

SCALE: 1"=30'

DATE: 10-08-2024

DESIGN: JUS

DRAWN: JUS

CHECKED: TJM

REVISED

DESCRIPTION

DATE

DWG:

LA-1

LANDSCAPE ARCHITECT

10/08/2024

#949756-8801

Jeffrey J. Jones

STATE OF UTAH

LANDSCAPE PLAN - PHASE 1

GENERAL RV INVENTORY LOT

108 EAST SOUTH WEBER DRIVE

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER

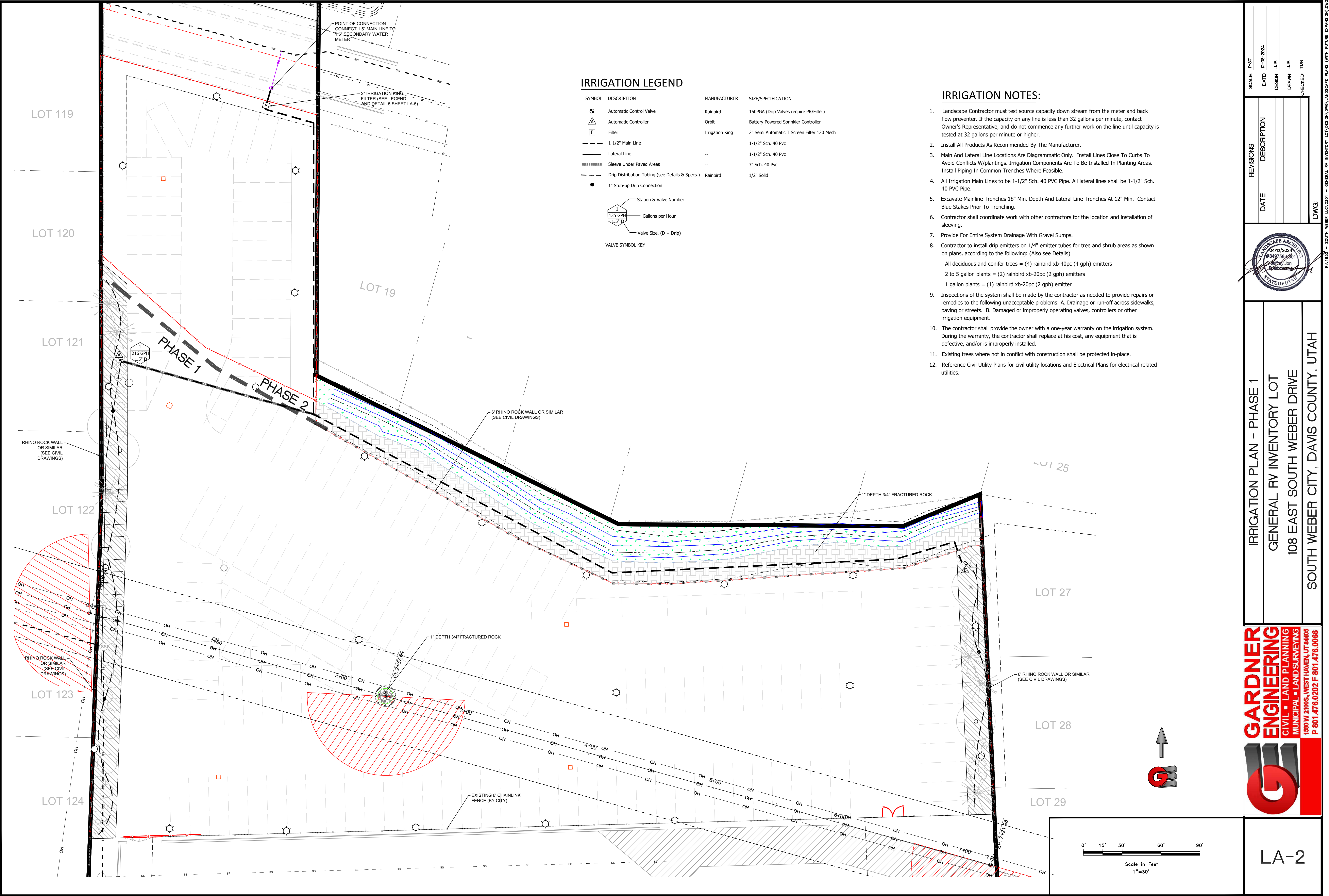
ENGINEERING

CIVIL • LAND PLANNING

MUNICIPAL • LAND SURVEYING

1800 W 2100 S, WEST HAVEN, UT 84405

P 801.476.0202 F 801.476.0066



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
●	Automatic Control Valve	Rainbird	150PGA (Drip Valves require PR/Filter)
△	Automatic Controller	Orbit	Battery Powered Sprinkler Controller
F	Filter	Irrigation King	2" Semi Automatic T Screen Filter 120 Mesh
---	1-1/2" Main Line	--	1-1/2" Sch. 40 Pvc
---	Lateral Line	--	1-1/2" Sch. 40 Pvc
	Sleeve Under Paved Areas	--	3" Sch. 40 Pvc
- - - -	Drip Distribution Tubing (see Details & Specs.)	Rainbird	1/2" Solid
●	1" Stub-up Drip Connection	--	--
1 135 GPH 1.5" D	Station & Valve Number		
	Gallons per Hour		
	Valve Size, (D = Drip)		
VALVE SYMBOL KEY			

IRRIGATION NOTES:

- Landscape Contractor must test source capacity down stream from the meter and back flow preventer. If the capacity on any line is less than 32 gallons per minute, contact Owner's Representative, and do not commence any further work on the line until capacity is tested at 32 gallons per minute or higher.
- Install All Products As Recommended By The Manufacturer.
- Main And Lateral Line Locations Are Diagrammatic Only. Install Lines Close To Curbs To Avoid Conflicts W/plantings. Irrigation Components Are To Be Installed In Planting Areas. Install Piping In Common Trenches Where Feasible.
- All Irrigation Main Lines to be 1-1/2" Sch. 40 PVC Pipe. All lateral lines shall be 1-1/2" Sch. 40 PVC Pipe.
- Excavate Mainline Trenches 18" Min. Depth And Lateral Line Trenches At 12" Min. Contact Blue Stakes Prior To Trenching.
- Contractor shall coordinate work with other contractors for the location and installation of sleeving.
- Provide For Entire System Drainage With Gravel Sumps.
- Contractor to install drip emitters on 1/4" emitter tubes for tree and shrub areas as shown on plans, according to the following: (Also see Details)
All deciduous and conifer trees = (4) rainbird xb-40pc (4 gph) emitters
2 to 5 gallon plants = (2) rainbird xb-20pc (2 gph) emitters
1 gallon plants = (1) rainbird xb-20pc (2 gph) emitter
- Inspections of the system shall be made by the contractor as needed to provide repairs or remedies to the following unacceptable problems: A. Drainage or run-off across sidewalks, paving or streets. B. Damaged or improperly operating valves, controllers or other irrigation equipment.
- The contractor shall provide the owner with a one-year warranty on the irrigation system. During the warranty, the contractor shall replace at his cost, any equipment that is defective, and/or is improperly installed.
- Existing trees where not in conflict with construction shall be protected in-place.
- Reference Civil Utility Plans for civil utility locations and Electrical Plans for electrical related utilities.

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REVIEWS

DESCRIPTION

DATE

04/12/2024

#949756-8801

Jon

Architect

STATE OF UTAH

IRRIGATION PLAN - PHASE 1

GENERAL RV INVENTORY LOT

108 EAST SOUTH WEBER DRIVE

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER

ENGINEERING

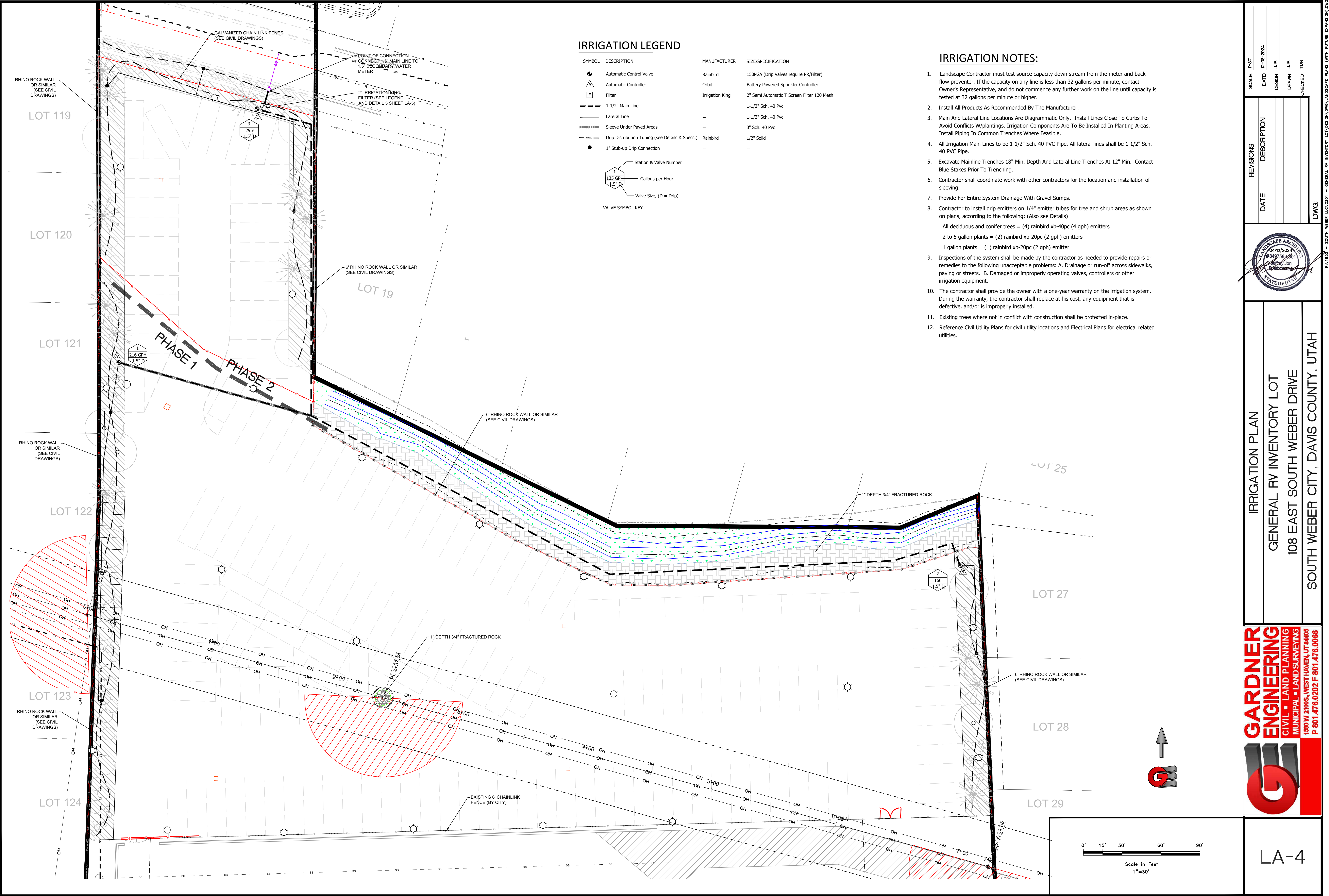
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LA-2



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	SIZE/SPECIFICATION
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	Automatic Controller	Orbit	Battery Powered Sprinkler Controller
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RA 1002 - SOUTH WEBER LLC\2401 - GENERAL RV INVENTORY LOT\DESIGN\LANDSCAPE PLANS (WITH FUTURE EXPANSION).DWG

LANDSCAPE ARCHITECT

04/12/2022

#949756-8801

Jon

Architect

STATE OF UTAH

IRRIGATION PLAN

GENERAL RV INVENTORY LOT

108 EAST SOUTH WEBER DRIVE

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING

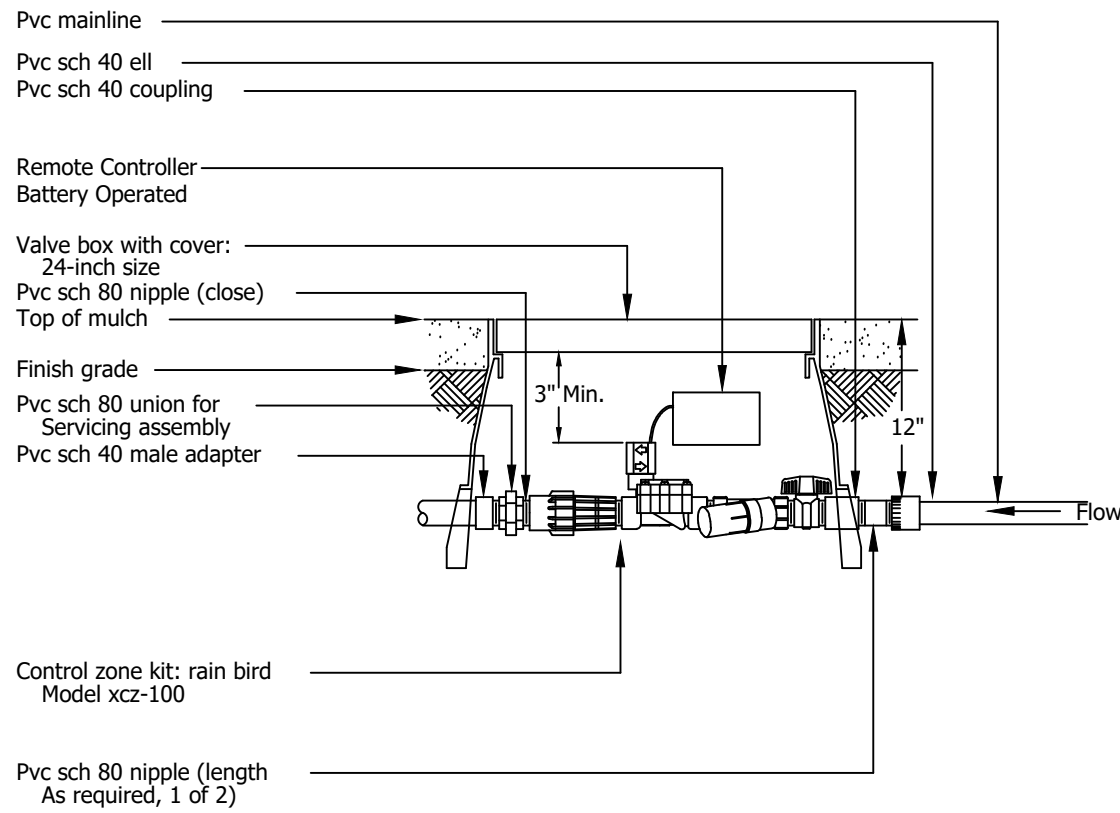
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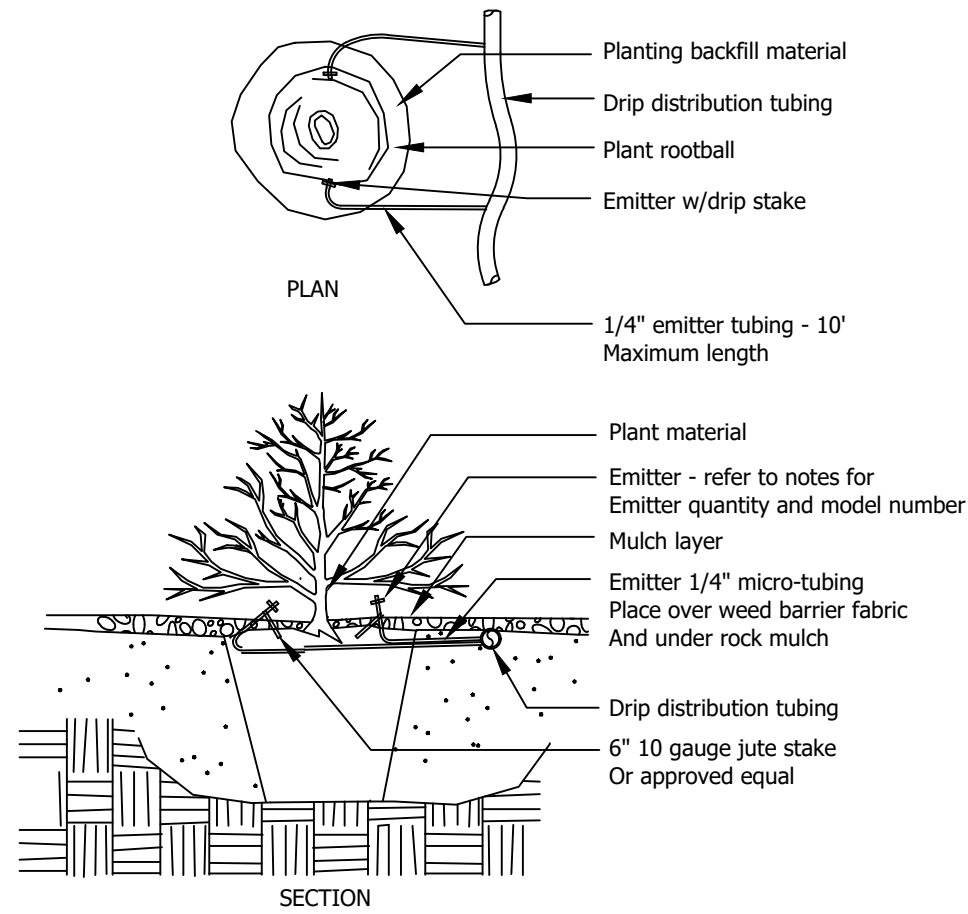
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LA-4

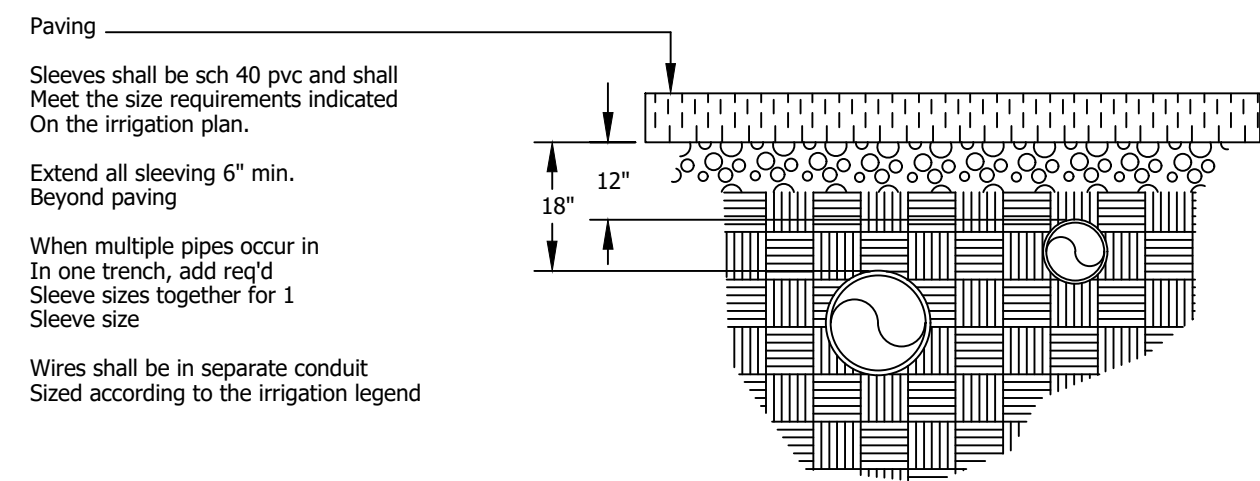


1 DRIP VALVE ASSEMBLY



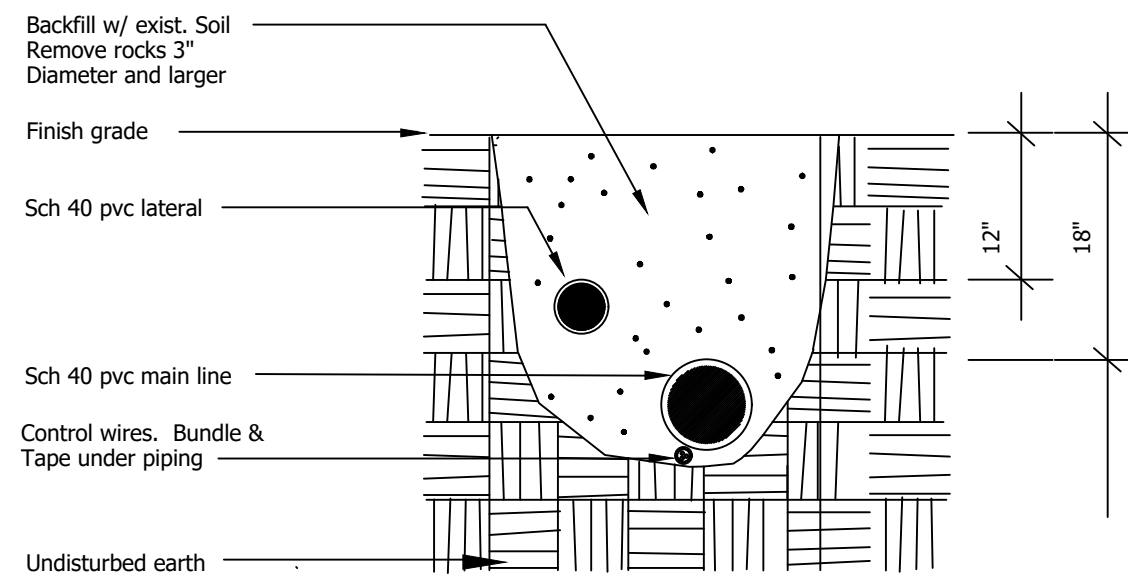
NOTE:
Install emitters on opposing sides of rootball. Emitters are
To be installed to clear surface by a minimum of 1" and a
Maximum of 2". Flush all lines thoroughly, including emitter
Micro-tubing prior to emitter installation. If planting on a 4:1
Slope or greater, install emitters on uphill side of rootball.

2 DRIP EMITTER DETAIL

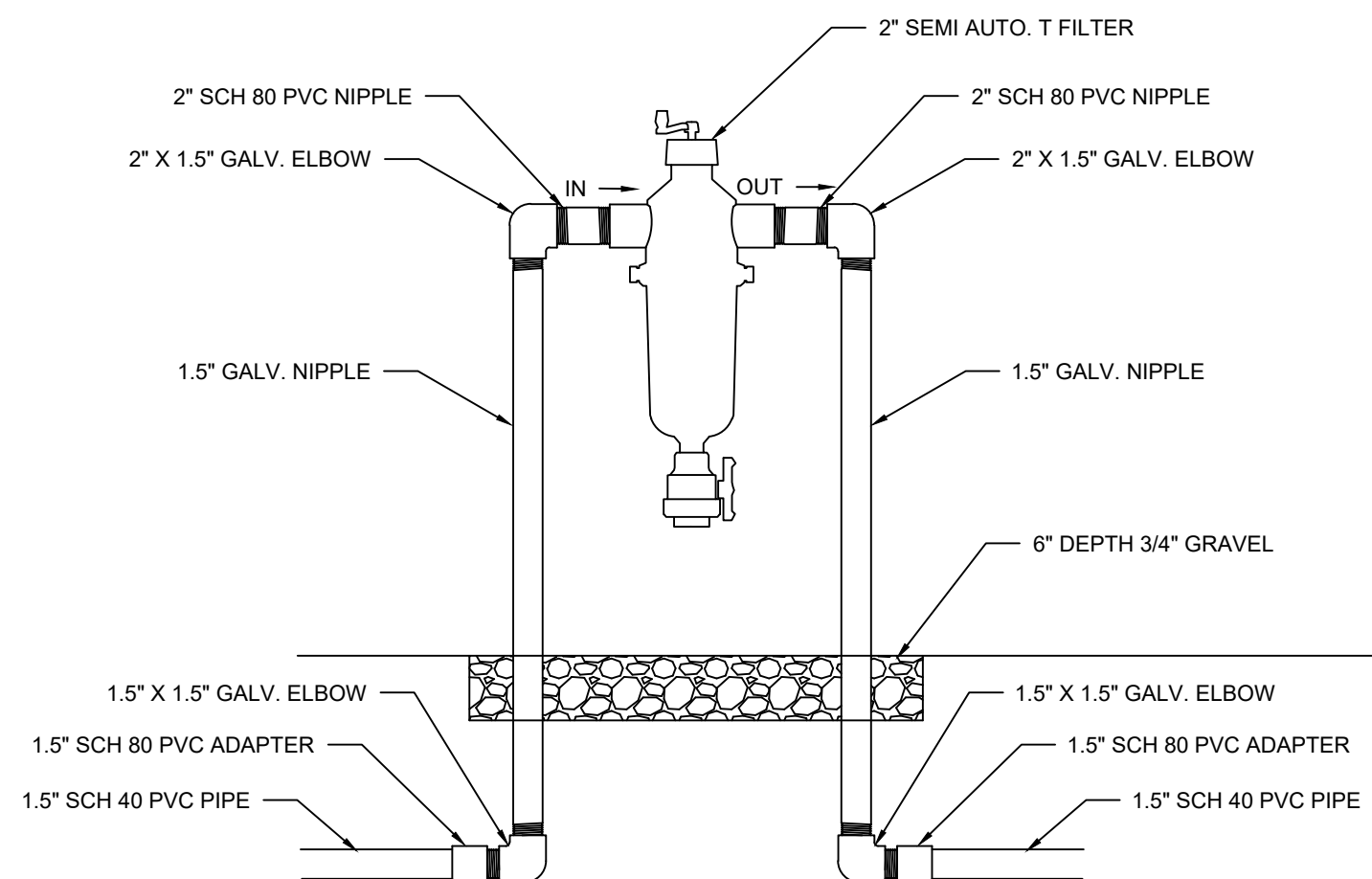


3 SLEEVING DIAGRAM

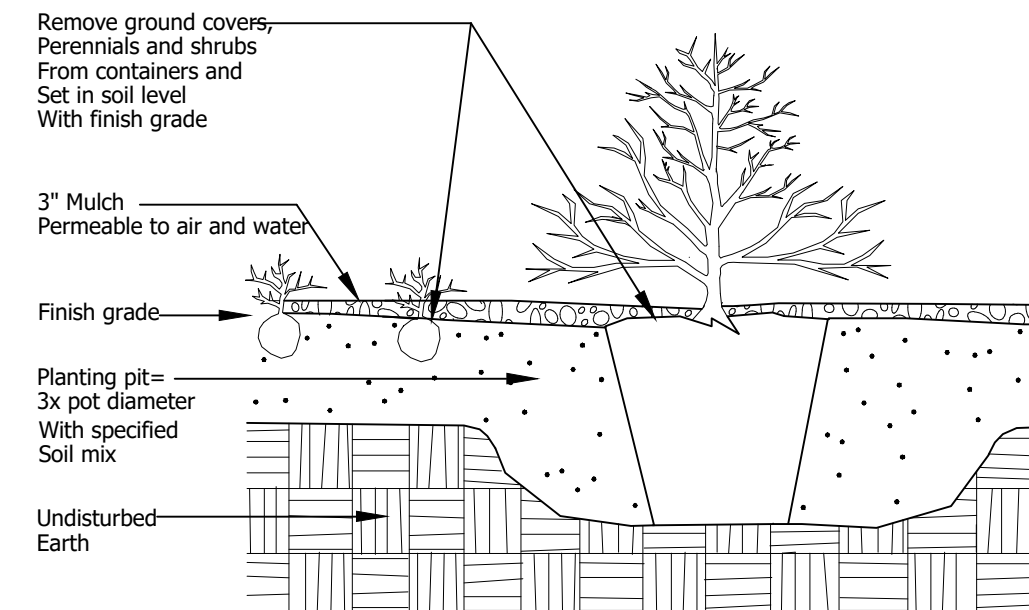
Note: snake pipe in trenches to allow
For system expansion & bundle wire
For expansion at each valve box



4 TRENCHING & WIRING DIAGRAM

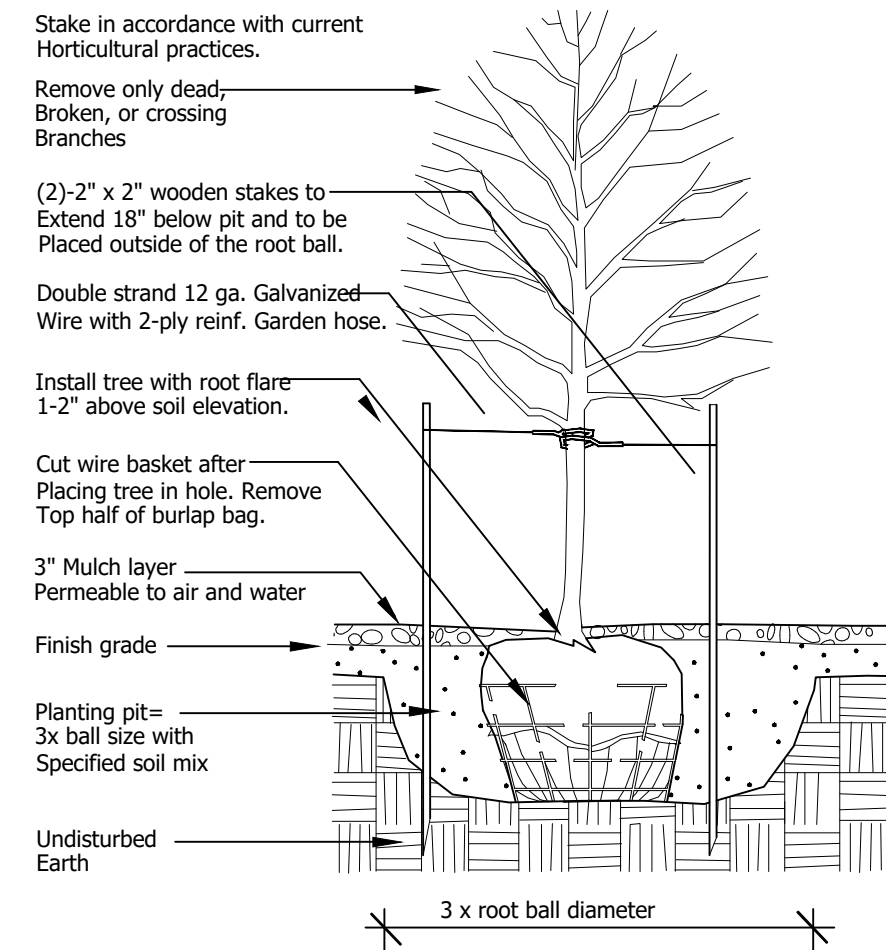


5 FILTER DETAIL



6 SHRUB PLANTING

Not to Scale

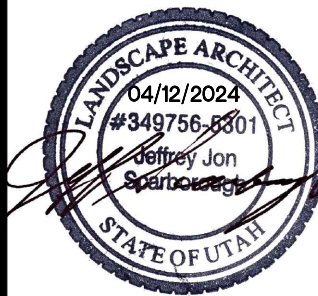


7 TREE PLANTING

Not to Scale

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REVISIONS	DESCRIPTION
DATE	





LANDSCAPE AND IRRIGATION DETAILS
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL • LAND PLANNING
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Scale: 1 inch= 30 Ft.

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	
	20	1-SL4-HSS	0.900	GALN-SA3D-740-U-SL4-HSS	Lum. Watts 184
	4	1-5WQ	0.900	GALN-SA3D-740-U-5WQ	Lum. Lumens 18996
					24170

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	Fc	0.16	1.0	0.0	N.A.	N.A.
RV Parking_Top	Fc	2.05	6.8	0.1	68.00	20.50

REVISION	12.20.23
Initial Layout	04.19.24
Revision #1	07.24.24
Revision #2	07.24.24
Revision #3	10.09.24

30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
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E: info@clarus-lighting.com

**CLARUS**
LIGHTING & CONTROLS

PROJECT TITLE
General RV - South Weber
RV Storage

SHEET TITLE
Site Lighting Photometrics

DATE
10/09/24
PROJECT No.
CLC24-112586
SHEET No.

L201

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	SOIB	STORM DRAIN INLET BOX
FG	FINISH GRADE	SD BOX	STORM DRAIN BOX
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
HP	HIGH POINT	ST	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

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 SWPP 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

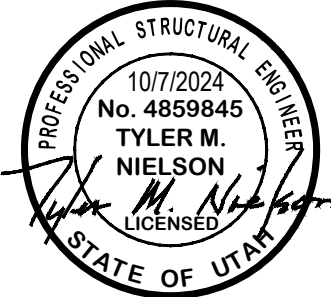
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS 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

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		

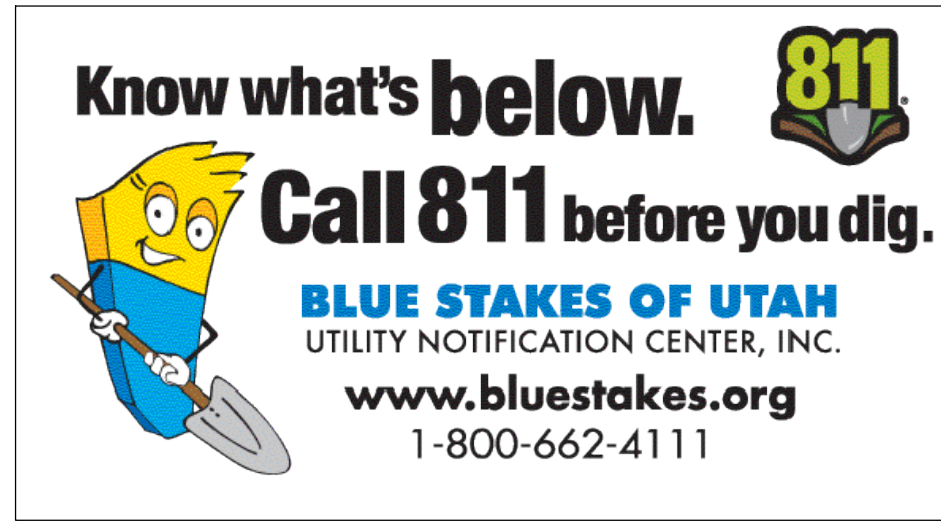
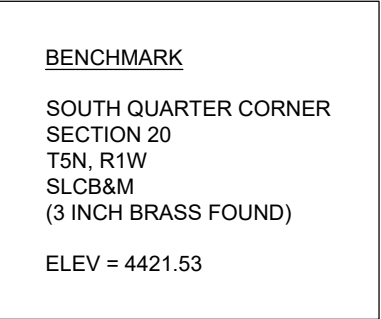


ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

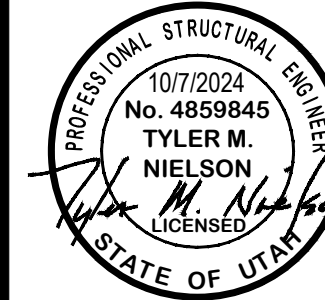
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

GENERAL RV INVENTORY LOT
CONSTRUCTION DOCUMENTS



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



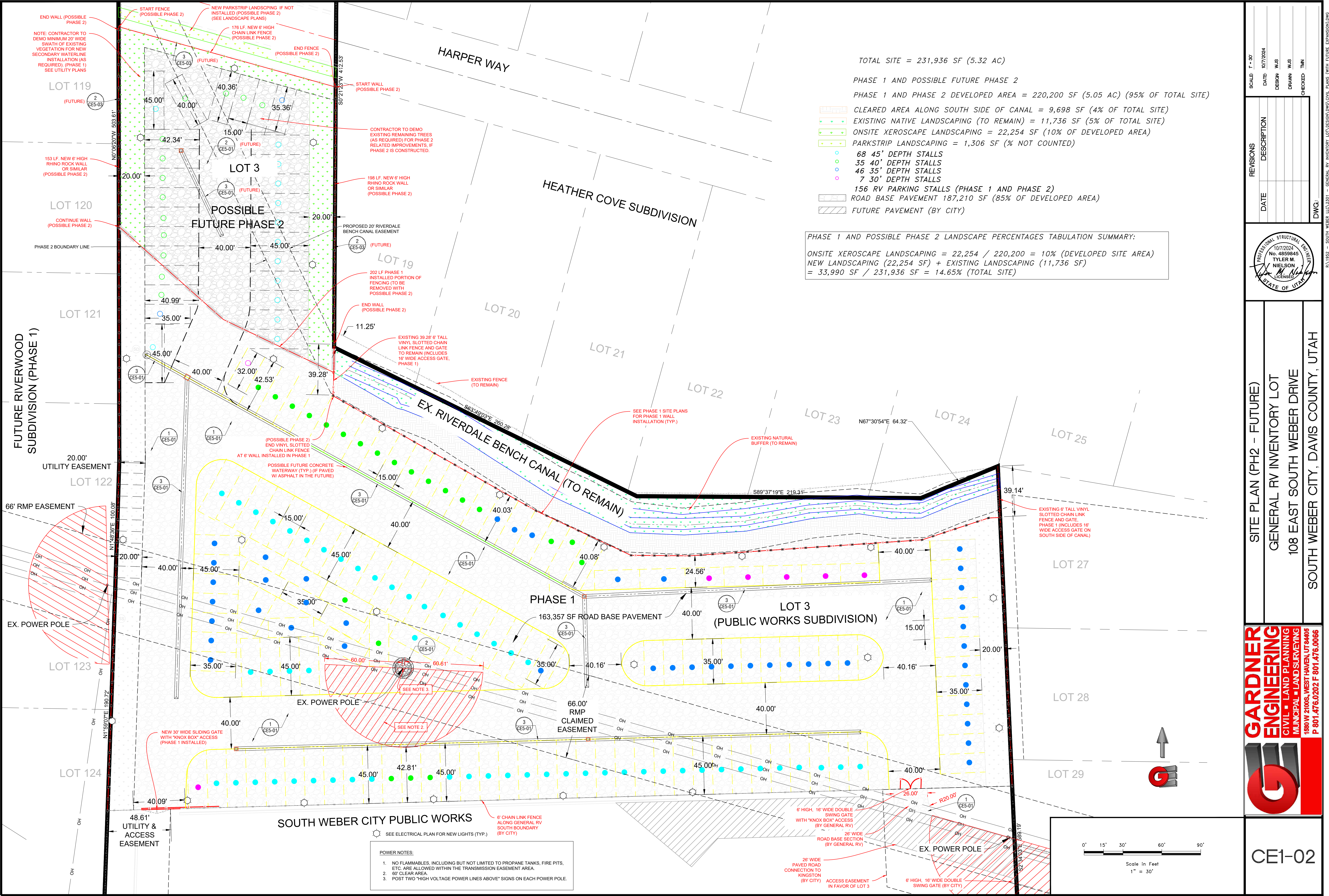
EXISTING TOPO
GENERAL RV INVENTORY LOT
108 EAST SOUTH WEBER DRIVE



**GARDNER
ENGINEERING**
CIVIL & LAND PLANNING
MUNICIPAL • LAND SURVEYING
1890 W 2100S, WEST HAVEN, UT 84406

CE0-02

DWG.:



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: WJS

DRAWN: WJS

CHECKED: TMN

REVISIONS

DESCRIPTION

DATE

PROFESSIONAL SEAL

10/7/2024

No. 4859845

TYLER M. NIELSON

STATE OF UTAH

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

SOUTH WEBER IRRIGATION COMPANY

APPROVAL LETTER

10-08-24

General RV – **Inventory Lot Development**

Gardner Engineering

Re: New General RV Inventory Lot – South Weber

South Weber Irrigation Company has reviewed the General RV Inventory drawings, dated 07-08-24. The drawings appear to be complete and in compliance with our standards. All review comments on Memo 1 from JUB Engineering appear to be address. The following items must be provided to SWIC before construction can begin or a permit issued:

- Water Shares need to be transferred from SW City to General RV (South Weber LLC)
- Connection fees need to be paid.
- Any additional design review fees paid.
- Submittal for Water Meter (product and installation detail)

South Weber Irrigation must be contacted for all inspections and questions regarding the secondary water installation for this development.

Respectfully,

Blair T. Halverson

President

SWIC

801-381-4093



October 7, 2024

RE: RV General Inventory Lot - Storm Drain Maintenance Plan

The following maintenance items are to be followed for maintaining the storm drain facilities at the RV General Inventory Lot located at 108 East South Weber Drive, which is located in South Weber City, Utah. The recommendations should be adjusted as deemed necessary based on the frequency and size of the rain event.

1. Remove trash and debris weekly from parking areas and landscape areas during regular landscape maintenance.
2. Visually inspect inlet boxes and structures for debris and trash following a larger storm event and remove any garbage.
3. Clean storm drain boxes and structures at least annually.
4. Clean Snout of debris and oils (last box prior to storm drain manhole connection to city storm drain box), at least biannually (recommended April 15th and October 15th).
5. Maintenance of landscape areas and disposing off site of any grass clippings, leaves, or tree trimmings.
6. Removal of any oils from (future Barracuda) via means of a vac truck and legally dispose of offsite at least annually in the fall time; October recommended month.
7. Any fuel spills shall be immediately excavated and properly disposed of in a legal manner in an approved hazardous waste facility. New base course material and washed gravel base shall be placed where needed to maintain dust control. It is not anticipated that due to the low usage of this site that this will be needed but is listed solely as a method of disposing of, should this occur.
8. Cleaning of storm drain pipes should sediment exceed a depth of more than 1/4 full depth of the storm drain pipe. Check annually and clean if needed by a professional pipe cleaning specialist.
9. In the event that dust is becoming air-born on the prior placed washed gravel, the washed gravel shall either be replaced or sprayed down with a water truck as needed during the summer months (or when it is dry), on an as needed basis.

