

GENERAL RV INVENTORY LOT

CONSTRUCTION DOCUMENTS SOUTH WEBER CITY, DAVIS COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY 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 CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

ABBREVIATIONS

AC	ACRE	RL	RIDGE LINE
EG	EXISTING GRADE	ROW	RIGHT OF WAY
ELEV	ELEVATION	SD	STORM DRAIN
EX	EXISTING	SDIB	STORM DRAIN INLET BOX
FG	FINISH GRADE	SD BOX	STORM DRAIN BOX
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
HP	HIGH POINT	SF	SQUARE FEET
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
INV	INVERSE ELEVATION (FLOW LINE OF PIPE)	ST	STREET
IRR	IRRIGATION LINE	STA	ALIGNMENT/PROFILE STATION
LIP	LIP OF CURB	TBC	TOP BACK OF CURB
OFF	ALIGNMENT/PROFILE OFFSET	TG	TOP GRATE
PVC	POLYVINYL CHLORIDE PIPE	VPI	VERTICAL POINT OF INFLECTION
RCP	REINFORCE CONCRETE PIPE	WM	WATER METER
		WTR	WATER LINE

Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LEGEND

	BOUNDARY LINE		FIRE HYDRANT
	PUE LINE		WATER METER
	CENTER LINE		STORM DRAIN MANHOLE
	FENCE LINE		SANITARY SEWER MANHOLE
	SEWER LINE		STORM DRAIN CATCH BASIN BOX
	STORM DRAIN LINE		STORM DRAIN INLET BOX
	WATER LINE		YARD DRAIN BOX
	IRRIGATION WATER LINE		

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE 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 CITY 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.

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 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.

STORM SEWER GENERAL NOTES

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

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY 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 CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY 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 CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

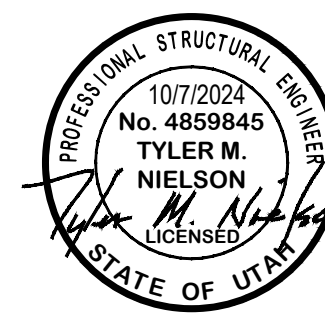
CULINARY WATER GENERAL NOTES

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

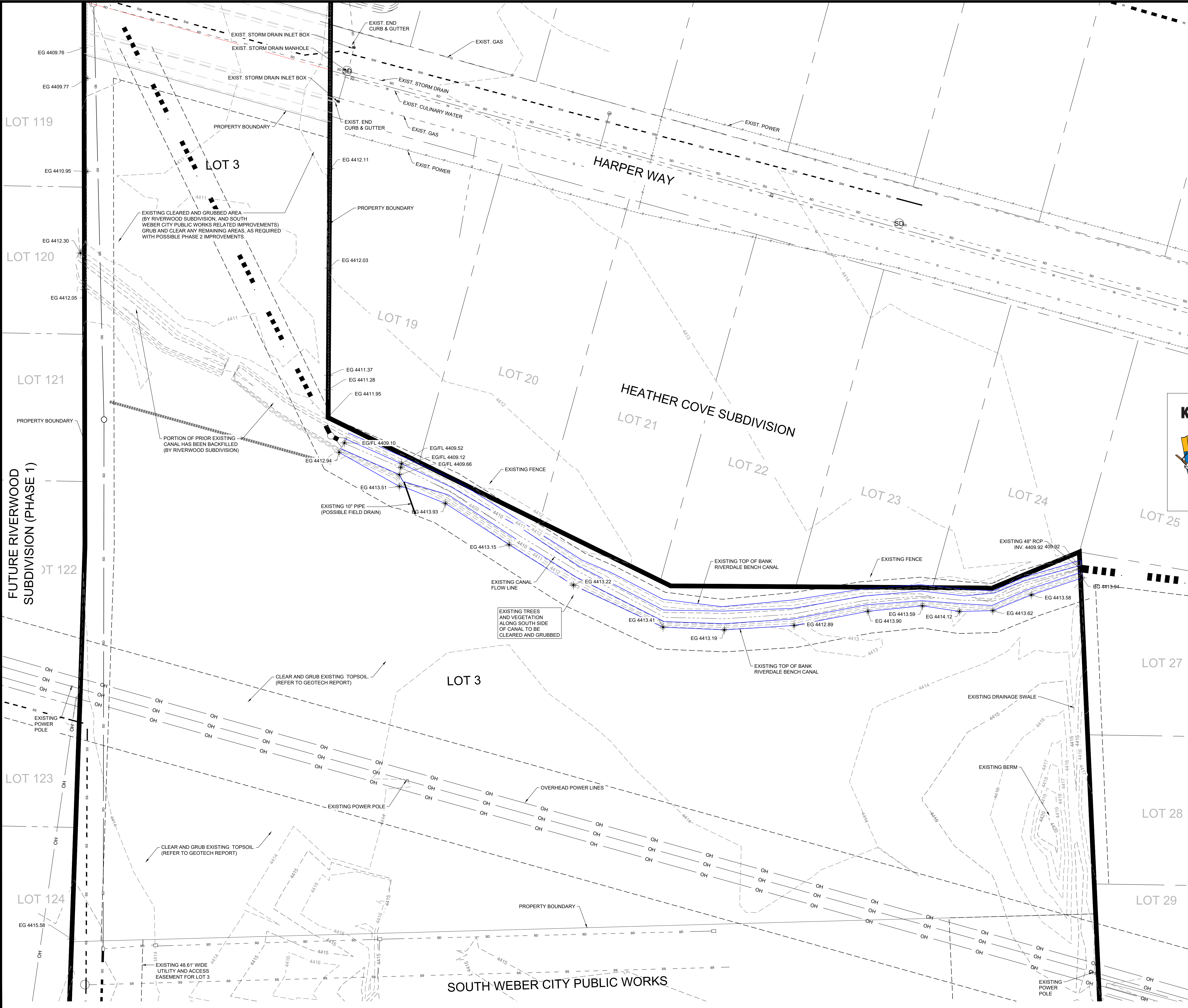
SHEET INDEX

CE0-01	COVER
CE0-02	EXISTING TOPO
CE1-01	SITE PLAN
CE1-02	SITE PLAN (PH2 - FUTURE)
CE2-01	GRADING PLAN
CE2-02	GRADING PLAN (PH2 - FUTURE)
CE3-01	UTILITY PLAN
CE3-02	UTILITY PLAN (PH2 - FUTURE)
CE3-03	STORM DRAIN PROFILES
CE3-04	(NOT USED)
CE3-05	RMP LINE PROFILE
CE4-01	SWPPP
CE4-02	SWPPP (PH2 - FUTURE)
CE5-01	CIVIL SITE DETAILS
CE5-02	CIVIL SITE DETAILS
CE5-03	CIVIL SITE DETAILS
CE6-01	DRAINAGE CALCS

- ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS
- CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS
- SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



GENERAL RV INVENTORY LOT
CONSTRUCTION DOCUMENTS

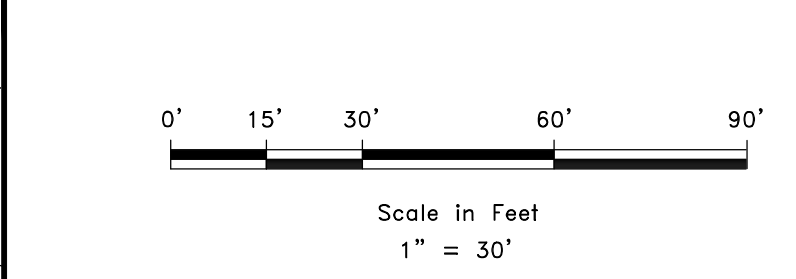
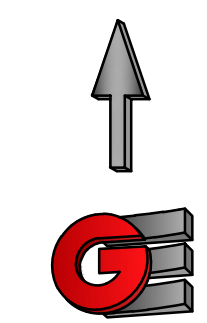


BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 20
 T&M R1W
 SLC88M
 (3 INCH BRASS FOUND)
 ELEV = 4421.53

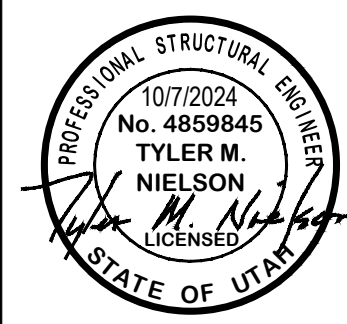
Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
 1-800-662-4111

LEGEND

	SITE BOUNDARY
	EXISTING FENCE
	EXISTING CONTOUR ELEVATION
	EASEMENT LINES



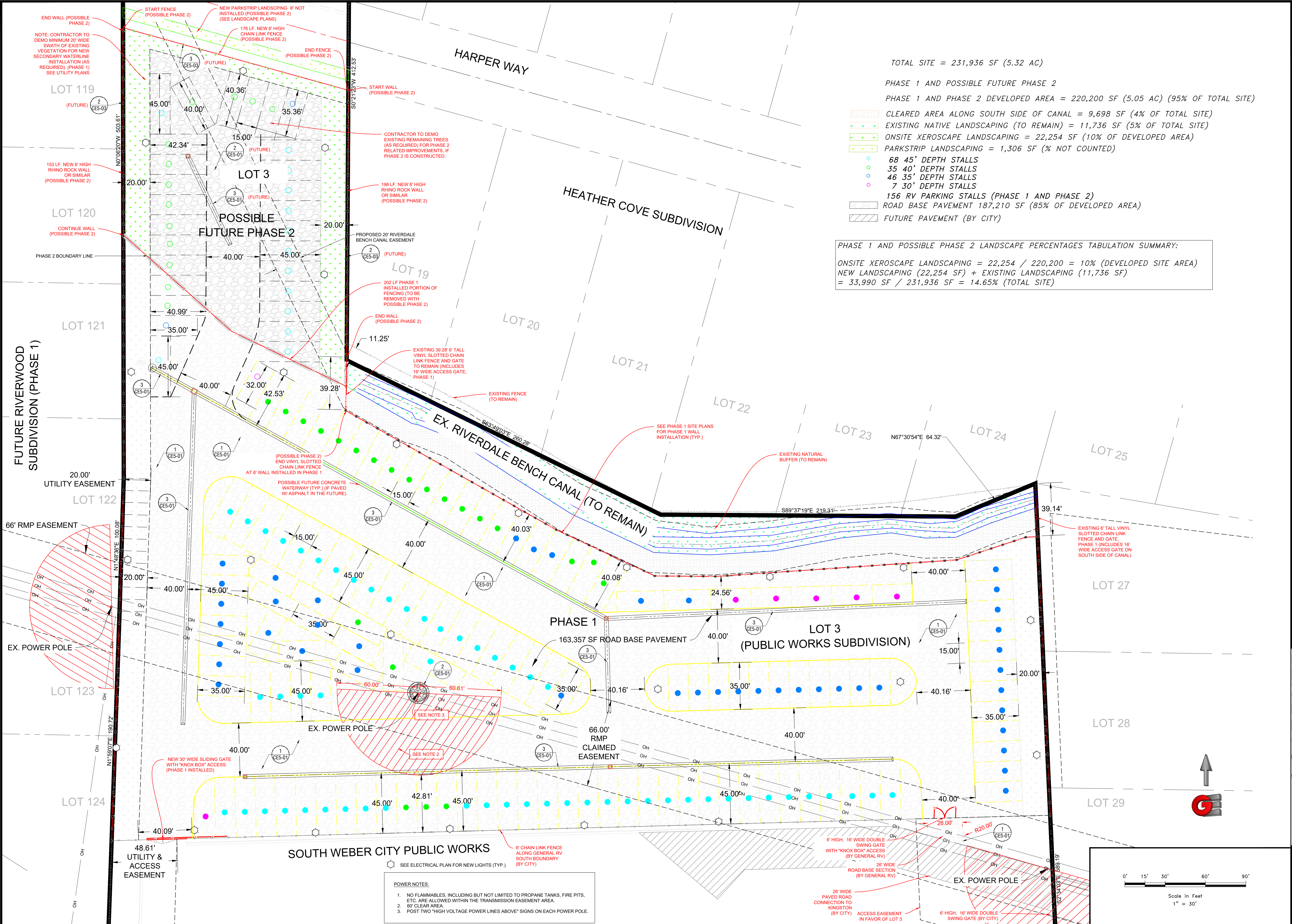
REVISIONS	DATE	DESCRIPTION



EXISTING TOPO
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL & LAND SURVEYING
 1800 W 2100S, WEST HAVEN, UT 84405
 P 801.476.0202 F 801.476.0066

CE0-02



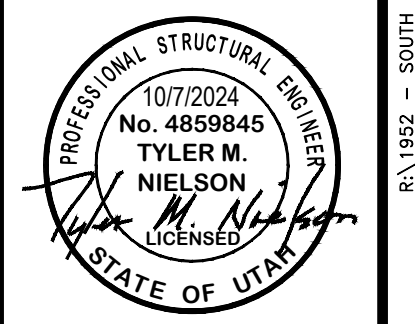
TOTAL SITE = 231,936 SF (5.32 AC)
 PHASE 1 AND POSSIBLE FUTURE PHASE 2
 PHASE 1 AND PHASE 2 DEVELOPED AREA = 220,200 SF (5.05 AC) (95% OF TOTAL SITE)

- CLEARED AREA ALONG SOUTH SIDE OF CANAL = 9,698 SF (4% OF TOTAL SITE)
- EXISTING NATIVE LANDSCAPING (TO REMAIN) = 11,736 SF (5% OF TOTAL SITE)
- ONSITE XEROSCAPE LANDSCAPING = 22,254 SF (10% OF DEVELOPED AREA)
- PARKSTRIP LANDSCAPING = 1,306 SF (% NOT COUNTED)
- 68 45' DEPTH STALLS
- 35 40' DEPTH STALLS
- 46 35' DEPTH STALLS
- 7 30' DEPTH STALLS
- 156 RV PARKING STALLS (PHASE 1 AND PHASE 2)
- ▨ ROAD BASE PAVEMENT 187,210 SF (85% OF DEVELOPED AREA)
- ▨ FUTURE PAVEMENT (BY CITY)

PHASE 1 AND POSSIBLE PHASE 2 LANDSCAPE PERCENTAGES TABULATION SUMMARY:
 ONSITE XEROSCAPE LANDSCAPING = 22,254 / 220,200 = 10% (DEVELOPED SITE AREA)
 NEW LANDSCAPING (22,254 SF) + EXISTING LANDSCAPING (11,736 SF)
 = 33,990 SF / 231,936 SF = 14.65% (TOTAL SITE)

SCALE	1" = 30'
DATE	10/7/2024
DESIGN	W.S.
DRAWN	W.S.
CHECKED	T.M.

REVISIONS	DESCRIPTION
DATE	

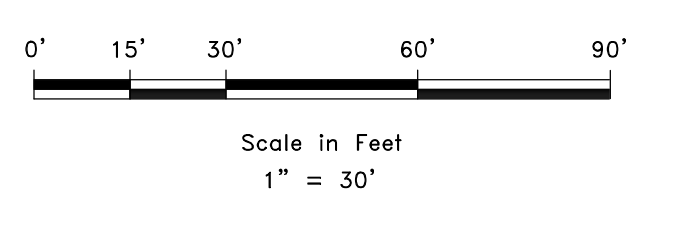


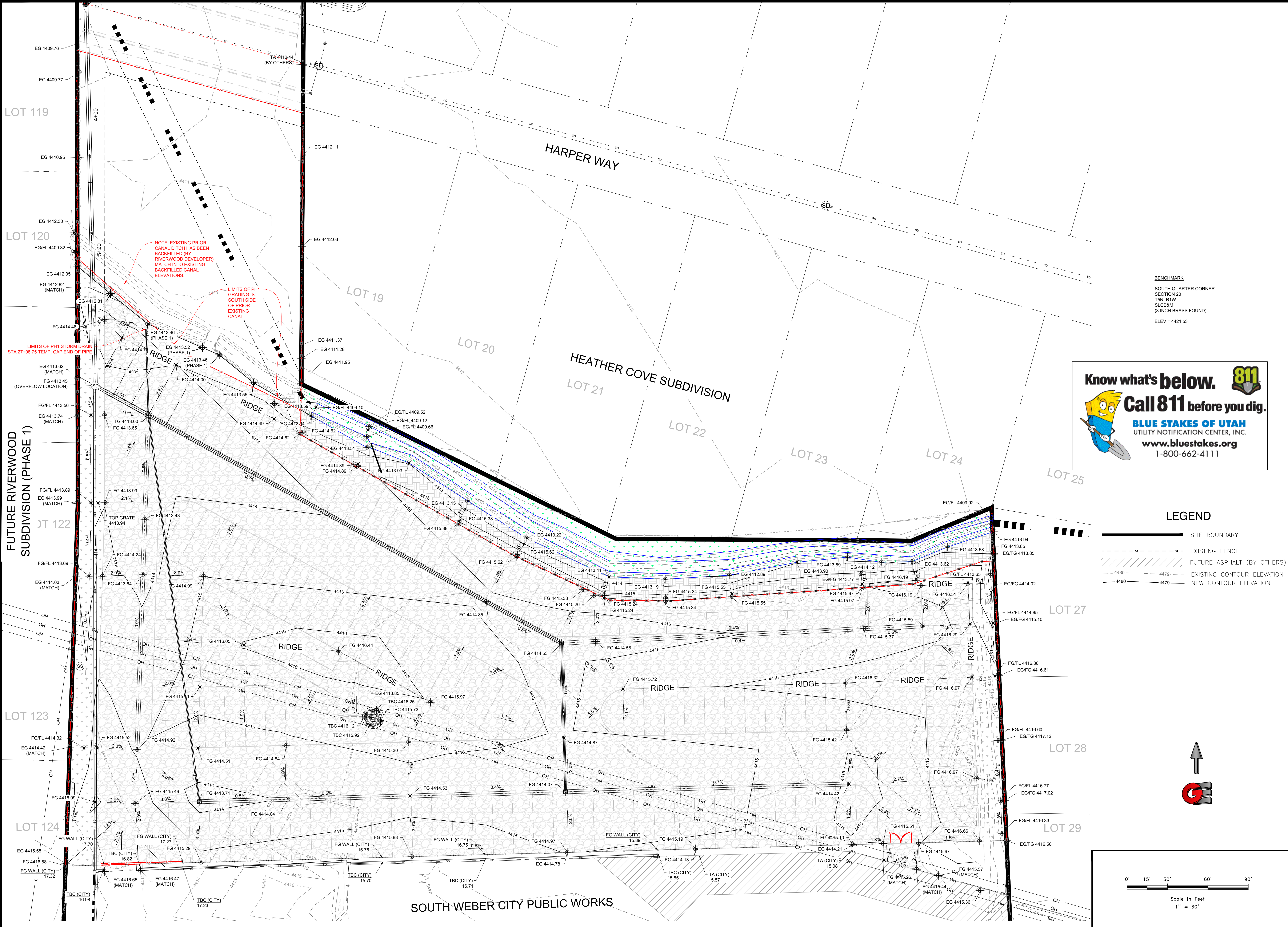
SITE PLAN (PH2 - FUTURE)
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL & LAND SURVEYING
 1800 W 2100S, WEST HAVEN, UT 84405
 P. 801.476.0202 F. 801.476.0066

CE1-02

- POWER NOTES:
- NO FLAMMABLES, INCLUDING BUT NOT LIMITED TO PROPANE TANKS, FIRE PITS, ETC. ARE ALLOWED WITHIN THE TRANSMISSION EASEMENT AREA.
 - 60' CLEAR AREA.
 - POST TWO "HIGH VOLTAGE POWER LINES ABOVE" SIGNS ON EACH POWER POLE.



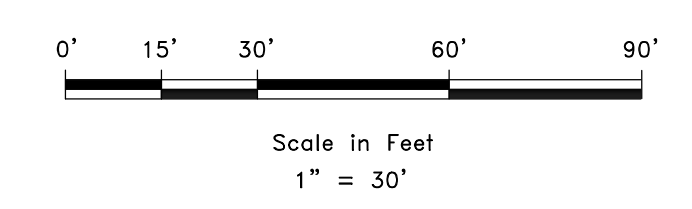
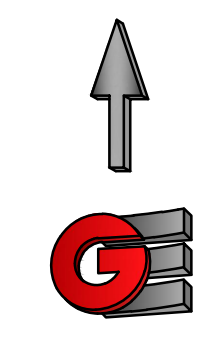


BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 20
 T&M R1W
 SLC&M
 (3 INCH BRASS FOUND)
 ELEV = 4421.53

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
 1-800-662-4111

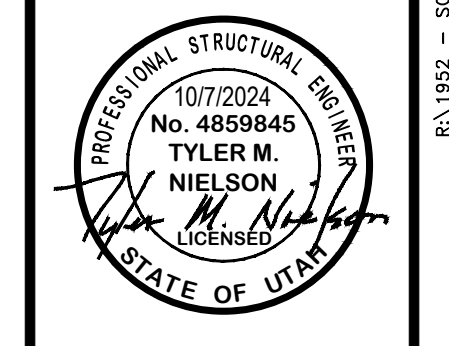
LEGEND

	SITE BOUNDARY
	EXISTING FENCE
	FUTURE ASPHALT (BY OTHERS)
	EXISTING CONTOUR ELEVATION
	NEW CONTOUR ELEVATION



SCALE: T = 30'
 DATE: 10/7/2024
 DESIGN: WJS
 DRAWN: WJS
 CHECKED: TUN
 DWG.

REVISIONS	DATE	DESCRIPTION

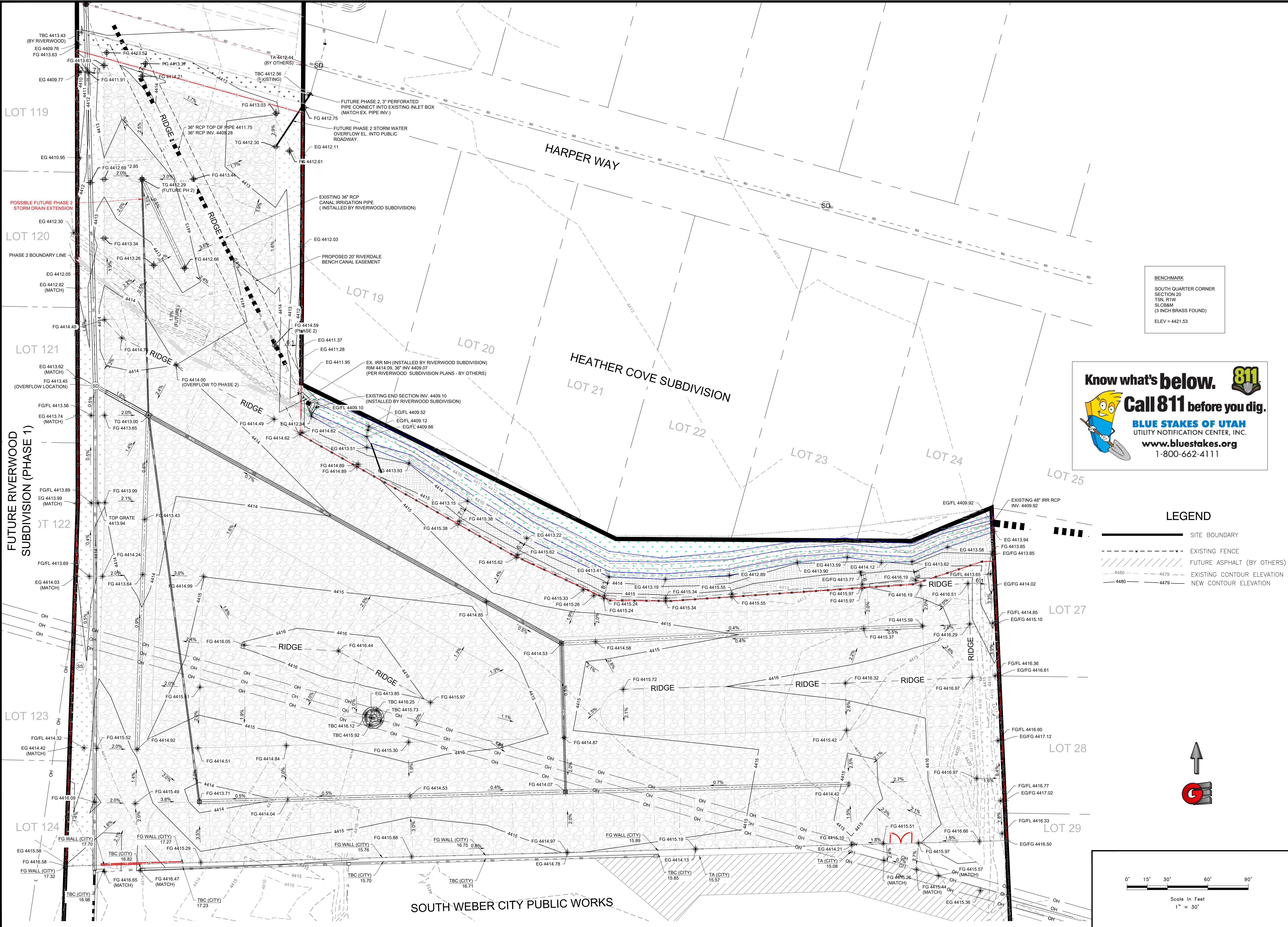


GRADING PLAN
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1800 W 2100S, WEST HAVEN, UT 84405
 P 801.476.0202 F 801.476.0066



CE2-01

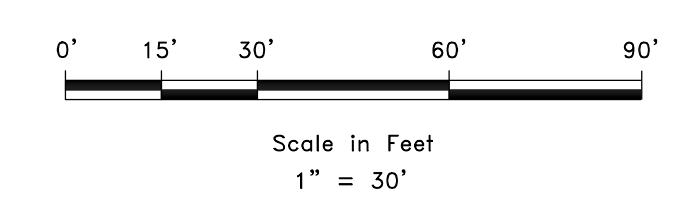
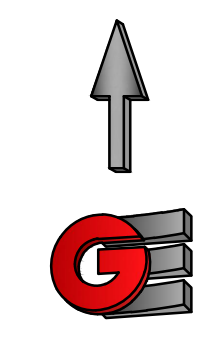


BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 20
 T&M R/W
 SLC&M
 (3 INCH BRASS FOUND)
 ELEV = 4421.53

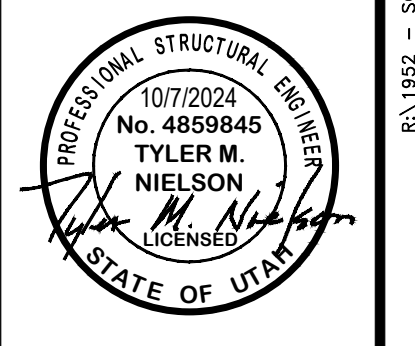
Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
 1-800-662-4111

LEGEND

	SITE BOUNDARY
	EXISTING FENCE
	FUTURE ASPHALT (BY OTHERS)
	EXISTING CONTOUR ELEVATION
	NEW CONTOUR ELEVATION



REVISIONS	DESCRIPTION
DATE	

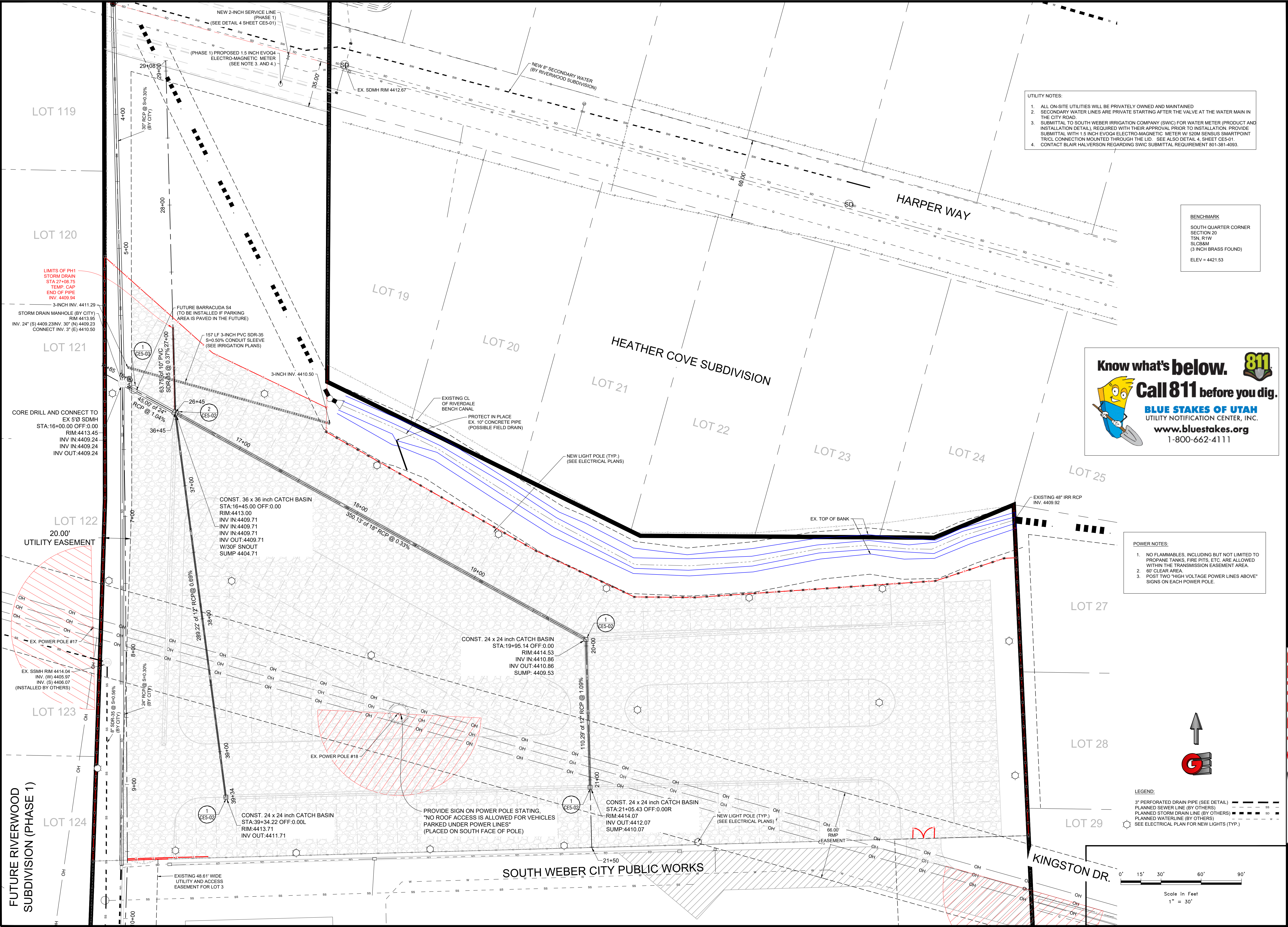


GRADING PLAN (PH2 - FUTURE)
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1800 W 2100 S, WEST HAVEN, UT 84405
 P 801.476.0202 F 801.476.0066



CE2-02



UTILITY NOTES:

1. ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED
2. SECONDARY WATER LINES ARE PRIVATE STARTING AFTER THE VALVE AT THE WATER MAIN IN THE CITY ROAD
3. SUBMITTAL TO SOUTH WEBER IRRIGATION COMPANY (SWIC) FOR WATER METER (PRODUCT AND INSTALLATION DETAIL), REQUIRED WITH THEIR APPROVAL PRIOR TO INSTALLATION. PROVIDE SUBMITTAL WITH 1.5 INCH EVO04 ELECTRO-MAGNETIC METER W/ 520M SENSUS SMARTPOINT TRCL CONNECTION MOUNTED THROUGH THE LID. SEE ALSO DETAIL 4, SHEET CE5-01.
4. CONTACT BLAIR HALVERSON REGARDING SWIC SUBMITTAL REQUIREMENT 801-381-4093.

BENCHMARK
SOUTH QUARTER CORNER
SECTION 20
T&M, R1W
SLOCR&M
(3 INCH BRASS FOUND)
ELEV = 4421.53

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

POWER NOTES:

1. NO FLAMMABLES, INCLUDING BUT NOT LIMITED TO PROPANE TANKS, FIRE PITS, ETC. ARE ALLOWED WITHIN THE TRANSMISSION EASEMENT AREA.
2. 60' CLEAR AREA.
3. POST TWO "HIGH VOLTAGE POWER LINES ABOVE" SIGNS ON EACH POWER POLE.

LEGEND:

- 3" PERFORATED DRAIN PIPE (SEE DETAIL)
- PLANNED SEWER LINE (BY OTHERS)
- PLANNED STORM DRAIN LINE (BY OTHERS)
- PLANNED WATERLINE (BY OTHERS)
- SEE ELECTRICAL PLAN FOR NEW LIGHTS (TYP.)

SCALE: T = 30'

DATE: 10/7/2024

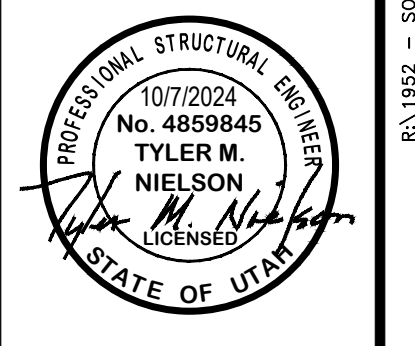
DESIGN: W.S.

DRAWN: W.S.

CHECKED: T.M.

DWG.:

REVISIONS	DATE	DESCRIPTION



UTILITY PLAN

GENERAL RV INVENTORY LOT

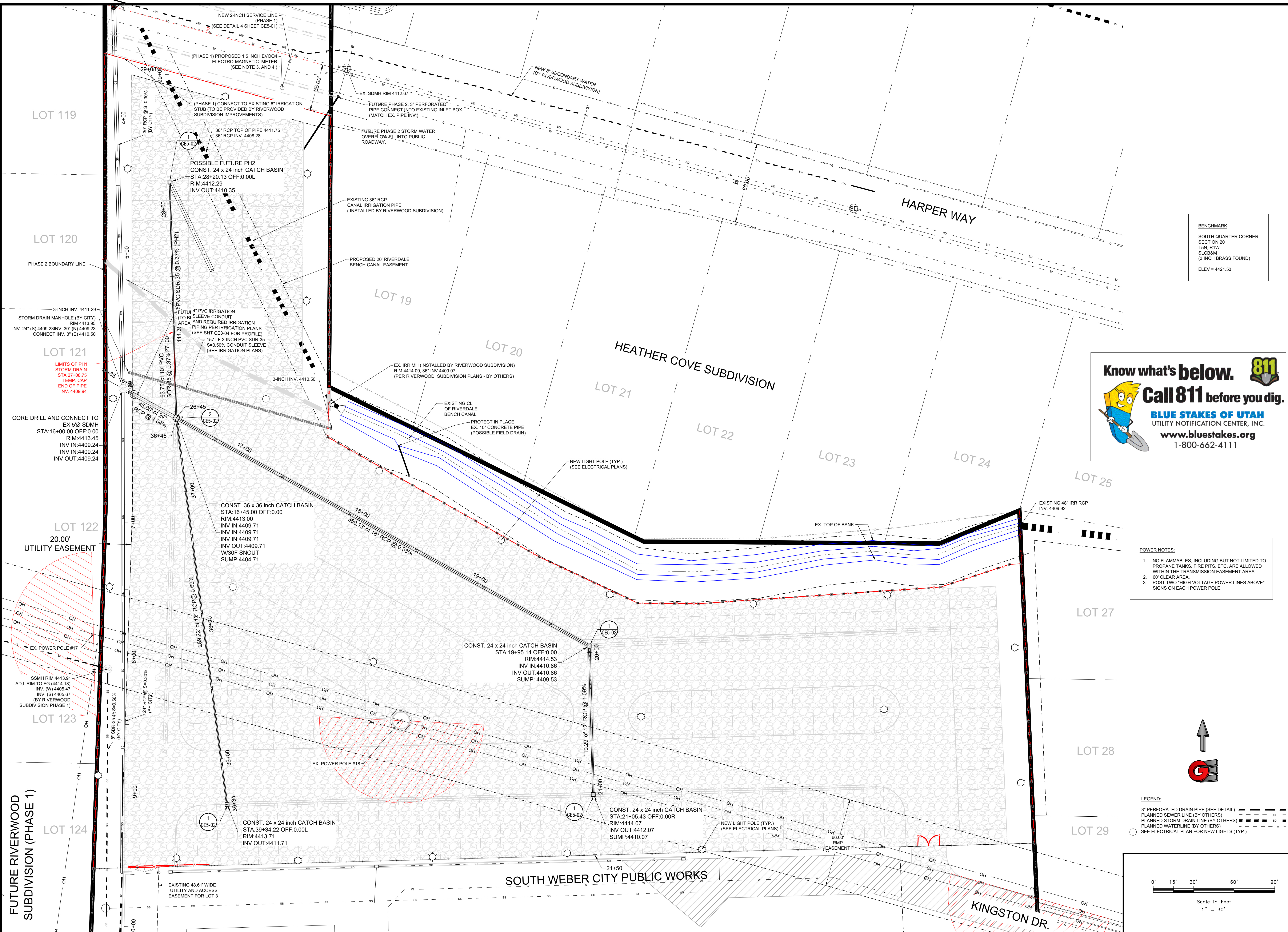
108 EAST SOUTH WEBER DRIVE

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1850 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066



CE3-01

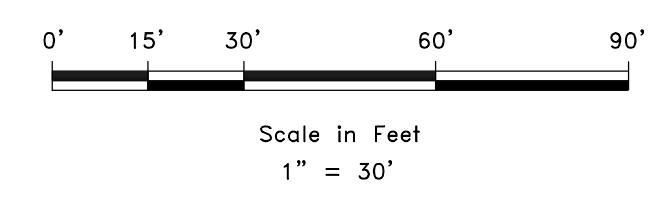


BENCHMARK
SOUTH QUARTER CORNER
SECTION 20
T5N, R11W
SLSB38M
(3 INCH BRASS FOUND)
ELEV = 4421.53

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
 1-800-662-4111

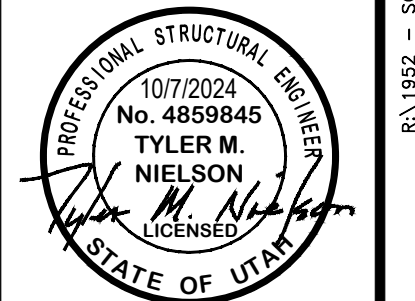
- POWER NOTES:**
1. NO FLAMMABLES, INCLUDING BUT NOT LIMITED TO PROPANE TANKS, FIRE PITS, ETC. ARE ALLOWED WITHIN THE TRANSMISSION EASEMENT AREA.
 2. 60' CLEAR AREA.
 3. POST TWO "HIGH VOLTAGE POWER LINES ABOVE" SIGNS ON EACH POWER POLE.

LEGEND:
 3" PERFORATED DRAIN PIPE (SEE DETAIL)
 PLANNED SEWER LINE (BY OTHERS)
 PLANNED STORM DRAIN LINE (BY OTHERS)
 PLANNED WATERLINE (BY OTHERS)
 SEE ELECTRICAL PLAN FOR NEW LIGHTS (TYP.)



REVISIONS	DATE	DESCRIPTION

SCALE 1" = 30'
 DATE 10/7/2024
 DESIGN WJS
 DRAWN WJS
 CHECKED TMM
 DWG:

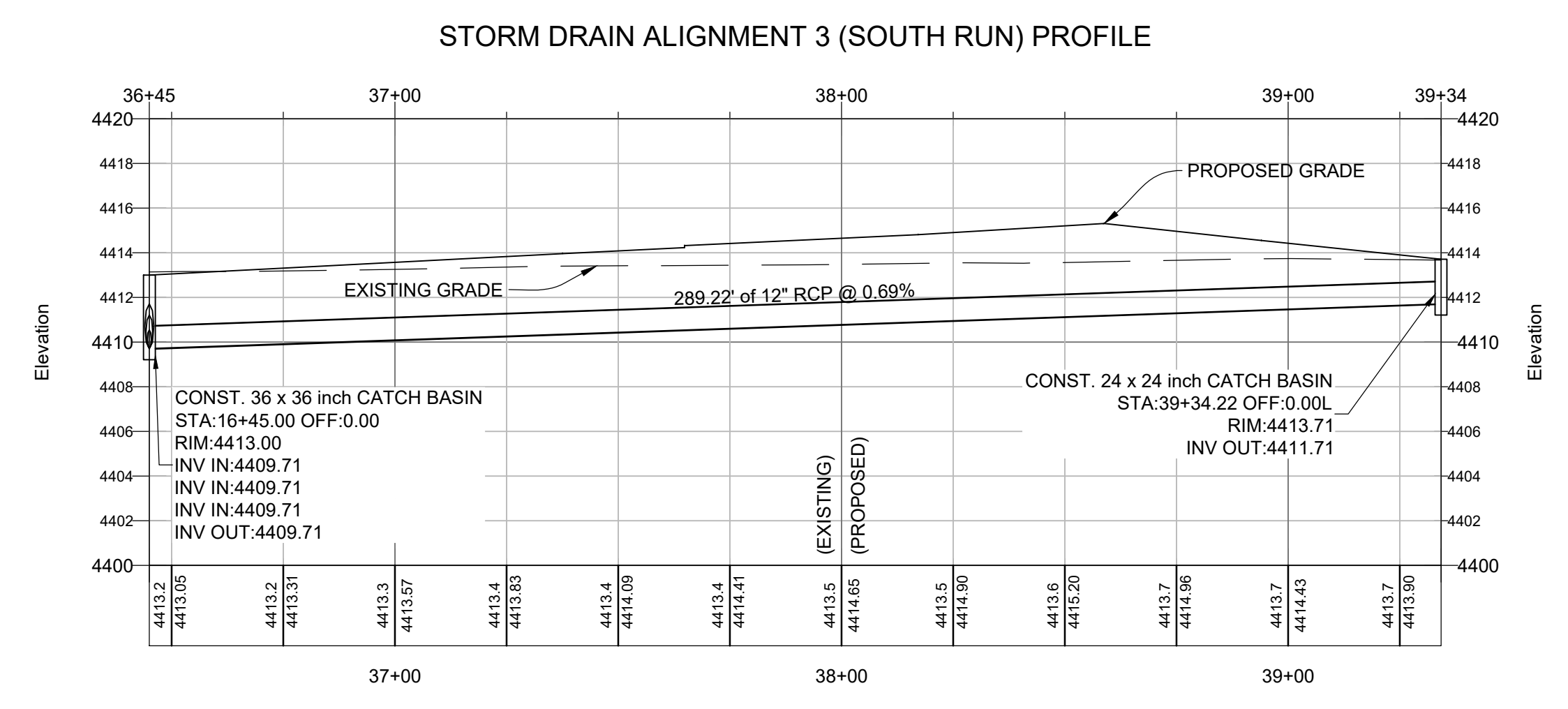
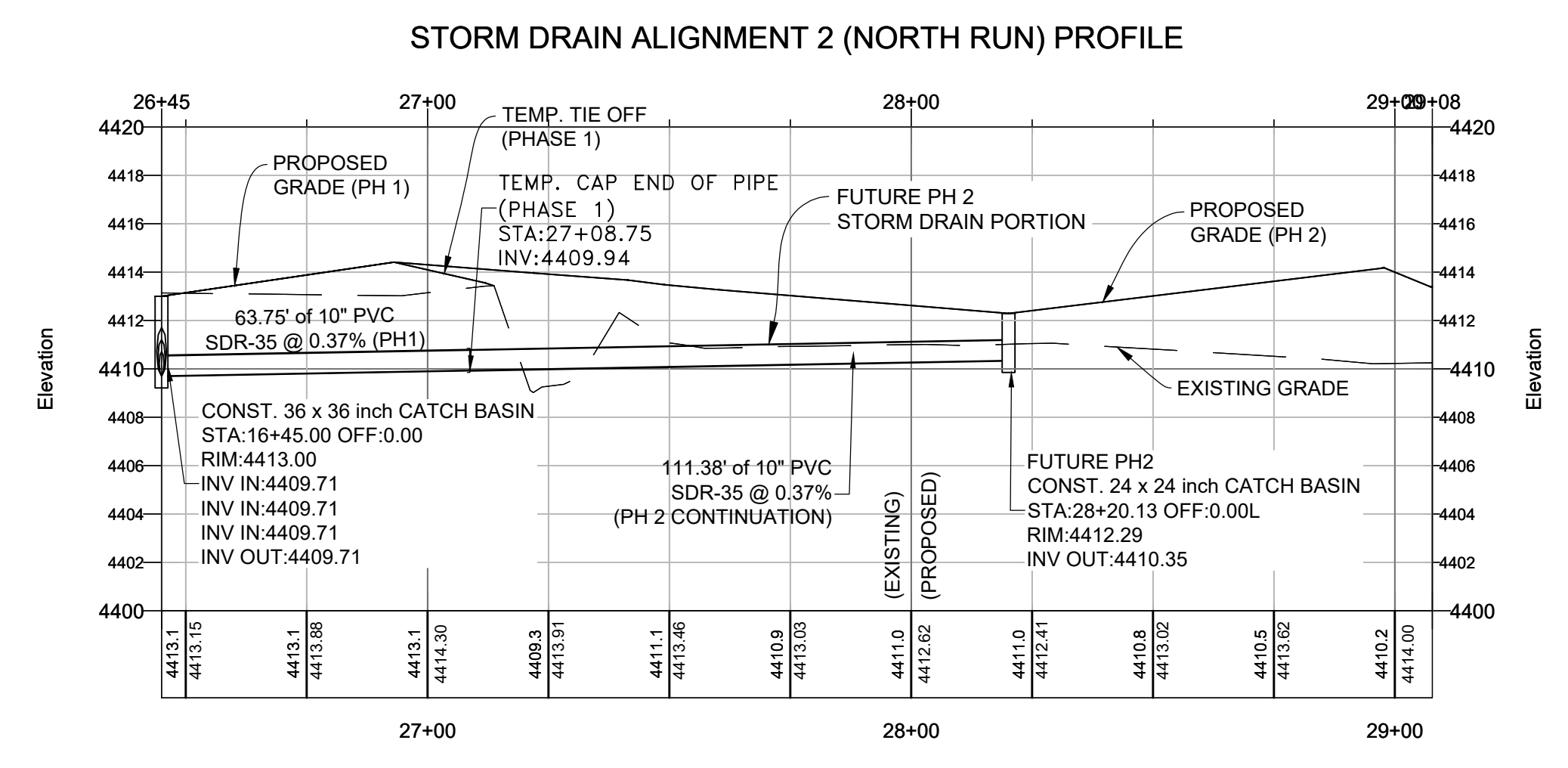
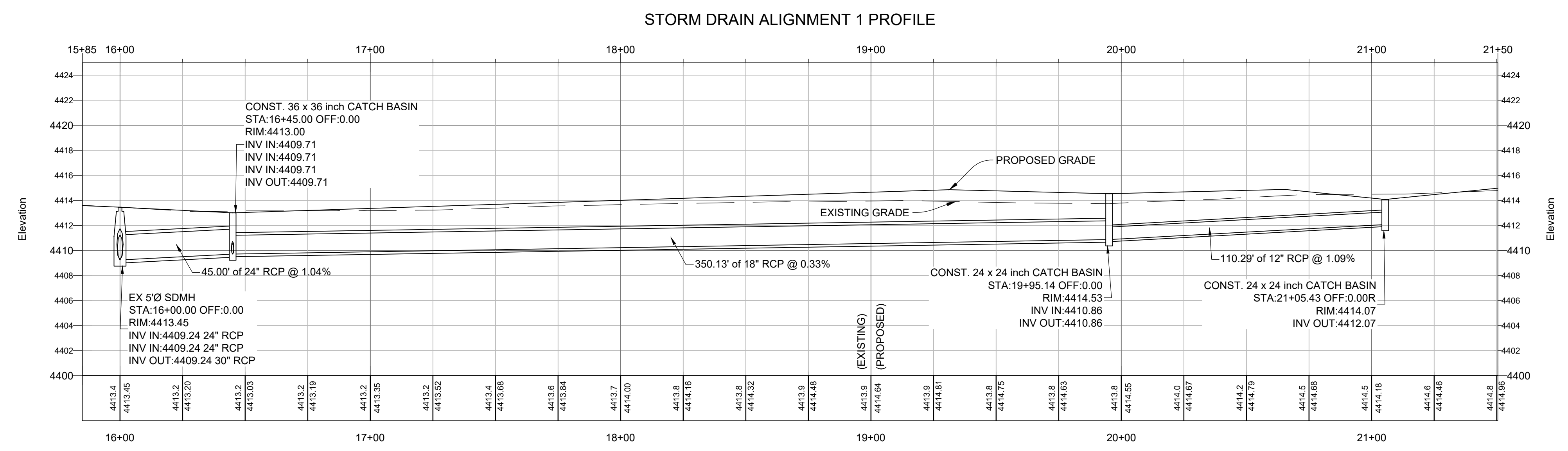


UTILITY PLAN (PH2 - FUTURE)
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 1680 W 2100S, WEST HAVEN, UT 84406
 P 801.476.0202 F 801.476.0066

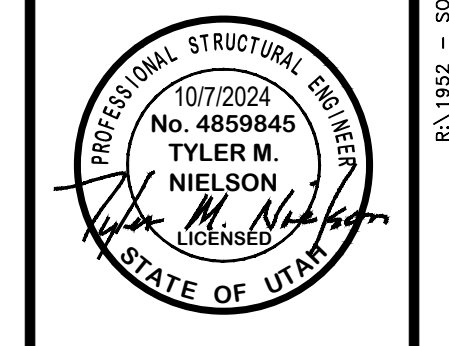


CE3-02



REVISIONS	DESCRIPTION

SCALE: 1" = 30'
 DATE: 10/7/2024
 DESIGN: W.S.
 DRAWN: W.S.
 CHECKED: T.M.N.
 DWG.:

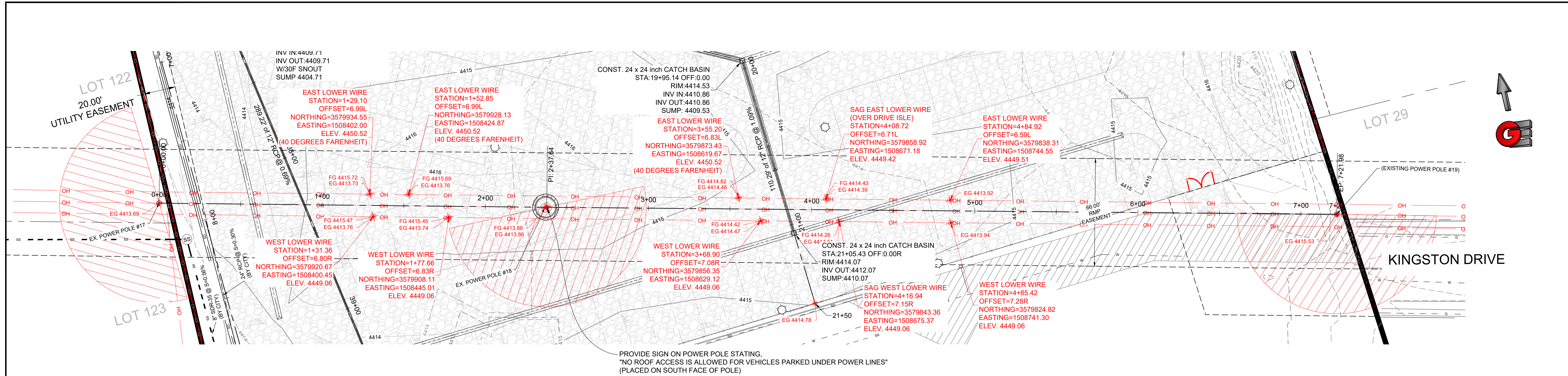


STORM DRAIN PROFILES
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 1850 W 2100S, WEST HAVEN, UT 84405
 P 801.476.0202 F 801.476.0066

Scale in Feet
1" = 30'

CE3-03



PROVIDE SIGN ON POWER POLE STATING, "NO ROOF ACCESS IS ALLOWED FOR VEHICLES PARKED UNDER POWER LINES" (PLACED ON SOUTH FACE OF POLE)

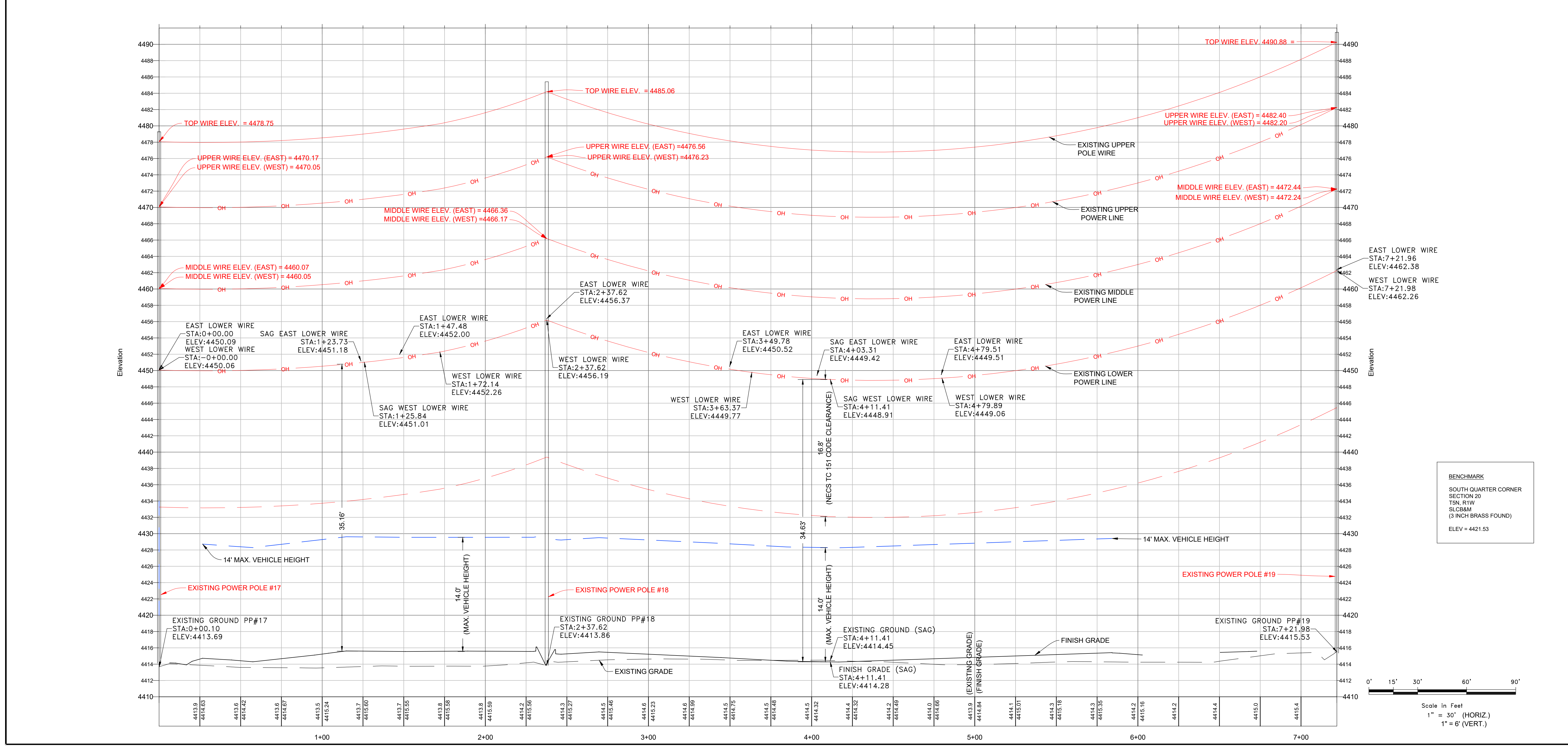
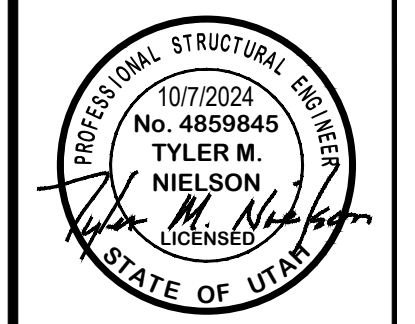
REVISIONS	DESCRIPTION
DATE	

SCALE	1" = 30'
DATE	10/7/2024
DESIGN	W.S
DRAWN	W.S
CHECKED	T.M

DATE	
------	--

DATE	
------	--

DWG:



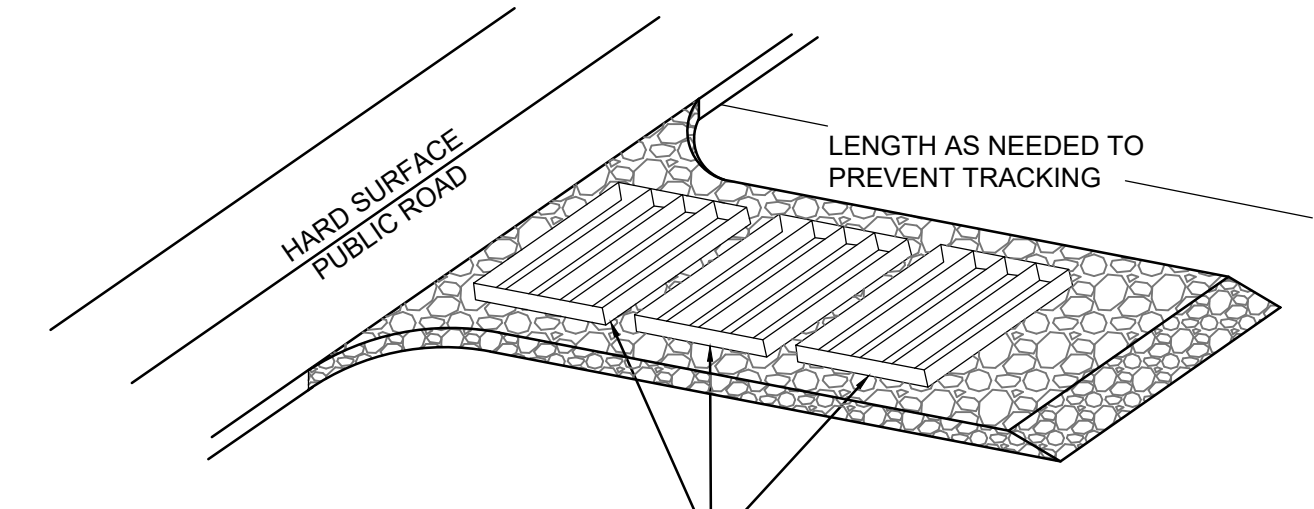
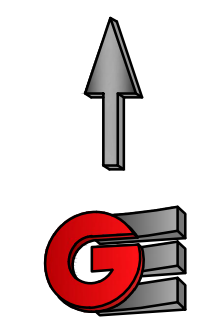
RMP LINE PROFILE
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1890 W 2100S, WEST HAVEN, UT 84005
 P 801.476.0202 F 801.476.0066



CE3-05

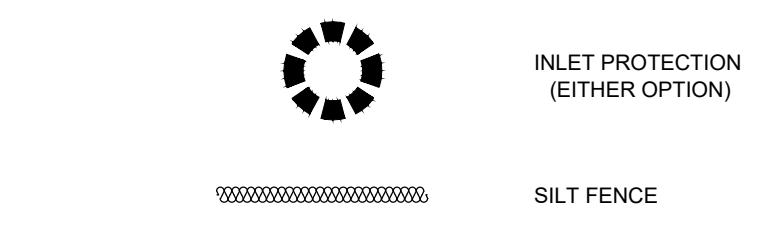
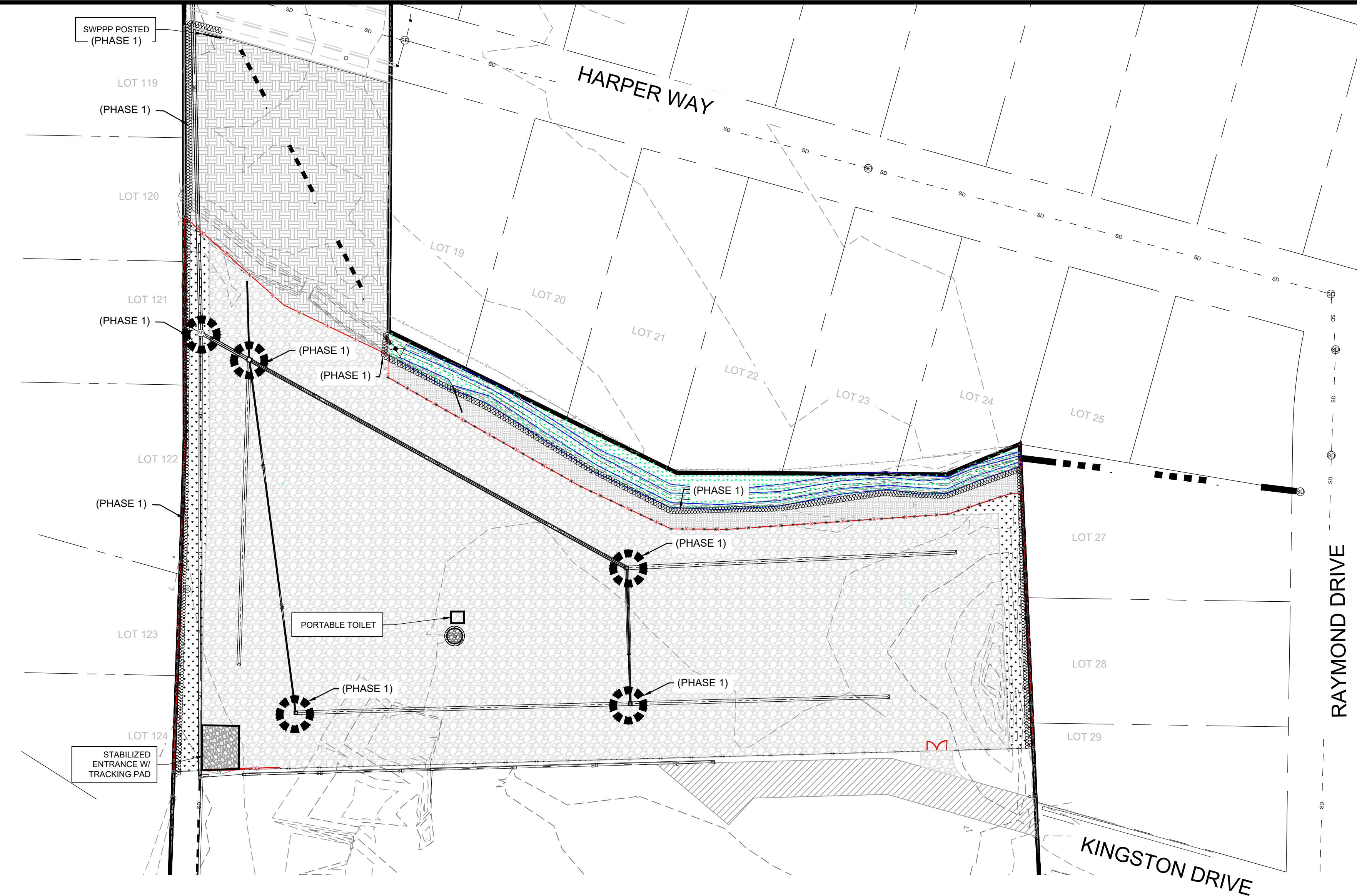
- EROSION CONTROL NOTES:**
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING 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.



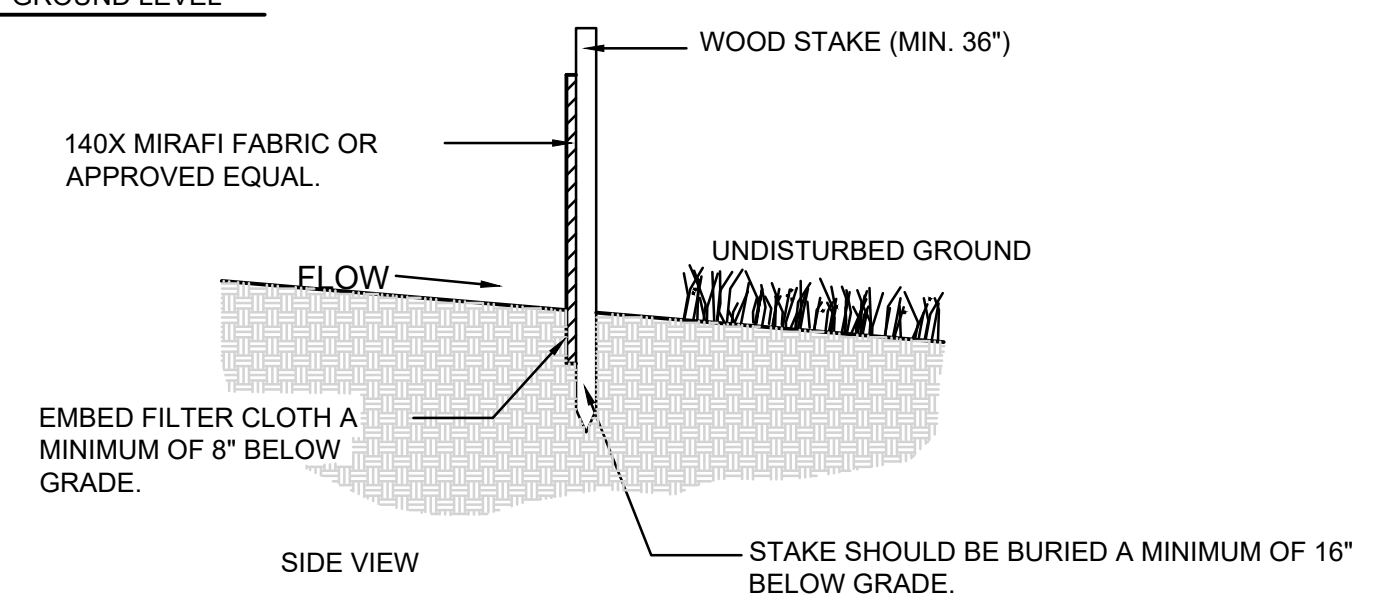
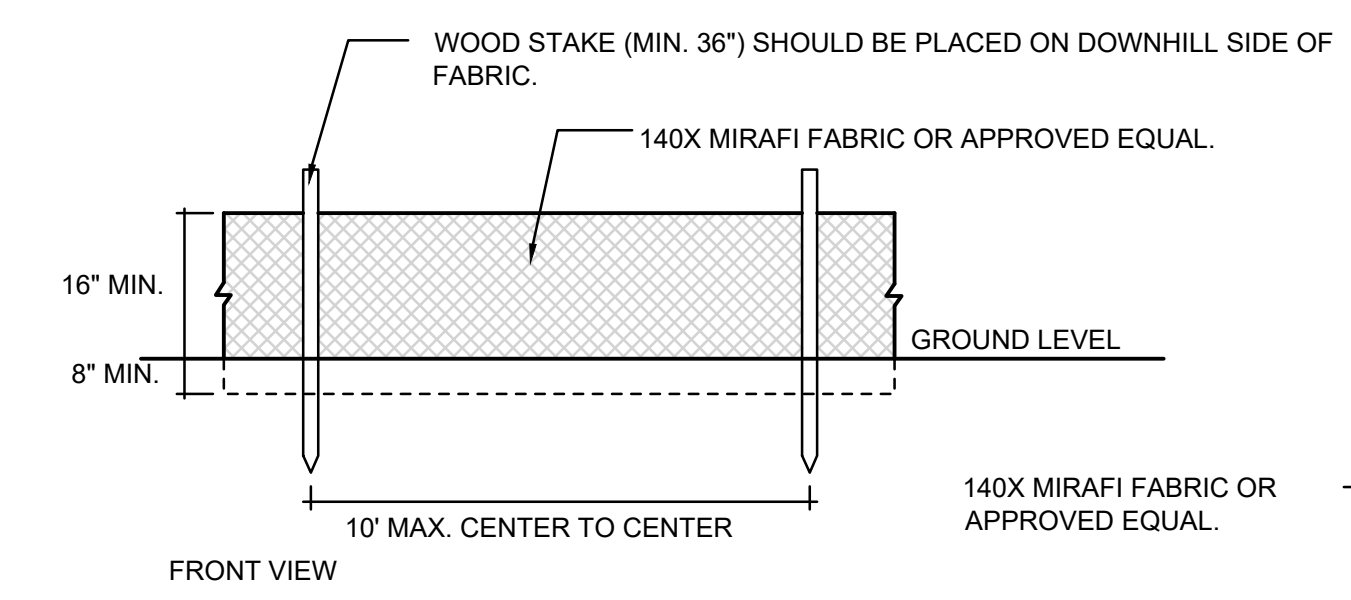
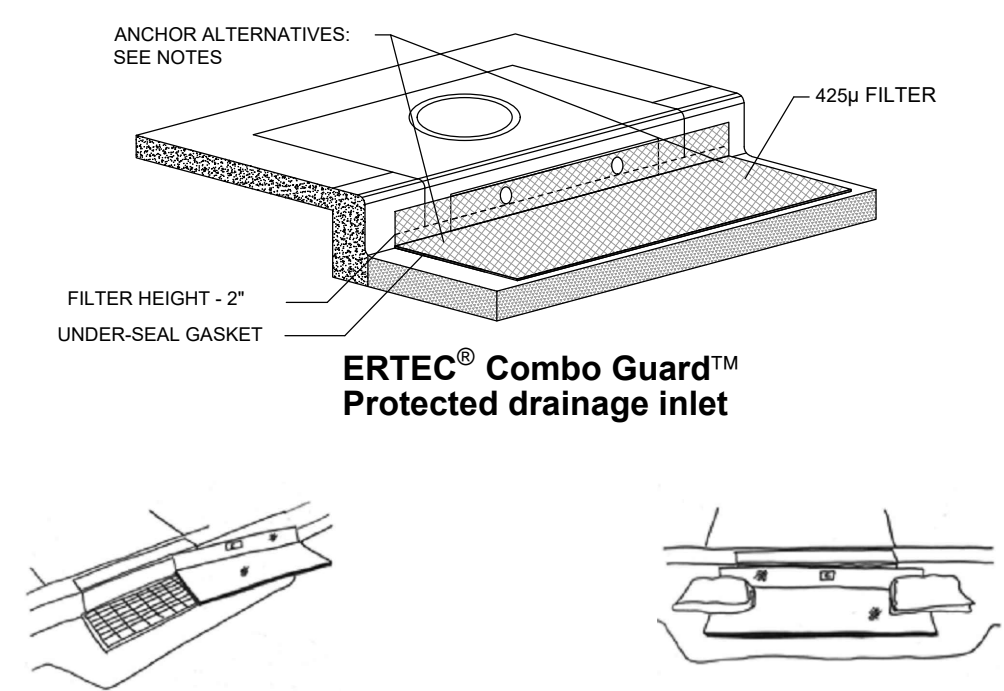
- ENTRANCE STABILIZATION NOTES:**
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND 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

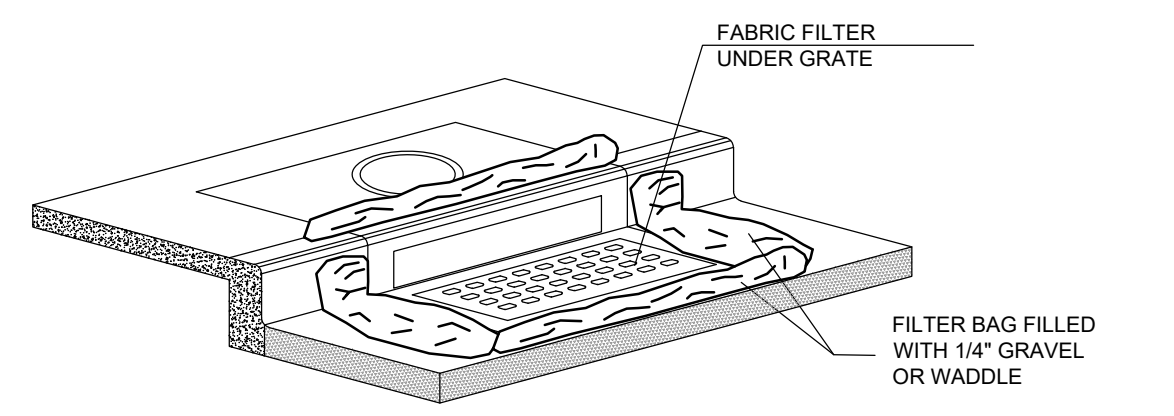


- INSTALLATION NOTES**
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
 4. ALTERNATE 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

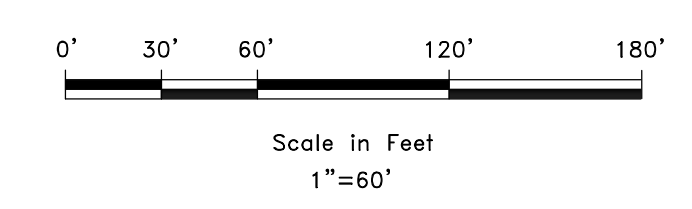
2 SILT FENCE Scale: NTS



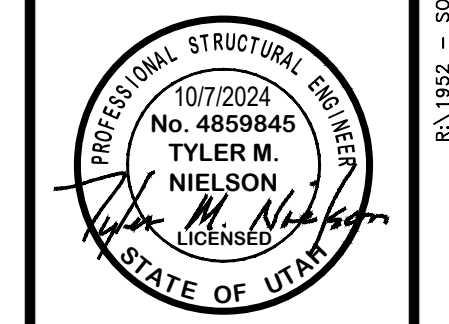
1B INLET PROTECTION - OPTION 2 Scale: NTS

DEVELOPER:

SOUTH WEBER, LLC
KEVIN SCHONSHECK
25000 ASSEMBLY PARK DR.
WIXOM, MI 48393
(248) 787-4690



REVISIONS	DESCRIPTION
DATE	



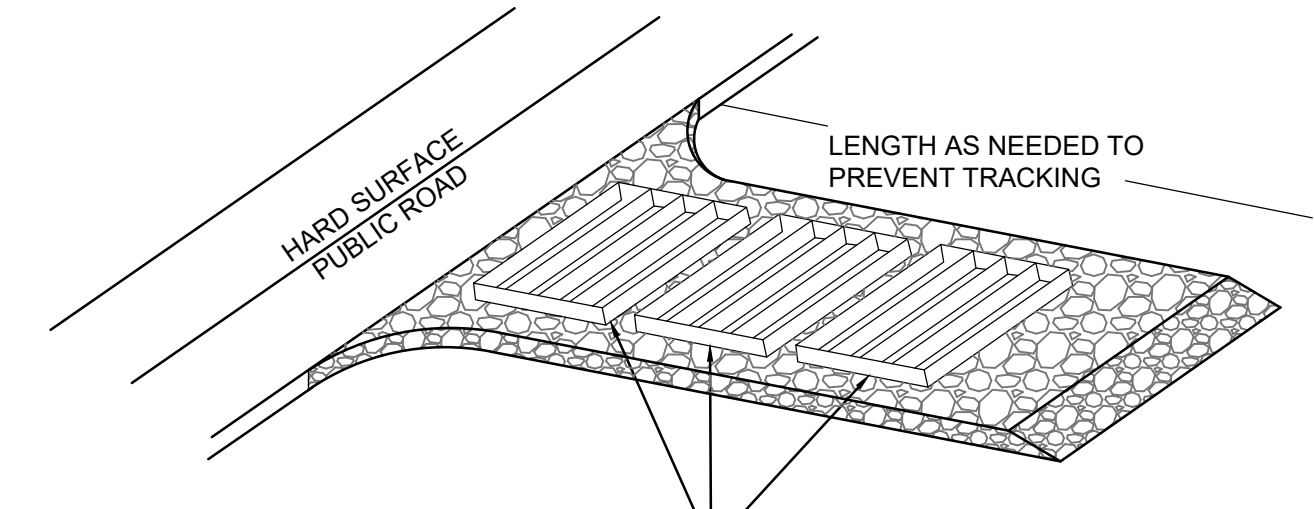
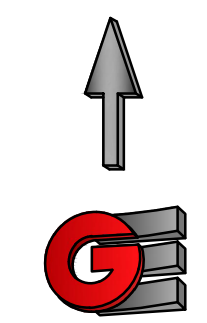
SWPPP
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1850 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066



CE4-01

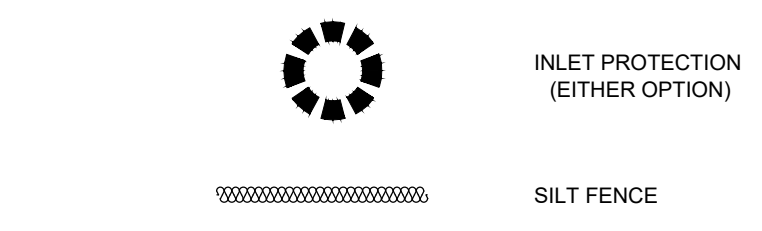
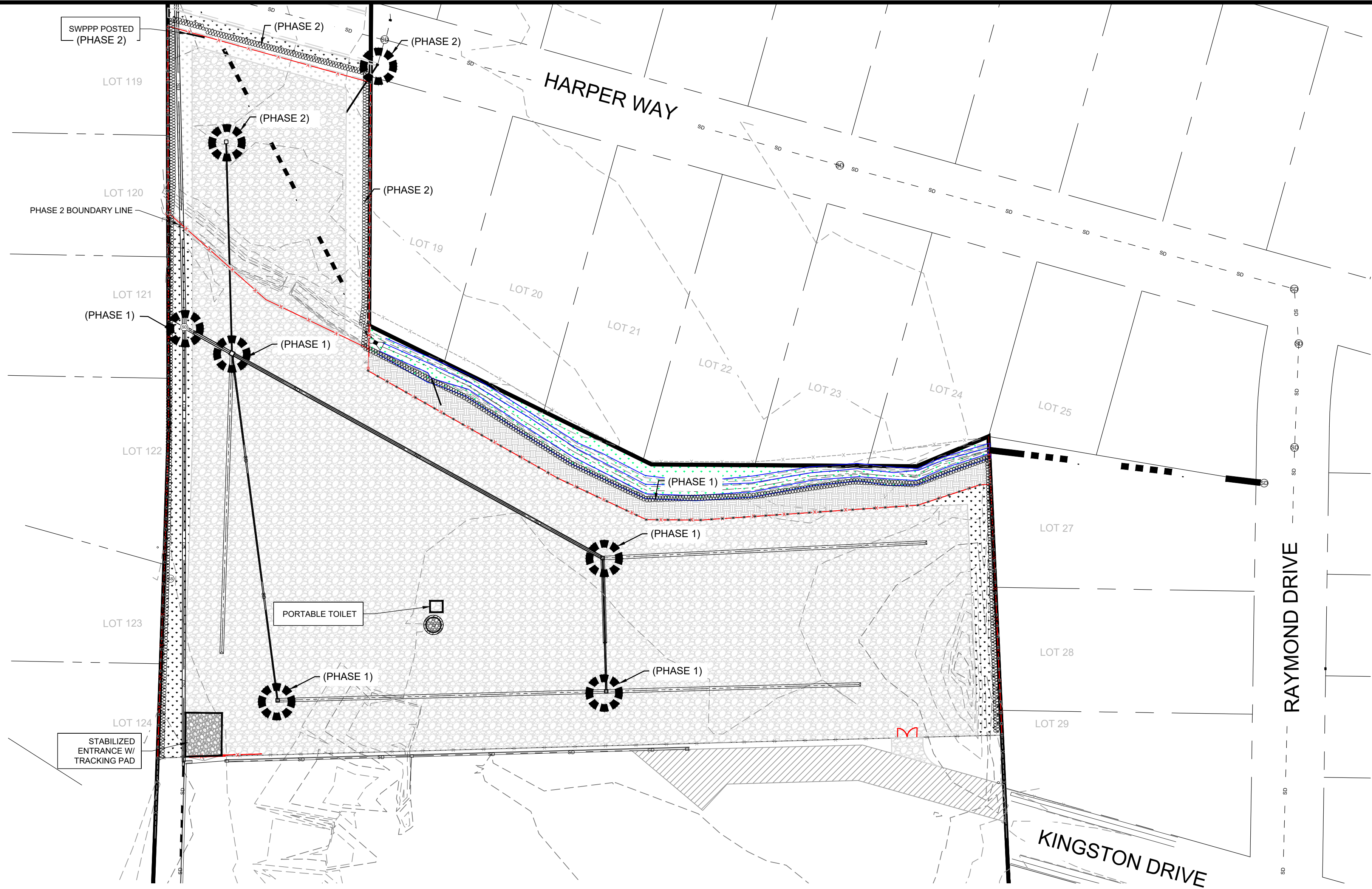
- EROSION CONTROL NOTES:**
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING 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.



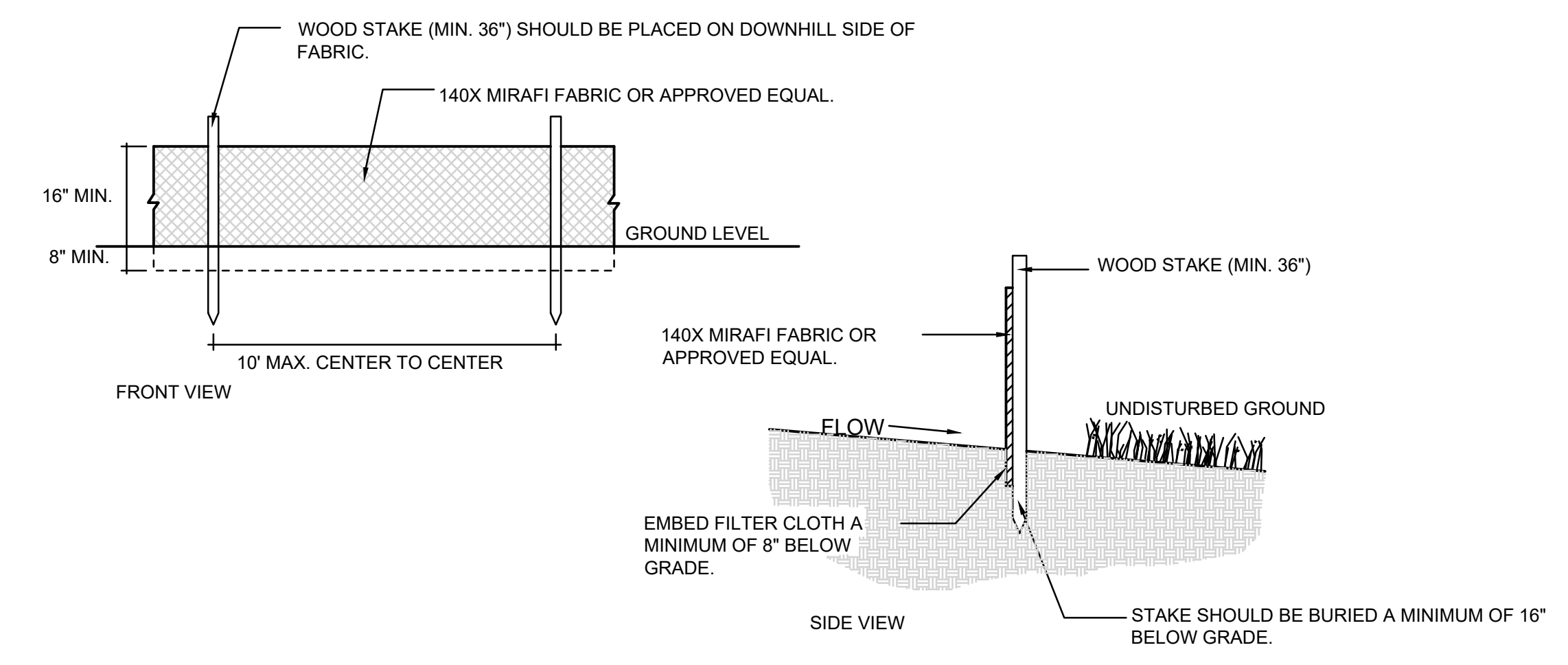
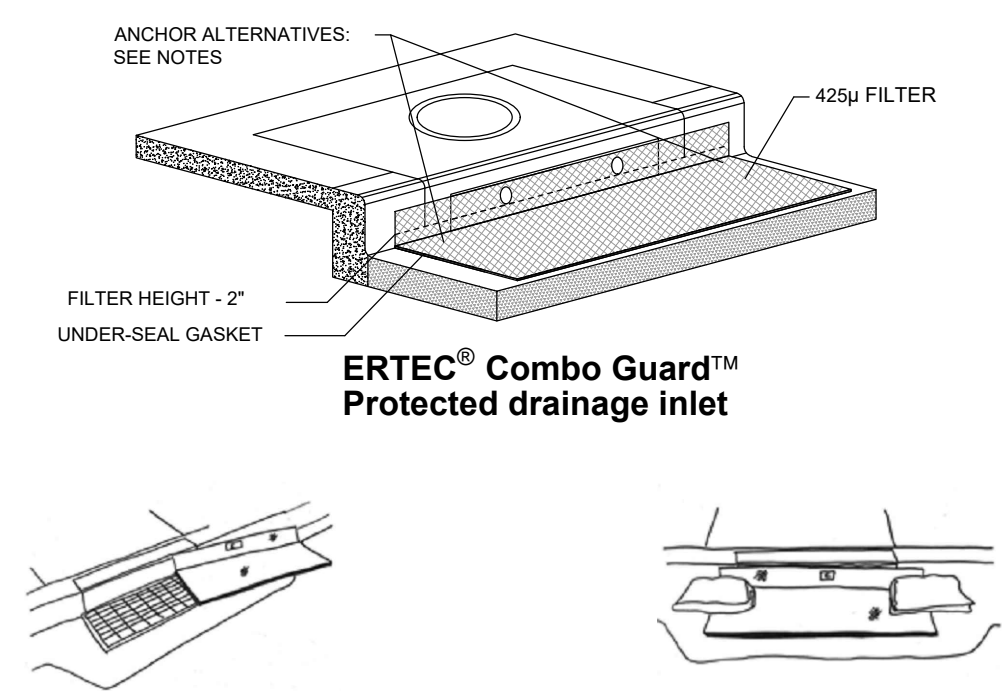
- ENTRANCE STABILIZATION NOTES:**
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND 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

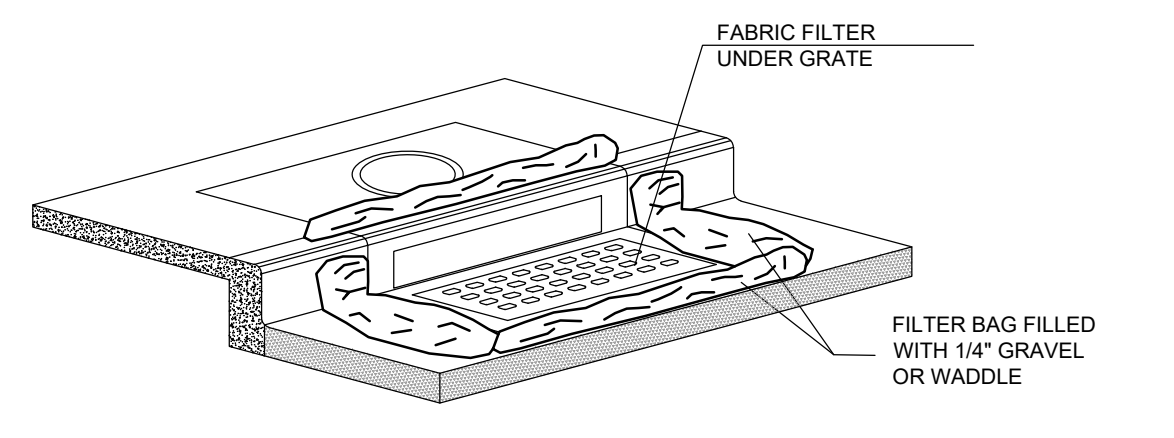


- INSTALLATION NOTES**
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
 4. ALTERNATE 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.



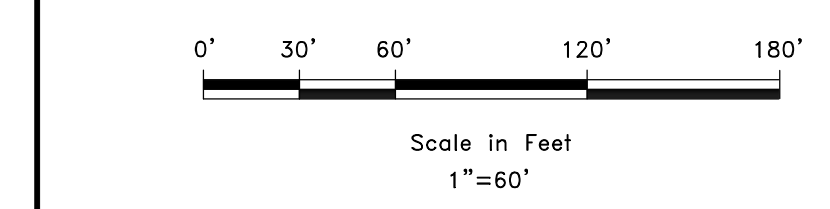
1A INLET PROTECTION - OPTION 1 Scale: NTS

2 SILT FENCE Scale: NTS

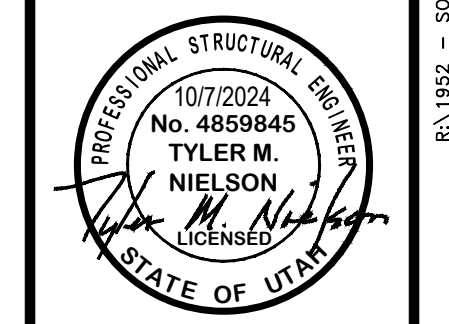


1B INLET PROTECTION - OPTION 2 Scale: NTS

DEVELOPER:
SOUTH WEBER, LLC
KEVIN SCHONSHECK
25000 ASSEMBLY PARK DR.
WIXOM, MI 48393
(248) 787-4690



REVISIONS	DATE	DESCRIPTION

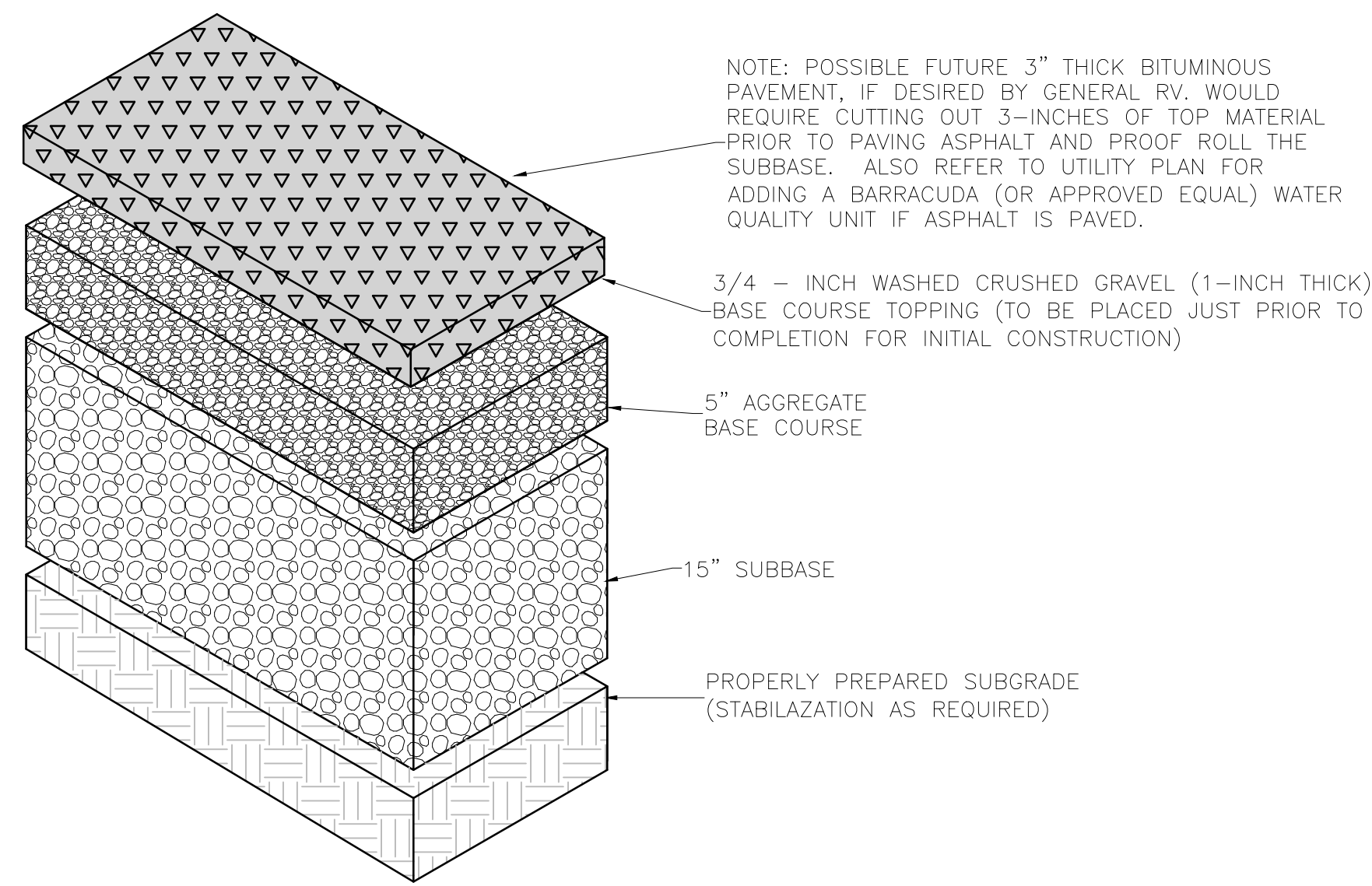


SWPPP (PH2 - FUTURE)
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1850 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066



CE4-02



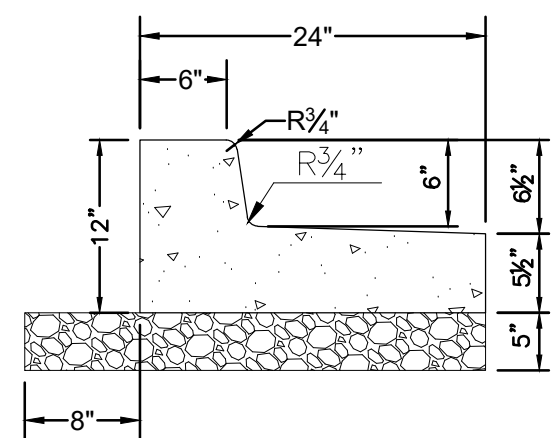
NOTE: POSSIBLE FUTURE 3" THICK BITUMINOUS PAVEMENT, IF DESIRED BY GENERAL RV, WOULD REQUIRE CUTTING OUT 3-INCHES OF TOP MATERIAL PRIOR TO PAVING ASPHALT AND PROOF ROLL THE SUBBASE. ALSO REFER TO UTILITY PLAN FOR ADDING A BARRACUDA (OR APPROVED EQUAL) WATER QUALITY UNIT IF ASPHALT IS PAVED.

REFER TO GEOTECH REPORT BY CMT DATED DECEMBER 4, 2023 EARTHWORK BALANCED QUANTITIES CALCULATED BY CIVIL ENGINEER BASED ON 7-INCHES OF EXISTING TOPSOIL BEING EXPORTED FROM THE SITE UNDER THE PAVEMENT AREAS AND 21-INCHES OF IMPORT, BASED ON RECOMMENDATIONS FROM GEOTECH ENGINEER. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK QUANTITIES AND BASE THEIR BID FOR THE ENTIRE PROJECT AND NOT RELY ON ENGINEER'S CALCULATIONS. IT IS NOT ANTICIPATED THAT THINNER PAVEMENT SECTIONS WILL BE FEASIBILITY ON THIS SITE DUE TO POTENTIAL OF GROUND WATER FLUCTUATIONS AND THE REQUIRED DEPTH TO TIE INTO THE STROM DRAIN PIPING SYSTEM (DESIGNED BY THE CITY ENGINEER). IT IS DESIRED TO KEEP THE GRADES AND PIPE INVERTS AS HIGH AS POSSIBLE.

1 PAVEMENT SECTION
Scale: (NOT TO SCALE)

PAVEMENT NOTE:

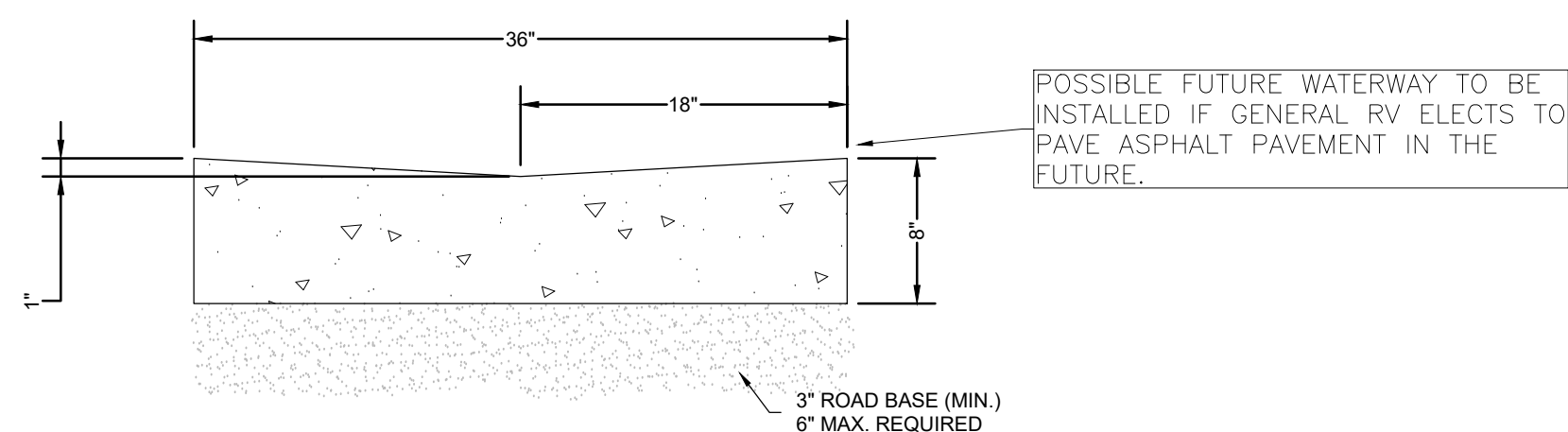
- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.



2 24" OPEN FACED CURB AND GUTTER (PRIVATE)
Scale: (NOT TO SCALE)

CURB AND GUTTER CONSTRUCTION NOTES:

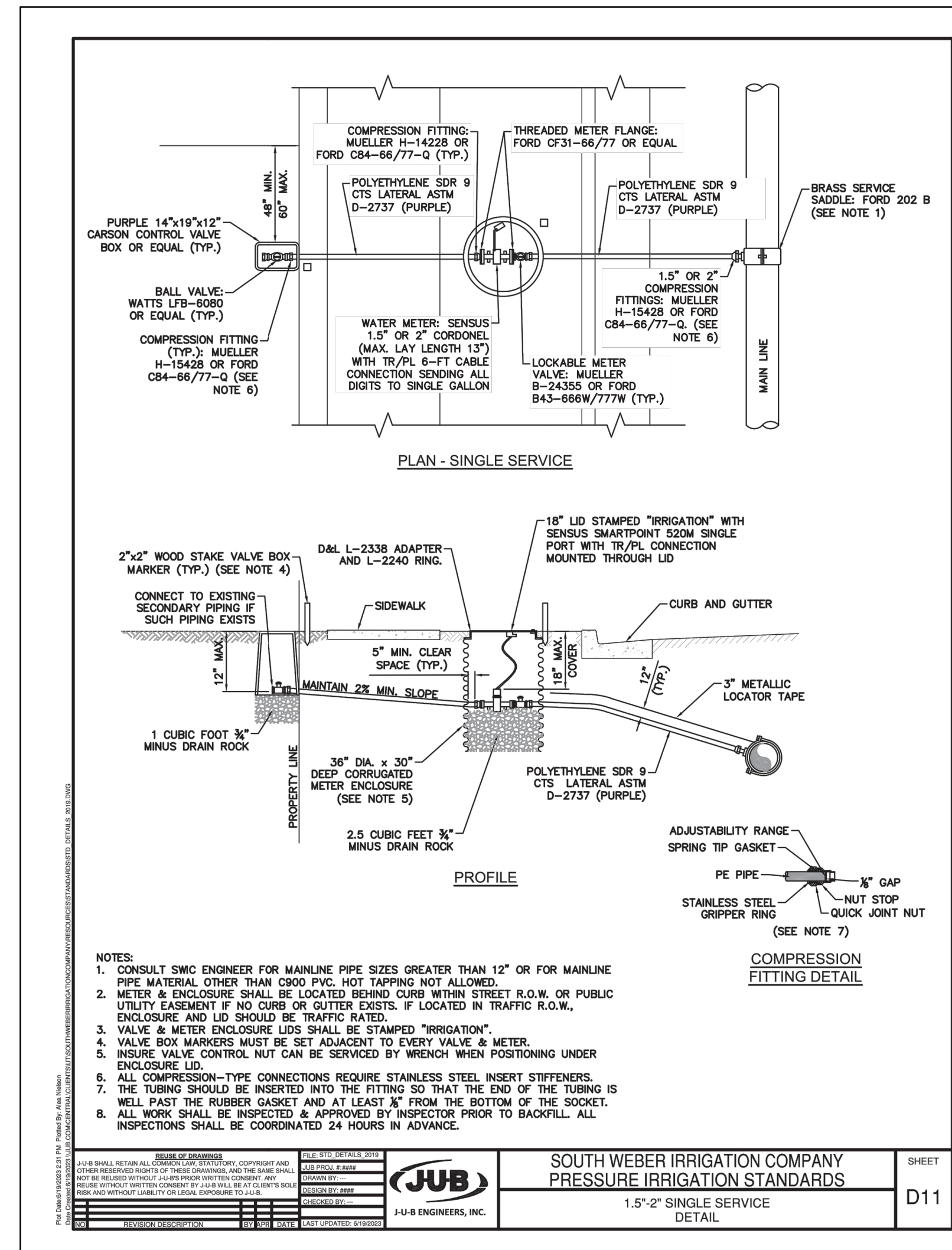
- OPEN FACE GUTTER SHALL BE CONSTRUCTED WHERE DRAINAGE IS DIRECTED AWAY FROM CURB.
- OPEN FACE CURB & GUTTER LOCATIONS ARE INDICATED BY HATCHING AND NOTES ON THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SURVEYOR TO ADJUST TOP OF CURB GRADES AT THE TIME OF CONSTRUCTION STAKING.
- REFER TO THE TYPICAL DETAILS FOR OPEN FACE CURB AND GUTTER FOR DIMENSIONS.
- CRUSHED GRAVEL BASE COURSE SHALL BE PLACED UNDER CURB AT MINIMUM DEPTH SHOWN AND EXTENDED BEYOND THE TOP BACK OF CURB AS SHOWN.
- PROVIDE PROPERLY PREPARED SUBGRADE A MINIMUM OF 18 INCHES BEYOND THE TBC (OR AS DIRECTED BY GEOTECH REPORT) WHICH EVER IS GREATER.
- THE ABOVE CURB AND GUTTER DETAILS ARE FOR ON-SITE (PRIVATE) CURB AND GUTTER ONLY. CURB AND GUTTER PLACED WITHIN THE PUBLIC RIGHT OF WAY IS TO FOLLOW CITY STANDARDS.



WATERWAY NOTE:

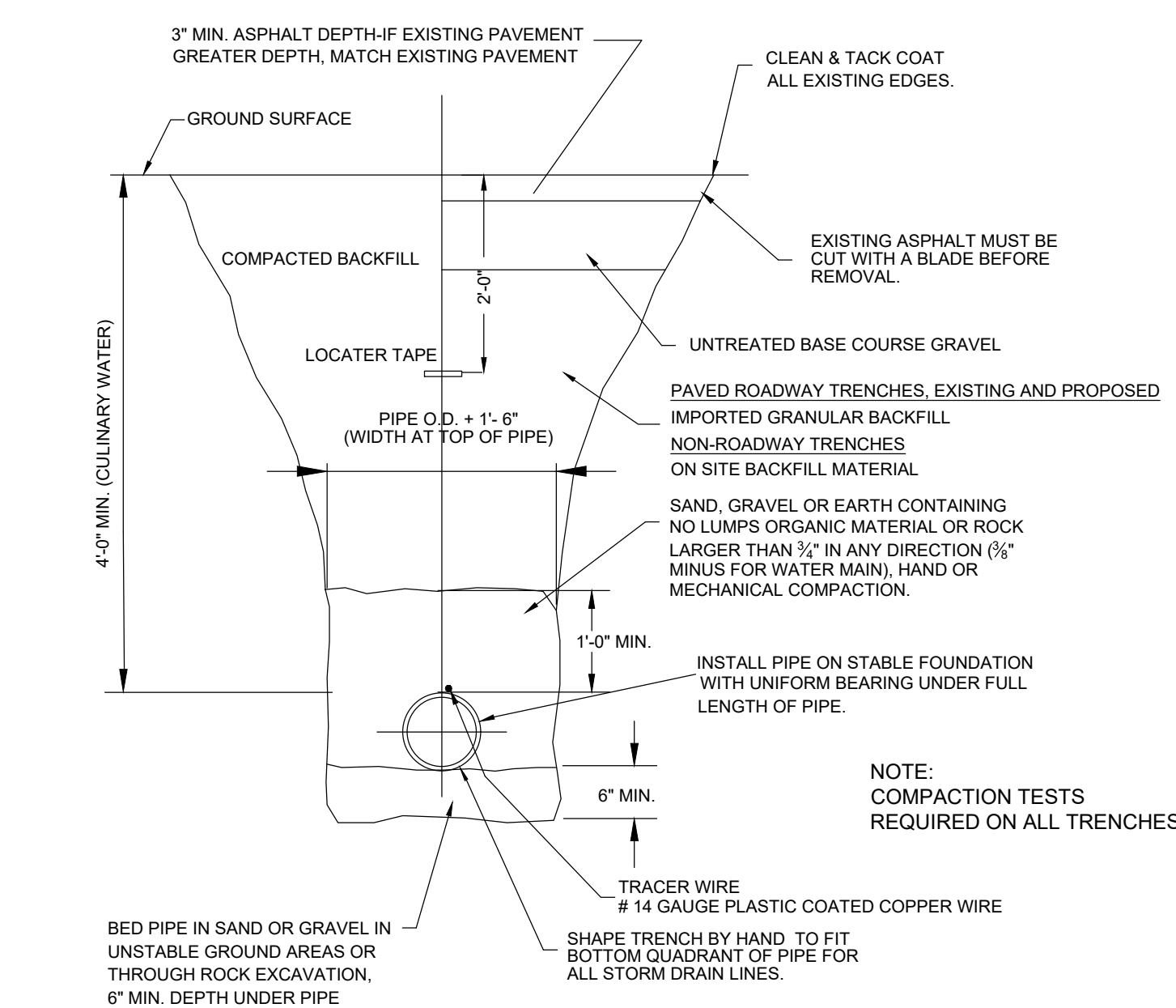
- THE ABOVE WATERWAY DETAIL IS FOR ON-SITE (PRIVATE) USE ONLY. WATERWAYS ARE NOT ALLOWED WITHIN THE CITY RIGHT OF WAY.

3 CONCRETE WATERWAY (PRIVATE)
Scale: NTS



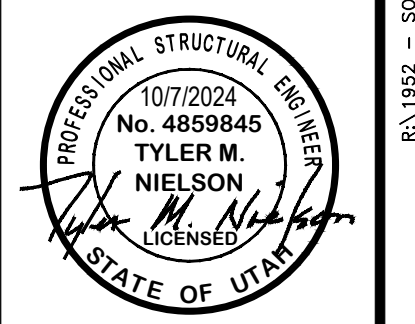
4 PRESSURE IRRIGATION SERVICE LATERAL DETAIL
Scale: (NOT TO SCALE)

- NOTES:
- CONSULT SMC ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN CR80 PVC. HOT TAPPING NOT ALLOWED.
 - METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS. IF LOCATED IN TRAFFIC R.O.W., ENCLOSURE AND LID SHOULD BE TRAFFIC RATED.
 - VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "IRRIGATION".
 - VALVE BOX MARKERS MUST BE SET ADJACENT TO EVERY VALVE & METER.
 - INSURE VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE LID.
 - ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS.
 - THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST 3" FROM THE BOTTOM OF THE SOCKET.
 - ALL WORK SHALL BE INSPECTED & APPROVED BY INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 24 HOURS IN ADVANCE.



TYPICAL TRENCH DETAIL
Scale: (NOT TO SCALE)

SCALE: NTS	DATE: 10/7/2024	DESIGN: W.S	DRAWN: W.S	CHECKED: T.M
REVISIONS	DESCRIPTION			
DATE				

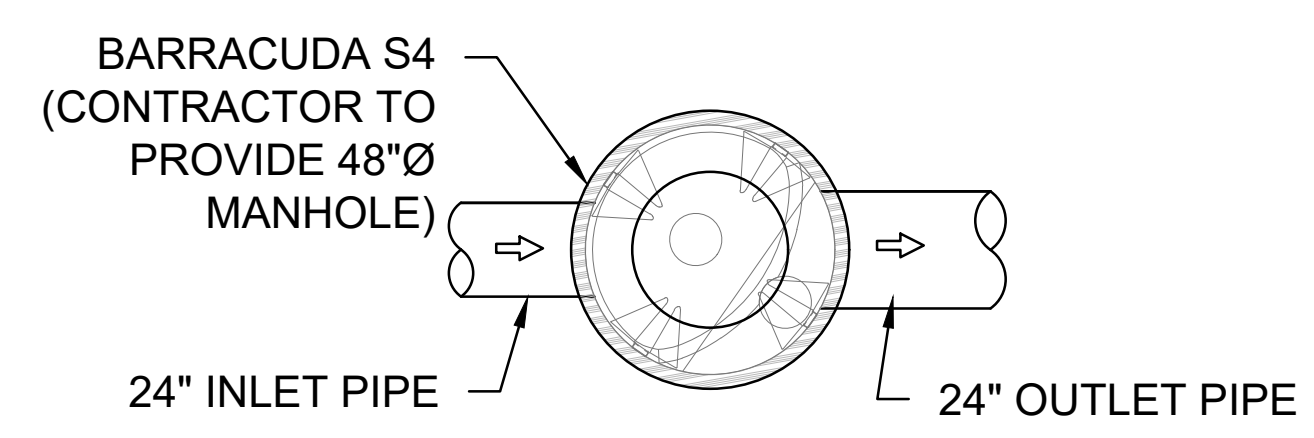


STANDARD DETAILS
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

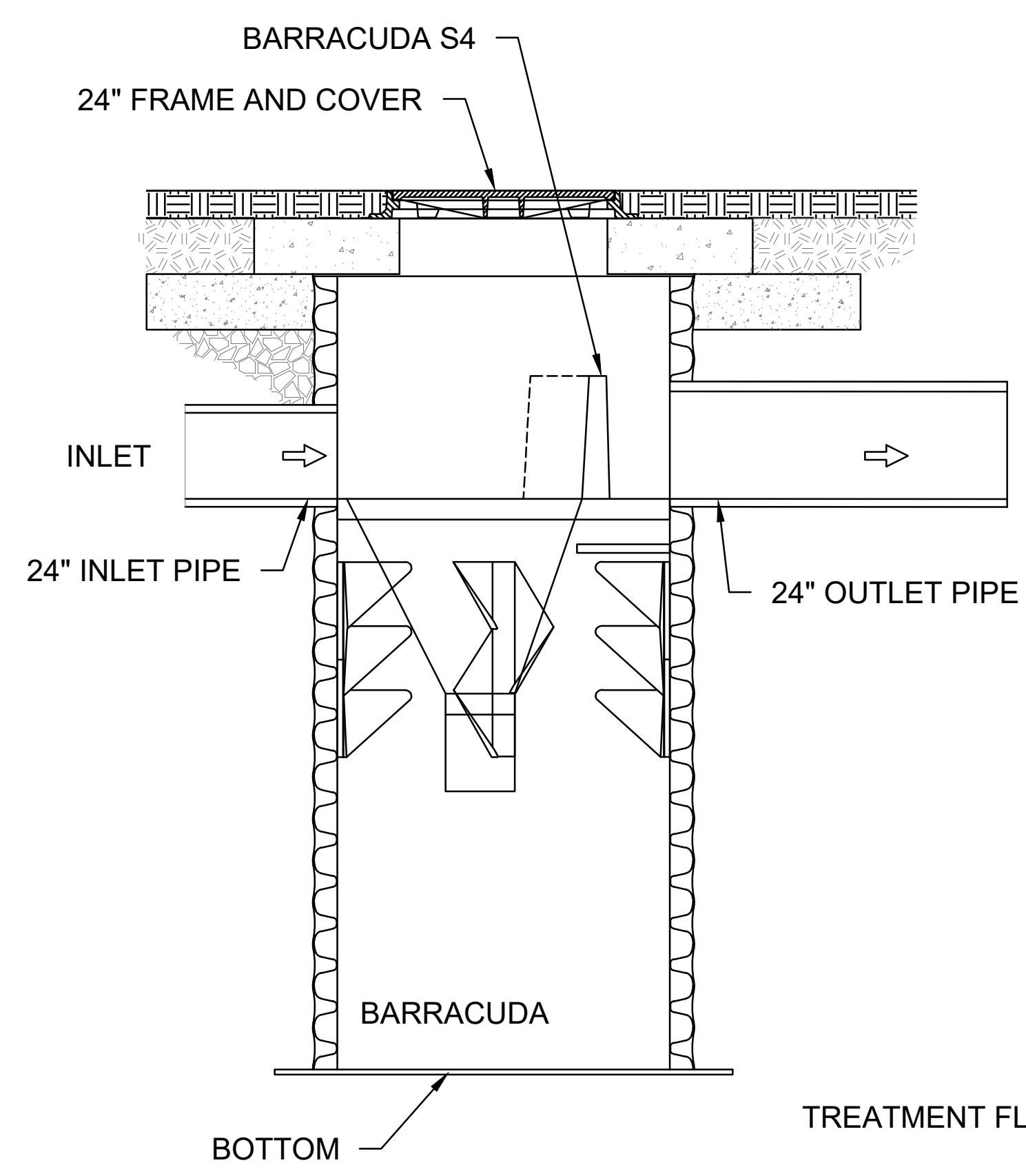
GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1800 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066



CE5-01



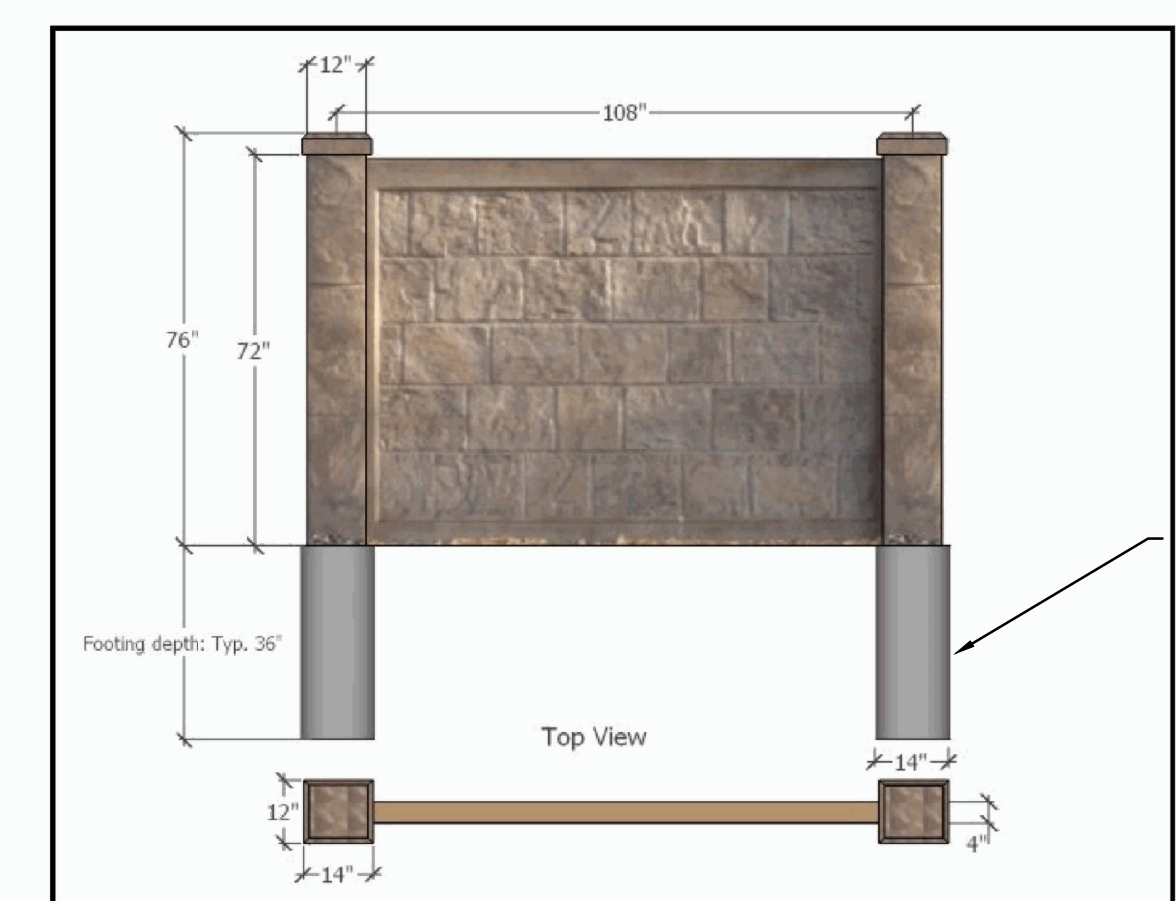
ONLINE CONFIGURATION



1 (FUTURE) BARRACUDA (WATER QUALITY UNIT)
OR ENGINEER APPROVED EQUAL Scale: (NTS)



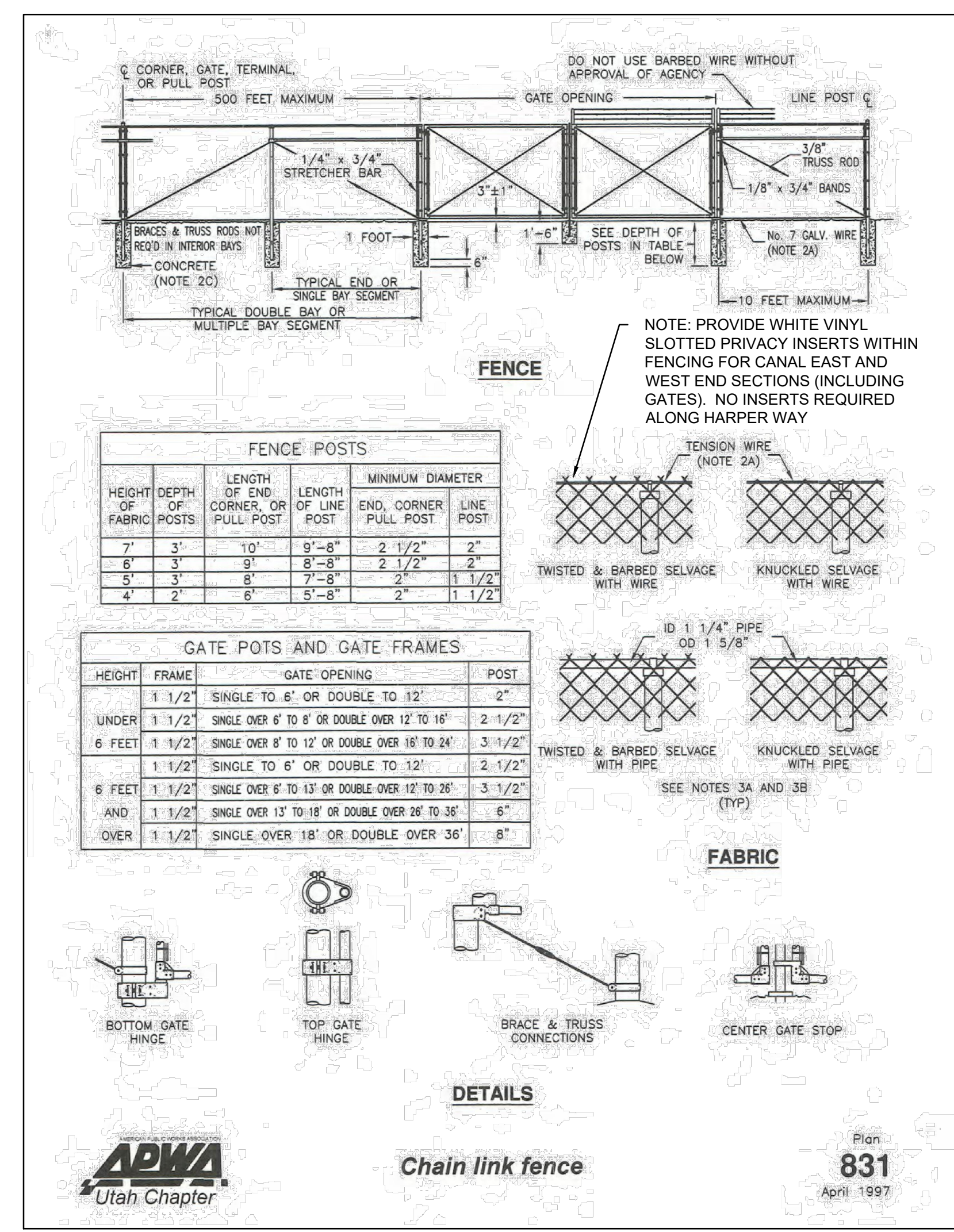
RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel

Dimension of Panel	182 cm x 249 cm	72" x 102"
Weight of Panel	105 kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume		4-4.50%
Compressive Strength of proprietary concrete mix design	4x10 ⁷ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ⁵ - 1.4x10 ⁷ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion		<4%
Combustibility of glass fiber reinforced concrete shell		Non-combustible
Freeze/thaw performance		200 freeze thaw cycles with no damage
Derby, fungus, or mushroom attack		none
Termite food source		none

2 ROCK WALL DETAIL (OR APPROVED EQUAL)
OR ENGINEER APPROVED EQUAL Scale: (NTS)

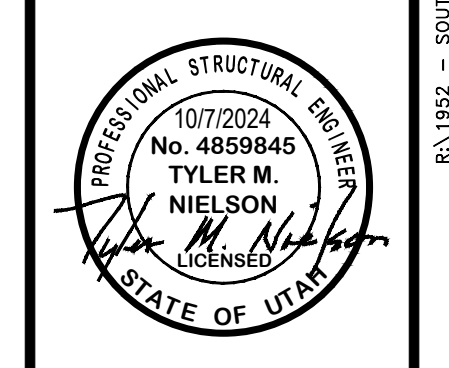


- Chain link fence**
- GENERAL**
 - Additional chain link fence requirements are specified in APWA Section 32 31 13.
 - PRODUCTS**
 - Tension Wire: Zinc coated, galvanized, No. 7 gage spring coil steel.
 - Posts: Schedule 40 hot dipped zinc coated steel pipe, ASTM A120.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - EXECUTION**
 - Fence Fabric 5 Feet High or Higher: Use twisted and barbed selvage, top and bottom.
 - Fences Fabric Lower than 5 Feet: Use knuckled selvage on top, and twisted and barbed selvage on bottom.
 - Truss rods and Braces: Not required for fabric heights less than 5 feet high.
 - Tension Wire: Set wire at 1-inch over natural ground or 6-inches over concrete structures.
 - Post Spacing: Locate posts at equal spacing for each segment with maximum spacing specified in standard specifications.
 - Barb Wire Arm: Face arm towards exterior of fenced area.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

3 CHAIN LINK FENCE DETAIL
OR ENGINEER APPROVED EQUAL Scale: (NTS)

REVISIONS	DESCRIPTION
DATE	

SCALE	NTS
DATE	10/7/2024
DESIGN	W.S
DRAWN	W.S
CHECKED	T.M
DWG.	



STANDARD DETAILS

GENERAL RV INVENTORY LOT

108 EAST SOUTH WEBER DRIVE

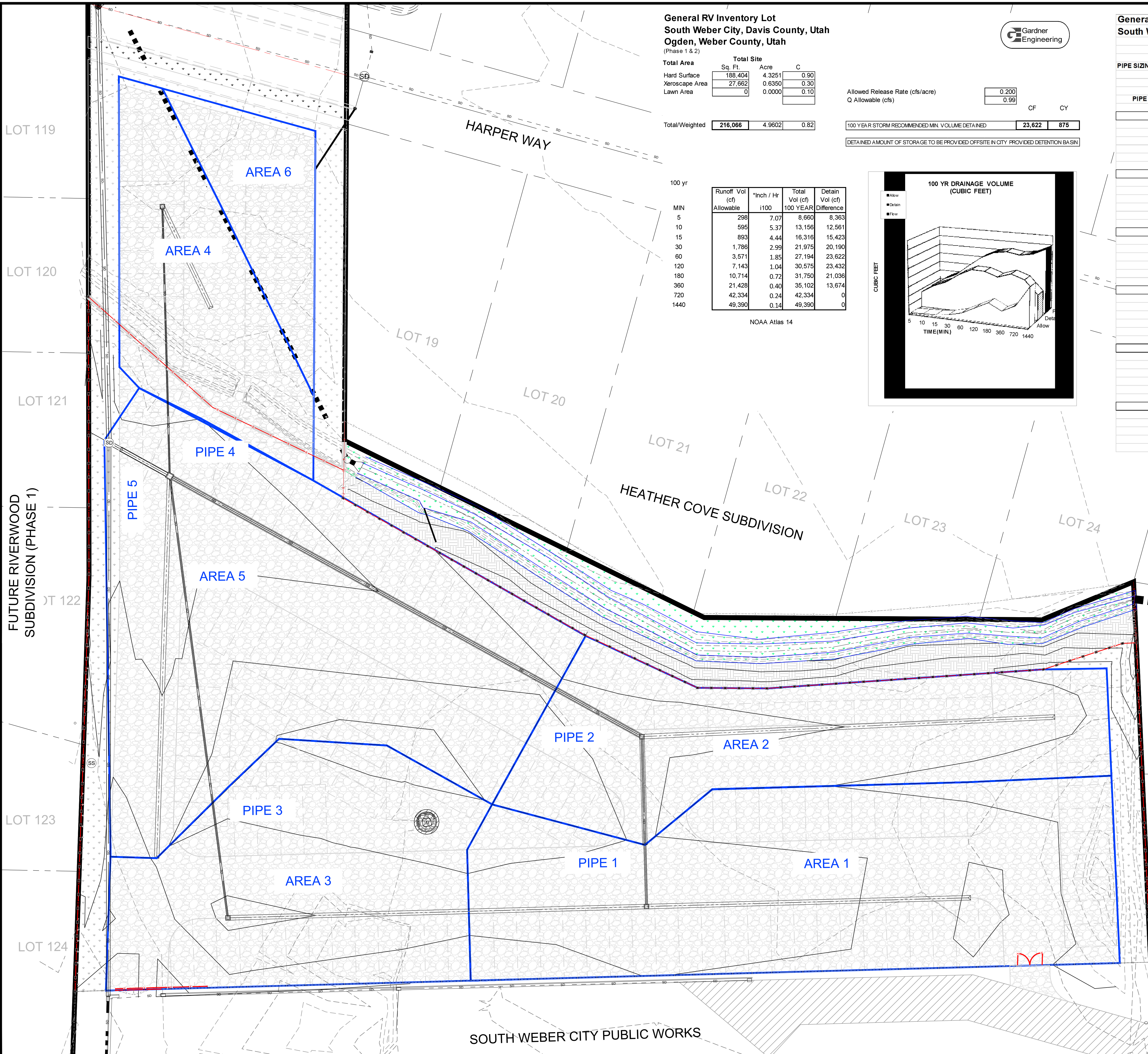
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

1850 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066





General RV Inventory Lot
 South Weber City, Davis County, Utah
 Ogden, Weber County, Utah
 (Phase 1 & 2)



Total Area	Sq. Ft.	Acre	C
Hard Surface	188,404	4.3251	0.90
Xeroscape Area	27,662	0.6350	0.30
Lawn Area	0	0.0000	0.10

Total/Weighted **216,066** 4.9602 0.82

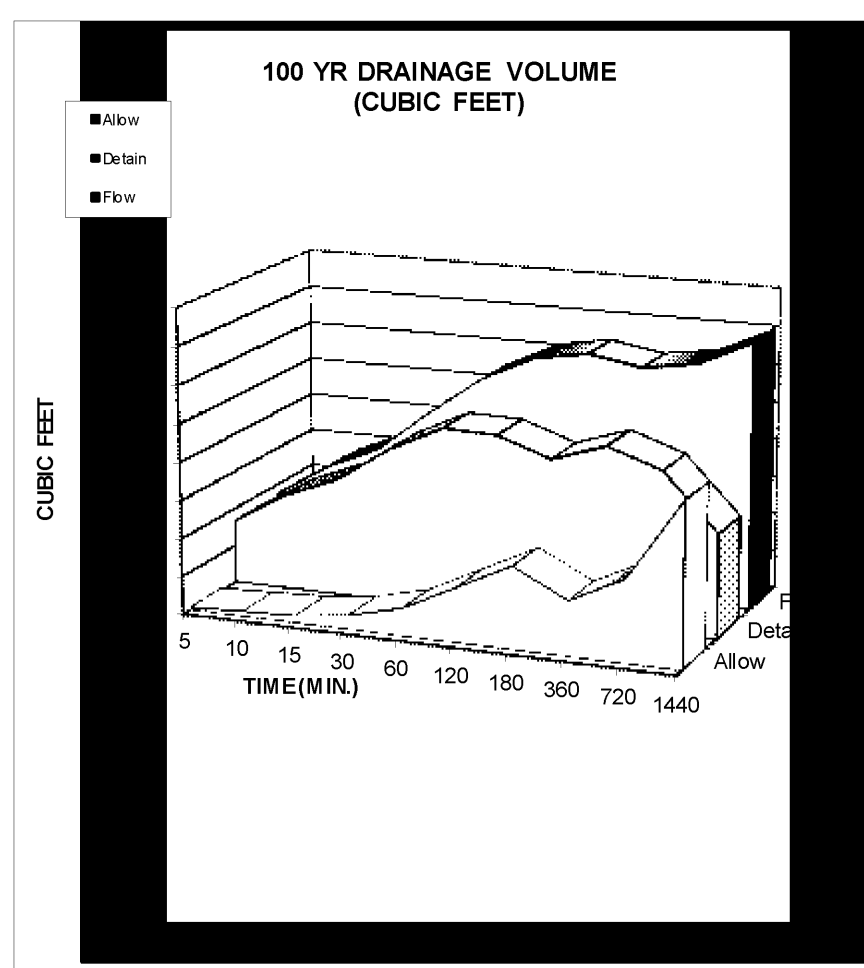
Allowed Release Rate (cfs/acre)	0.200
Q Allowable (cfs)	0.99

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED **23,622** 875

DETAINED AMOUNT OF STORAGE TO BE PROVIDED OFFSITE IN CITY PROVIDED DETENTION BASIN

MIN	Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
5	298	7.07	8,660	8,363
10	595	5.37	13,156	12,561
15	893	4.44	16,316	15,423
30	1,786	2.99	21,975	20,190
60	3,571	1.85	27,194	23,622
120	7,143	1.04	30,575	23,432
180	10,714	0.72	31,750	21,036
360	21,428	0.40	35,102	13,674
720	42,334	0.24	42,334	0
1440	49,390	0.14	49,390	0

NOAA Atlas 14



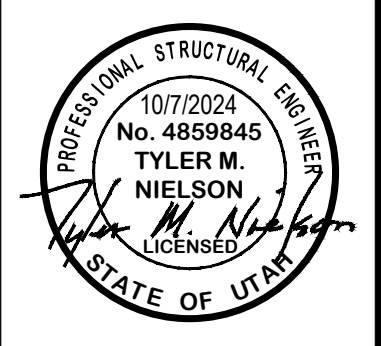
General RV Inventory Lot
 South Weber City, Davis County, Utah



PIPE SIZING n= 0.015 RCP
 n= 0.011 PVC

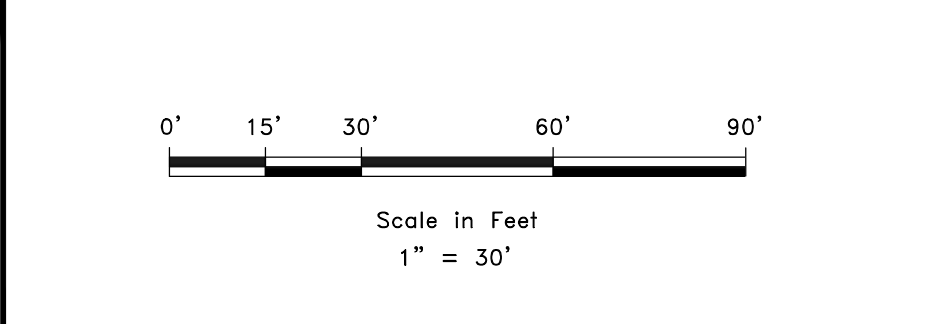
PIPE	CONTRIBUTING BASINS	CONTRIBUTING Area (AC)	REQUIRED 10 YR FLOW (cfs)	PIPE SIZE (in)	SLOPE (ft/ft)	Min. Pipe SLOPE %
1	1	1.09	3.51	18	0.001475	0.147
				15	0.0039	0.390
				12	0.006894	0.689
				10	0.01823	1.823
				8	0.059929	5.993
		6	0.277955	27.795		
2	1, 2	1.79	5.23	18	0.003284	0.328
				15	0.00683	0.688
				12	0.015351	1.535
				10	0.04059	4.059
				8	0.133437	13.344
		6	0.618894	61.889		
3	3	0.71	2.30	18	0.000636	0.064
				15	0.001683	0.168
				12	0.002975	0.297
				10	0.007866	0.787
				8	0.023856	2.386
		6	0.119931	11.993		
4	4	0.42	1.34	18	0.000216	0.022
				15	0.000572	0.057
				12	0.001011	0.101
				10	0.002672	0.267
				8	0.008786	0.879
		6	0.040748	4.075		
5	1, 2, 3, 4, 5	4.17	20.15	42	0.000531	0.053
				36	0.001209	0.121
				30	0.003196	0.320
				24	0.010507	1.051
				18	0.026208	2.621
		15	0.128865	12.886		
6	6	0.20	0.63	18	4.77E-05	0.005
				15	0.000126	0.013
				12	0.000223	0.022
				10	0.00059	0.059
				8	0.001939	0.194
		6	0.008992	0.899		

REVISIONS	DESCRIPTION	DATE



DRAINAGE CALCS
 GENERAL RV INVENTORY LOT
 108 EAST SOUTH WEBER DRIVE
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 1800 W 2100 S, WEST HAVEN, UT 84406
 P 801.476.0202 F 801.476.0066



CE6-01