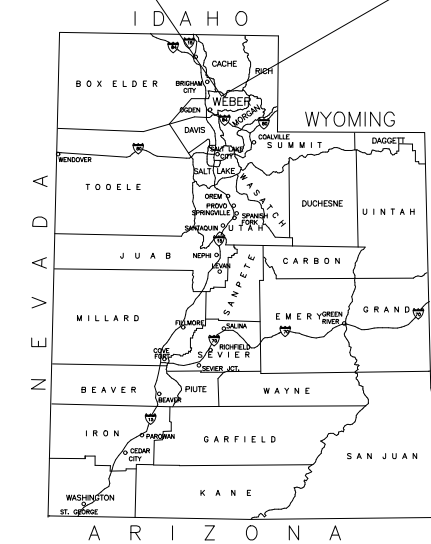


WCWSID - EAST WELL 5650 E ELKHORN DR

2023
EDEN, WEBER, UTAH



PROJECT CONTACTS

OWNER: Wolf Creek Water and Sewer I.D.
Rob Thomas
801-745-3435
2580 N Hwy 162 Sutie A
Eden, UT 84310

PROJECT ENGINEER: MIKE DURTSCHI, P.E. 801-476-0202
GARDNER ENGINEERING
1580 W 2100 S
WEST HAVEN, UT 84401
476-0202
MIKED@GECIVIL.COM

GEOTECHNICAL INVESTIGATION
CG PROJECT NO.:110-009 W/ ADDENDUM
PREPARED BY: MARK CHRISTENSEN



8143 South 2475 East South Weber, Utah 84405
Phone: 801 814-1714



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 PERFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

2018 International Codes, 2017 NEC, and the ICC A117.1-09

WELL HOUSE OCCUPANCY & BUILDING SUMMARY						
TYPE OF CONSTRUCTION	USE GROUP	OCCUPANT LOAD	RISK CATEGORY	SQUARE FOOTAGE	BUILDING HEIGHT	SPRINKLERS
V-B	U	2	II	550.00 SQ. FT.	1-STORY, 16-FEET	NO

*Per IBC Table 1004.5, Accessory storage areas, mechanical equipment room (550 s.f. / 300)

GENERAL GRADING NOTES

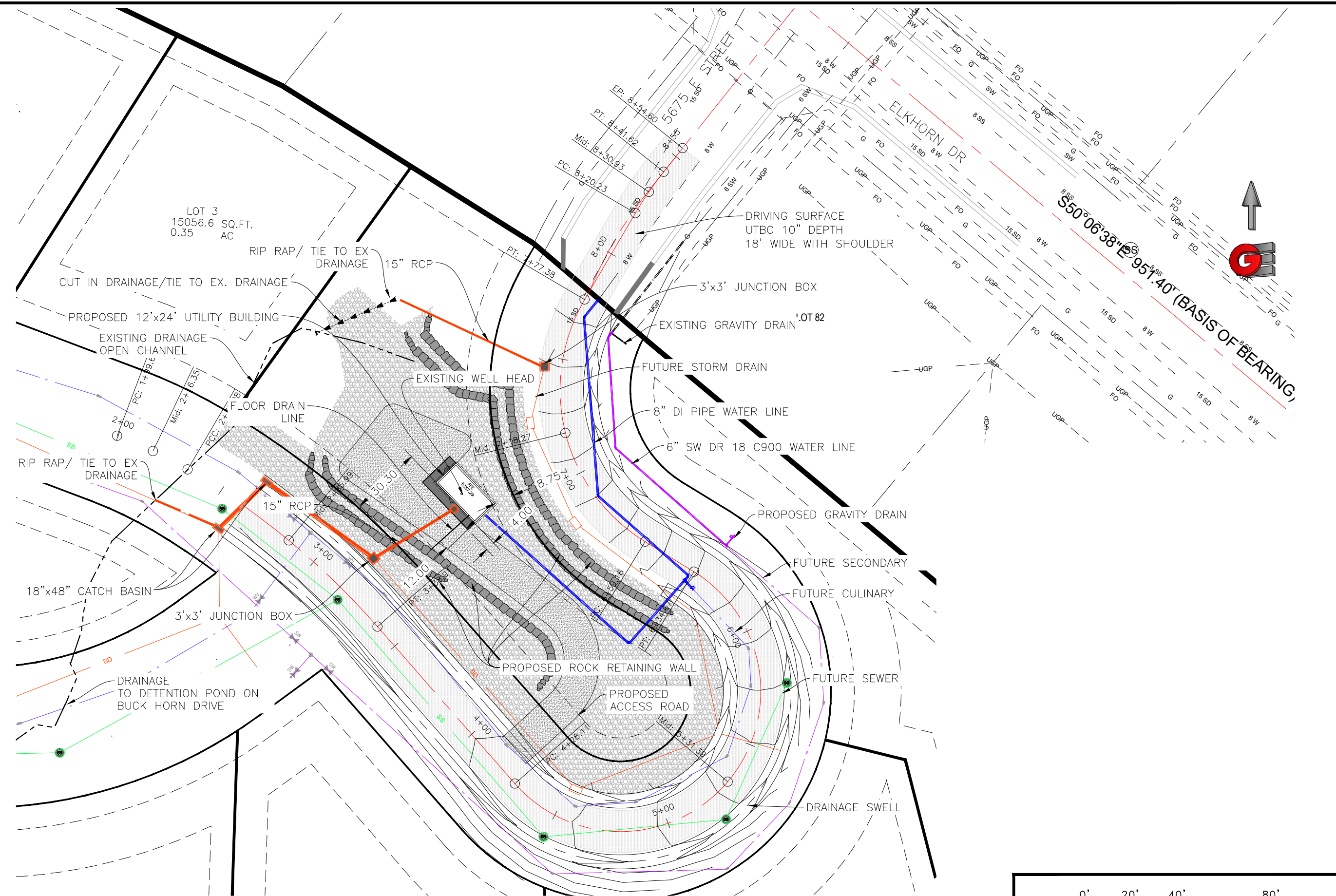
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE COMPANY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF 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 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

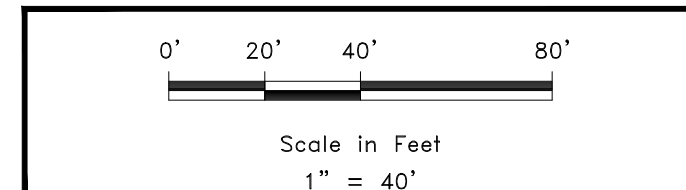
1. ALL INSTALLATION AND MATERIALS INSTALLED SHALL BE NEW AND CONFORM TO CRIMSON RIDGE WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. ALL INTERIOR SURFACES AND COATINGS SHALL COMPLY WITH ANSINFS STANDARD 61 OR OTHER STANDARDS APPROVED BY THE DIRECTOR. THIS REQUIREMENT APPLIES TO ANY PIPES AND FITTINGS, 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.

5650 E ELKHORN DR
WCWSID - EAST WELL
PRELIMINARY DRAWINGS

R:\2319 - WOLF CREEK WATER AND SEWER\2104- EAST WELL\DESIGN\DWG\WCWSID EAST WELL DESIGN.DWG



ZONE RE-15
 SEC 108-10-2 SITE DEVELOPMENT
 STANDARDS FOR PUBLIC UTILITY



Revisions	Date	Description

Date: 12-20-22
 Scale: 1" = 40'
 Designed: JKH
 Drafted: JKH
 Checked: MDD

SITE PLAN
 WCWSID - EAST WELL
 5650 E ELKHORN DR
 EDEN, WEBER, UTAH

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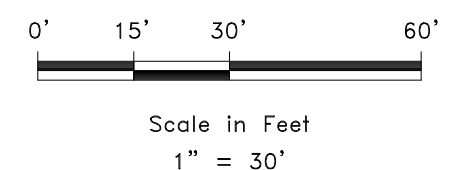
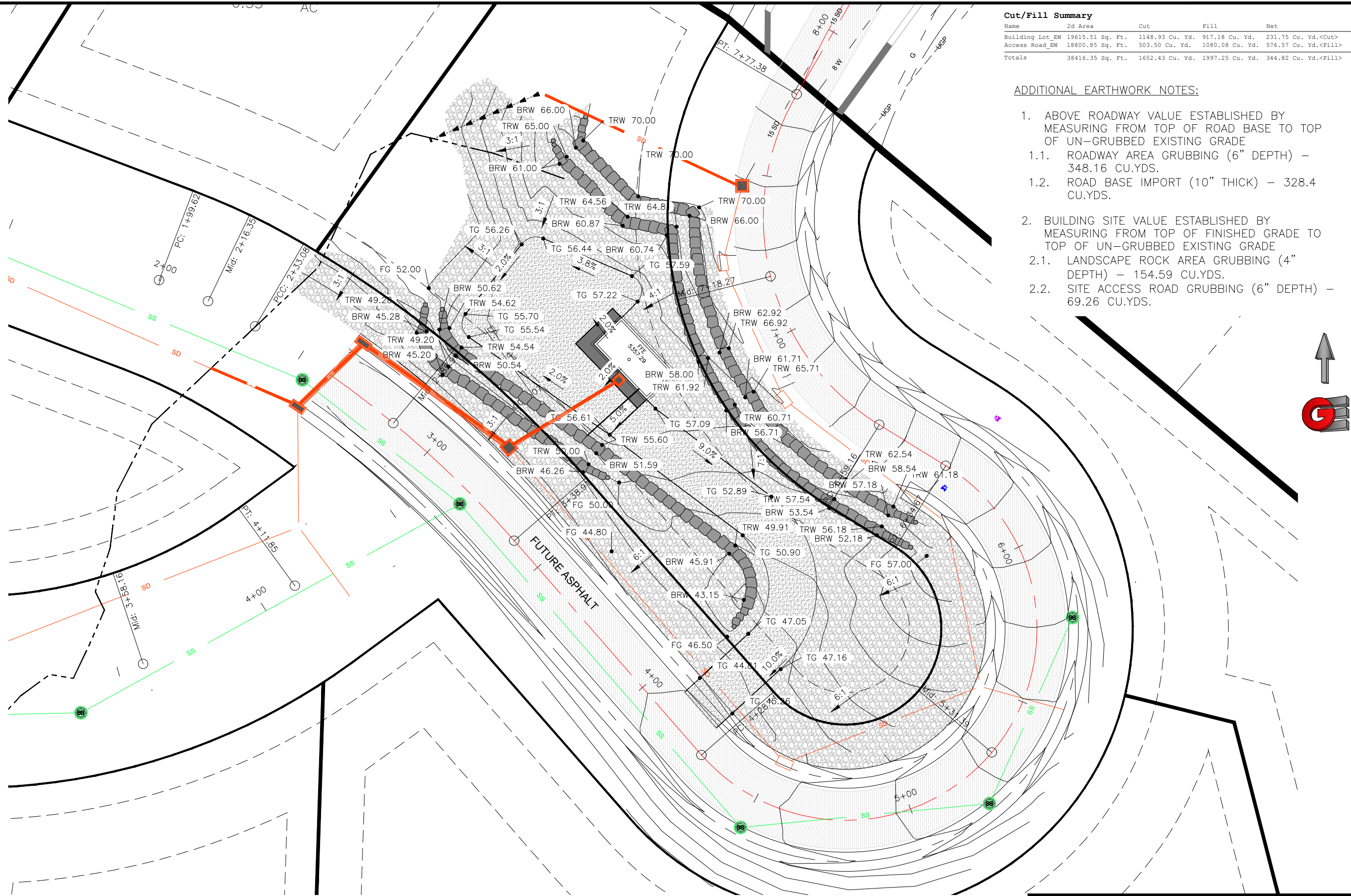
C1

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Cut/Fill Summary				
Name	2d Area	Cut	Fill	Net
Building Lot_EW	19615.51 Sq. Ft.	1148.93 Cu. Yd.	917.18 Cu. Yd.	231.75 Cu. Yd.<Cut>
Access Road_EW	18800.85 Sq. Ft.	503.50 Cu. Yd.	1080.08 Cu. Yd.	576.57 Cu. Yd.<Fill>
Totals	38416.35 Sq. Ft.	1652.43 Cu. Yd.	1997.25 Cu. Yd.	344.82 Cu. Yd.<Fill>

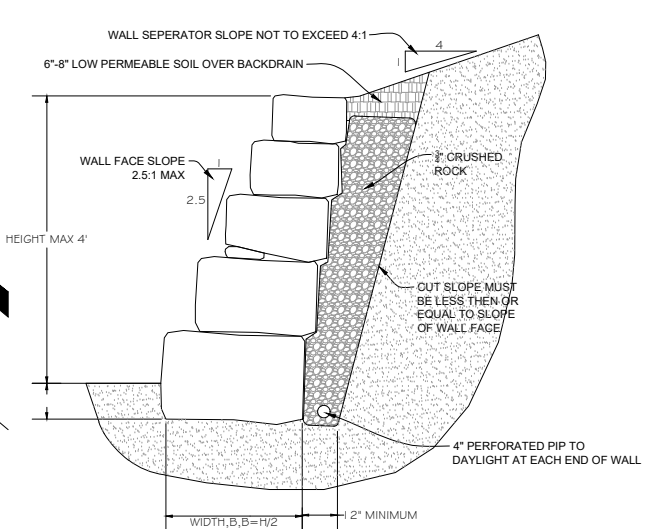
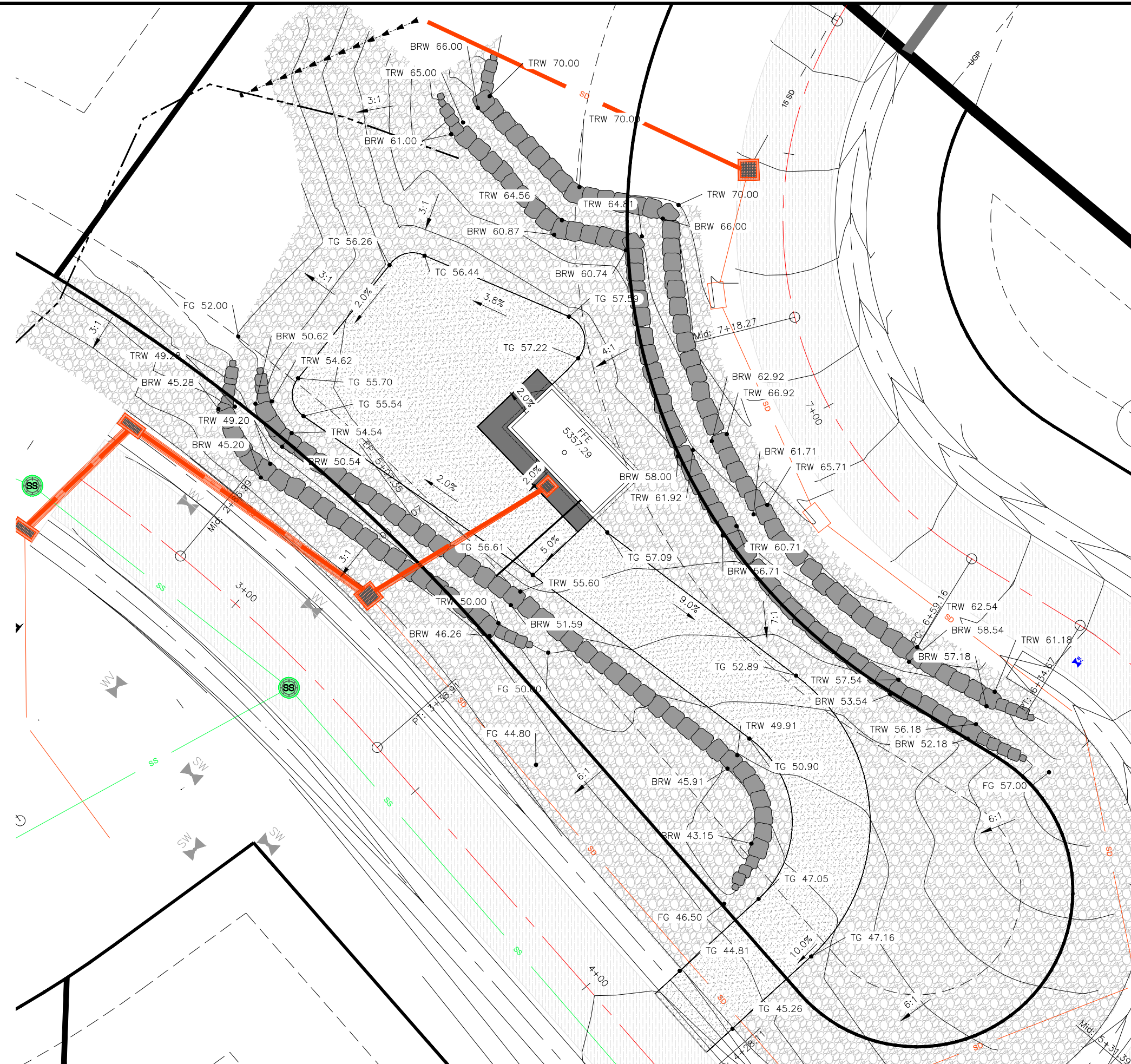
ADDITIONAL EARTHWORK NOTES:

1. ABOVE ROADWAY VALUE ESTABLISHED BY MEASURING FROM TOP OF ROAD BASE TO TOP OF UN-GRUBBED EXISTING GRADE
 - 1.1. ROADWAY AREA GRUBBING (6" DEPTH) - 348.16 CU.YDS.
 - 1.2. ROAD BASE IMPORT (10" THICK) - 328.4 CU.YDS.
2. BUILDING SITE VALUE ESTABLISHED BY MEASURING FROM TOP OF FINISHED GRADE TO TOP OF UN-GRUBBED EXISTING GRADE
 - 2.1. LANDSCAPE ROCK AREA GRUBBING (4" DEPTH) - 154.59 CU.YDS.
 - 2.2. SITE ACCESS ROAD GRUBBING (6" DEPTH) - 69.26 CU.YDS.

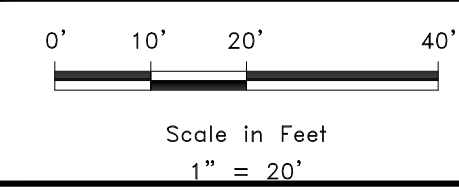


Date: 12-20-22	Scale: 1" = 30'	Designed: JKH	Drafted: JKH	Checked: MDD
Revisions	Description	Date		
<p>GRADING PLAN</p> <p>WCWSID - EAST WELL</p> <p>5650 E ELKHORN DR</p> <p>EDEN, WEBER, UTAH</p>				
<p>GARDNER ENGINEERING</p> <p>CIVIL & LAND PLANNING</p> <p>MUNICIPAL & LAND SURVEYING</p> <p>1580 W 2100S, WEST HAVEN, UT 84405</p> <p>P 801.476.0202 F 801.476.0066</p>				
<p>C2</p>				

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1 TYP. ROCK WALL
Scale: NTS



Date: 12-20-22		Scale: 1" = 20'	
Designed: JKH		Drafted: JKH	
Checked: MDD			

Revisions	Date	Description

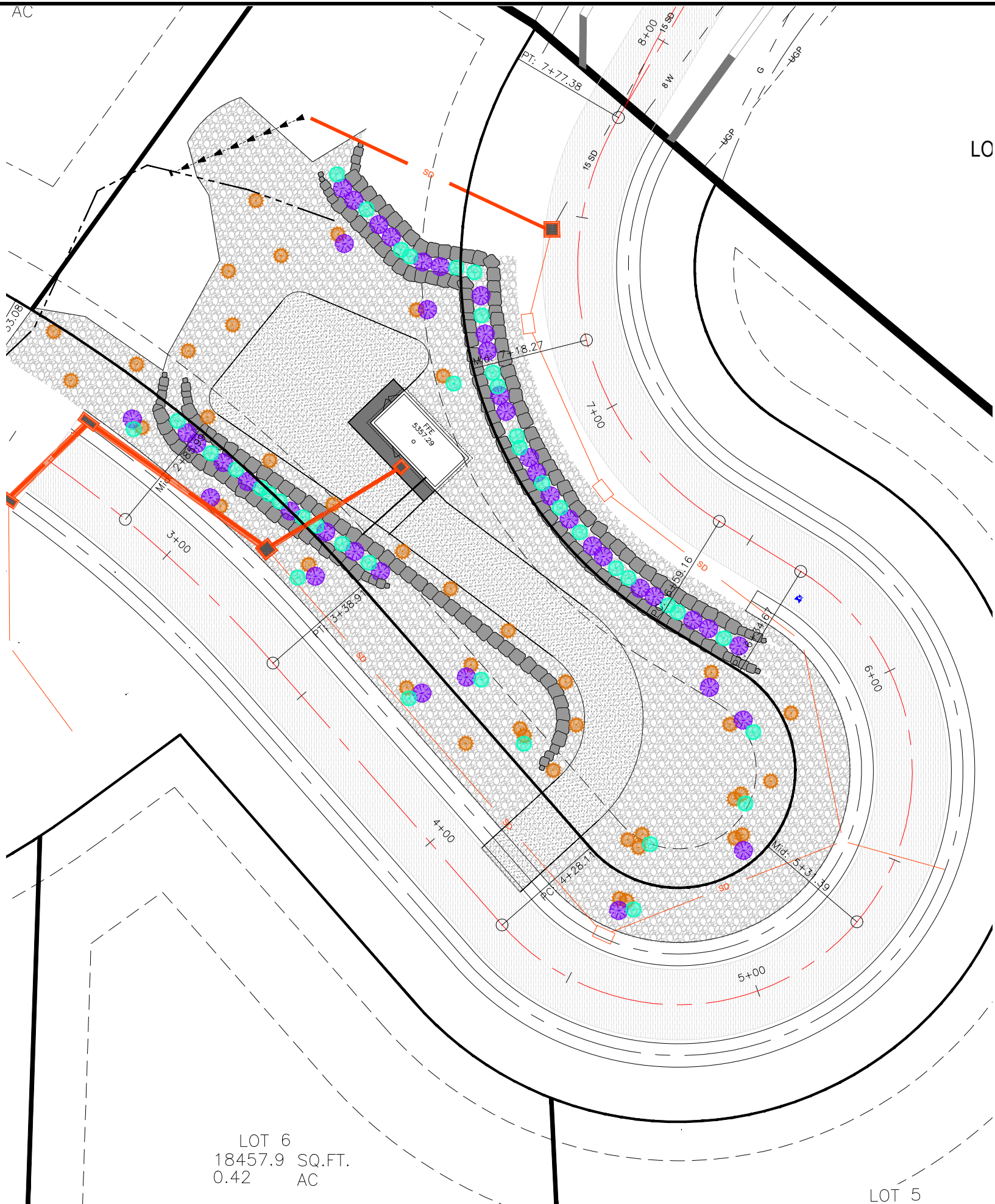
GRADING PLAN (ENLARGED)
WCWSID - EAST WELL
5650 E ELKHORN DR
EDEN, WEBER, UTAH

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Scale in Feet
1" = 20'

C3




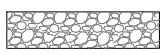
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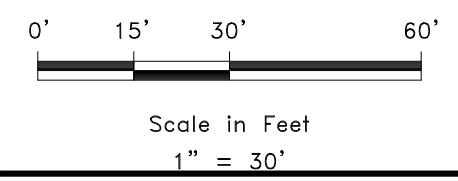
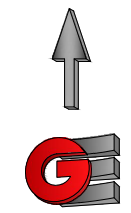



LOT 6
18457.9 SQ.FT.
0.42 AC

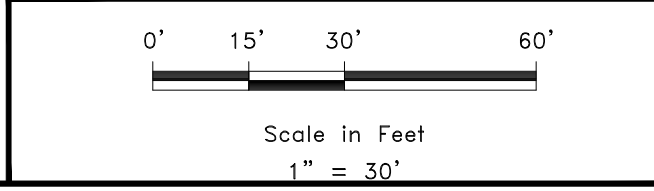
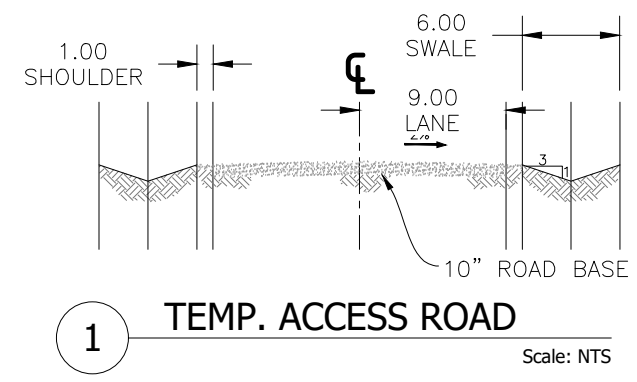
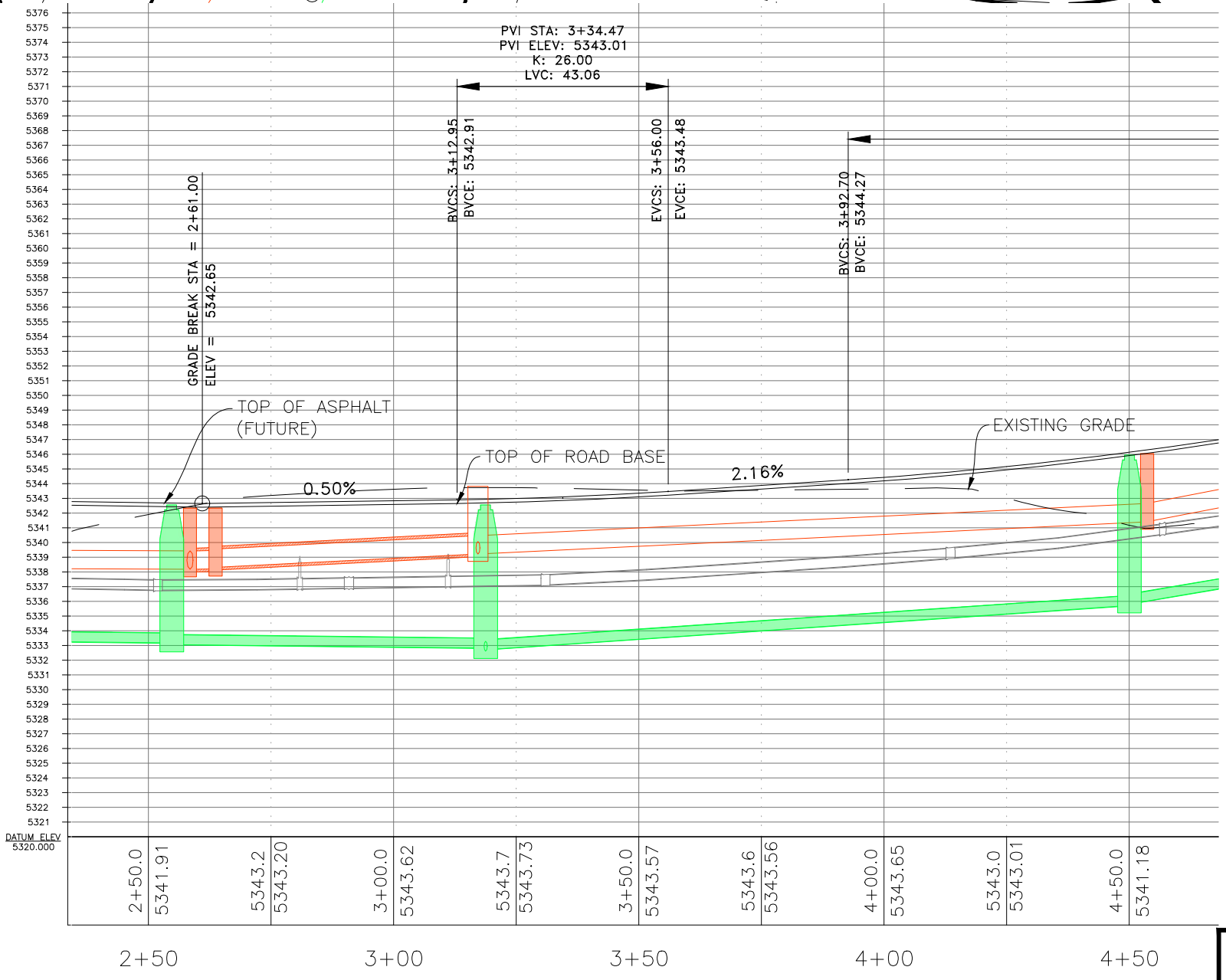
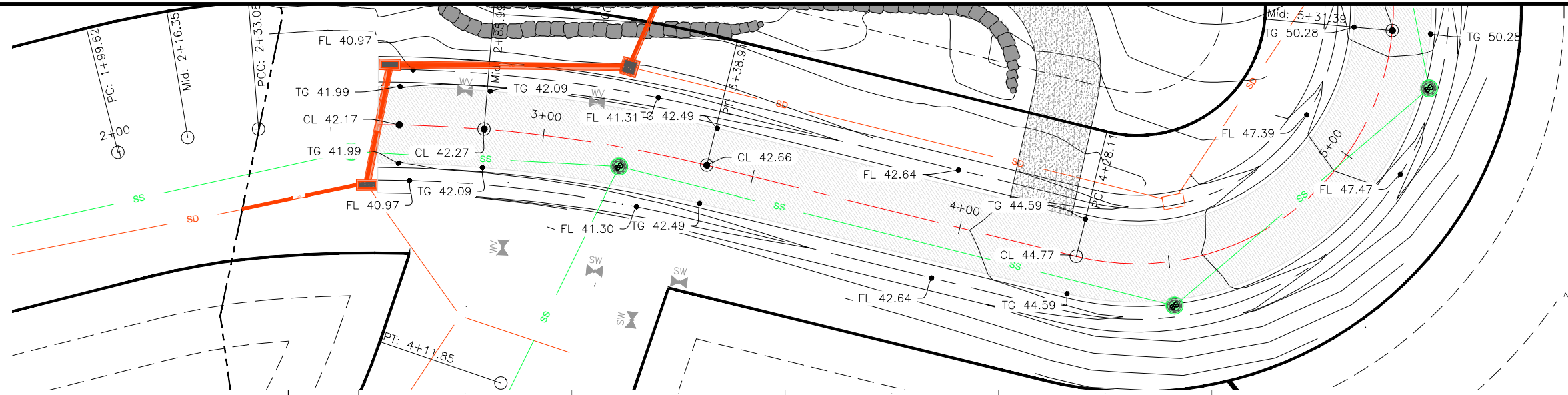
LOT 5

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS				
	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	5 GAL	40
PERENNIALS				
	LAVENDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	1 GAL	42
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	42
	2-3" COBBLE - 4" DEPTH		CYDS	165



	GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING <small>1580 W 2100S, WEST HAVEN, UT 84405 P 801.476.0202 F 801.476.0066</small>		LANDSCAPING PLAN WCWSID - EAST WELL 5650 E ELKHORN DR EDEN, WEBER, UTAH	Date: 12-20-22 Scale: 1" = 30' Designed: JKH Drafted: JKH Checked: MDD
	C4			

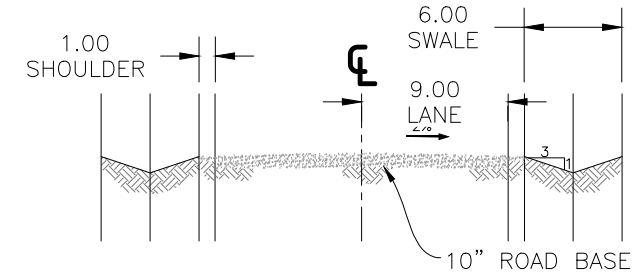
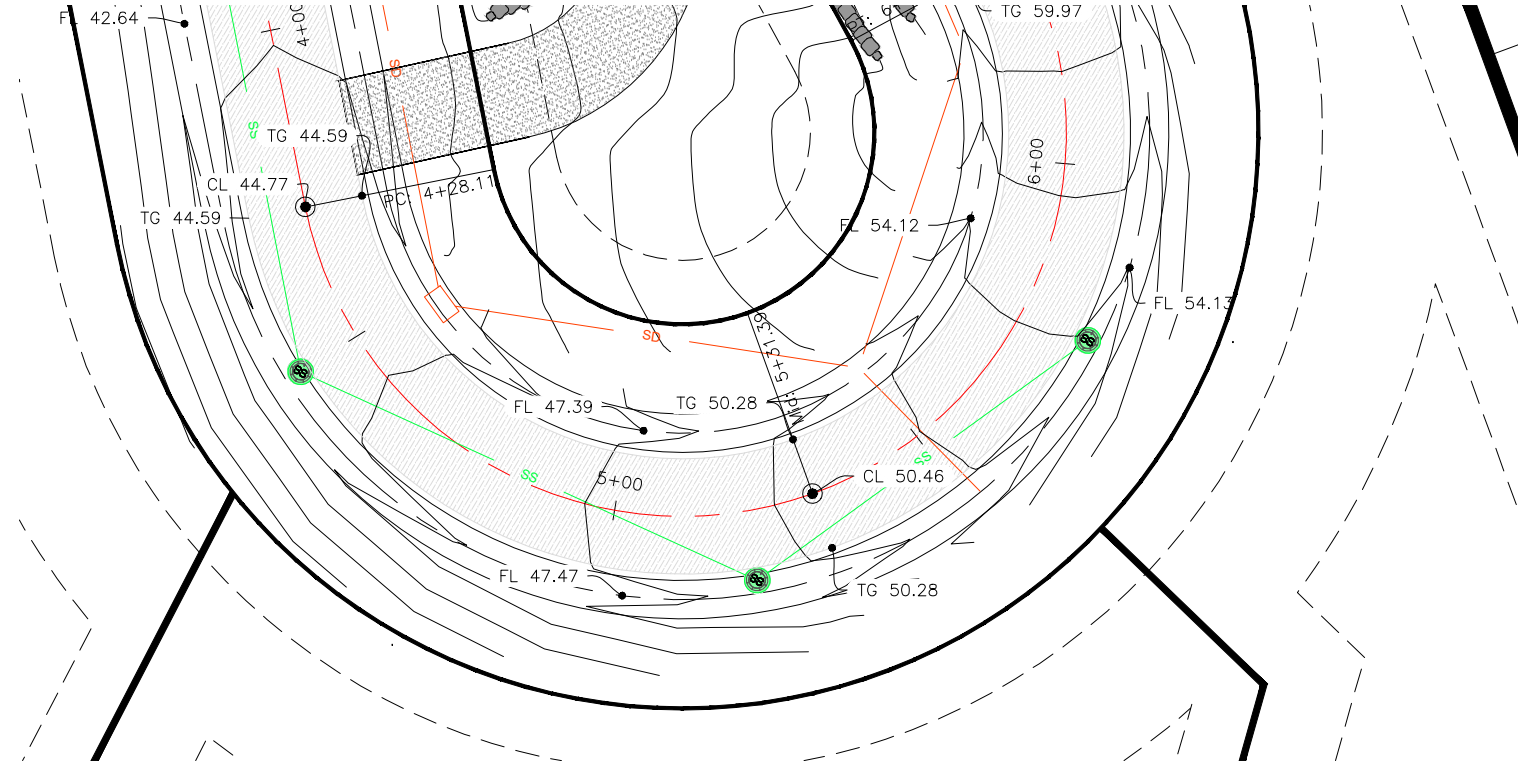
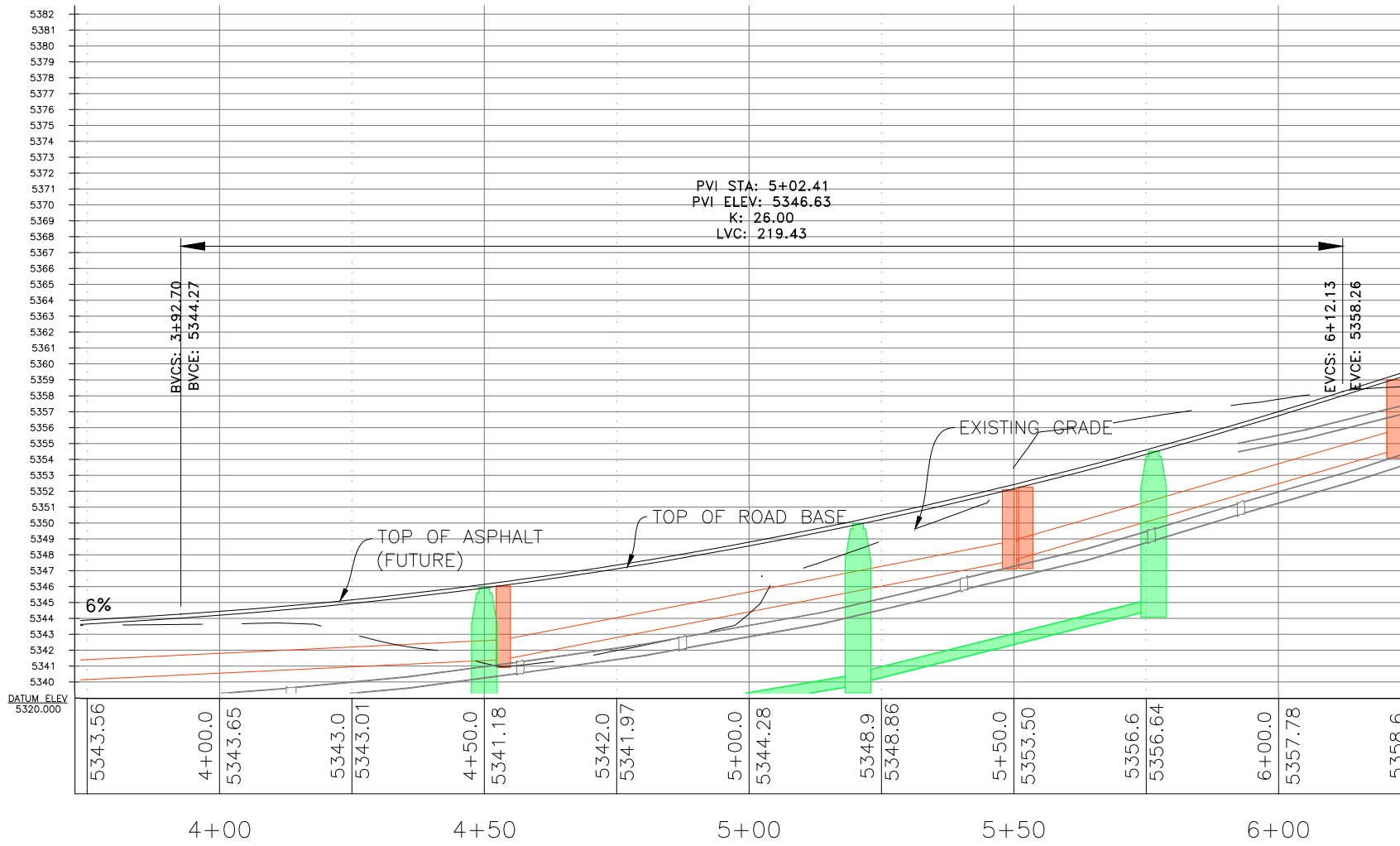


Revisions		Date	Description

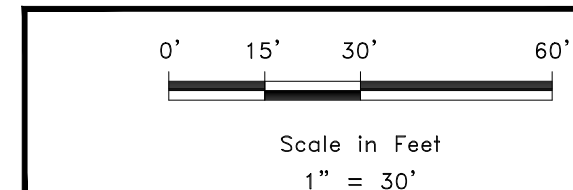
Date: 12-20-22	Scale: 1" = 30'
Designed: JKH	Drafted: JKH
Checked: MDD	

ACCESS ROAD
WCWSID - EAST WELL
5650 E ELKHORN DR
EDEN, WEBER, UTAH

GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84405 P 801.476.0202 F 801.476.0066	



1 TEMP. ACCESS ROAD
Scale: NTS



Revisions	Date	Description

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Checked: MDD	

ACCESS ROAD
WCWSID - EAST WELL
5650 E ELKHORN DR
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