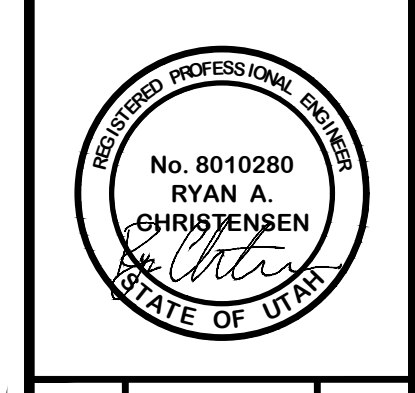
DATE: 06-02-22

DESIGN: KAN

DRAWN: KAN

CHECKED: RC

REVISIONS	DATE	DESCRIPTION



PHASE 5 - SITE PLAN

THE RIDGE TOWNHOMES - PRELIM / REVIEW SET

LEWIS HOMES

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

KEY NOTES

- ① 2' CURB
- ② 4' SIDEWALK
- ③ EX. SEWER LIFT STATION
- ④ EX. BUILDING
- ⑤ EX. POND

- Regular Asphalt SEE DT1
- Concrete Sidewalk or Driveway
- Proposed Building

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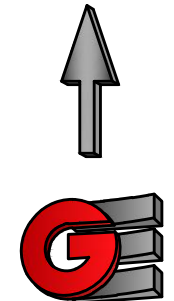
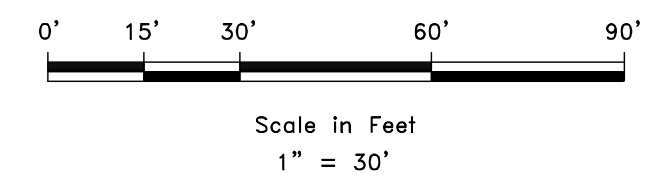
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UNDERGROUND SERVICE DATA

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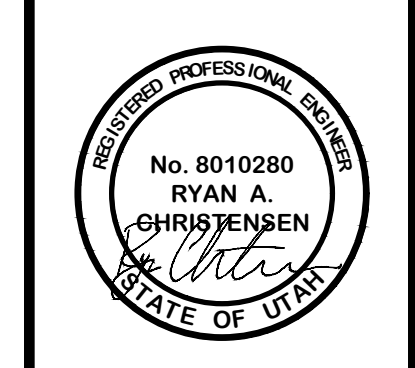


R:\2021 - Lewis Homes\1205 - The Ridge - Townhomes\The Ridge - Phase 5\1205050.dwg; The Ridge - Phase 5_120512.dwg



SCALE	*****
DATE	06-02-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

REVISIONS	DESCRIPTION
DATE	



PHASE 5 - GRADING PLAN
 THE RIDGE TOWNHOMES - PRELIM / REVIEW SET
 LEWIS HOMES
 EDEN, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 875 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY WEBER COUNTY AND WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT (WCWSD).
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
8. 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 OWNER.
9. 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.
10. 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.
11. THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WCWSD 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 THE WCWSD STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED 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.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION, 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.

WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WCWSD STANDARDS AND SPECIFICATIONS AND PLANS. CULINARY WATERLINES SHALL BE DUCTILE IRON CLASS 52. ALL SECONDARY WATERLINES SHALL BE PVC C900 DR 14.
2. TRUST 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 1/8-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20' L.F. OF CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR IN COORDINATION WITH 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 HWID AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. CONTRACTOR SHALL COORDINATE CONNECTION TO THE WATER LINE WITH THE DISTRICT.
7. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE DUCTILE IRON.
9. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE DISTRICT.
10. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
11. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
12. WATER METERS SHALL BE MARKED WITH IDENTIFICATION NUMBER AS SHOWN ON PLANS.

	Regular Asphalt
	Concrete Sidewalk or Driveway
	Proposed Building

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(UNDERGROUND SERVICE CO.)

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND DIRECTION FROM SOILS REPORT (GEOSTRATA 12/3/13).
2. MAXIMUM SLOPES SHALL BE 2.5:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED (SEE NOTE 12).
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE SOILS REPORT. MINIMUM COMPACTION TESTS AT 1 FT LIFTS.
4. IN AREAS WHERE BASEMENT ELEVATIONS ARE GREATER THAN 4 FT BELOW EXISTING GROUND - FOUNDATION DRAINAGE SHALL BE INSTALLED PER THE SOILS REPORT. IT IS ASSUMED THAT FOUNDATION DRAINAGE WILL BE REQUIRED ON THE NORTH SIDE OF BUILDING 2.
5. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
6. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
7. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
11. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH WATER UTILITY TO OBTAIN A WATER METER.
12. IF WATER IS ENCOUNTERED ON CUT SLOPES, PERFORATED LAND DRAIN OR OTHER GROUNDWATER MITIGATION SHALL BE INSTALLED TO DIRECT WATER TO ROADWAY OR STORM DRAIN. WHERE SITE CONDITIONS ALLOW, ROCK WALLS MAYBE USED TO MINIMIZE CUT SLOPE. WALLS WILL BE CONSTRUCTED IN ACCORDANCE WITH RETAINING WALL DETAIL ON THE SITE DETAILS SHEET.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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 ON 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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.

STORM SEWER GENERAL NOTES

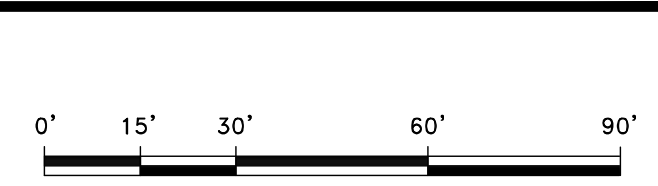
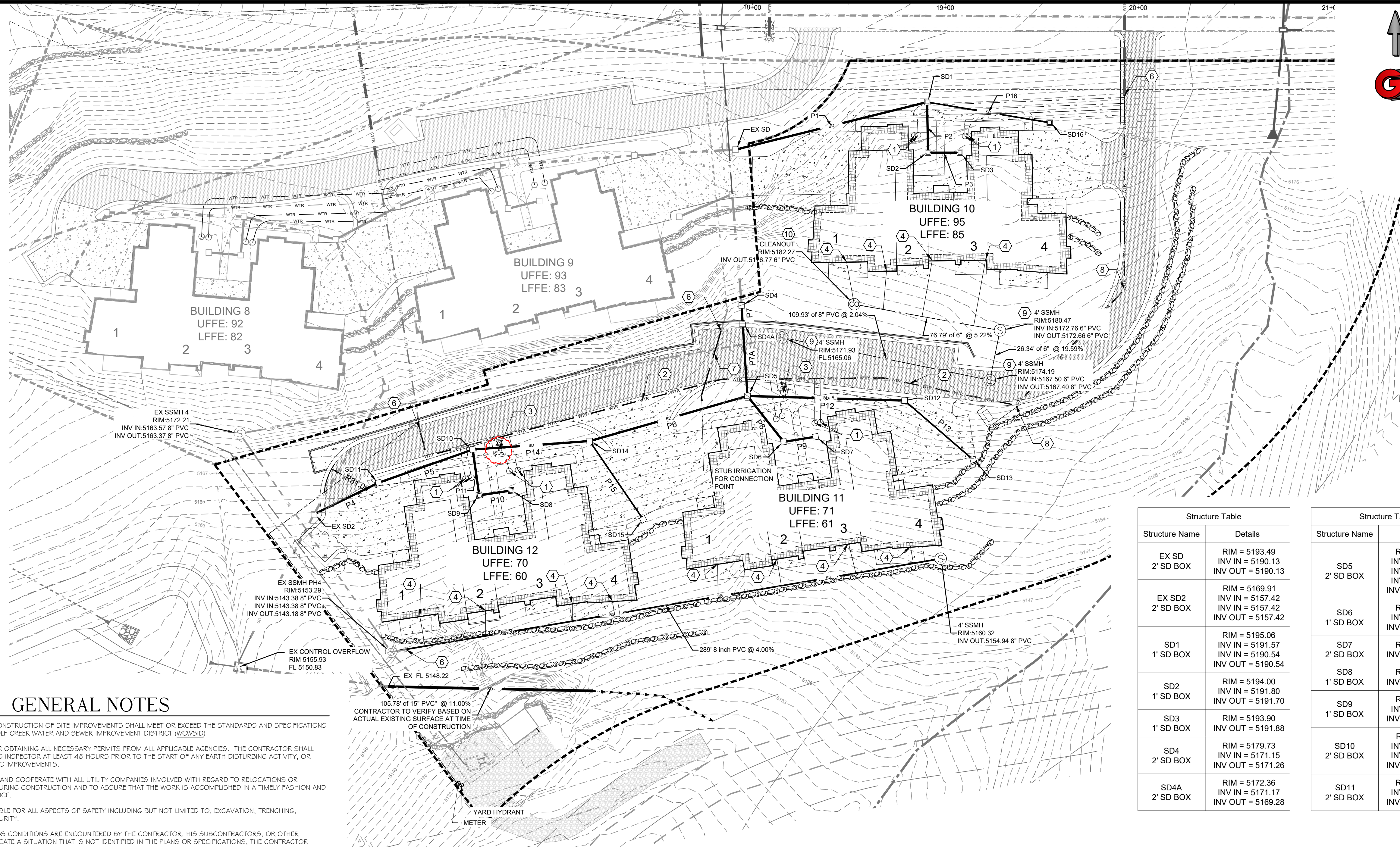
1. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. STORM DRAIN PIPE WITHIN THE ROADWAY SHALL BE 15" DIAM. MIN. RCP CLASS III. LINES OUTSIDE OF ROADWAY SHALL BE PVC SDR 35.
2. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL 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 OGDEN CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
3. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED PRIOR TO FINAL ACCEPTANCE.
4. ALL STORM DRAIN PIPES IN THE PUBLIC RIGHT-OF-WAY SHALL BE RCP CL III.
5. 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".
6. 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.

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DEVELOPER:
LEWIS HOMES
ERIC HOUSEHOLDER
801-389-0040

C1



Pipe Table			
NAME	LENGTH	SLOPE	DESCRIPTION
P1	102.37'	0.40%	8" SD PVC
P2	26.28'	0.50%	6" SD PVC
P3	16.63'	0.50%	6" SD PVC
P4	37.36'	0.38%	12" SD PVC
P5	51.68'	8.71%	12" SD PVC
P6	85.09'	1.80%	12" SD PVC
P7	9.51'	0.94%	12" SD PVC
P7A	37.52'	11.42%	12" SD PVC
P8	30.28'	5.18%	6" SD PVC
P9	16.68'	0.99%	6" SD PVC
P10	16.71'	7.96%	6" SD PVC
P11	23.91'	14.25%	6" SD PVC
P12	81.54'	1.67%	8" SD PVC
P13	46.92'	0.50%	8" SD PVC
P14	60.82'	2.31%	12" SD PVC
P15	49.20'	0.36%	8" SD PVC
P16	64.44'	0.58%	8" SD PVC

Structure Table	
Structure Name	Details
EX SD	RIM = 5193.49 2' SD BOX INV IN = 5190.13 INV OUT = 5190.13
EX SD2	RIM = 5169.91 2' SD BOX INV IN = 5157.42 INV OUT = 5157.42
SD1	RIM = 5195.06 1' SD BOX INV IN = 5191.57 INV OUT = 5190.54
SD2	RIM = 5194.00 1' SD BOX INV IN = 5191.80 INV OUT = 5191.70
SD3	RIM = 5193.90 1' SD BOX INV OUT = 5191.88
SD4	RIM = 5179.73 2' SD BOX INV IN = 5171.15 INV OUT = 5171.28
SD4A	RIM = 5172.36 2' SD BOX INV IN = 5171.17 INV OUT = 5169.28

Structure Table	
Structure Name	Details
SD5	RIM = 5169.75 2' SD BOX INV IN = 5165.00 INV IN = 5165.00 INV OUT = 5165.00
SD6	RIM = 5169.80 1' SD BOX INV IN = 5166.67 INV OUT = 5166.57
SD7	RIM = 5169.85 2' SD BOX INV IN = 5166.83 INV OUT = 5166.83
SD8	RIM = 5169.00 1' SD BOX INV IN = 5167.00 INV OUT = 5167.00
SD9	RIM = 5168.90 1' SD BOX INV IN = 5165.67 INV OUT = 5165.57
SD10	RIM = 5170.91 2' SD BOX INV IN = 5162.06 INV IN = 5162.16 INV OUT = 5162.06
SD11	RIM = 5169.15 2' SD BOX INV IN = 5157.56 INV OUT = 5157.56

Structure Table	
Structure Name	Details
SD12	RIM = 5169.80 1' SD BOX INV IN = 5166.46 INV OUT = 5166.36
SD13	RIM = 5169.32 2' SD BOX INV IN = 5166.69 INV OUT = 5166.69
SD14	RIM = 5168.85 2' SD BOX INV IN = 5163.47 INV IN = 5163.47 INV OUT = 5163.47
SD15	RIM = 5168.59 2' SD BOX INV IN = 5163.65 INV OUT = 5163.65
SD16	RIM = 5193.70 1' SD BOX INV IN = 5190.91 INV OUT = 5190.91

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2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
3. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH 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.
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6. 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.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
8. 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 OWNER.
9. 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.
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11. THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED.

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STORM SEWER GENERAL NOTES

1. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. STORM DRAIN PIPE WITHIN THE ROADWAY SHALL BE 15" DIAM. MIN. RCP CLASS III. LINES OUTSIDE OF ROADWAY SHALL BE PVC SDR 35.
2. 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 OGDEN CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
3. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED PRIOR TO FINAL ACCEPTANCE.
4. ALL STORM DRAIN PIPES IN THE PUBLIC RIGHT-OF-WAY SHALL BE RCP CL III.
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6. 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.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH WCWSID 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 THE WCWSID STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED 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.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND DIRECTION FROM SOILS REPORT (GEOSTRATA 1/23/13).
2. MAXIMUM SLOPES SHALL BE 2.5:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED (SEE NOTE 12).
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE SOILS REPORT. MINIMUM COMPACTION TESTS AT 1 FT LIFTS.
4. IN AREAS WHERE BASEMENT ELEVATIONS ARE GREATER THAN 4 FT BELOW EXISTING GROUND - FOUNDATION DRAINAGE SHALL BE INSTALLED PER THE SOILS REPORT. IT IS ASSUMED THAT FOUNDATION DRAINAGE WILL BE REQUIRED ON THE NORTH SIDE OF BUILDING 2.
5. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
6. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
7. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
10. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
11. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH WATER UTILITY TO OBTAIN A WATER METER.
12. IF WATER IS ENCOUNTERED ON CUT SLOPES, PERFORATED LAND DRAIN OR OTHER GROUNDWATER MITIGATION SHALL BE INSTALLED TO DIRECT WATER TO ROADWAY OR STORM DRAIN. WHERE SITE CONDITIONS ALLOW, ROCK WALLS MAYBE USED TO MINIMIZE CUT SLOPE. WALLS WILL BE CONSTRUCTED IN ACCORDANCE WITH RETAINING WALL DETAIL ON THE SITE DETAILS SHEET.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION, 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.

WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WCWSID STANDARDS AND SPECIFICATIONS AND PLANS. CULINARY WATERLINES SHALL BE DUCTILE IRON CLASS 52. ALL SECONDARY WATERLINES SHALL BE PVC C900 DR 14.
2. TRUST 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 1/8-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE CONTRACTOR IN COORDINATION WITH 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 HWID AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. CONTRACTOR SHALL COORDINATE CONNECTION TO THE WATER LINE WITH THE DISTRICT.
7. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE DUCTILE IRON.
9. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE DISTRICT.
10. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
11. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
12. WATER METERS SHALL BE MARKED WITH IDENTIFICATION NUMBER AS SHOWN ON PLANS.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS 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 ON 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY NOTES

- ① PROPOSED WATER METER
- ② PROPOSED 8" WATER LINE
- ③ PROPOSED FIRE HYDRANT
- ④ PROPOSED 4" SEWER LATERAL
- ⑤ PROPOSED 8" SEWER
- ⑥ CONNECT TO EXISTING
- ⑦ SECONDARY WATER LINE
- ⑧ 45° BEND
- ⑨ 4" SSMH
- ⑩ SEWER CLEAN OUT

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig

1-800-662-4111
MICROPHONE SERVICE USA

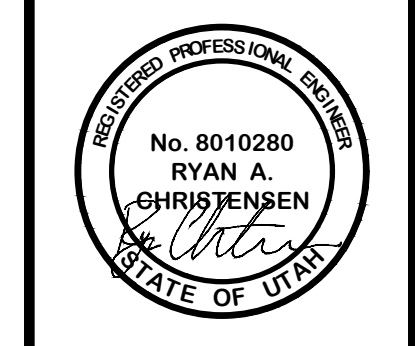
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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.

DEVELOPER:
LEWIS HOMES
ERIC HOUSEHOLDER
801-389-0040

SCALE	1"=30'
DATE	06-02-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

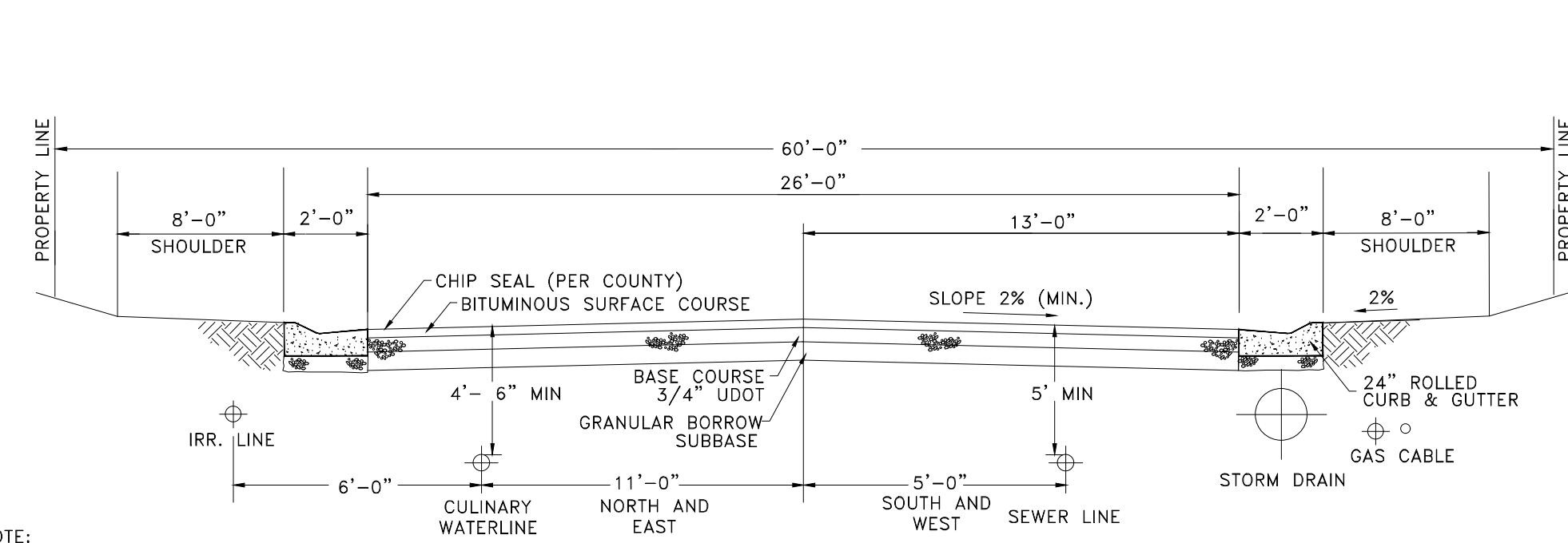
REVISIONS	DESCRIPTION
DATE	DESCRIPTION
01-09-2020	REVISED SEWER AND WATER WATERLINE TO SEWER LEFT STA
05-11-2022	



PHASE 5 - UTILITY PLAN
 THE RIDGE TOWNHOMES - PRELIM / REVIEW SET
 LEWIS HOMES
 EDEN, WEBER, UTAH

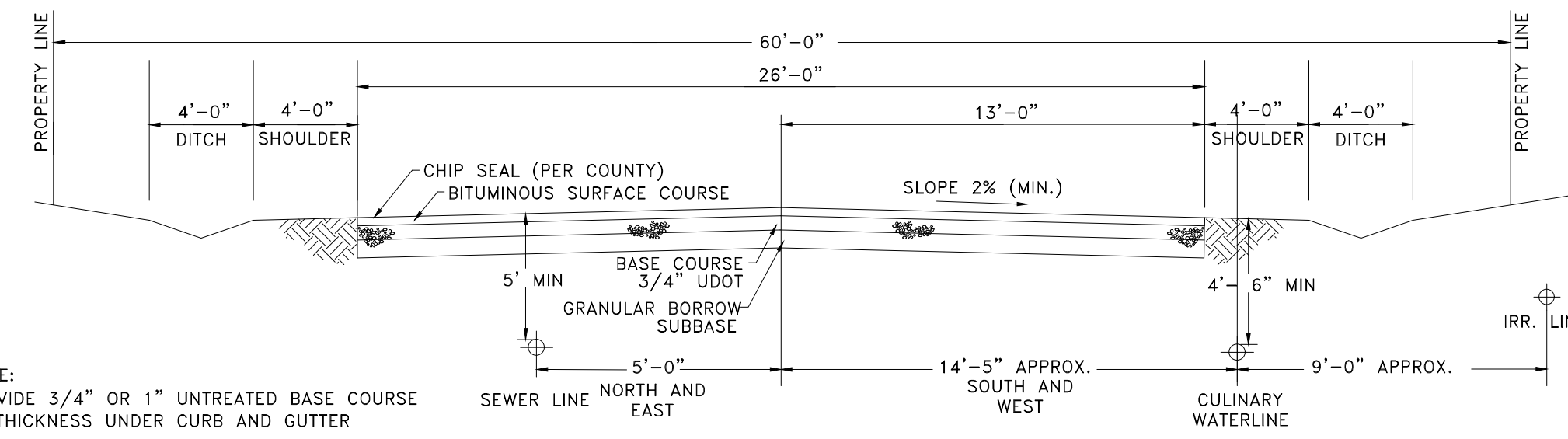
GARDNER ENGINEERING
CIVIL, LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0020 FAX: 801.476.0066



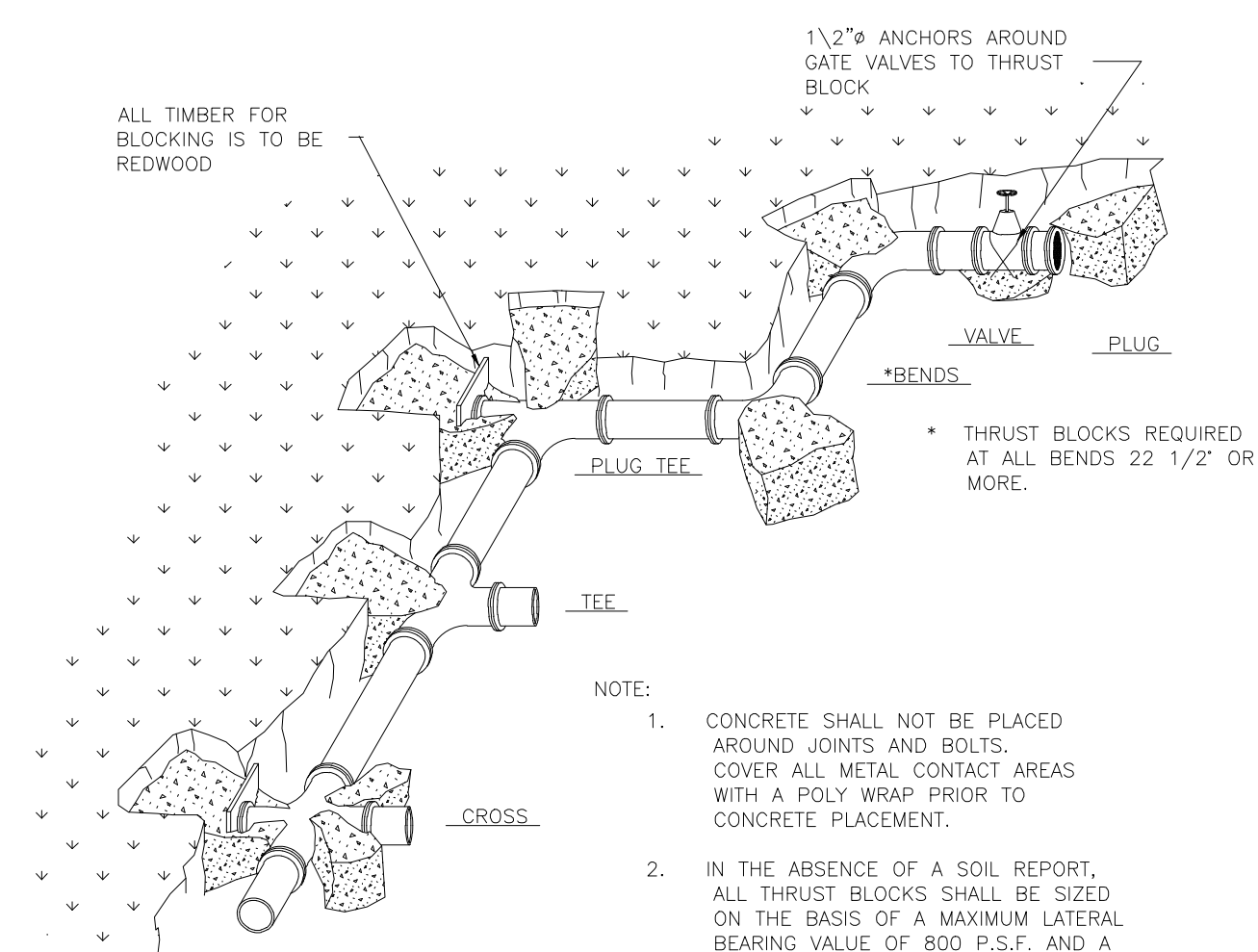
NOTE:
PROVIDE 3/4" OR 1" UNTREATED BASE COURSE
6" THICKNESS UNDER CURB AND GUTTER

ROAD CROSS SECTION (TYP)
N.T.S.



NOTE:
PROVIDE 3/4" OR 1" UNTREATED BASE COURSE
6" THICKNESS UNDER CURB AND GUTTER

ROAD CROSS WITH DITCH SECTION
N.T.S.



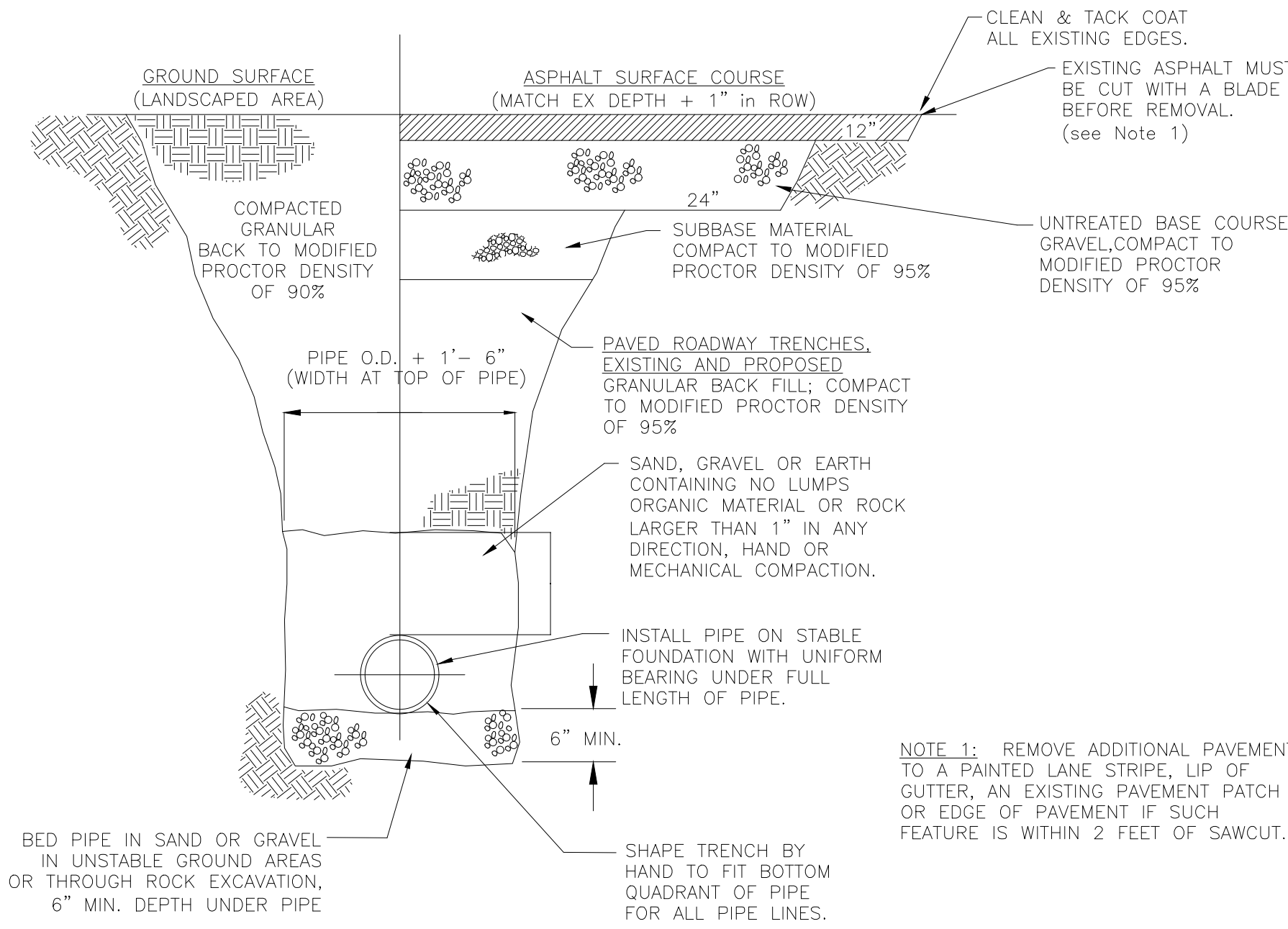
NOTE:
1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% 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/ BRANCH PLUGGED	CROSSW/ BRANCH PLUGGED
	90°	45°	22 1/2°	11 1/4°					
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	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	12.0	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0	13.0	20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4	16.0	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	19.0	31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6	20.0	34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0	21.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	24.0	45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0	38.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	50.0	102.0	102.0	102.0

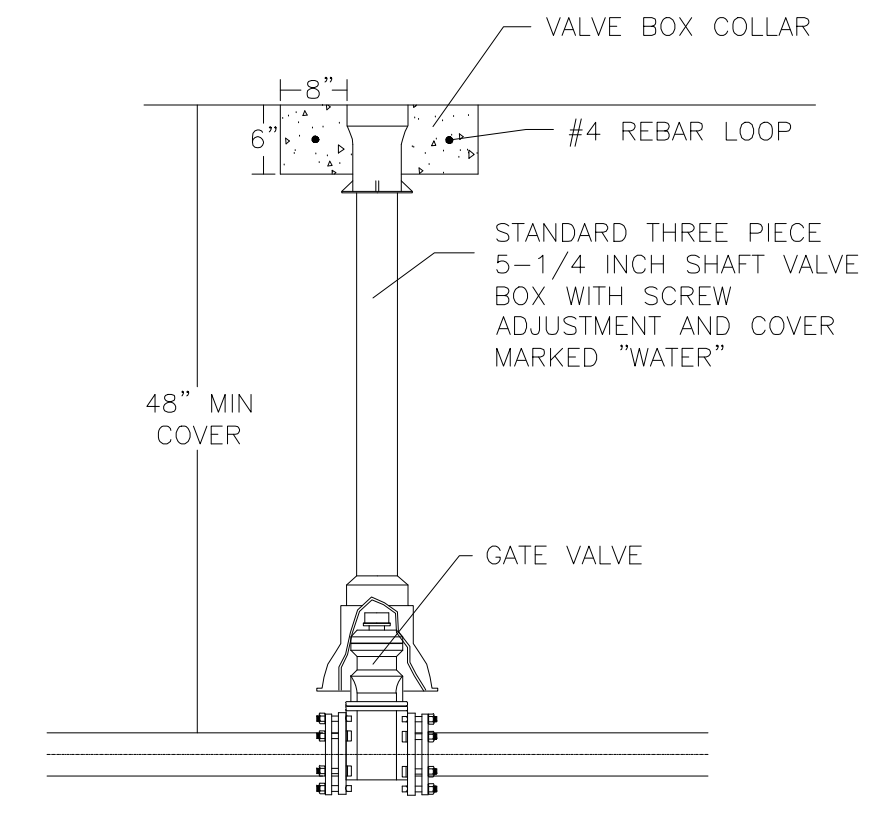
*SIZE IS BRANCH SIZE.
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

THRUST BLOCKING DETAIL
APPLIES TO ALL PRESSURE PIPE

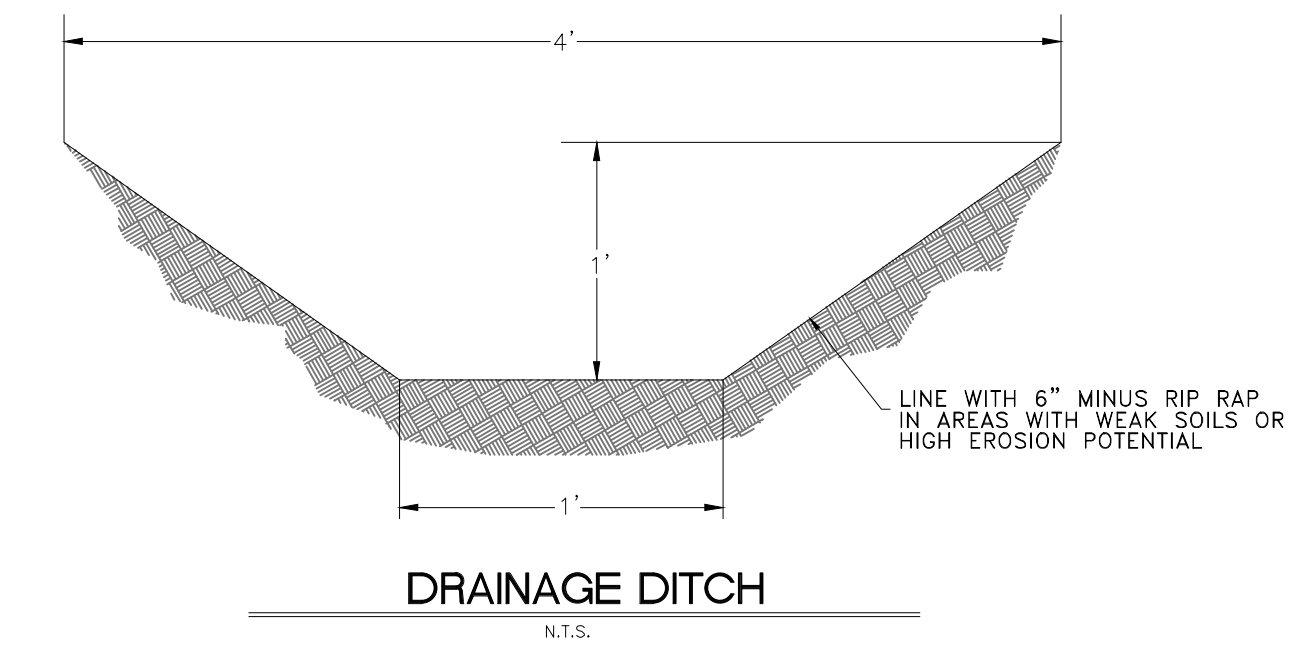


NOTE 1: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, LIP OF GUTTER, AN EXISTING PAVEMENT PATCH OR EDGE OF PAVEMENT IF SUCH FEATURE IS WITHIN 2 FEET OF SAWCUT.

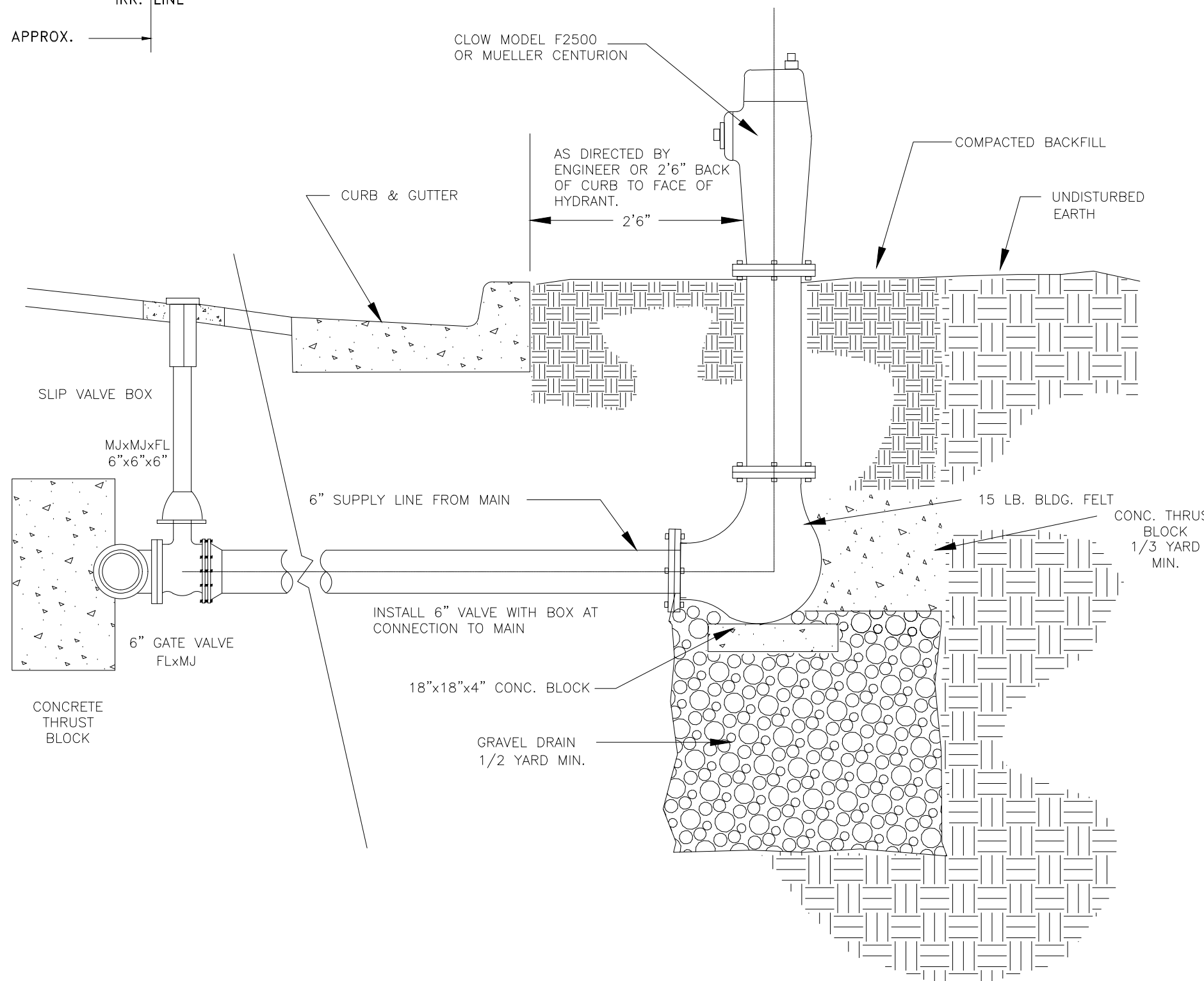
TYPICAL TRENCH SECTION
N.T.S.



GATE VALVE DETAIL
N.T.S.



DRAINAGE DITCH
N.T.S.



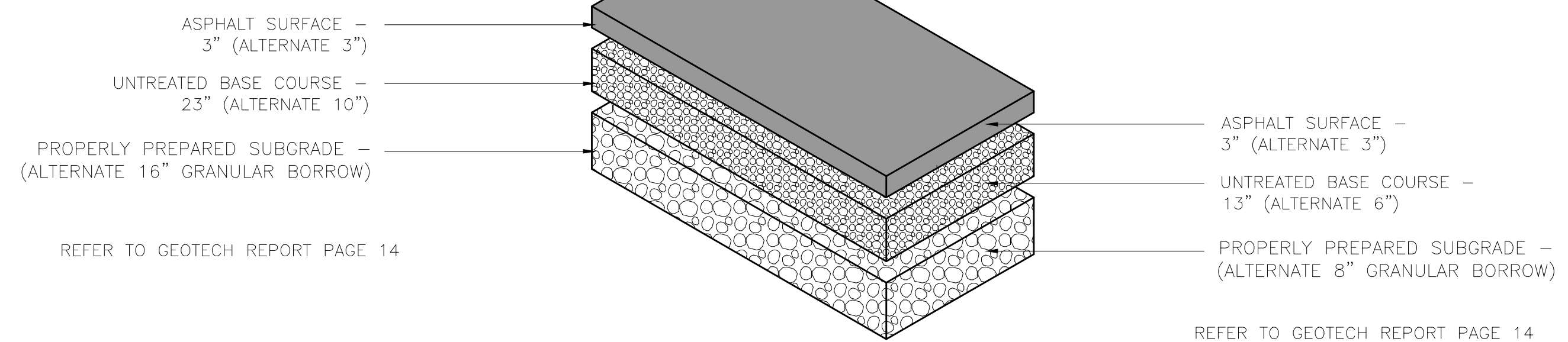
TYPICAL WATER HYDRANT INSTALLATION DETAIL
N.T.S.

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

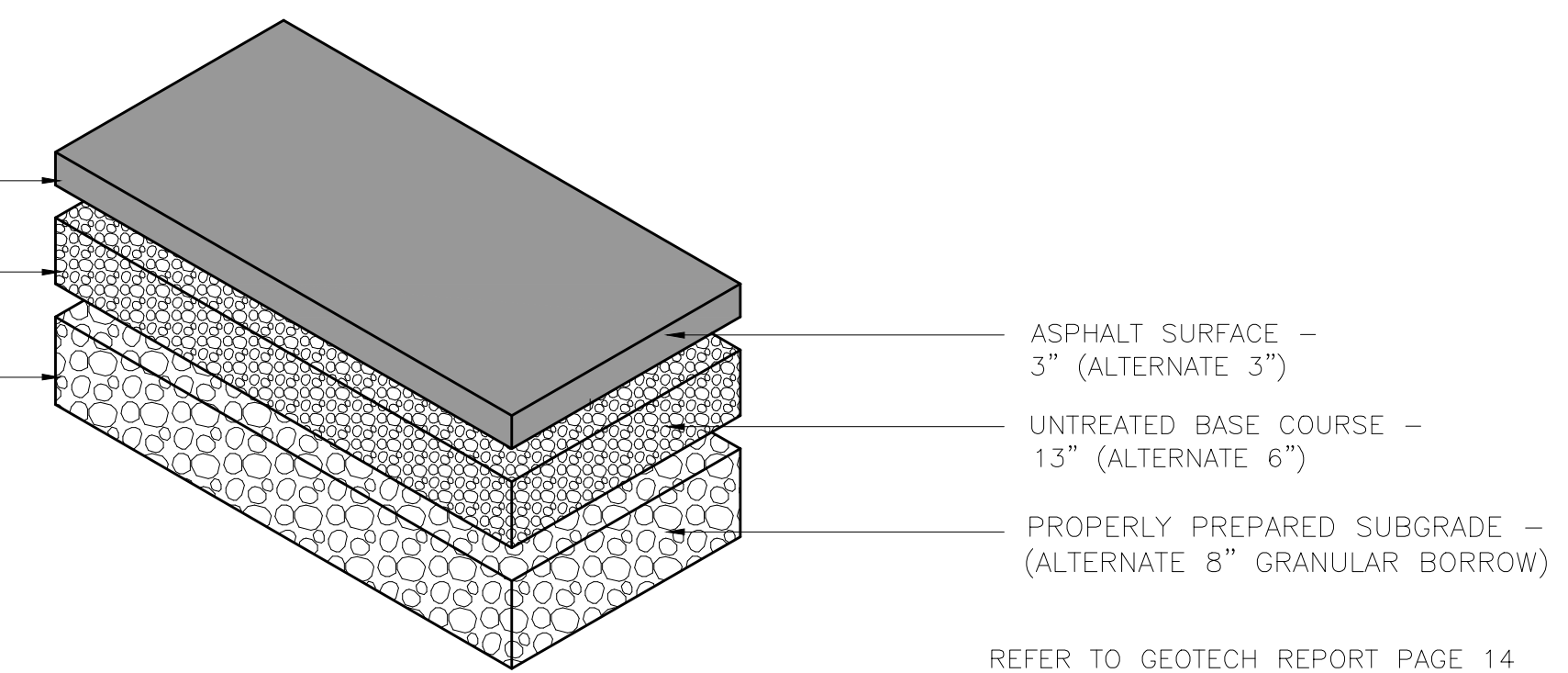
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

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.
 $0.5 \times 7.1 = 3.56 \sim 4$ SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)



TYPICAL HEAVY DUTY ASPHALT PAVING
N.T.S.



TYPICAL REGULAR ASPHALT PAVING
N.T.S.

SCALE	#####
DATE	06-02-22
DESIGN	KAN
DRAWN	KAN
CHECKED	RC

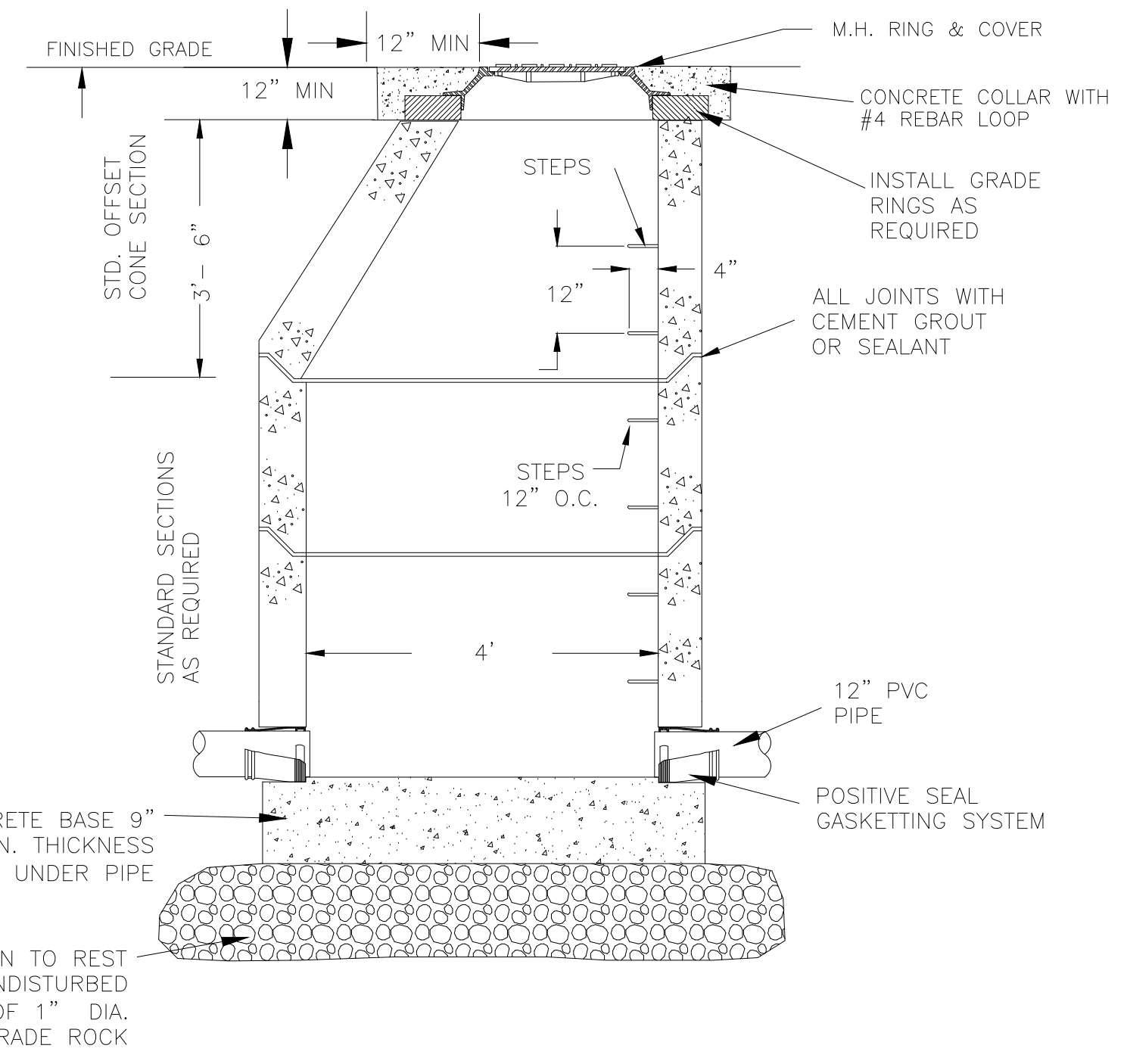
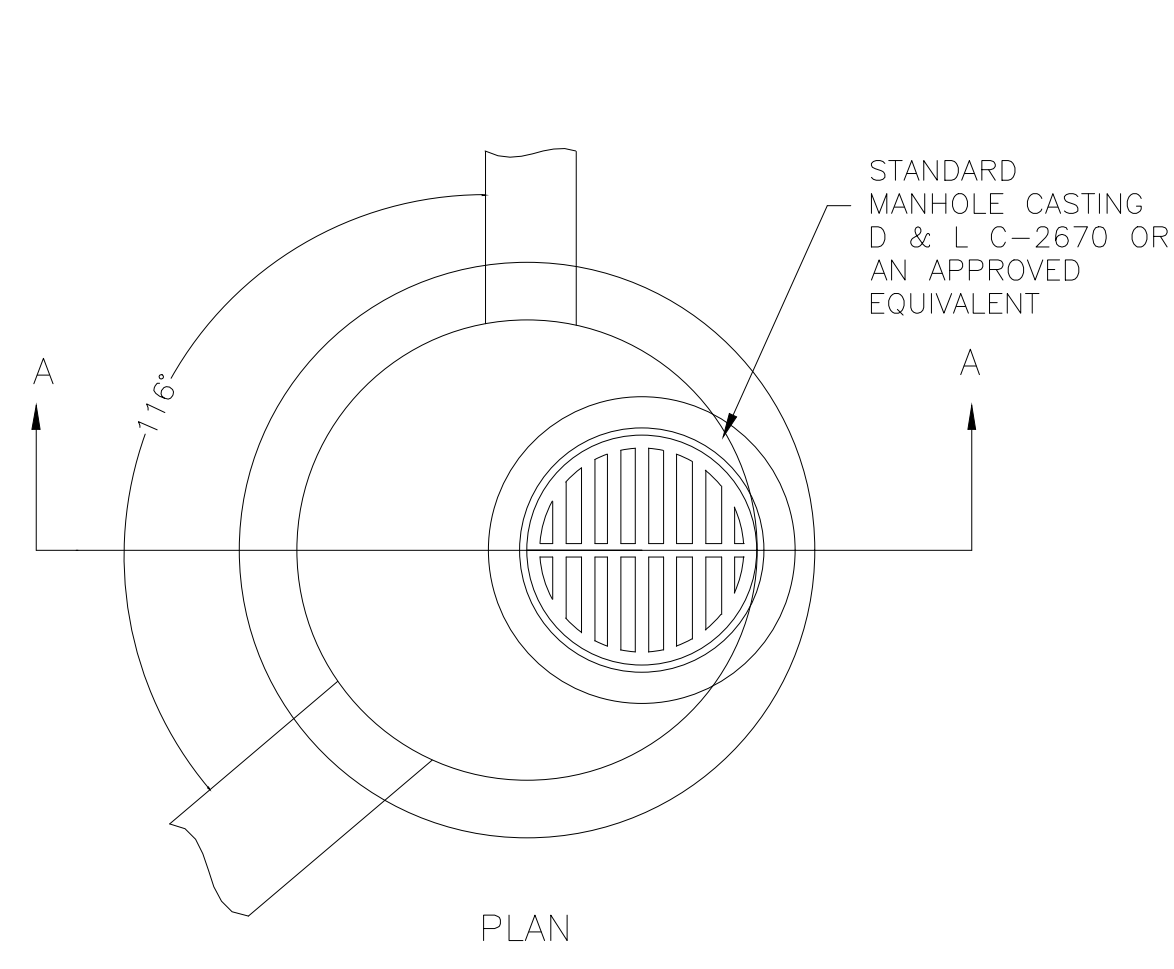
REVISIONS	DESCRIPTION	DATE



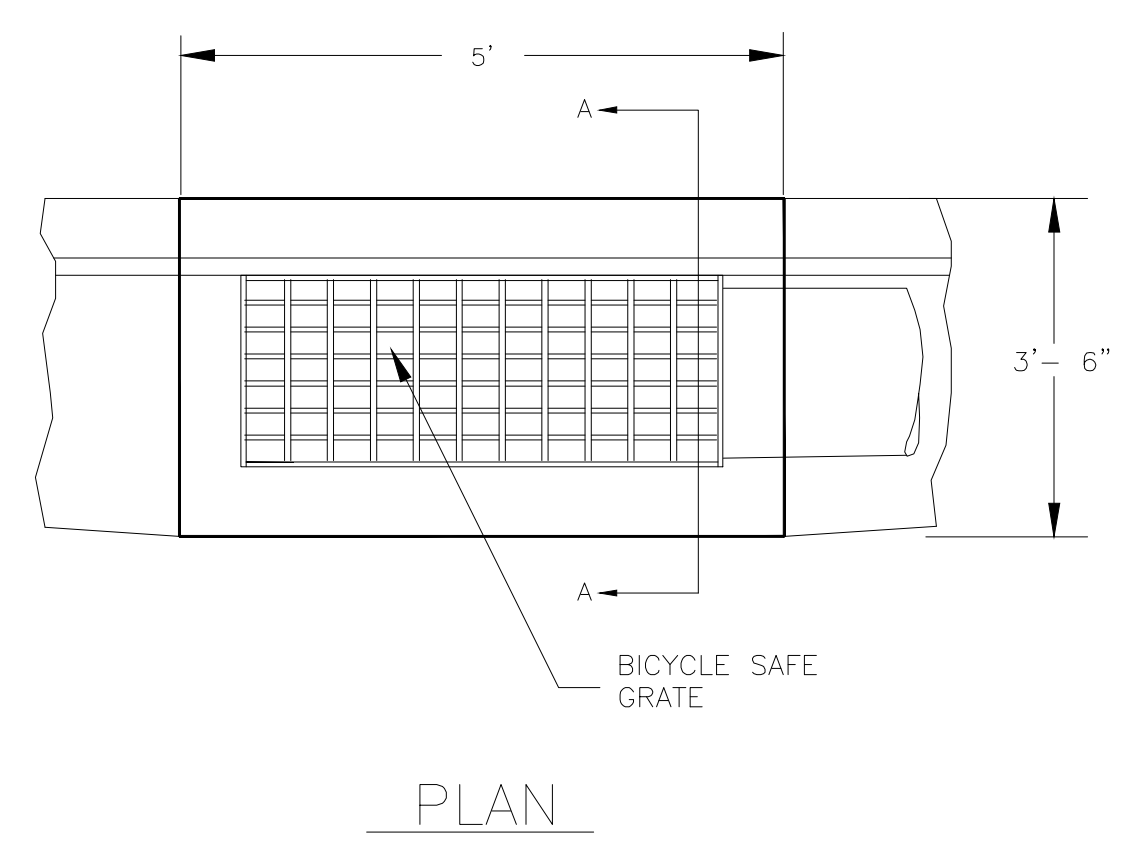
PHASE 5 - DETAILS
THE RIDGE TOWNHOMES - PRELIM / REVIEW SET
LEWIS HOMES
EDEN, WEBER, UTAH

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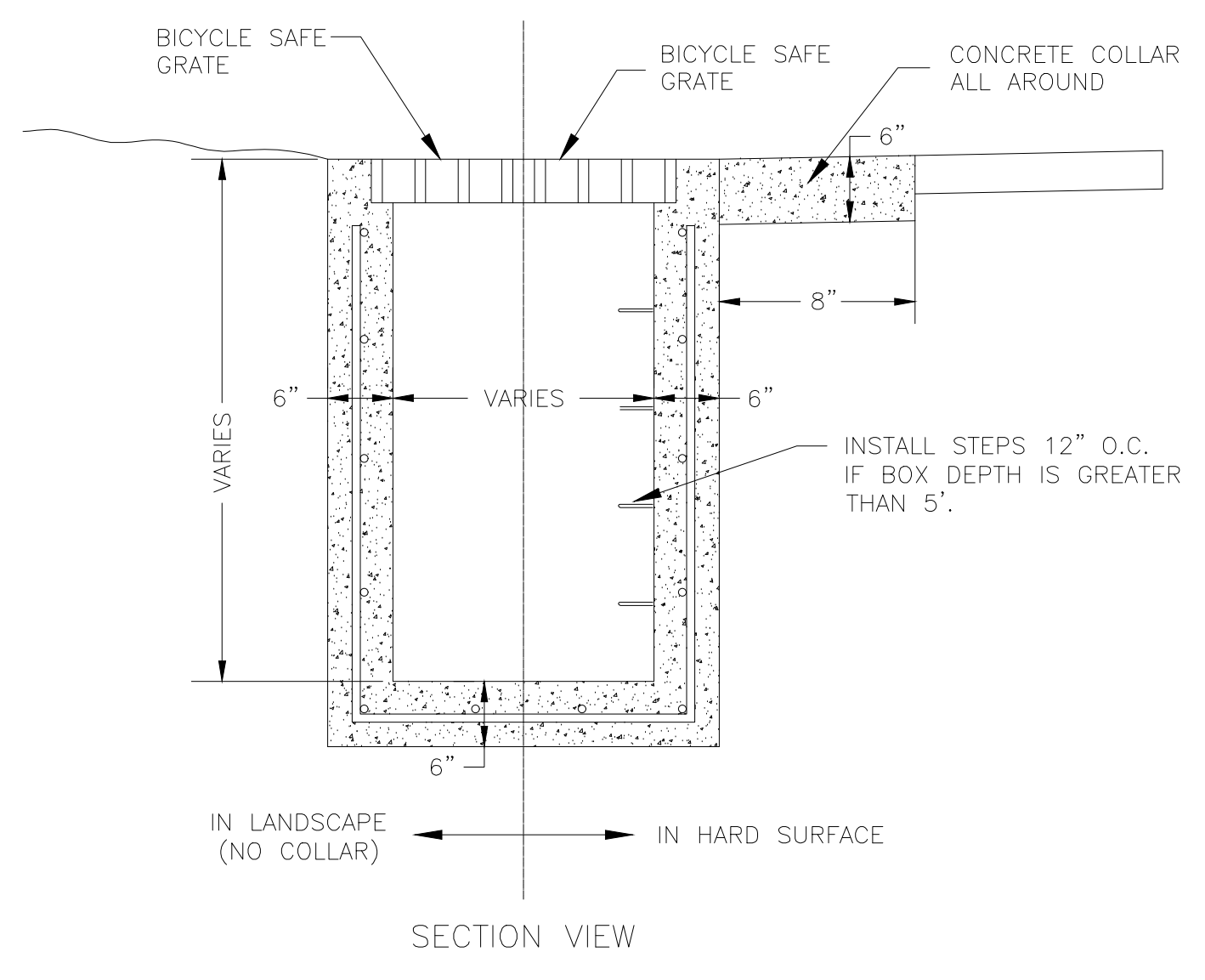
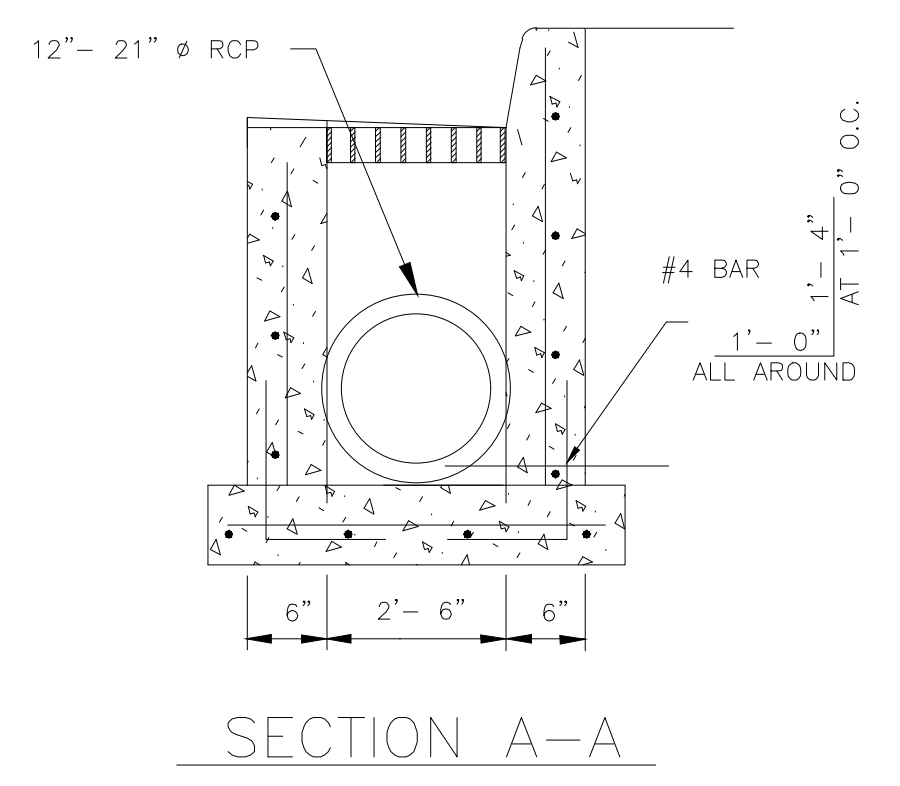
DT1



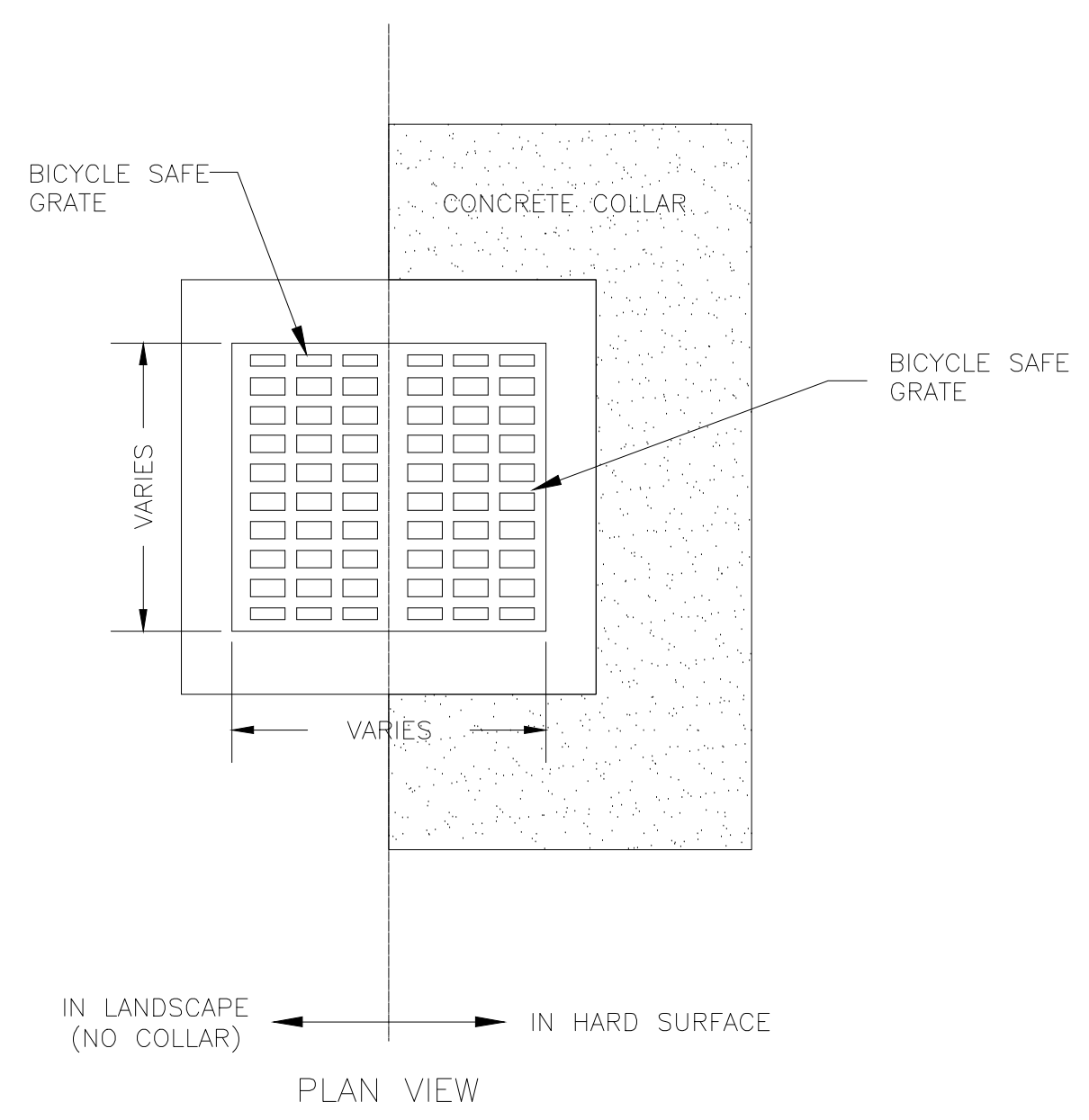
MANHOLE
N.T.S.



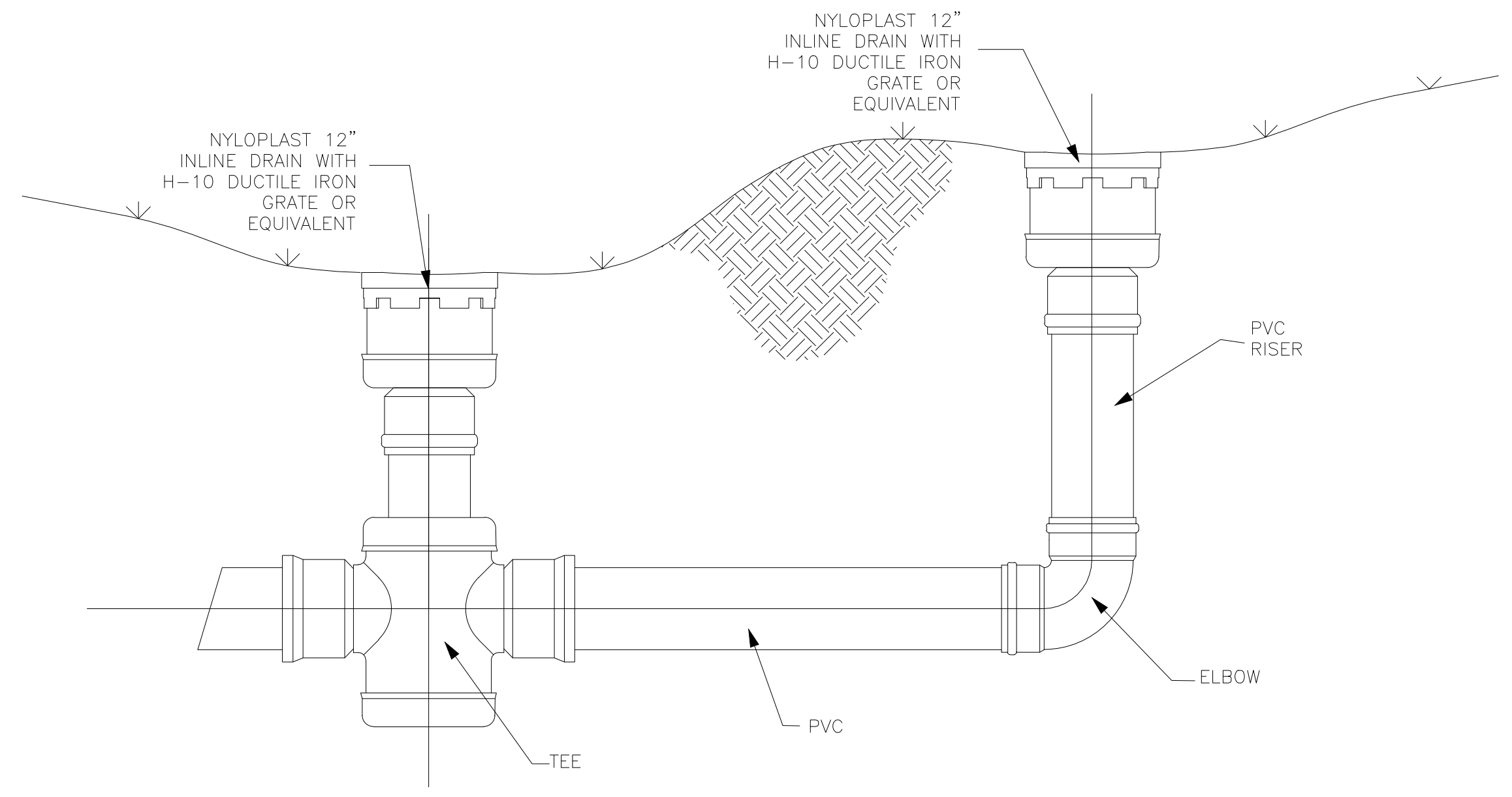
TYPICAL 2'-6" X 4' CATCH BASIN
N.T.S.



TYPICAL STORM DRAIN BOX
N.T.S.



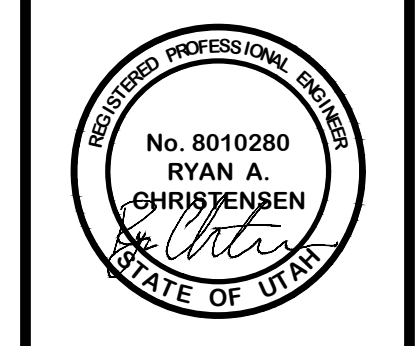
TYPICAL STORM DRAIN BOX
N.T.S.



1' INLET - INLINE DRAIN BOX
N.T.S.

REVISIONS	DATE	DESCRIPTION

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DATE: 06-02-22
DESIGN: KAN
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CHECKED: RC



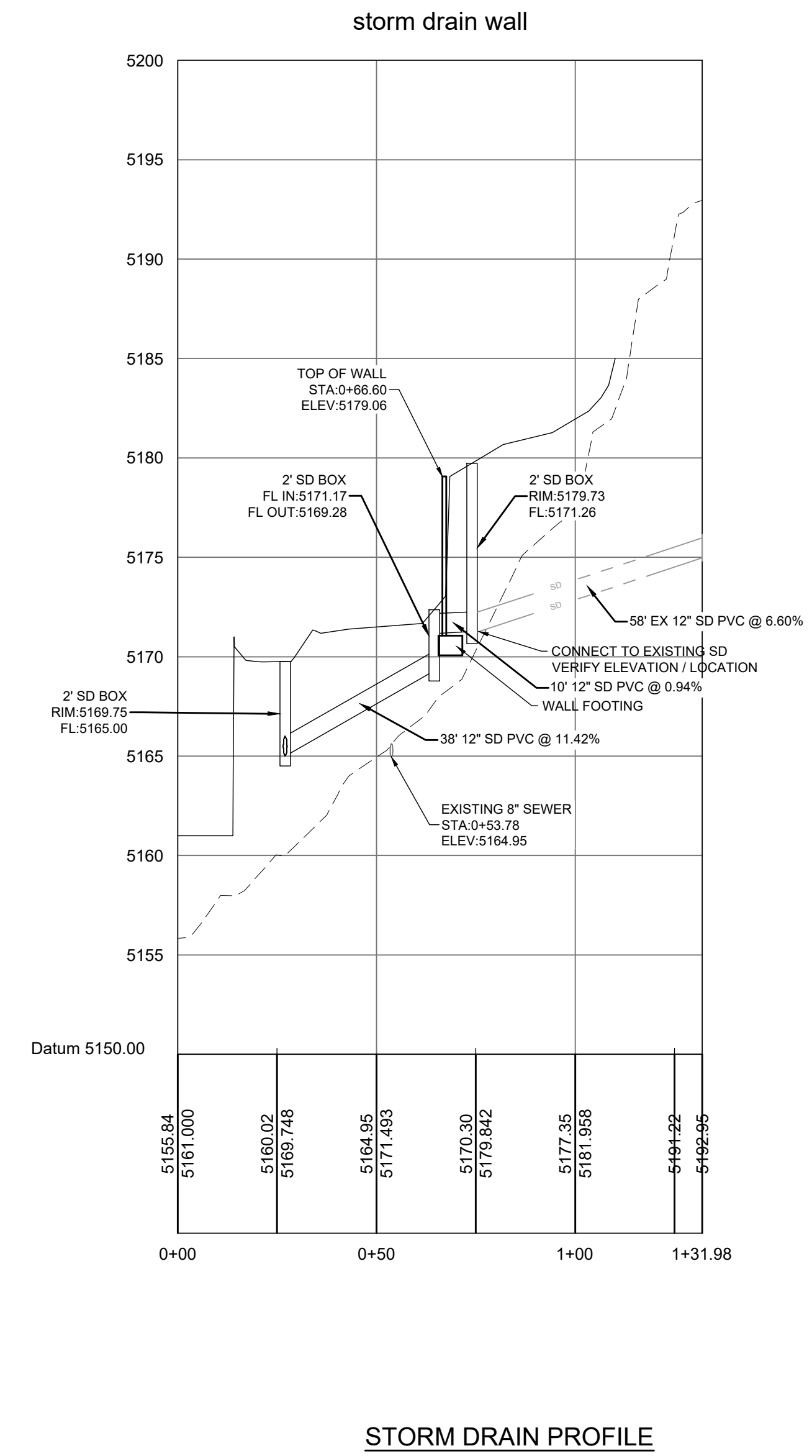
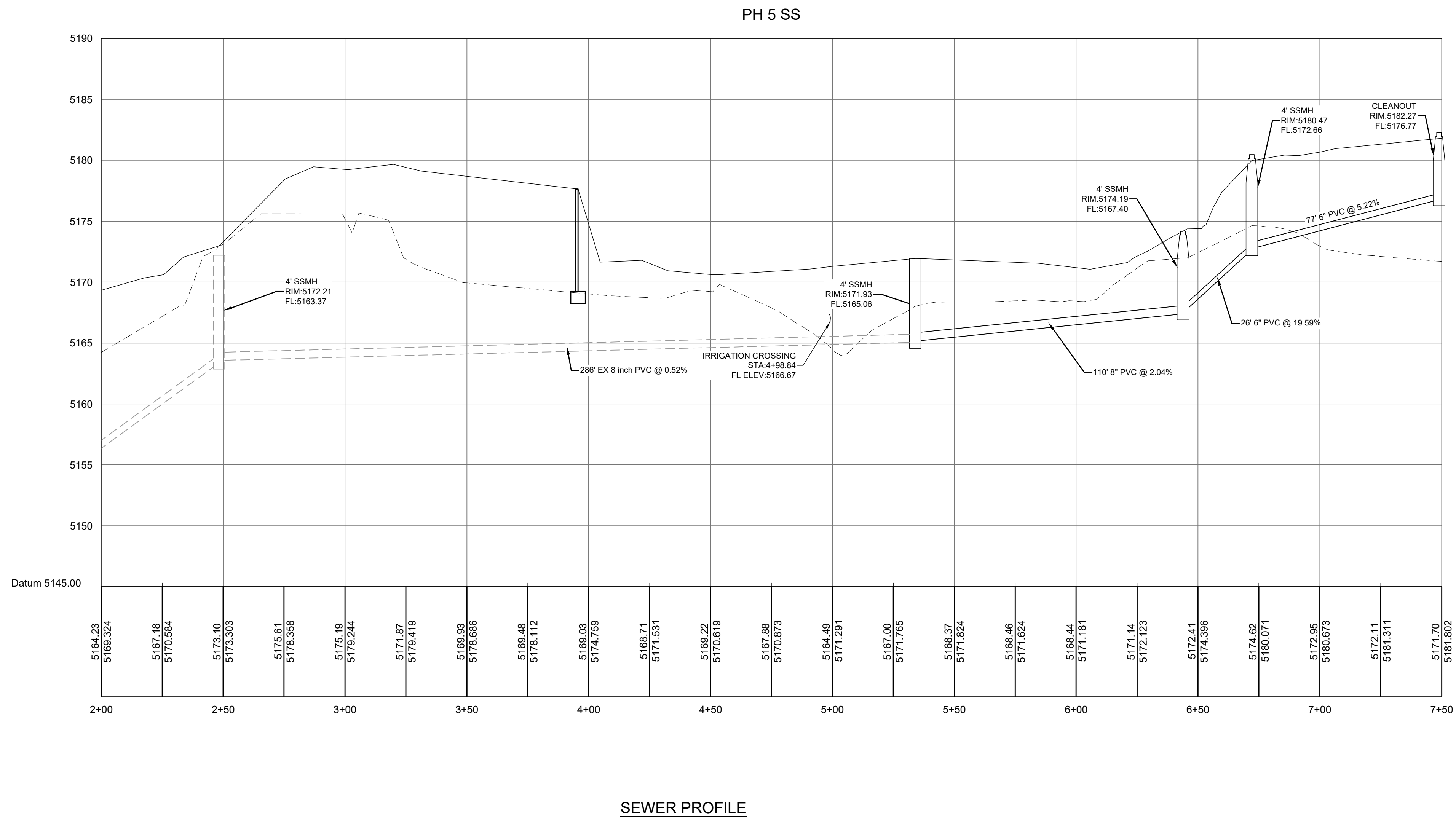
PHASE 5 - DETAILS
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DT2

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P:\1101 - Lewis Homes\1101 - The Ridge\Townhomes\The Ridge Phase 5\DWG\Phase 5_060122.dwg



REVISIONS	DATE	DESCRIPTION



PHASE 5 - DETAILS
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DT3

DWG: THE RIDGE_PHASE 5_060122.DWG

SCALE: *****
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 DRAWN: KAN
 CHECKED: RC