

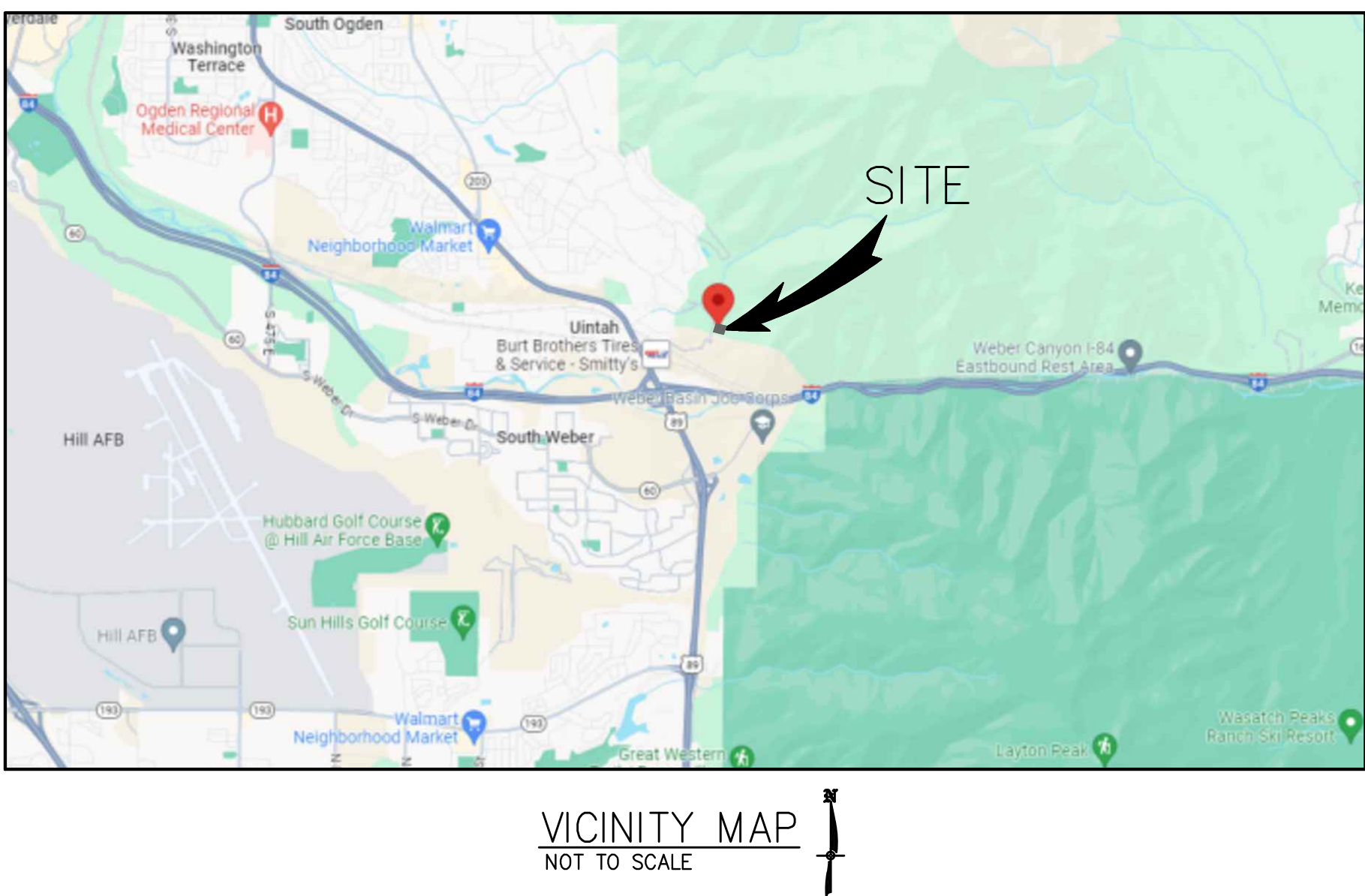
# OGDEN DREAMWORKS SUBDIVISION

6544 BYBEE DRIVE, OGDEN, UTAH 84403

NOVEMBER 2, 2023

## LEGEND

---	PROPERTY LINE	⚡	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⚡	PROPOSED FIRE HYDRANT
-4240.0---	PROPOSED GRADE CONTOURS	⚡	EXISTING STREET LIGHT
-4240.0---	EXISTING GRADE CONTOURS	⚡	PROPOSED STREET LIGHT
---	EXISTING CURB	⚡	PROPOSED PARKING LOT LIGHT
---	PROPOSED CURB & GUTTER	⚡	EXISTING WATER METER
---	PROPOSED CURB WALL	⚡	EXISTING WATER VALVE
---	REVERSE PAN CURB & GUTTER	⚡	EXISTING GATE VALVE
---	EXISTING SEWER	⚡	EXISTING OVERHEAD POWER POLE
---	PROPOSED SEWER	⚡	TBC TOP BACK CONCRETE
---	EXISTING WATER	⚡	FF FINISHED FLOOR
---	PROPOSED WATER	⚡	HW HIGH WATER
---	EXISTING FIRE LINE	⚡	TOG TOP OF GRATE
---	PROPOSED FIRE LINE	⚡	TOL TOP OF LID
---	EXISTING STORM DRAIN	⚡	IE INVERT ELEVATION
---	PROPOSED STORM DRAIN	⚡	EX EXISTING
---	PROPOSED ROOF DRAIN	⚡	NG NATURAL GROUND
---	EXISTING GAS	⚡	TA TOP OF ASPHALT
---	PROPOSED GAS	⚡	TC TOP OF CONCRETE
---	EXISTING OVERHEAD POWER	⚡	EC EDGE OF CONCRETE
---	EXISTING UNDERGROUND POWER	⚡	EA EDGE OF ASPHALT
---	PROPOSED UNDERGROUND POWER	⚡	TOW TOP OF WALL
---	EXISTING TELEPHONE LINE	⚡	TG TOP OF GRAVEL
---	PROPOSED TELEPHONE LINE	⚡	TL TOP OF LANDSCAPING
---	EXISTING FIBER OPTIC LINE	⚡	TS TOP OF SIDEWALK
---	PROPOSED FIBER OPTIC LINE	⚡	PROP PROPOSED
---	PROPOSED ASPHALT	⚡	TBC TBC CALLOUT UNLESS OTHERWISE DESIGNATED
---	PROPOSED GRAVEL	⚡	



VICINITY MAP  
NOT TO SCALE

## PROJECT CONSTRUCTION NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
- CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
- INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
- INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
- THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

## SHEET INDEX

- CV COVER SHEET
- C1.0 SITE IMPROVEMENTS PLAN
- C2.0 PLAN & PROFILE – DRIVEWAYS
- C3.0 EROSION CONTROL PLAN (SWPPP)
- C3.1 EROSION CONTROL DETAIL SHEET

CIVIL ENGINEER:

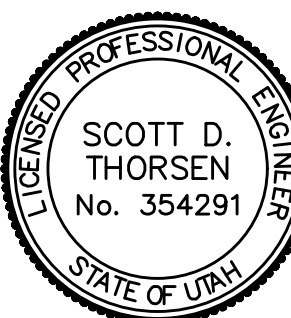


10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

DEVELOPER:

DREAMWORKS CONTRACTORS

1010 SOUTH ANGEL STREET  
LAYTON, UTAH 84041  
CONTACT PERSON: MICHAEL MORAN  
PH: (801) 444-5565



SHEET NO.

CV

PROJECT ID: E23-107  
DATE: 11/02/23  
FILE NAME: PRJ-ODR  
SCALE: 1"=20'



CIVIL ENGINEERING  
+ SURVEYING



OGDEN DREAMWORKS SUBDIVISION

6544 BYBEE DRIVE, OGDEN, UTAH 84403

COVER SHEET

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-6296

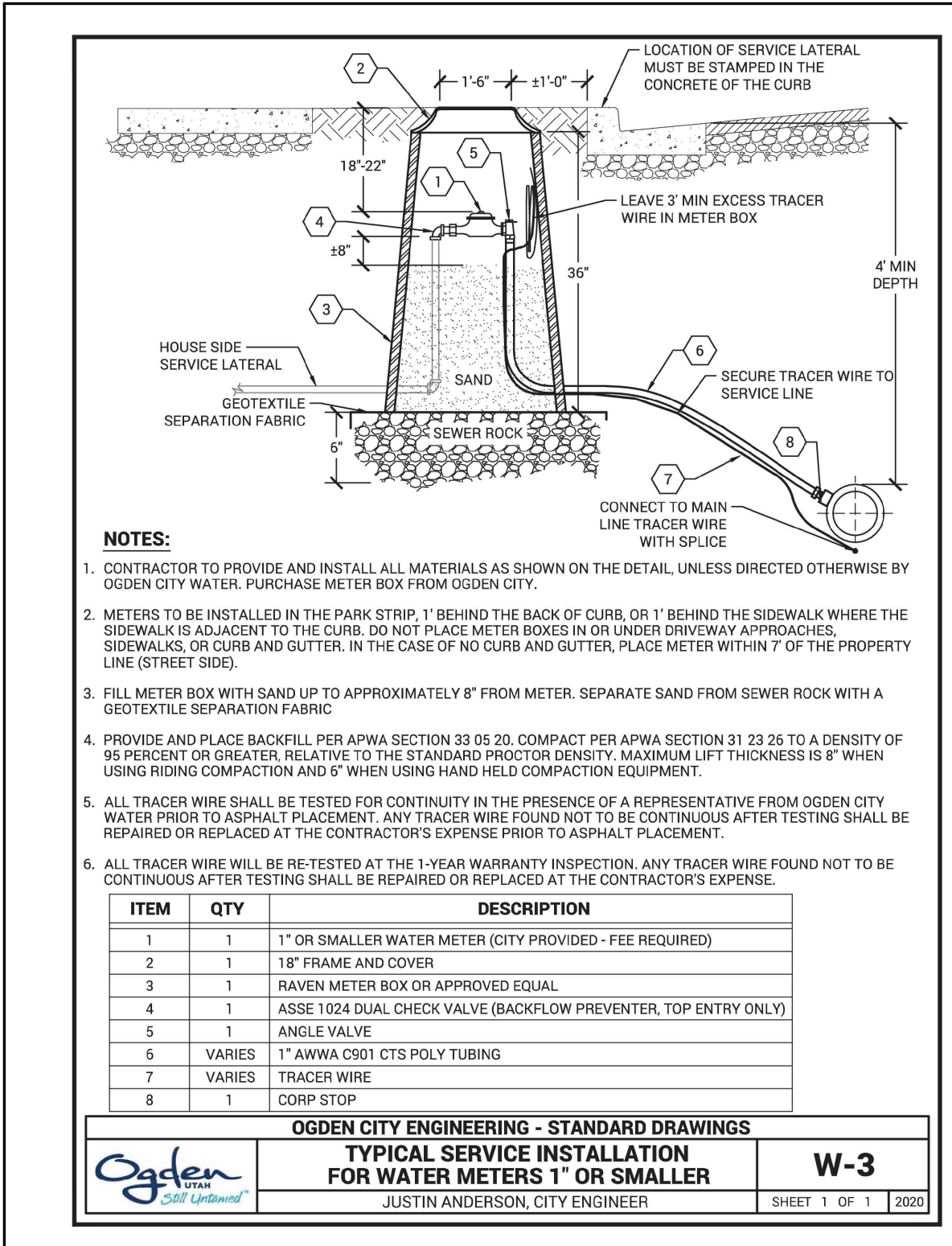
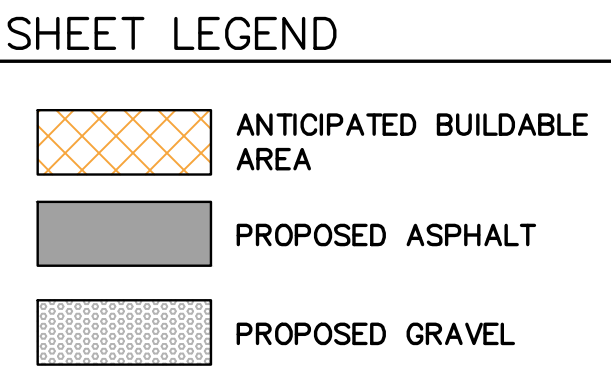
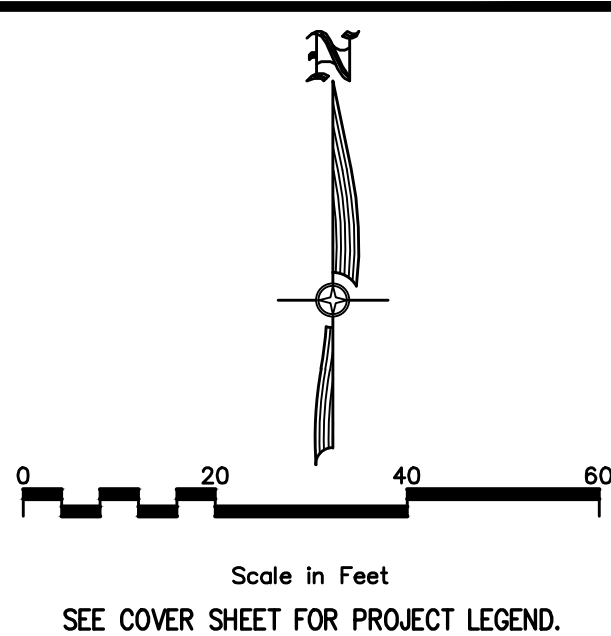
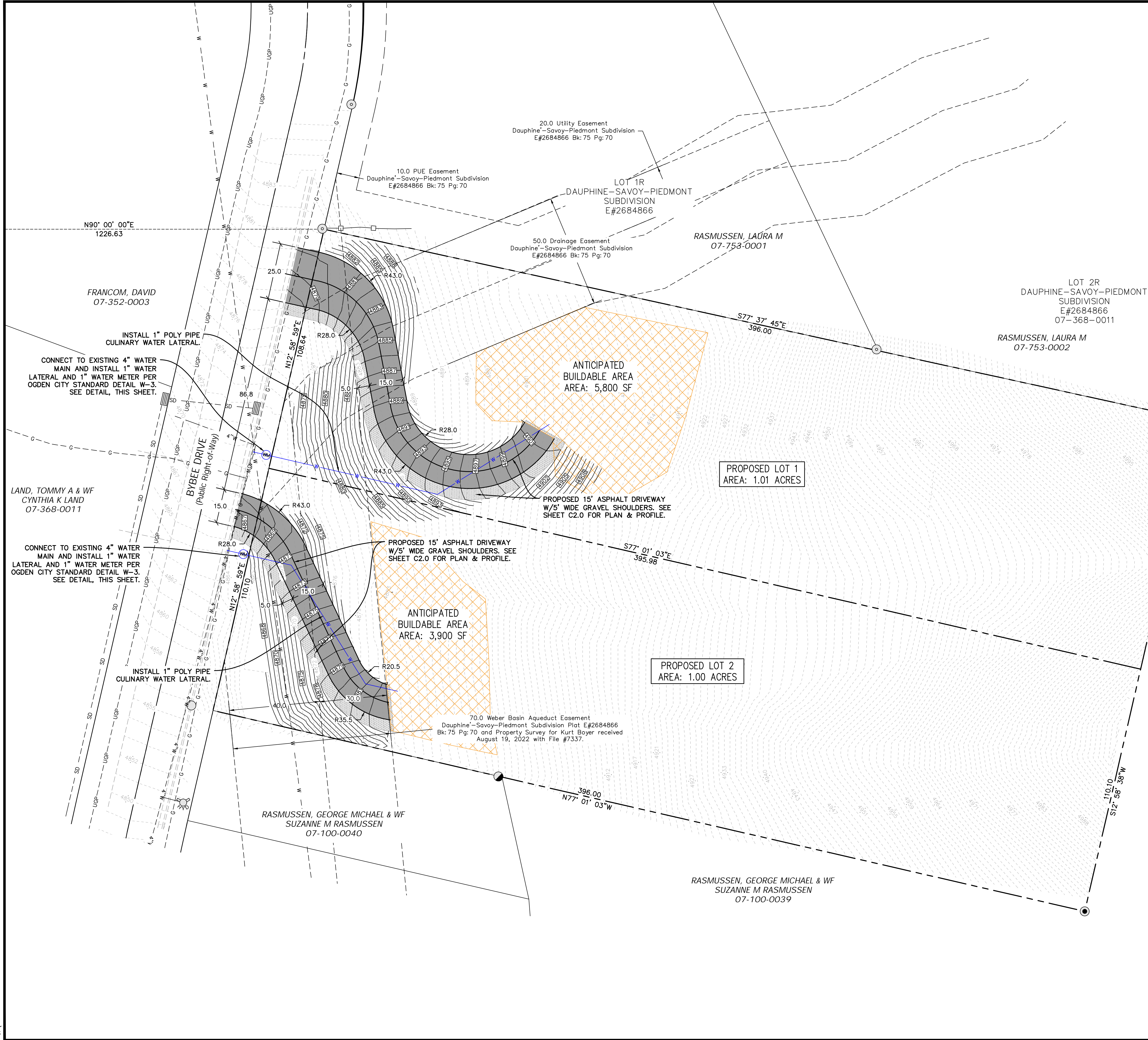
DESIGNER: SDT  
PROJECT ENGINEER: SDT

REVISIONS

BY

DATE





CIVIL ENGINEERING + SURVEYING

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-5296

OGDEN DREAMWORKS SUBDIVISION  
6544 BYBEE DRIVE, OGDEN, UTAH 84403  
SITE IMPROVEMENTS PLAN

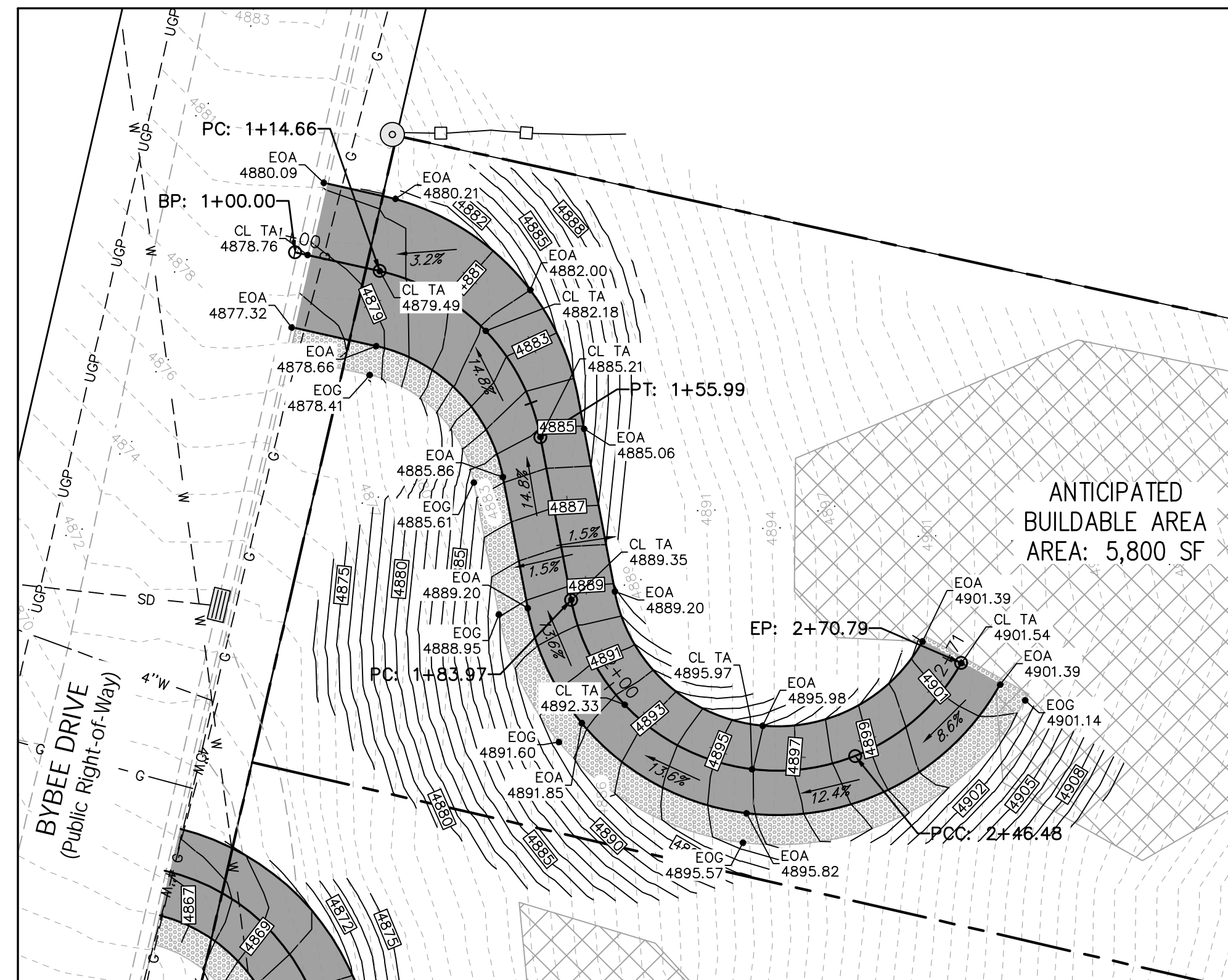
SHEET NO.  
C1.0

PROJECT ID: E23-107  
DATE: 11/02/23  
FILE NAME: PRJ-ODR  
SCALE: 1"=20'

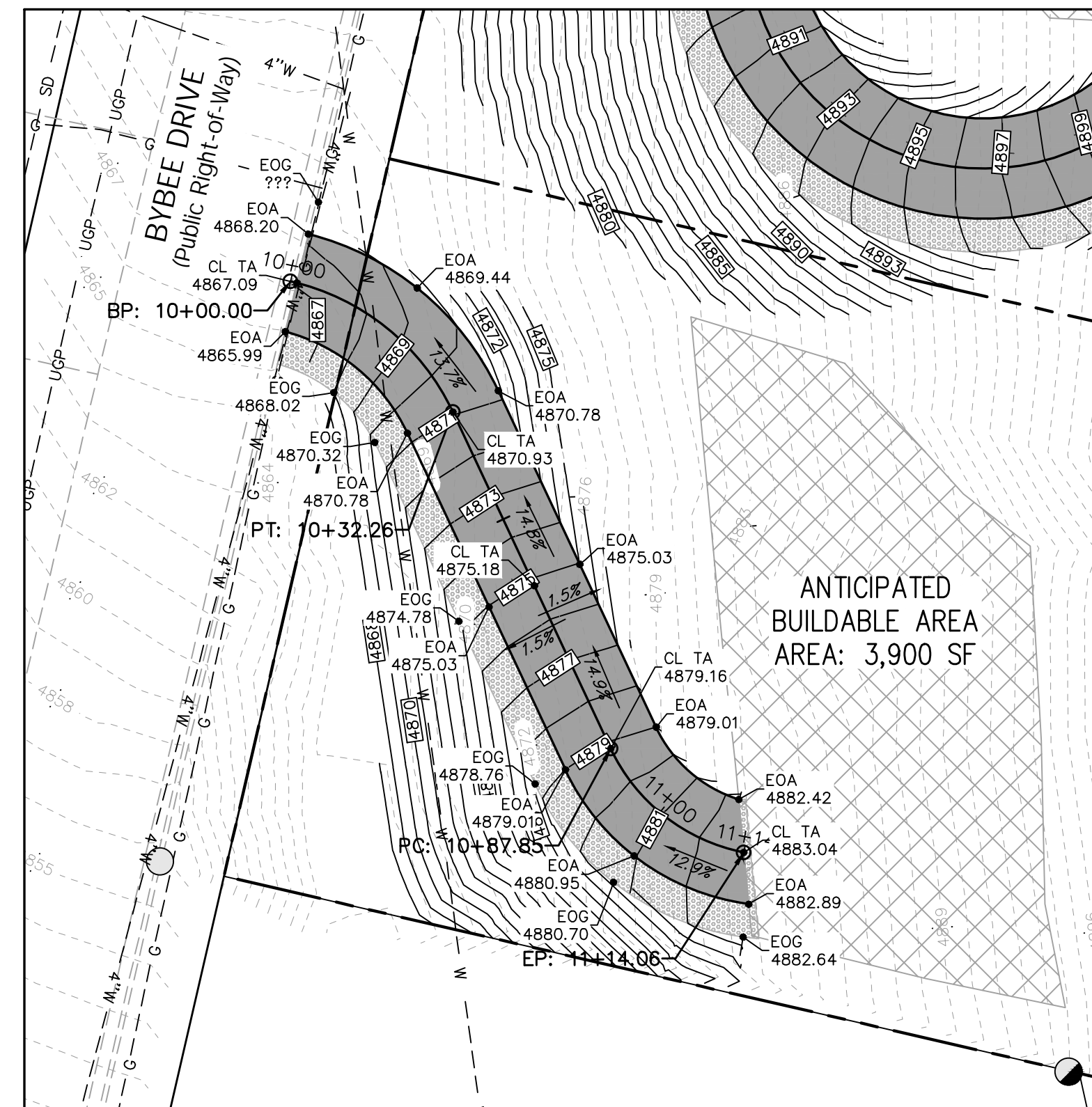
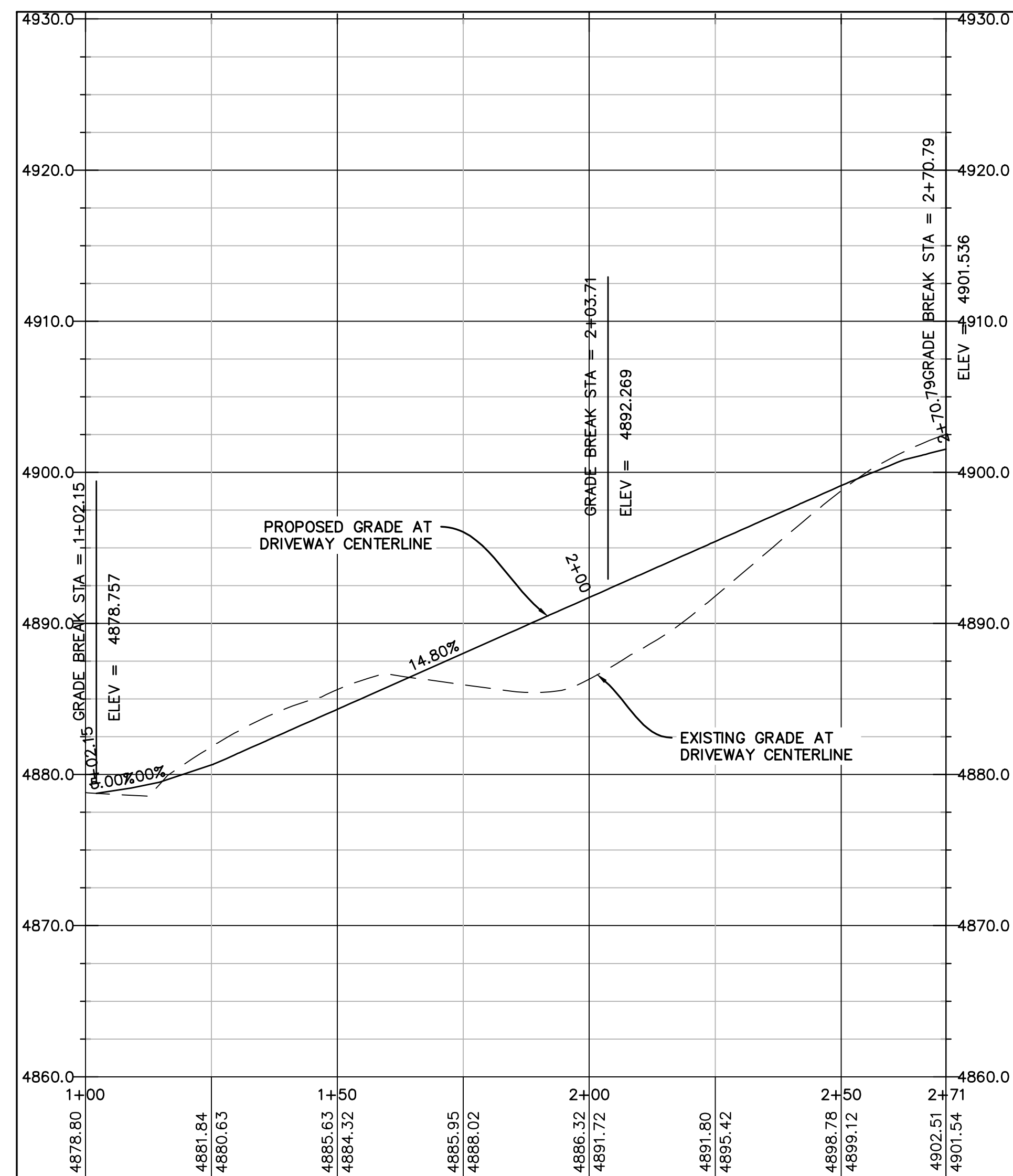
NO. REVISIONS BY DATE  
DESIGNER: SDT PROJECT ENGINEER: SDT



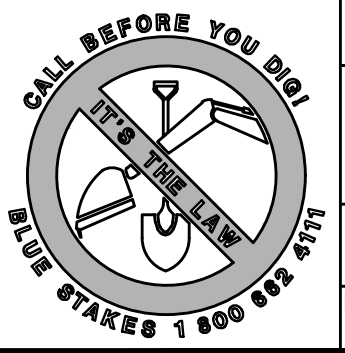
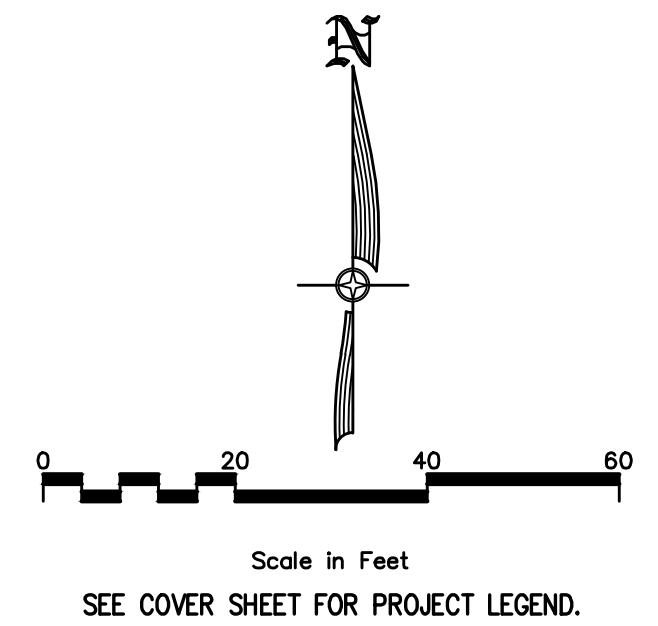
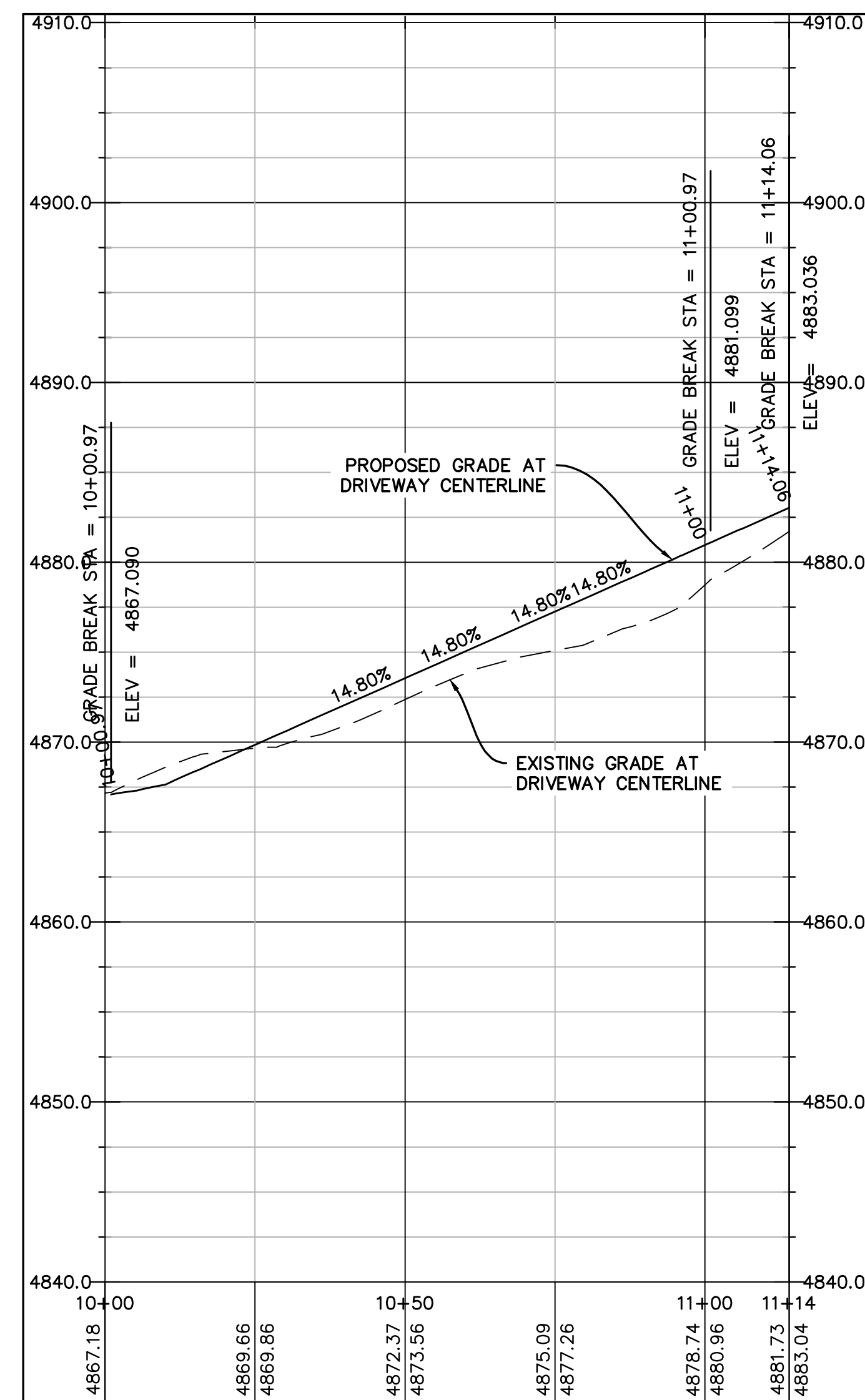




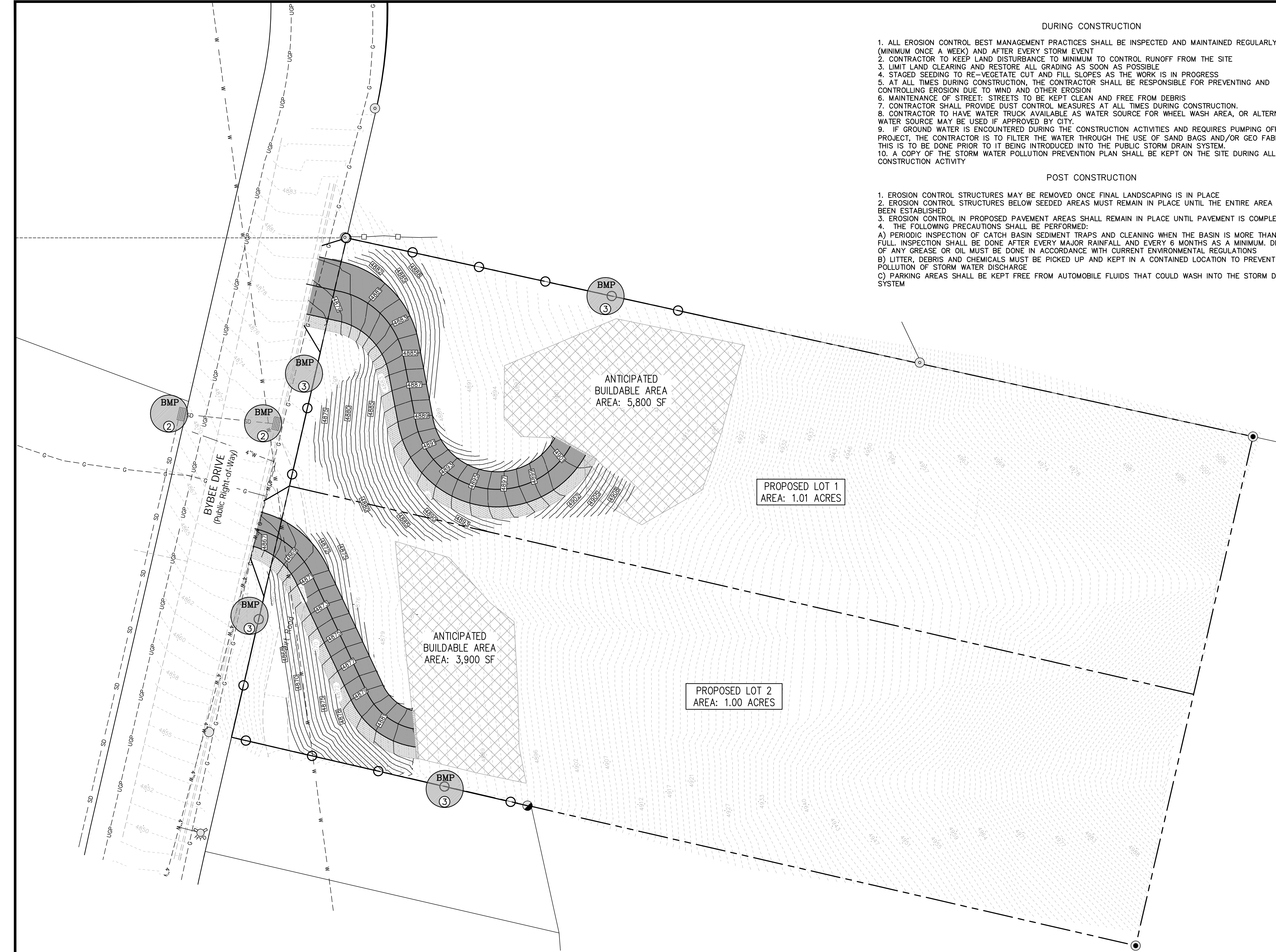
PROPOSED LOT 1 DRIVEWAY  
STA. 1+00 TO 2+71



PROPOSED LOT 2 DRIVEWAY  
STA. 10+00 TO 11+71

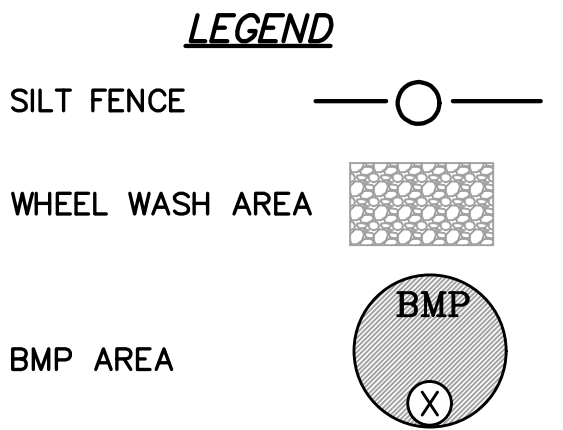
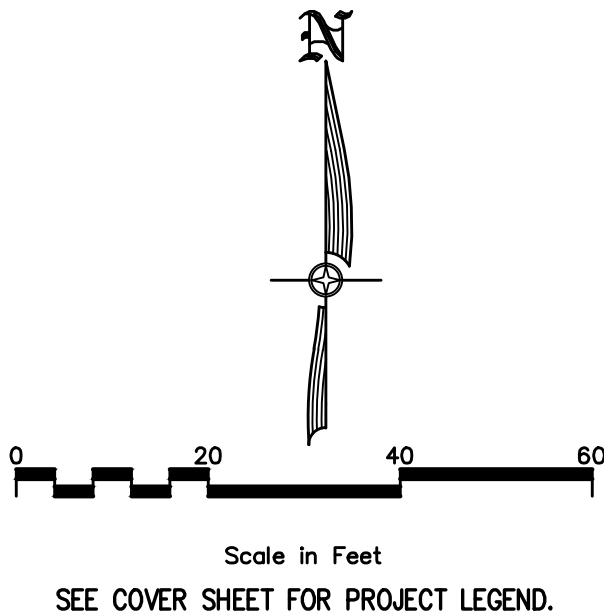






- DURING CONSTRUCTION**
1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
  2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
  3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
  4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
  5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
  6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
  7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
  8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
  9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
  10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

- POST CONSTRUCTION**
1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
  2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
  3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
  4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
    - A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
    - B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
    - C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM



- BMP CALLOUTS**
1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED. PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.  
*NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.*
  2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS.  
*SEE NOTE IN CALLOUT 1.*
  3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.  
*NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.*

CIVIL ENGINEERING + SURVEYING		NO.	REVISIONS	BY	DATE
10718 SOUTH BECKSTEAD LANE, STE. 102 SOUTH JORDAN, UT 84095 - 801-949-5296		PROJECT ENGINEER: SDT			

OGDEN DREAMWORKS SUBDIVISION  
6544 BYBEE DRIVE, OGDEN, UTAH 84403

EROSION CONTROL PLAN (SWPPP)

SCOTT D. THORSEN  
No. 354291  
STATE OF UTAH

SHEET NO. C3.0

PROJECT ID: E23-107	DATE: 11/02/23
FILE NAME: PRJ-ODR	SCALE: 1"=20'

CALL BEFORE YOU DIG  
BLUE STAKES 1 800 665 5471



**It fence**

- NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



February 2008

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Plan  
**122**

**Inlet protection - gravel sock**

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September 2006

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Sheet 1 of 3

**Inlet protection - gravel**

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February 2006

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**Inlet protection - fence or straw bale**

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February 2006

15

### Stabilized roadway entrance

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February 2008

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# Plan 126

# 126

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+ SURVEYING**

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SOUTH JORDAN, UT 84095 - 801-949-6296

OGDEN DREAMWORKS SUBDIVISION

6544 BYBEE DRIVE, OGDEN, UTAH 84403

EROSION CONTROL DETAIL SHEET

