



**OGDEN CITY CORPORATION
INVITATION TO BID
874 E. Cahoon Circle Ogden, UT**



Prepared by Jeremy Smith
Ogden City Community Development
9/26/24

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Ogden City is accepting sealed bids from Contractors interested **in the construction of a new single-family home located at 874 Cahoon Circle, Ogden, Utah.** All work must meet current industry standards and all federal, state and local rules and regulations.

Bid information packets may be downloaded from the Ogden City Website located <https://www.ogdencity.com/264/Purchasing>.

Bidders are responsible for securing any and all addenda issued.

Licensed contractors submitting bids must be able to comply with insurance and bonding requirements and have experience with building multiple single-family homes.

Sealed bids shall be submitted to the Purchasing Office, c/o the **2nd Floor Information / Constable Desk**, 2549 Washington Blvd., Ogden, UT by **October 24, 2024, no later than 3 PM.** At which time, bids will be opened and read aloud at the 7th Floor Conference room of the same address. **LATE BIDS WILL NOT BE ACCEPTED.**

Ogden City reserves the right to accept or reject any bids that best serve its convenience and/or is found to be in the best interest of the City.

Ogden City encourages and welcomes bids from small, local, women and minority owned businesses and other disadvantaged business enterprises.

Ads Published: September 28 & October 5, 2024

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I. SCOPE OF WORK

Contractor will be responsible for furnishing and installing the equipment, facilities, services, and appurtenances thereto as included in the Contract Documents. The work generally includes, but is not limited to, the following: the construction of a new single-family home located at 874 Cahoon Circle, Ogden, Utah.

Contractor will be responsible for:

- Review of construction or specification documents prior to submitting a bid.
- Competitively bidding required work, negotiating, and contracting with subcontractors to accomplish the work, as applicable.
- Completing the Project on time and within budget per the plans and specifications.

THE ATTACHED DOCUMENTS ARE COPYRIGHT PROTECTED AND ARE THE PROPERTY OF OGDEN CITY AND MAY NOT BE REPRODUCED FOR ANY OTHER PROJECT UNLESS WRITTEN AUTHORIZATION IS OBTAINED.

PROJECT MANAGER: Sean Mathis

Ogden City Community Development

Desk: 801-629-8935

II. BID CONTENT

Ogden City will accept bids from contractors that are capable of providing all of the work described in the drawings and specifications. Applicants shall include qualifications for work set forth in the Scope of Work for which it proposes to provide services. Each bid must include, at a minimum, the following information:

Only complete submittals will be reviewed and considered. A complete submittal will contain the following:

1. Bid Security
2. Completed Contractor Information Worksheet
3. Completed Cost Breakdown based on building plans and allowances and specification - Using Template included in Bid Package
4. Estimated Construction Schedule
 - Home to be built on a 180-day schedule. (Include fencing and landscaping in schedule).
 - Must be able to complete / pass final inspection in 180 days from commencement of construction of each home (including start and completion date).

III. BID REVIEW AND ASSESSMENT

Bids will be reviewed based on the requirements indicated in Section II. Ogden City Corporation shall have the right to verify the accuracy of all information submitted and to make such investigation, as it deems necessary to determine the ability of a prospective Contractor to perform the obligations in the response. Ogden City reserves the right to reject any response where the available evidence or information does not satisfy Ogden City that the prospective Contractor is qualified to carry out properly the obligations of the response, is a person or firm

of good reputation or character for strict, complete, and faithful performance of business obligations, or if the prospective Contractor refuses to cooperate with and assist Ogden City in the making of such investigation.

IV. INSURANCE REQUIREMENTS

The awarded Contractor shall procure and maintain for the duration of the contract the required insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of this agreement. The Contractor shall pay the cost of such insurance.

a. The amount of insurance shall not be less than:

- i) **Commercial General Liability:** Minimum of \$3,000,000 in general aggregate with \$1,000,000 for each occurrence. Policy to include coverage for operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable) written on an occurrence form.
- ii) **Business Automobile Liability:** \$1,000,000 combined single limit per occurrence for bodily injury and property damage for owned, non-owned and hired autos.
- iii) **Workers' Compensation and Employer's Liability:** Worker's Compensation limits as required by the Labor Code of the State of Utah and employer's liability with limits of \$1,000,000 per accident.

b. Each insurance policy required by this Agreement shall contain the following clauses:

- i) "This insurance shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty days prior written notice by certified mail, return receipt requested, has been given to the Ogden City Corporation".

ii) “It is agreed that any insurance or self-insurance maintained by Ogden City Corporation, its elected or appointed officials, employees, agents and volunteers shall be excess of Contractor’s insurance and shall not contribute with insurance provided by this policy.”

c. Each insurance policy required by this Agreement, excepting policies for Workers’ Compensation, shall contain the following clause in a separate endorsement:

i. “Ogden City Corporation, its elected and appointed officials, employees, volunteers and agents are to be named as additional insureds in respect to operations and activities of or on behalf of, the named insured as performed under Agreement with Ogden City Corporation.”

d. Insurance is to be placed with insurers acceptable to and approved by Ogden City Corporation. Contractor’s insurer must be authorized to do business in Utah at the time the license is executed and throughout the time period the license is maintained, unless otherwise agreed to in writing by Ogden City Corporation. Failure to maintain or renew coverage or to provide evidence of renewal will be treated as a material breach of contract.

e. City shall be furnished with original certificates of insurance and endorsements effecting coverage required within, signed by a person authorized by that insurer to bind coverage on its behalf. **All certificates and endorsements are to be received by the city before work begins on the premises.**

f. City reserves the right to require complete, certified copies of all required insurance policies at any time.

g. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respect to the City, their elected and

appointed officials, employees, agents, and volunteers; or Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

h. Contractor shall include all its contractors as insured under its policies or shall furnish separate certificates and endorsements for each contractor. All coverages for Contractor's contractors shall be subject to all the requirements stated herein.

i. Nothing contained herein shall be construed as limiting in any way the extent to which Contractor may be held responsible for payments of damages to persons or property resulting from the activities of Contractor or its agents, employees, invitees, or contractors upon the Premises during the License Period.

j. Under the "**Certificate Holder**" section, list the following information:

Ogden City Corporation
2549 Washington Blvd., Ste 510
Ogden, UT 84401

Contractor's Obligation to Verify Employment Status: Contractor shall register and participate in the Status Verification System and comply with Utah Code Ann. Section 63G-11-103 of the Utah Identity Document and Verification Act.

V. BONDING REQUIREMENTS

Submission of a Bid constitutes a promise that the Bidder will enter the Contract Documents in the form presented in the Contract Documents. Bidders should carefully examine all Contract Documents, including the required Bonds and insurance to be provided by the Bidder.

A. BID SECURITY

- a) Amount of Bid Security: A Bid Security must accompany each Bid. The total amount of the Bid on which Bid security is to be based shall be the sum of all items of the Bid constituting the maximum amount of the possible award to the Bidder. The Bond amount must equal at least five (5) percent of the total amount of the Bid. The Bid Security may only be in the form Bid Bond. No other form of Bid Security will be accepted.
- b) Bid Bond: The Bond shall accompany and be attached to the Bid and shall be issued by a surety company authorized to do business in the State of Utah. The Bond shall guarantee that the Bidder, if awarded the work, will promptly enter into the Construction Contract to perform the work in the manner required by the Contract Documents.
- c) Return of Bid Security: Owner will return Bid security to Contractor within seven (7) days after receipt of the Construction Contract by Ogden City Purchasing Division. Bid Bonds of the lowest three Bidders will be held until the Construction Contract is awarded and a signed copy received by Ogden City Purchasing Division, or all bids have been rejected. All other bid securities shall be returned following the bid opening.
- d) Default: In the event of failure or refusal of the Bidder to enter into the Construction Contract and the delivery to the Owner a Performance Bond, Payment Bond and any other Bonds or documents required by the Contract Documents after Notice of Intent to Award by the Owner, the Bidder forfeits the sum of the Bid Bond as liquidated damages to the Owner.

B. CONTRACT SECURITY – PAYMENT, PERFORMANCE, AND OTHER BONDS

- a) Prior to OWNER executing the Agreement, CONTRACTOR shall file with the OWNER a good and sufficient performance Bond and a payment Bond, each in the sum of not less than 100 percent of the Contract Price.

- b) The Bonds shall be executed by the CONTRACTOR and secured by a company duly and regularly authorized to do a general surety business in the State of Utah and named in the current list of Companies holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies as published in current Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department, with an underwriting limitation equal to or greater than the Contract Price which the Bond guarantees or with a current "A-" rating or better in A.M. Best Co., Inc.'s, Best Insurance Reports, Property and Casualty Edition.
- c) Said Bonds shall guarantee the faithful performance of the Construction Contract by the CONTRACTOR and payment of labor and materials. They shall inure by their terms to the benefit of the OWNER. Neither this nor any other provision requiring a performance Bond shall be construed to create any rights in any third-party Claimant as against the OWNER for performance of the Work under the Construction Contract.
- d) If the surety on any Bond furnished by CONTRACTOR is subject to any proceeding under the Bankruptcy Code (Title 11, United States Code) or becomes insolvent or its right to do business is terminated in the State of Utah or it ceases to meet the requirements of this Article, CONTRACTOR shall, within 15 days thereafter, substitute another Bond and surety, both of which must be acceptable to OWNER.

VI. GENERAL TERMS AND CONDITIONS

- a) Qualified respondents shall be Licensed Contractors in the State of Utah, for this type of work, and who meet Ogden City's insurance and bonding requirements, and have experience with all work defined in the scope of work.
- b) For projects that are security-sensitive in nature, Ogden City reserves the right to conduct a criminal background check of each person who will be providing services in response to this Invitation to Bid. If requested, Contractor shall submit a BCI Criminal History Report dated within 30 days of response to RFP for each

employee who will be on-site, that shows “Criminal History Verified” and has Arrest History attachments. Employees who have any convictions on their BCI record may be subject to further review and approval by Ogden City. Ogden City may reject any response to this RFP that involves services from a person or entity that Ogden City determines is unfit or unqualified to fulfill the requirements of this bid.

- c) All work must meet current industry standards including all Federal, State and local rules and regulations.
- d) Ogden City reserves the right to request clarification of information submitted, and to request additional information from any proposer.
- e) Ogden City will make every effort to ensure all offerors are treated fairly and equally throughout the entire advertisement, review, and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.
- f) Cost of Developing Proposals – All costs related to the preparation of proposals and any related activities are the sole responsibility of the offeror. Ogden City assumes no liability for any costs incurred by offerors throughout the entire selection process.
- g) Proposal Ownership - Once submitted, all proposals, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror.
- h) Conflict of Interest - No member, officer, or employee of Ogden City, during his or her tenure shall have any interest, direct or indirect, in this contract or the proceeds thereof, except as permitted by Ogden City policy.
- i) Non-Collusion - Offeror guarantees the proposal is not a product of collusion with any other offeror and no effort has been made to fix the proposal price or any offeror or to fix any overhead, profit of cost estimate of any proposal price.
- j) Ogden City reserves the right to accept or reject any submittal as it best serves convenience and/or is found to be in the best interest of the City.
- k) Ogden City reserves the right to reject any irregular submission and reserves the right to waive any irregularity in submissions.

- I) Ogden City encourages and welcomes bids from small, local, women and minority owned businesses and other disadvantaged business enterprises.

VII. GOVERNING INSTRUCTIONS

This ITB will constitute the governing document for submitting Bids and will take precedent over any oral representations.

VIII. SUBMITTAL & BID OPENING

A. Submittal: Thursday October 24, 2024, no later than 3 PM; firms shall submit two (2) copies of all documents required in one sealed envelope addressed to Ogden City’s Purchasing Office.

Refer to Bid Content section for the required documents. On the envelope, indicate your firm’s name and the “874 Cahoon Circle- New Home Construction”.

Submit Bid To:

Ogden City Corporation
c/o 1st Floor Information Desk
ATTN: Purchasing Office

“874 Cahoon Circle- New Home Construction”

2549 Washington Blvd.

Ogden, UT 84401

LATE BIDS WILL NOT BE ACCEPTED.

If the sealed bid is submitted by mail or other delivery service, it must be received prior to the submission deadline.

The bid may also be hand-carried to the 2nd Floor Information / Constable Desk at the same address.

No facsimile or email transmittals will be accepted.

It is the sole responsibility of those responding to this Invitation to Bid to ensure that their submittal is made to the correct location and in compliance with the stated date and time. City offices are closed on holidays.

Once submitted, all bids, including attachments, supplementary materials, addenda, etc. become the property of Ogden City and will not be returned to the offeror. These are considered public records unless protected within [Utah Code 63G-2-1](#).

B. Bid Opening: Shortly after the deadline, bids will be opened and read aloud at the 1st Floor Conference Room located at the same address.

IX. CONTACT INFORMATION

For any questions related to this ITB, please contact the Ogden City Purchasing Office via email purchasing@ogdencity.com or at (801) 629-8742.

The question-and-answer period ends at **3 PM on Tuesday October 22, 2024**.

Please check the City's Purchasing webpage for any published Q&A or Addenda document(s) that might have already addressed your questions or concerns - <https://www.ogdencity.com/264/Purchasing>.

Thank you for your interest in doing business with Ogden City!

**OGDEN CITY CORPORATION
CONTRACTOR INFORMATION SHEET**

A. Business name: _____ Year Est. _____

Owner or Parent Company: _____

Business address: _____

Business Tel.: _____ FAX: _____ Mobile Tel.: _____

Federal I.D. # _____

If you do not have a federal I.D. #, please list your Social Security Number:

→ Attach a completed IRS W9 Form.

State Contractor License # _____ ;

→ Attach a copy of your current contractor's license.

B. List at least three (3) recent clients who can attest to the quality of your work:

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>

C. Number of full-time employees: _____ Number of part-time employees _____

D. Who in your organization is authorized to sign legal documents, pick up checks and sign bids:

Name: _____ Title: _____

E. Limits of your insurance coverage:

General Liability: _____

Automobile: _____

Workman's Compensation: _____

→ Attach a copy of certificate of insurance for evidence of insurability.

I certify the above information is true and complete. I authorize Ogden City to verify any information provided in this application.

Name & Title:

Authorized Signature:

Date:

Allowances & Specifications

Effective Date: September 2024

Project Address: 874 Cahoon Circle. Ogden, UT

These specifications are exclusively for the above-referenced proposed residences and in conjunction with the plans are contractual construction documents. All items specified or not specified herein shall meet or exceed the International Residential Code (IRC). OGDEN CITY shall reserve the right to change these specifications due to product availability. Contractor is responsible for pulling and paying for all permits related to construction of home including: Building Permits, SWPPP permits, Utility Permits, etc.

General Description of Improvements for each residence:

Average Square footage of living area: 1,728

Square footage of garage: 484

Note: All square footage measurements are approximate and to be verified by Contractor

Permits & Fees

Please use the allowance of \$6,000 for permits and fees. This estimated amount will include impact fees, SWPPP, Building permit fees for the house. Contractor will only be reimbursed for actual permit fees. Contractor will not be able to draw remaining balance for other purposes.

If fees are greater than \$6,000, OGDEN CITY will accept change order compensating Contractor for actual permit fees.

Site Work

Utilities

Water	Ogden City
Sewer	Central Weber
Electric	Rocky Mountain
Gas	Dominion

New sewer and water lateral stubs have already been installed with Sycamore Cove Development approximately to the east property line of the lot. See site plan for approximate location. Contractor responsible for tying into existing utility laterals. Contractor is responsible for repairing and replacing any cuts or damage made in city streets curbs, sidewalk etc. that are damaged due to the utility connection or damaged by contractor or subcontractor during the construction period. Contractor responsible for installation of new city sidewalk per site plan. Contractor is also responsible for coordinating and installation of gas and electric utility connections.

Contractor will install new sidewalk, drive approach and driveway and other flatwork (per site plan and landscaping exhibits).

Contractor is responsible for repairing and replacing any cuts made in city streets, curbs, sidewalk etc. that are damaged during home construction.

Setback and Grading

- Setbacks per site plan.
- Grade as required for proper drainage (per site plan).
- Landscape—(see landscaping plan)
Yards to be completely landscaped, including front and side park strips.
- Fully automated sprinkler systems, including drip system.
- Cement curbing included in front yard flowerbeds and under wrought iron fencing (see landscaping plan)

Basement

- ADU ready unfinished basement – Install all footings, foundations, window bucks, door bucks, and bearing walls per plan. Provide plumbing stubs for future kitchen and bathroom. Provide basic electrical required by code with keyless lighting and adequate distribution panel for future basement expansion. All other interior basement improvements to be done by others.

Fencing

- Install new fencing per site plan. Includes 6' chain link and wrought Iron and chain-link fencing with pedestrian gate(s) per site plan.

Framing

Exterior and Interior Walls

- Constructed per plan
- Lap siding to be 8" LP Smart Side over 15# felt or comparable material.
- Exterior trim work to be "LP -Smart Siding" or comparable.
- Siding and trim paint colors to be selected and approved by OGDEN CITY CED prior to construction.

Rafter and Floor Joists

- Constructed per plan.

Porches

- Front Porch: Concrete cap per plan with concrete sealer – Cap to extend 3 inches past foundation. No Wrought Iron Railing on front porch.

- Back Porch: Treated-Wood framed platform and stair stringers completely covered in Trex decking materials or comparable product.
- Back Porch Railing. Thick Railing – 1.5”- 2.5” Rails



Cornice

- Constructed per plan

Windows

- Vinyl-framed, double pane with Low-E glass, sized per plan.
- Frame Color – Almond –(to be verified by Ogden city prior to ordering windows)
- ½ screens throughout (except for fixed glass windows).
- Garage will not have any windows.

Blinds

- Located in all windows (except basement windows).

Type:	Levelor (or Comparable)
Style:	2” Faux Wood (PVC)
Color:	White

Exterior Doors

- Front entrance door -- 3’0”x 6’8” Fiberglass – Therma Tru entry door- model #CCA260-SDL
- **No Dentil block shelf.** Verify with Ogden City at time of ordering.
- Back entry door per plan -- 3’0”x 6’8” Fiberglass-two panel per spec sheet with half-light and blinds inside of glass.
- Garage man door -- 3’0”x 6’8” Steel two panel per spec sheet.
- Garage Door – 16’0”x 8’0” aluminum door per plan with auto opener.
- All exterior doors to come pre-hung with factory weather strip and threshold.

Insulation

- Exterior walls – R-19
- R-49 blown in flat ceilings areas where accessible.
- Polycel foam all windows, corners, plumbing or electrical penetrations. (per 2006 IRC)

Roofing

- Shingles --- Architectural/Dimensional shingle.
- Warranty --- 30 year Manufacturers Warranty.
- Color --- Weathered Wood

Soffit & Fascia

- Aluminum type materials. Use ventilated soffit at all eaves per code. Almond color- verify with Ogden City at time of ordering.
- Install aluminum gutters and downspouts on all drainage eaves.

Energy Requirements

Builder to follow prescriptive requirements from 2006 IEC, described in table below (5 and 4 Marine):

**Table 402.1.1
Insulation and Fenestration Requirements by Component^a**



CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION ^{b,e} SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
1	1.20	0.75	0.30	30	13	3 / 4	13	0	0	0
2	0.65 ^j	0.75	0.30	30	13	4 / 6	13	0	0	0
3	0.50 ^j	0.65	0.30	30	13	5 / 8	19	5 / 13 ^f	0	5 / 13
4 except Marine	0.35	0.60	NR	38	13	5 / 10	19	10 / 13	10, 2ft	10 / 13
5 and Marine 4	0.35	0.60	NR	38	20 or 13+5 ^h	13 / 17	30 ^g	10 / 13	10, 2 ft	10 / 13
6	0.35	0.60	NR	49	19 or 13+5 ^h	15 / 19	30 ^g	15 / 19	10, 4 ft	10 / 13
7 and 8	0.35	0.60	NR	49	21	19 / 21	38 ^g	15 / 19	10, 4 ft	10 / 13

^a R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.

^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

^c "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

^d R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

^e There are no SHGC requirements in the Marine Zone.

^f Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1.

^g Or insulation sufficient to fill the framing cavity, R-19 minimum.

^h "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

ⁱ The second R-value applies when more than half the insulation is on the interior of the mass wall.

^j For impact rated fenestration complying with Section R301.2.1.2 of the IRC or Section 1608.1.2 of the IBC, maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

Millwork

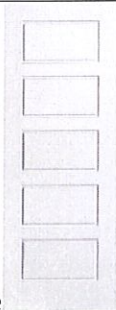
Cabinets - Please provide a bid for white poplar cabinets with a Shaker style door (see photo). Cabinets will have the following specs:



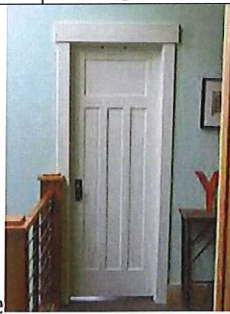
Kitchen	36" Base	36" uppers w/ crown molding.
Master Bath	36" Base	30" uppers (if req'd per plan)
Secondary Bath	48" Base	30" uppers (if req'd per plan)
Utility / Linen	per plan only	
All Cabinets	Pre-finished w/ picture frame doors	Painted – Color Shale
Hardware	Knobs, pulls, and hinges	Matt Black – Style selected by Ogden City prior to install

Interior Doors and Trim

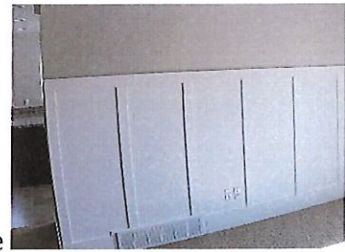
Interior Doors	6'8" Hollow core 5 panel. (Riverside) Sized per plan.
Door Casing	3 1/4" MDF Square edge 5 1/4" Header
Window Trim	3 1/4" MDF casing with window sill in Living, Dining, and Kitchen All other windows are MDF sill only, no casing.
Base Trim	4 1/4" MDF Square edge
Stair Wall	Per Plan
Shelving	Particle Board
Closet Rods	Alloy
Wainscott	Dining Room



Door Style



Casing Style



Wainscot Style

HVAC

Equipment

- Energy Star rated equipment (HVAC)
- 90% efficient furnace or better, located in crawlspace.

- AC
- Digital Thermostat
- Sizing, location, installation of unit, furnace, and registers as per load calculation and engineered HVAC design criteria – Must be able to provide required Manual J & D to pull building permit. All Manual J & D design fees required for permit must be included in bid.

Plumbing

Piping

- Waste and vent piping to be schedule 40 PVC.
- Includes (2) standard freeze-less hose bibs.
- Sewer line to be schedule 30 J.M. sewer pipe.
- Water Heater to be ON Demand gas Rheem or equal, sized according to number of fixtures and flow rate demand in home.
- Washer connections to be in catch-a-drip box.
- Interior piping to be Rehau Everloc system, or equal.
- Washer Fiberglass Pan w/ Trap & Drain.
- Water line for refrigerator ice maker.

Fixtures- Color - Matt Black

Kitchen Sink	8" deep stainless steel, double basin.
Kitchen Faucet	Moen – Indi Single Handle Pull Down Sprayer Kitchen Faucet – Matt Black Mo. 87090BL
Disposal	Insinkerator Badger I disposal 1/3 HP (or comparable)
Bathroom Lavatory Faucets	Moen Gibson 8 In Widespread Double Handle High Arc Faucet - Matt Black, Mo. T6142BL
Master Bath Shower	Moen Gibson – Matt Black – Mo. T2902EPBL
Toilets	American Standard – white – Elongated. (or comparable)
Secondary Bath Tubs	White porcelain on steel tub, or Acrylic
Secondary Bath Tub/Shower	Moen Gibson Tub / Shower Faucet combo Matt Black Mo. T2903EPBL
Bathroom Sinks	Oval, - White

Appliances

Range	30" Free standing gas Range – Stainless – LRG3061ST LG Gas Range w/5 Burners & Griddle
Microwave	Built in Over range – Stainless – LG LMV1683ST
Dishwasher	Built in – Stainless – LDF5545ST LG Built In Dishwasher w/ stainless tub

Electrical

Wiring

- House and Garage: Wire per plan and National Electrical Code, copper “Romex” type and aluminum feeders.

Fixtures -

- Switch Type --- Toggle
- Switch/ Outlet Color --- White
- Ceiling Fans --- Master bedroom- (1) w/ and light kit
- Light Fixtures (\$1,500 Allowance) --- fixtures selected by Ogden City prior to installation.
- GFI outlets --- Installed per plan or per National Electrical Code.
- Garage Door Opener --- One Opener with (2) remotes
- Additional ceiling Fans --- Includes pre-wire and blocking for future fans in secondary bedrooms and living room.

Telephone and TV cabling

Telephone	(2) Cat-5 (includes pre-wire and trim) Master bedroom and kitchen
T.V.	(2) RG-6 (includes pre-wire and trim) Family room and Master bedroom

Flooring, Countertops, & Shower Walls

Countertops & Backsplash

Kitchen Tops	Quartz – Chipped Ice
Vanity Tops	Quartz – Chipped Ice
Utility Tops	Quartz – Chipped Ice
Kitchen Backsplash	3X6 White Subway Tile w/ Grey Grout

Shower / Tub Walls

- White Cultured marble to be used at master and secondary tub/shower walls.

Flooring

- Laminate Wood Flooring – Floor & Décor Aquaguard #101021202 – See interior color selection and flooring exhibits for color and location.
- Shaw Carpet – Well Timed – see interior color selection and flooring exhibits for color and location.
- Carpet Pad 3/8” rebond pad. Installed in all carpeted locations including stairs.
- Tile – Soho 12” x 24” – see interior color selection and flooring exhibits for color and location.

Painting & Drywall

Exterior

- All trim to be caulked as necessary and painted to final finish.
- Two tone paint. See interior color selection exhibit for color.

Interior

- All walls to be ½" gypsum board-taped, floated and final floated – Smooth Finish. Green board or equal to be used in all tub/shower surrounds. All ceilings to be 1/2" sheetrock, 5/8" where required by code. Ceilings to be light textured. Eggshell latex wall paint in all finished sheetrock areas. Color to be selected and approved by OGDEN CITY prior to painting.
- Trim will be caulked & sanded. 2 coats interior enamel paint. Two tone paint scheme throughout. Colors to be selected and approved by OGDEN CITY prior to painting.

Mirrors and Shower Doors

Mirrors

- Bathroom mirrors to be ¼" plate glass, sized per plan.

Shower Doors

- Master bath shower doors to be clear tempered glass, frame color to be Satin.

Hardware

Hardware

Type:	Schlage
Style:	Georgian
Color:	Matt Black
Hinges:	26 D – Matt Black
Front Door Handle set:	Schlage Northbrook – Matt Black
Bathroom accessories:	One towel bar, towel ring, and paper holder per bath to match plumbing finish. Craftsman Style – Kingston Brass Monarch Line – Matt Black

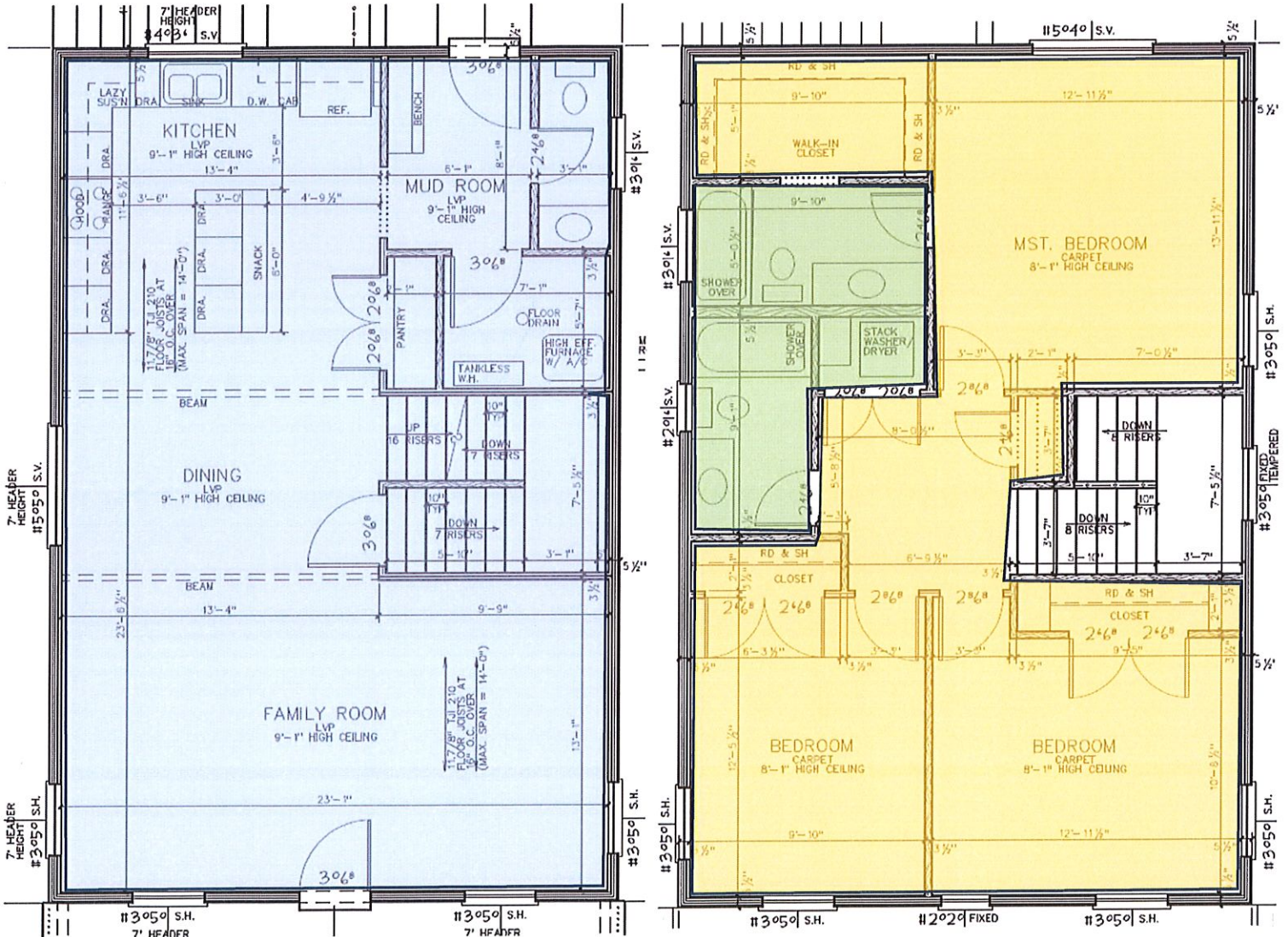
Concrete

- Provide all concrete per code to install driveway, pads, caps, stairs and sidewalks per site plan.

Garage

- To be built per plan, with in kind materials as home.
- Hip roof style with architectural shingles. Color to be Weatherwood to match home.
- Exterior colors to match home and approved by Ogden City.
- Electrical to include GFI circuits, lighting, and overhead garage door, per plan.
- Fire Rated Walls – Build per plan
- No Drywall or insulation done on garage interior.

874 Cahoon Cir Flooring Exhibit



LVP Flooring



Tile



Carpet

874 Cahoon
Interior Color Selections

BENJAMIN MOORE
SIMPLY WHITE



Paint – walls – eggshell Finish trim,

Chipped Ice Quartz - Countertops

BENJAMIN MOORE
SIMPLY WHITE



Paint -Trim – Satin Finish trim,

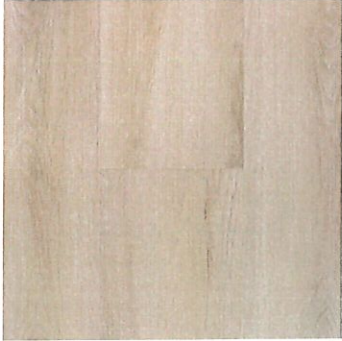
Cabinets – Painted – Color Shale,



Carpet-Shaw - Well Timed
-Concrete



Tile – Soho – Madison 12x24



Laminate Flooring –
Floor & Décor Aquaguard
#101021202

874 Cahoon Cir- Exterior Color Selects

Exterior Trim – Color Match – Ogden White
 , Bands, Facsia, Trim

SHERWIN-WILLIAMS 8453 12/09/14
 801-399-3369 Order# 0124492

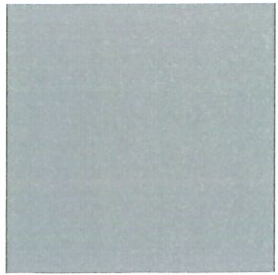
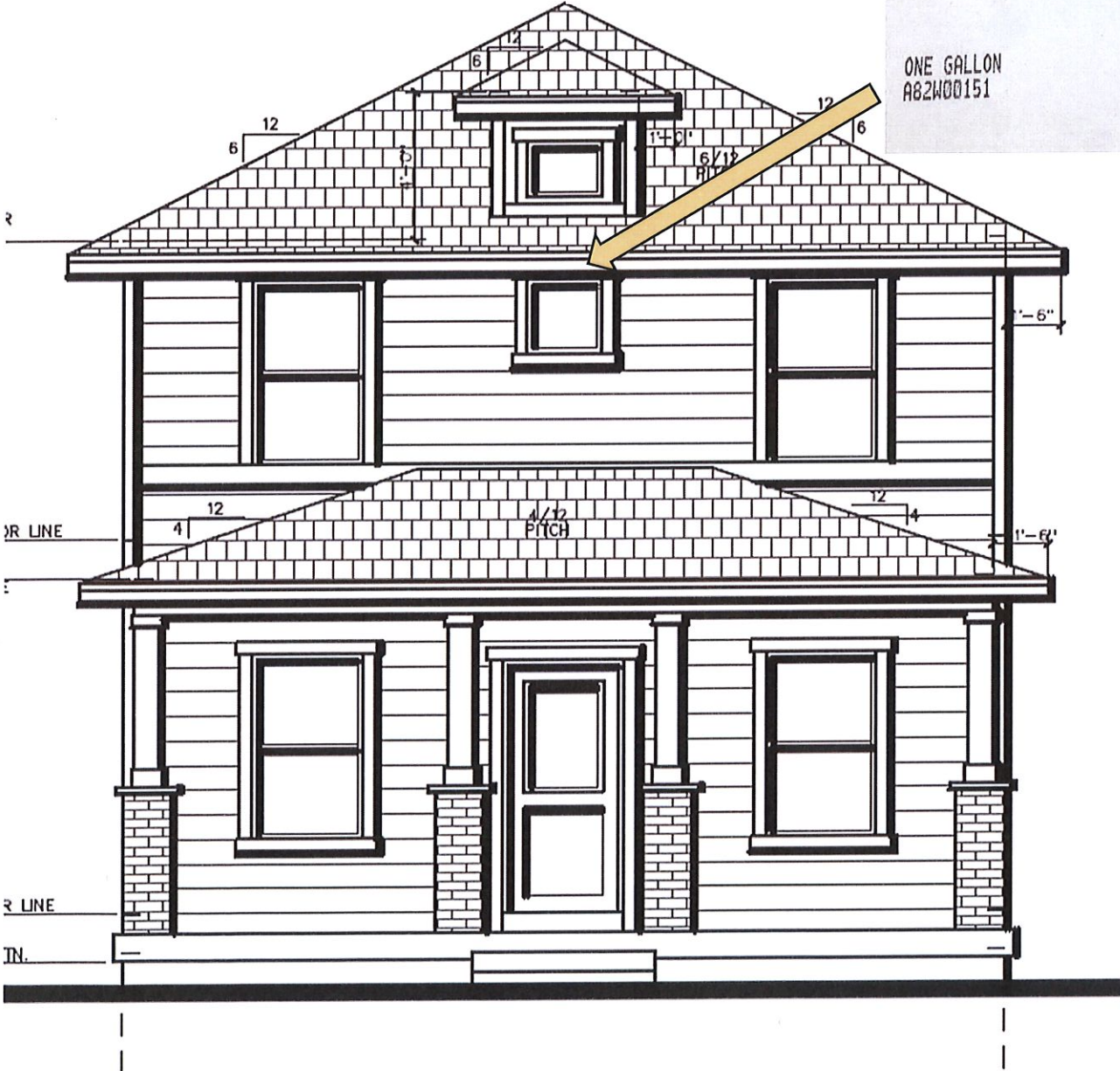
EXTERIOR ARCHITECTURAL
 A-100 LATEX
 SATIN IFC 8112NP

MATCH WHITE
 CUSTOM MANUAL MATCH

CCE*COLORANT	02	32	64	128
N1-Raw Umber	-	6	1	1
Y3-Deep Gold	-	4	-	1

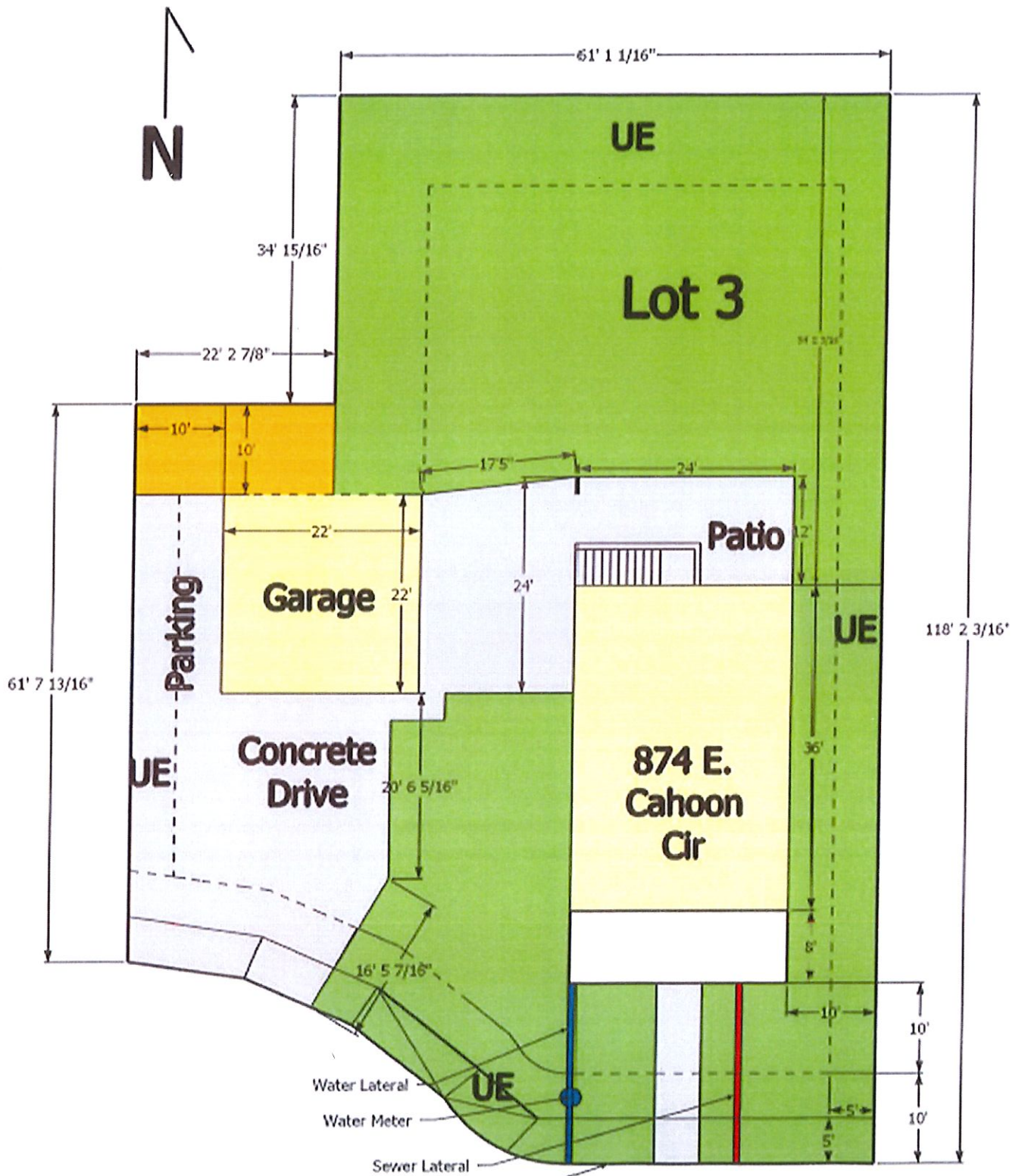
ONE GALLON
 A82W00151

EXTRA WHITE
 640389177



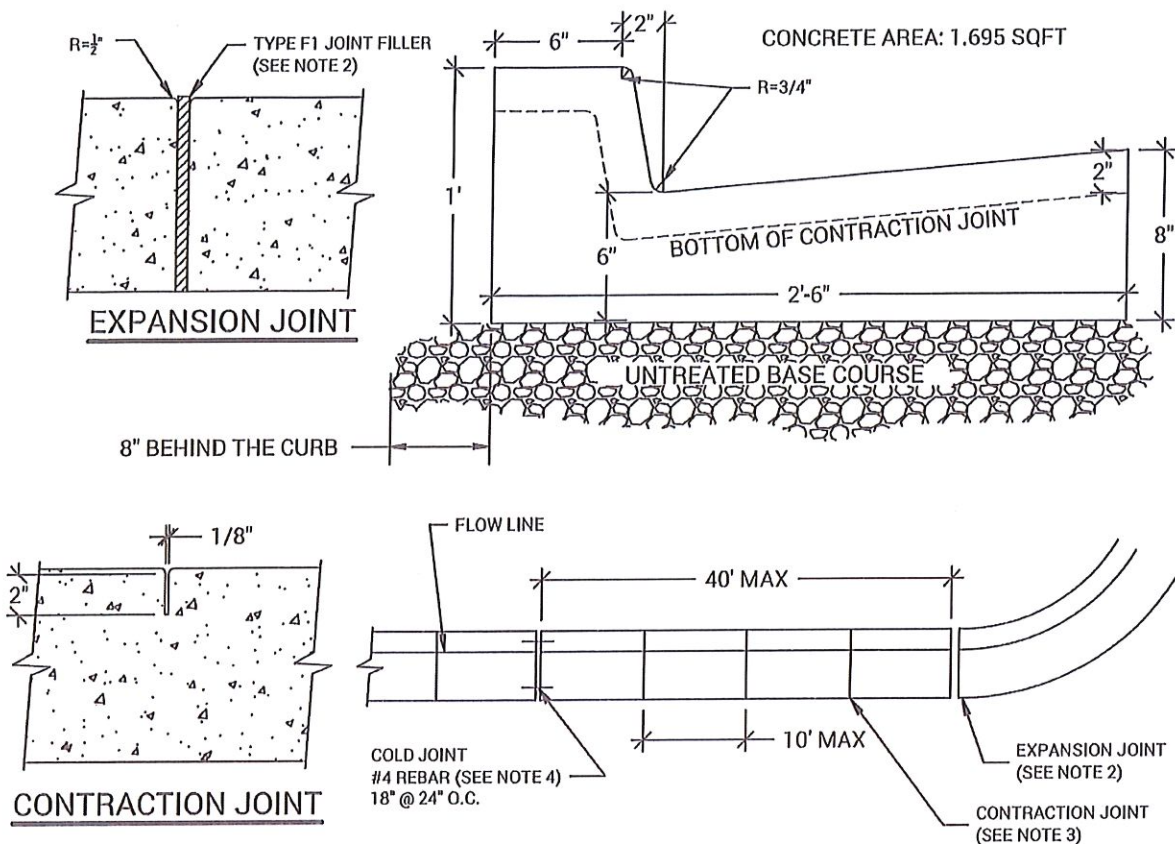
Sherwin Williams– Halcyon
 Green SW 6123 – Exterior Lap
 Siding

874 Cahoon - Site Plan



*Public Easement work see attached sheets

Site Plan



NOTES:

1. BASE COURSE SHALL BE PER APWA SECTION 32 11 23.
 - 1.1. EXTEND BASE 8" BEHIND THE CURB AND GUTTER.
 - 1.2. IF FLOW LINE IS GREATER THAN 0.5 PERCENT (S=0.005), PROVIDE 6" OF COMPACTED BASE COURSE. IF LESS, PROVIDE 8" OF COMPACTED BASE COURSE.
 - 1.3. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND COMPACTION EQUIPMENT.
2. MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2" WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 13 73.
 - 2.1. SET TOP OF FILLER FLUSH WITH THE CONCRETE.
 - 2.2. EXPANSION JOINTS ARE REQUIRED AT THE START OR END OF A STREET INTERSECTION CURB RETURN.
3. MAKE CONTRACTION JOINTS VERTICAL.
 - 3.1. 1/8" WIDE AND 2" DEEP OR 1/4 OF THE SLAB THICKNESS IF THE SLAB IS OVER 8" THICK.
4. USE REINFORCEMENT PER ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03 20 00 REQUIREMENTS.
5. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

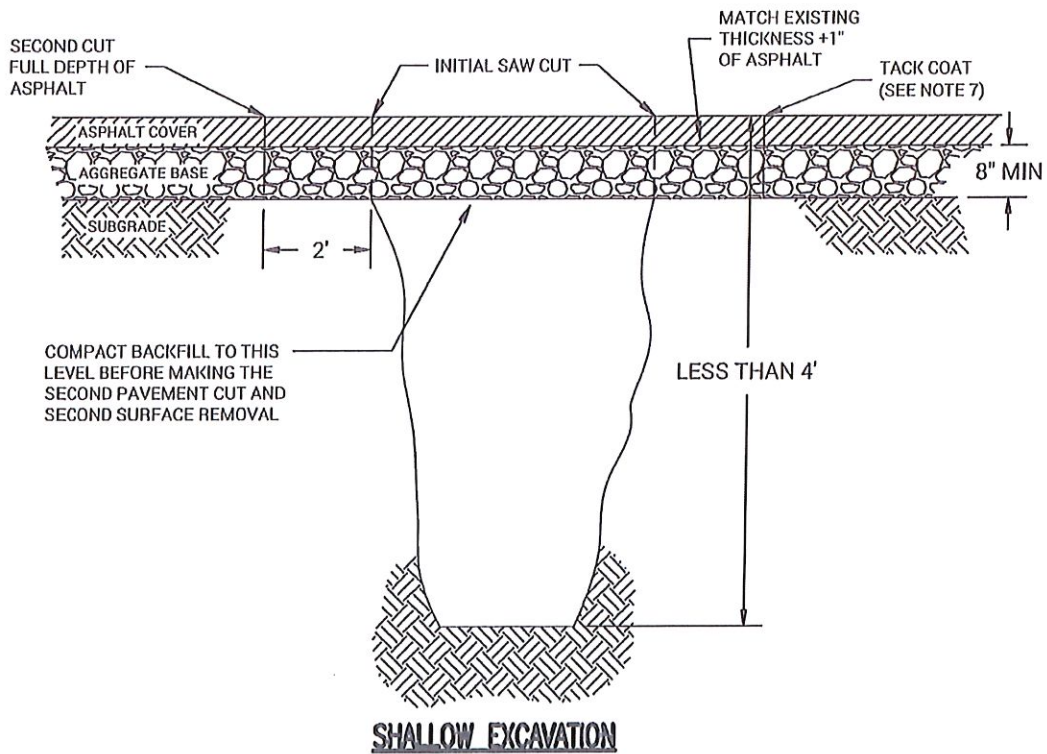
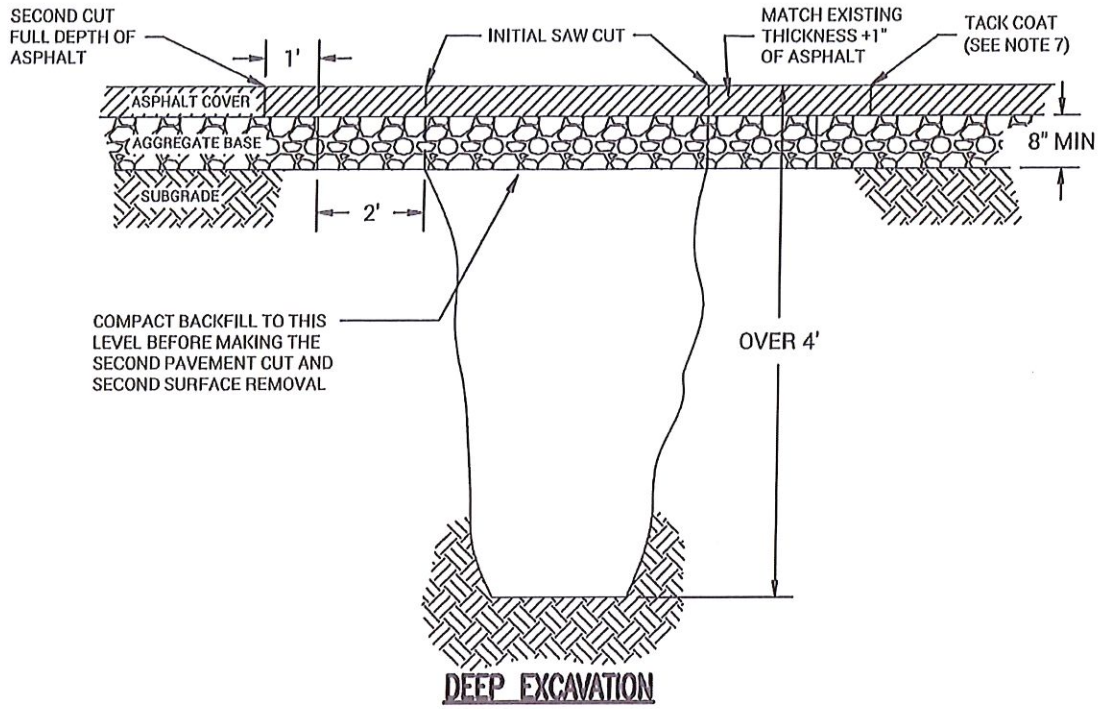


TYPE A CURB & GUTTER

RD-4

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 1 | 2020



OGDEN CITY ENGINEERING - STANDARD DRAWINGS



ASPHALT PATCH

RD-3

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 2 | 2020

NOTES:

1. REMOVE ADDITIONAL PAVEMENT TO THE MENTIONED FEATURE IF IT IS WITHIN TWO FEET OF:
 - 1.1. A NEW SAWCUT
 - 1.2. A PAINTED LINE STRIPE
 - 1.3. A LIP OF GUTTER
 - 1.4. A CURB
 - 1.5. AN EXISTING PAVEMENT PATCH
2. ALL EXCAVATIONS WITHIN THE CITY RIGHT-OF-WAY REQUIRE AN EXCAVATION PERMIT FROM THE OGDEN CITY ENGINEERING DEPARTMENT.
 - 2.1. ALL WORK IN THE RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED CONTRACTOR FOR THE STATE OF UTAH WHO IS BONDED AND INSURED THROUGH OGDEN CITY.
3. NOTIFY UNDERGROUND SERVICE ALERT (BLUE STAKES) TWO (2) WORKING DAYS PRIOR TO THE START OF EXCAVATION AT 1 (800) 662-4111.
4. NOTIFY ENGINEERING DEPARTMENT ONE (1) WORKING DAY (24 HOURS) PRIOR TO START OF CONSTRUCTION TO ARRANGE INSPECTIONS BY CITY PUBLIC WORKS INSPECTORS.
5. ALL EXCAVATIONS SHALL BE MADE, PROTECTED, AND SUPPORTED AS REQUIRED FOR SAFETY BY OSHA REGULATIONS.
6. BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23.
 - 6.1. PLACE MATERIAL PER APWA SECTION 32 05 10.
 - 6.2. COMPACT THE MATERIAL PER APWA SECTION 31 23 26. THE MINIMUM APPROVED COMPACTION SHALL BE 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING EQUIPMENT AND 6" WHEN USING HAND HELD COMPACTION EQUIPMENT.
7. TACK COAT PER APWA SECTION 32 12 14. PROVIDE FULL TACK COAT COVERAGE ON ALL VERTICAL SURFACES.
 - 7.1. JOINT REPAIR: IF A CRACK OCCURS AT THE PATCH CONNECTION TO THE EXISTING PAVEMENT OR ANY STREET FIXTURE, SEAL THE CRACK PER APWA SECTION 32 01 17.
8. USE PLANT-MIX ASPHALT PAVING AS PER APWA 32 12 16.13 AND THE CURRENT EDITION OF THE OGDEN CITY STANDARDS.
 - 8.1. MATCH EXISTING THICKNESS PLUS ONE (1) INCH, MINIMUM OF FOUR (4) INCHES, BUT NOT TO EXCEED SEVEN (7) INCHES (OR AS SPECIFIED BY THE CITY ENGINEER).
9. REPAIR THE ASPHALT PAVEMENT IF ANY OF THE FOLLOWING CONDITIONS WITHIN THE PATCH OCCUR:
 - 9.1. PAVEMENT SURFACE DISTORTION EXCEEDS 1/4" DEVIATION IN 10'.
 - 9.1.1. REPAIR OPTION: PLANE OFF SURFACE DISTORTIONS. COAT PLANED SURFACES WITH A CATIONIC OR ANIONIC EMULSION THAT COMPLIES WITH APWA SECTION 32 12 93 AND PROVIDE SAND BLOTTER.
 - 9.2. CRACKS AT LEAST 1' IN LENGTH AND 1/4" WIDE OCCURRING MORE OFTEN THAN ONE (1) IN 10 SQUARE FEET.
 - 9.2.1. REPAIR OPTION: CRACK SEAL
 - 9.3. ASPHALT RAVELING IS GREATER THAN ONE (1) SQUARE FOOT PER 100 SQUARE FEET.
 - 9.3.1. REPAIR OPTION: MILL AND INLAY
10. ALL PAVING, RESURFACING OR REPLACEMENT OF STREET FACILITIES:
 - 10.1. ON MAJOR OR COLLECTOR STREETS SHALL BE DONE WITHIN THREE (3) CALENDAR DAYS.
 - 10.2. ON ALL OTHER STREETS SHALL BE DONE IN WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE EXCAVATION COMMENCES.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS



ASPHALT PATCH

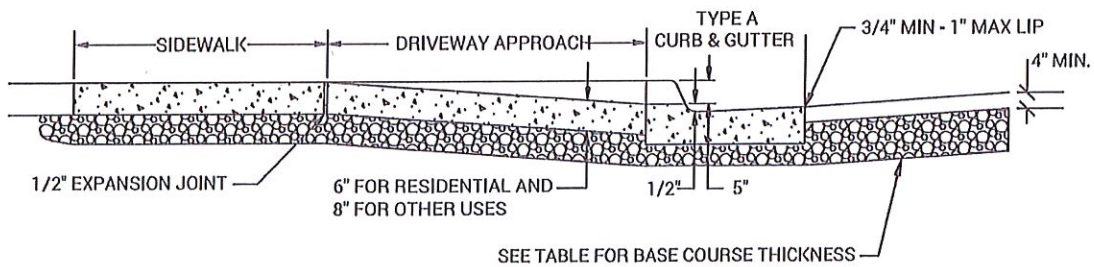
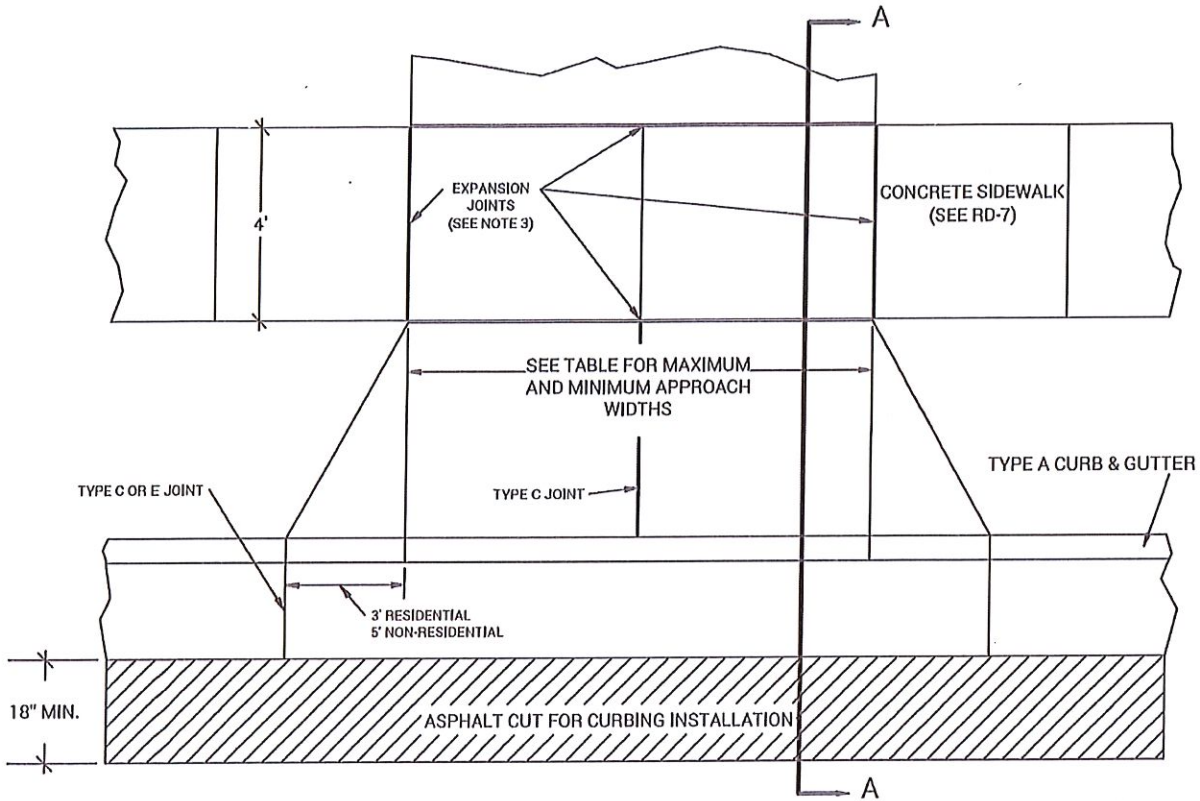
RD-3

JUSTIN ANDERSON, CITY ENGINEER

SHEET 2 OF 2 | 2020

K. Asphalt Road Patch

1. A traffic control plan shall be submitted to and approved by the Ogden City Traffic Engineer prior to any work in the Right-of-Way.
2. Patching and potholes requires a ½" 50 Gyration, PG 58-28. Maximum recycled asphalt content cannot exceed 15%.
3. Recently chip sealed roadway shall be under a three year and recently constructed roads shall be under a five year moratorium. Any pavement removal during the moratorium must have the approval of the City Engineer and require:
 - a. A 50 foot (50') road patch on either side of the trench. This trench shall span across the entire width of the roadway.
 - b. If the road has a chip seal coat:
 - 1) The chip seal coat shall be reapplied by the developer or contractor.
4. If multiple road cuts are required for a site plan or a subdivision then:
 - 1) The patch shall encompass all trenches and shall extend across the entire roadway.
5. Additional pavement removal shall be required- if the edge of patch is within two feet (2') of:
 - a. Painted stripe
 - b. Lip of gutter
 - c. A curb
 - d. An existing pavement patch
 - e. Another saw cut
 - f. Poor conditioned asphalt near the new patch
6. Asphalt pavement shall be placed when the temperature is greater than 50 degrees Fahrenheit and rising by 10:00 a.m.
 - a. Cease paving if air temperature falls below 50 degrees Fahrenheit.
7. The new patch shall have the following associated thickness:
 - a. 8" UTBC required for all patch and repair work.
 - b. Match existing asphalt thickness plus one inch (1").
 - 1) Minimum asphalt patch thickness shall be four inches (4").
 - 2) Maximum asphalt patch thickness shall be eight inches (8").
8. If concrete is encountered below asphalt, follow APWA standard plan number 255 for Composite Restoration.
9. Compact the asphalt to a relative density of 94 percent (94%) per ASTM D 2041 with no density test results less than 92 percent (92%) or higher than 96 percent (96%).
 - a. Complete compaction before asphalt temperature drops below 220 degrees Fahrenheit.
 - b. Refer to APWA section 32 12 16.13 *Plant-Mix Asphalt Paving* for lift thickness tolerance.
10. Tack coat coverage shall be applied on all surfaces.
11. All cuts for patching, over cuts, shall have crack seal applied.
 - a. Crack seal may also be required around the trench area to preserve the roadway.



SIDEWALK, APPROACH, CURB AND GUTTER
SECTION A-A

OGDEN CITY ENGINEERING - STANDARD DRAWINGS



DRIVEWAY APPROACH

RD-7

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 2 | 2020

NOTES:

1. BASE COURSE: PROVIDE MATERIAL AS PER APWA 32 11 23.
 - 1.1. PLACE MATERIAL PER APWA SECTION 32 05 10.
 - 1.2. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND HELD COMPACTION EQUIPMENT.
2. CONCRETE SHALL BE CLASS 4000 AS PER APWA 03 30 04.
 - 2.1. PROVIDE 1/2" RADIUS ON CONCRETE EDGES EXPOSED TO VIEW.
3. EXPANSION JOINT SHALL BE VERTICAL, FULL DEPTH 1/2" WIDE. USE TYPE F1 JOINT FILLER AS PER APWA 32 13 73. SET TOP OF FILLER FLUSH WITH CONCRETE SURFACE.
4. CONTRACTION JOINTS SHALL BE VERTICAL.
 - 4.1. 1/8" WIDE AND 1" DEEP (OR 1/4 SLAB THICKNESS IF SLAB IS OVER 4").
 - 4.1. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1.
 - 4.2. MAXIMUM PANEL LENGTH (IN FEET) IS 2.5 TIMES THE SLAB THICKNESS (IN INCHES) TO A MAXIMUM OF 15'
5. REINFORCEMENT SHALL BE PER ASTM A 615, GRADE 60 GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03 20 00 REQUIREMENTS.
6. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

	LOTS WITH 1-2 UNITS	LOTS WITH 3-4 UNITS	LOTS WITH OVER 5 UNITS
MINIMUM WIDTH	10'	16'	24'
MAXIMUM WIDTH	32'	32'	35'
	* OR 50% OF LOT FRONTAGE (WHICHEVER IS LESS)		
MINIMUM CONCRETE THICKNESS	6"	6"	6"
MINIMUM BASE	6"	6"	6"

	COMMERCIAL/MANUFACTURING (TRACTOR/TRAILER USE ONLY)	COMMERCIAL/MANUFACTURING (GENERAL USE)
MINIMUM WIDTH	35'	24'
MAXIMUM WIDTH	50'	35'
	*SEE SECTION 15-12-II OF THE OGDEN CITY CODE FOR EXCEPTIONS	
MINIMUM CONCRETE THICKNESS	8"	8"
MINIMUM BASE	8"	8"

OGDEN CITY ENGINEERING - STANDARD DRAWINGS



DRIVEWAY APPROACH

RD-7

JUSTIN ANDERSON, CITY ENGINEER

SHEET 2 OF 2 | 2020

2-3 Sidewalks, Curb and Gutter, ADA Ramps, Approaches

1. Any section of curb, gutter, sidewalk, ADA ramp, waterway, and/or approach improperly installed or damaged during construction shall be removed and replaced at the Contractor's expense.
 - a. The City will decide the extent of removal, replacement, and/or repair.
 - b. Concrete removal shall be removed from joint to joint.
2. A concrete curing compound shall be applied to all new and finished concrete.
 - a. Curing compound must meet specifications ASTM C-309, Type 1 or 2, Class A

A. Curb and Gutter Design

1. Minimum slope allowed is 0.5% (this applies to all gutter grades).
2. Curbs and gutters shall be installed on existing and proposed streets.
 - a. Allowable curb section within the right of way shall be 30-inch (30") Type 'A' per APWA Standards.
 - 1) Other types of curb and gutter must be approved by the City Engineer.
 - b. Expansion Joints shall be:
 - 1) Spaced a maximum of 40 feet (40') for all curb and gutter regardless of installation type.
 - 2) Placed at any location where the curb and gutter changes direction.
 - 3) When work stops and begins at a different time.
 - c. Base course thickness under curb and gutter shall be eight inches (8").
 - d. Insert dowelled cold joint when connecting new curb and gutter to existing curb and gutter (See 2017 APWA Standard Plan 206)

B. Sidewalks

1. All new projects require the installation of sidewalks along the roadway.
 - a. New sidewalk shall be located within the public Right-of-Way.
 - 1) Unless the City Engineer accepts the sidewalk with a Public Access Easement.
2. Sidewalks within the Right-of-Way shall be a minimum of four feet (4') wide.
 - a. Sidewalks directly adjacent of the back of curb must be a minimum of six feet (6') wide and will only be allowed with approval from the City Engineer.
 - b. Sidewalks shall slope at two percent (2%) towards the street.
3. Sidewalks shall be installed with a landscaped park strip and be located a minimum of:
 - a. Arterial streets: six feet (6') behind the back of curb
 - b. Collector and Minor streets: seven feet (7') behind the back of curb
 - c. Cul-De-Sac: five feet (5') behind the back of curb
 - 1) All trees planted in the city Right-of-Way shall be approved by the City Urban Forester
 - 2) No small or medium tree shall be planted in a park strip that is less than five feet (5') wide, or no large tree shall be planted in a park strip that is less than eight feet (8') wide, unless approved by the City Urban Forester. Tree sizes are designated by the City Urban Forester
4. Sidewalk concrete thickness shall be:
 - a. Eight inches (8") when located directly behind a commercial, industrial, non-single family dwelling approach.
 - b. Six inches (6") when located directly behind a single-family residential approach or along all

- commercial and industrial areas.
 - c. Four inches (4") for all other residential areas.
5. When a drive approach intersects the sidewalk, the drive approach shall match the level of the sidewalk. See APWA standard plans for driveway approached for additional slope information for all approach connections.
 6. When installing Stamped Concrete, the stamp pattern shall closely resemble the pattern of adjacent brick pavers.
 - a. The concrete dye color shall be the color brown, unless stated otherwise by the Engineer. All concrete shall receive medium broom finish. The sealant finish shall be evenly applied and shall be the color charcoal, unless stated otherwise by the Engineer.

C. ADA Ramps

1. Handicap ramps shall be constructed at legal pedestrian crossings or a marked crosswalk.
 - a. Ramp running slope shall not exceed 8.33%. Side flare slopes shall not exceed 10%.
2. The bottom of diagonal or corner type curb ramps shall have a clear space of four feet (4') minimum outside active traffic lanes of the roadway
3. Tactile warning pads shall be Gray unless otherwise approved by the City Engineer.
 - a. Pad shall extend the full width of the curb ramp (exclusive of flared sides) and extend a minimum of two feet (2') deep in the direction of pedestrian travel.
 - b. Pad shall be anchored.

D. Waterways

1. Waterways in a public Right-of-Way shall be a minimum of six feet (6') wide.
2. Waterways cannot be installed within 500 feet (500') of a storm drain system. Connections to the storm drain system will be required. Waterways within this distance must be approved by the City Engineer.

E. Driveway Approaches

1. Driveways shall be set back from the nearest intersection face of curb (see Ogden Municipal Code 15-12-11):
 - a. A minimum of 80 feet (80') from the intersection of two streets when both are not local streets.
 - b. A minimum of 50 feet (50') from the intersection of any local to local street connection.
 - c. Any approach set within 300 feet of another roadway must have approval from the Traffic Engineer. A traffic study may be required.
 - d. Approaches near a major street will have additional requirements based on site related factors.
2. Overhead approaches shall not be allowed in Ogden City unless approved by the City Engineer.

3. Residential Approaches

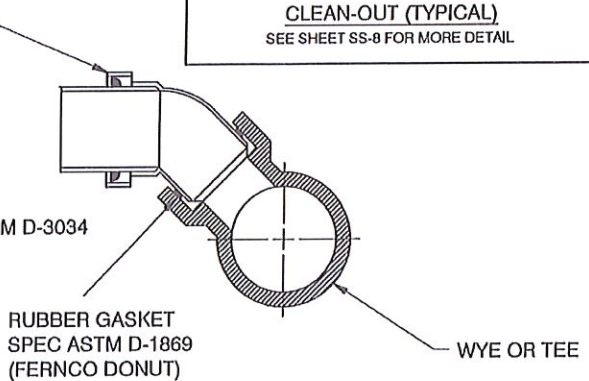
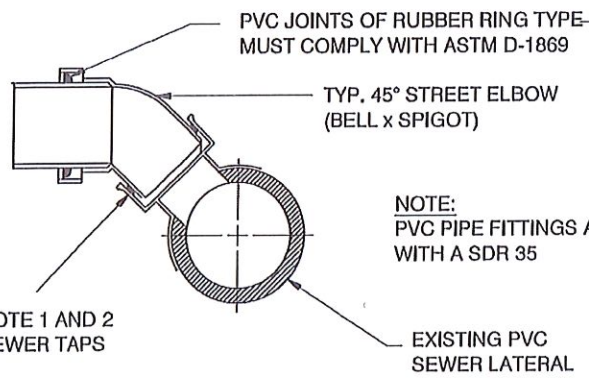
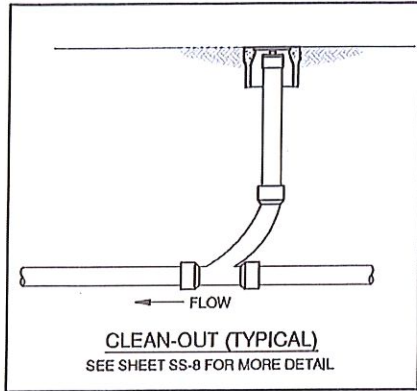
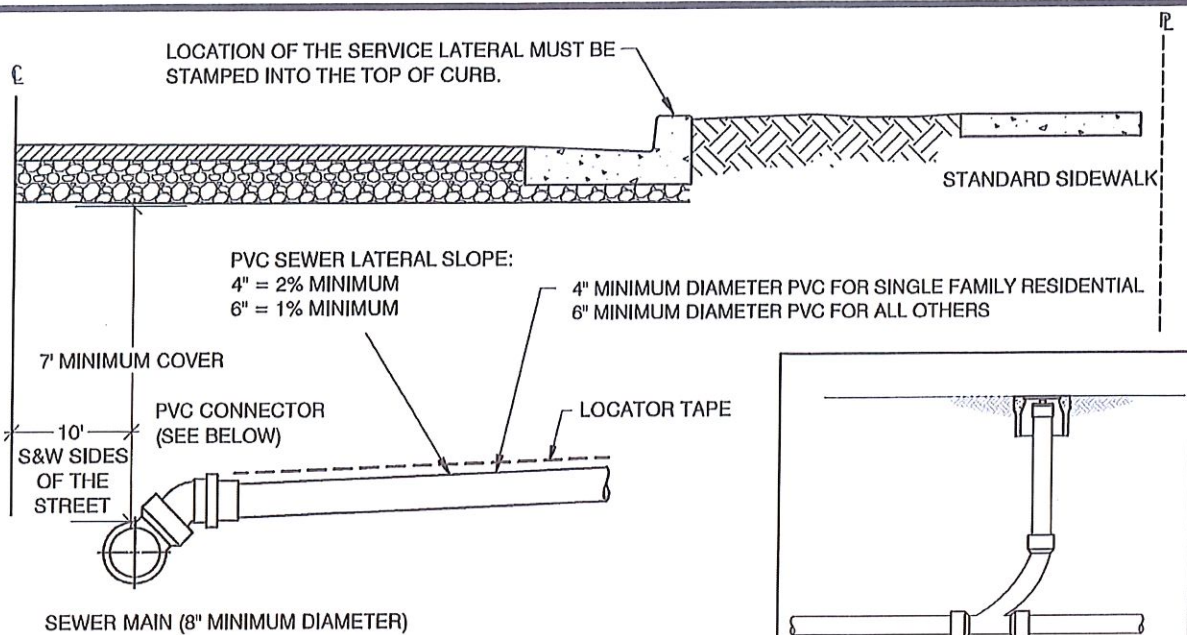
Driveway Width - Residential			
	Lots with 1-2 Units	Lots with 3-4 Units	Lots with 5 or more Units
Minimum Width	10 feet	16 feet	24 feet
Maximum Width	32 feet or 50% of lot frontage (whichever is less)	32 feet or 50% of lot frontage (whichever is less)	35 feet or 50% of lot frontage (whichever is less)
Minimum Concrete Thickness	6 inches	6 inches	6 inches

- a. All single-family residential driveways shall be offset from other driveways by no less than six feet (6').
- b. Single-family homes shall be allowed one access-way onto the public street for each lot
 - 1) One additional access may be permitted for single-family homes if the access meets the additional City municipal code requirements.
 - a) Additional accesses must be approved by the City prior to installation.
 - b) This approach shall be used to service a circular driveway or accessory vehicle parking slab.
- c. Corner lots with more than 250 feet (250') of combined street frontage can request a third access for circular drives.

4. Commercial/Industrial Approaches

Driveway Width - Commercial/Industrial		
	Tractor/Trailer Use Only	General Use
Minimum Width	35 feet	24 feet
Maximum Width	50 feet	35 feet
Minimum Concrete Thickness	8 inches	8 inches

- a. All Commercial/Industrial driveways shall be offset from driveways on other properties by 20 feet (20').
 - 1) Approaches shall not be within eight feet (8') of an interior property line.
- b. A maximum of two (2) approaches will be permitted per parcel. Additional approaches will require the approval of the City Engineer and a traffic study be completed. Other approach restrictions are as follows:
 - 1) The driveway width and separation on State maintained roadways shall be as required by the Utah Department of Transportation.
 - 2) In parcels accommodating twenty (20) or more parking spaces, driveways must be separated by at least 250 feet (250'). Any requested reduction will require a traffic study and approval from the City Engineer.
 - 3) In parcels with less than twenty (20) parking spaces, driveways must be separated by at least 100 feet (100'). Any requested reduction will require a traffic study and approval from the City Engineer.



CONNECTING TO AN EXISTING PIPE

CONNECTING TO A WYE OR TEE

NOTES:

1. CONNECTION FEES WILL BE ASSESSED AT THE TIME A PERMIT IS ISSUED. SEWER TAPS WILL BE PERFORMED BY OGDEN CITY PERSONNEL, WYE CONNECTIONS WILL BE PERFORMED BY THE CONTRACTOR UNDER THE SUPERVISION OF AN OGDEN CITY INSPECTOR.
2. SEWER TAPS INTO EXISTING 8" DIAMETER SANITARY SEWER PIPES SHALL NOT BE GREATER THAN 4".
3. ALLOWABLE SANITARY SEWER LATERAL PIPE MATERIAL:
 - 3.1. PVC SDR-35, GREEN IN COLOR
 - 3.2. HDPE DR-17
4. REQUIREMENTS FOR THE BEDDING OF A LATERAL IS THE SAME AS SHOWN IN SS-4.
5. THE SEWER LATERAL LOCATIONS SHALL BE MARKED WITH AN "S" IN THE TOP OF THE CONCRETE CURB.
6. PVC JOINTS OF RUBBER RING MUST COMPLY WITH ASTM D-1869.
7. FOR NEW PROJECTS: EXTEND SEWER LATERAL 5' BEHIND THE BACK OF THE SIDEWALK OR PROPERTY LINE, WHICHEVER IS FURTHER. THE END OF A LATERAL SHALL BE MARKED WITH A 2x4, SET IN THE GROUND, AND HAVE THE END COLORED GREEN.
8. CLEANOUTS SHALL BE REQUIRED EVERY 100'.
9. SEWER PIPE SHALL BE MARKED WITH A 6" DETECTABLE GREEN COLORED LOCATOR TAPE LABELED "SANITARY SEWER"

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

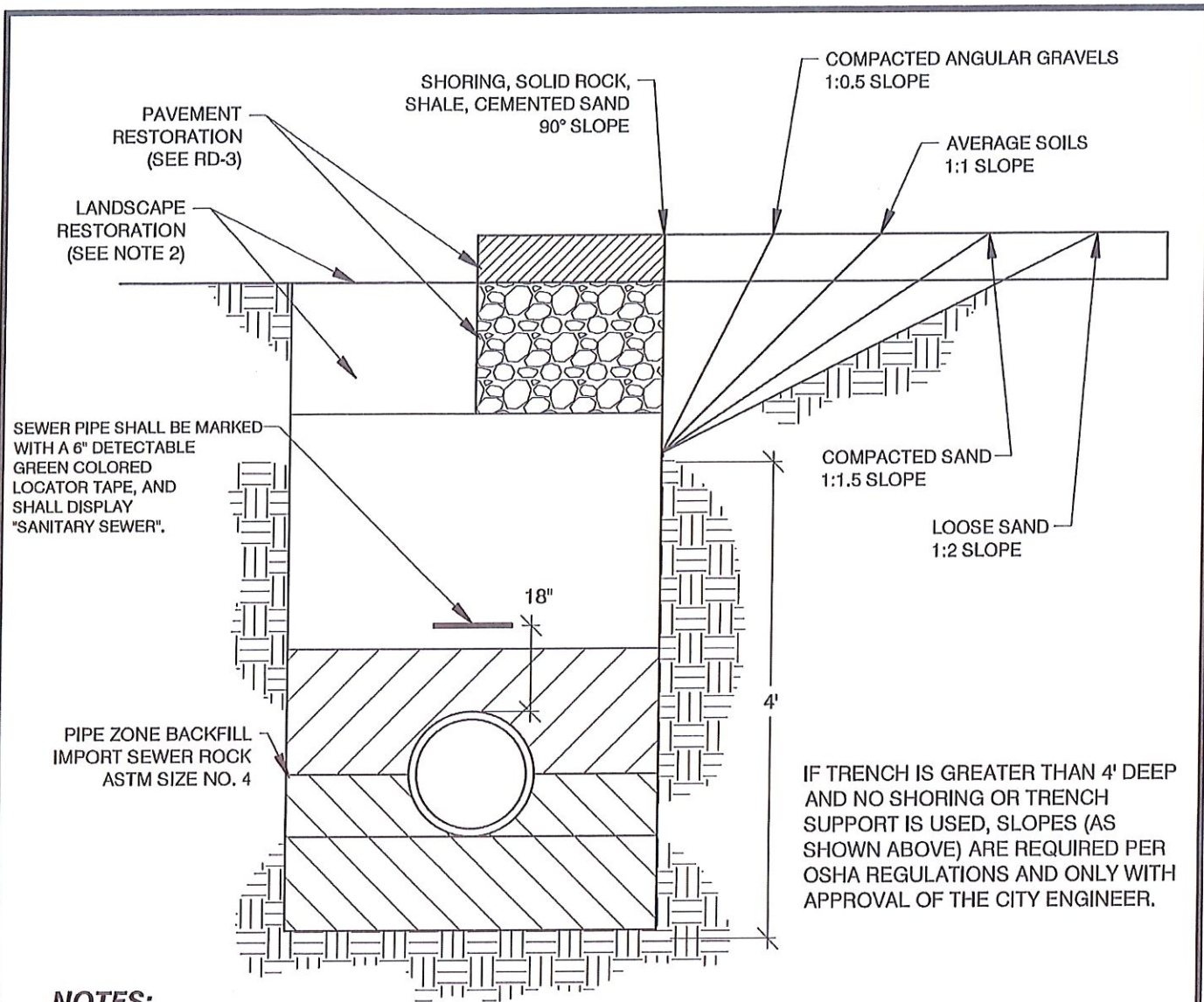


SEWER LATERAL CONNECTION

JUSTIN ANDERSON, CITY ENGINEER

SS-2

SHEET 1 OF 1



NOTES:

1. BACKFILL: ABOVE THE PIPE ZONE.
 - 1.1. GRANULAR FILL: PLACE FILL PER APWA SECTION 33 05 20.
 - 1.2. COMPACT PER APWA SECTION 31 23 26 TO A STANDARD PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING AND 6" WHEN USING HAND COMPACTION EQUIPMENT.
2. LANDSCAPE RESTORATION: LANDSCAPE MUST BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
3. PAVEMENT RESTORATION: DO NOT INSTALL ANY PORTION OF ASPHALT OR CONCRETE SURFACING UNTIL TRENCH COMPACTION IS ACCEPTABLE TO THE ENGINEER.
4. PEA GRAVEL IS NOT ALLOWED IN ANY PART OF THE TRENCH.
5. STANDARD SEWER MAIN ALIGNMENT SHALL BE 10' WEST OR 10' SOUTH OF THE CENTERLINE IN THE PUBLIC RIGHT-OF-WAY (SEE RD-1).
6. HORIZONTAL CLEARANCE TO ANY WATER MAIN SHALL BE AT LEAST 10' (REFER TO UTAH ADMINISTRATIVE CODE # R309-550).
7. COMPACTION TESTS ARE REQUIRED EVERY 200 LINEAR FEET OF A MAIN INSTALLATION PER APWA SECTION 33 05 20. COMPACTION TESTS ARE REQUIRED AT HALF AND FULL DEPTHS.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

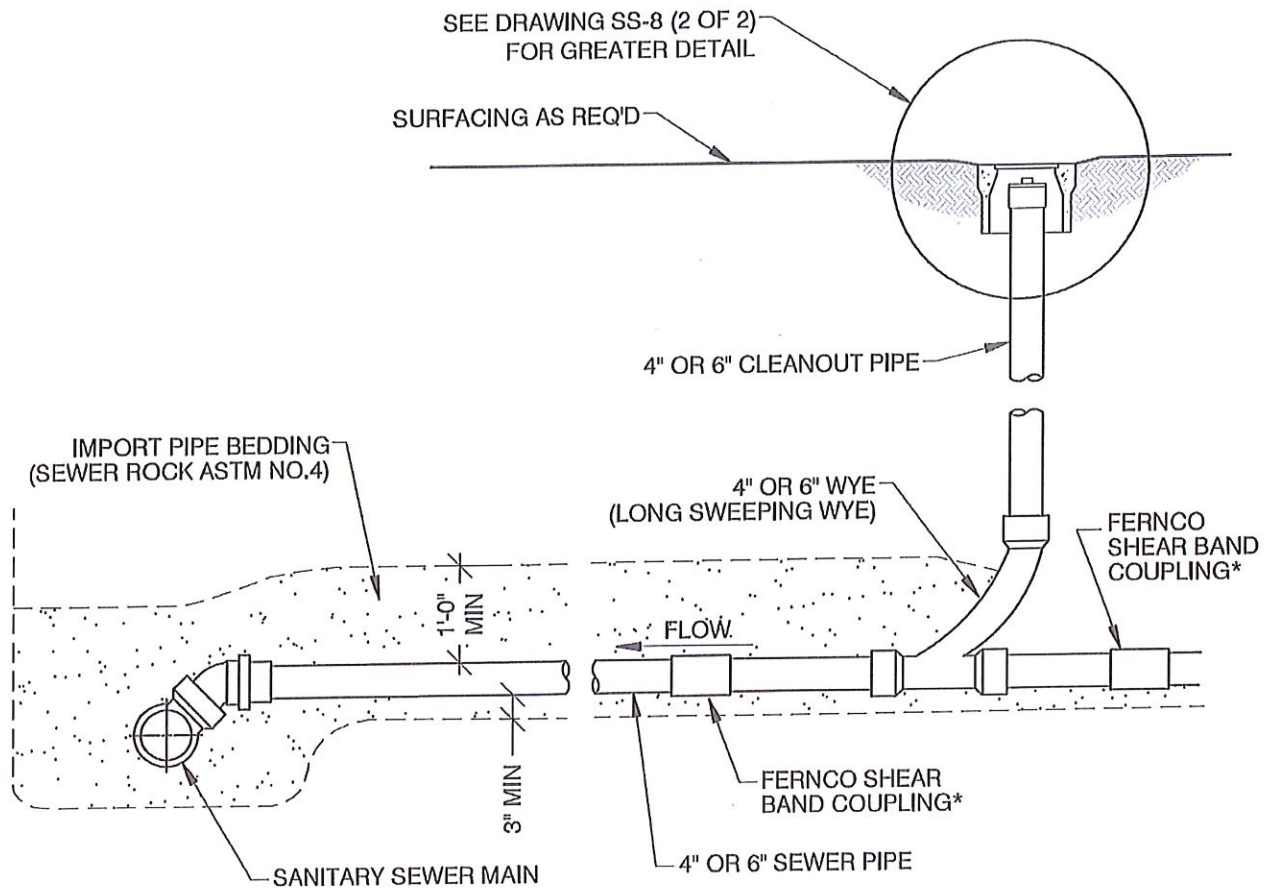


SEWER PIPE TRENCH

JUSTIN ANDERSON, CITY ENGINEER

SS-3

SHEET 1 OF 1



***NOTE:** FERNCO SHEAR BAND COUPLINGS USED FOR LATERAL REPAIRS ONLY.

NOTES:

1. OBTAIN PERMIT
2. OGDEN CITY IS NOT RESPONSIBLE FOR FLUSHING LATERALS. OWNER IS RESPONSIBLE FOR LATERAL FROM CONNECTION AT THE MAIN TO THE HOME.
3. CLEANOUTS SHALL BE PLACED EVERY 100 FEET.
4. IF LATERAL IS IN EXISTING CONCRETE, SEE PAGE 2.
5. ALL FITTINGS EXCLUDING THE CAP NEED TO BE RUBBER GASKETED.
6. NO CLEANOUT SHALL BE INSTALLED IN ANY ROADWAY.
7. ALLOWABLE PIPE MATERIALS ARE ABS (ACRYLONITRILE BUTADIENE STYRENE), GREEN IN COLOR OR PVC (POLYVINYL CHLORIDE) SDR-35

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

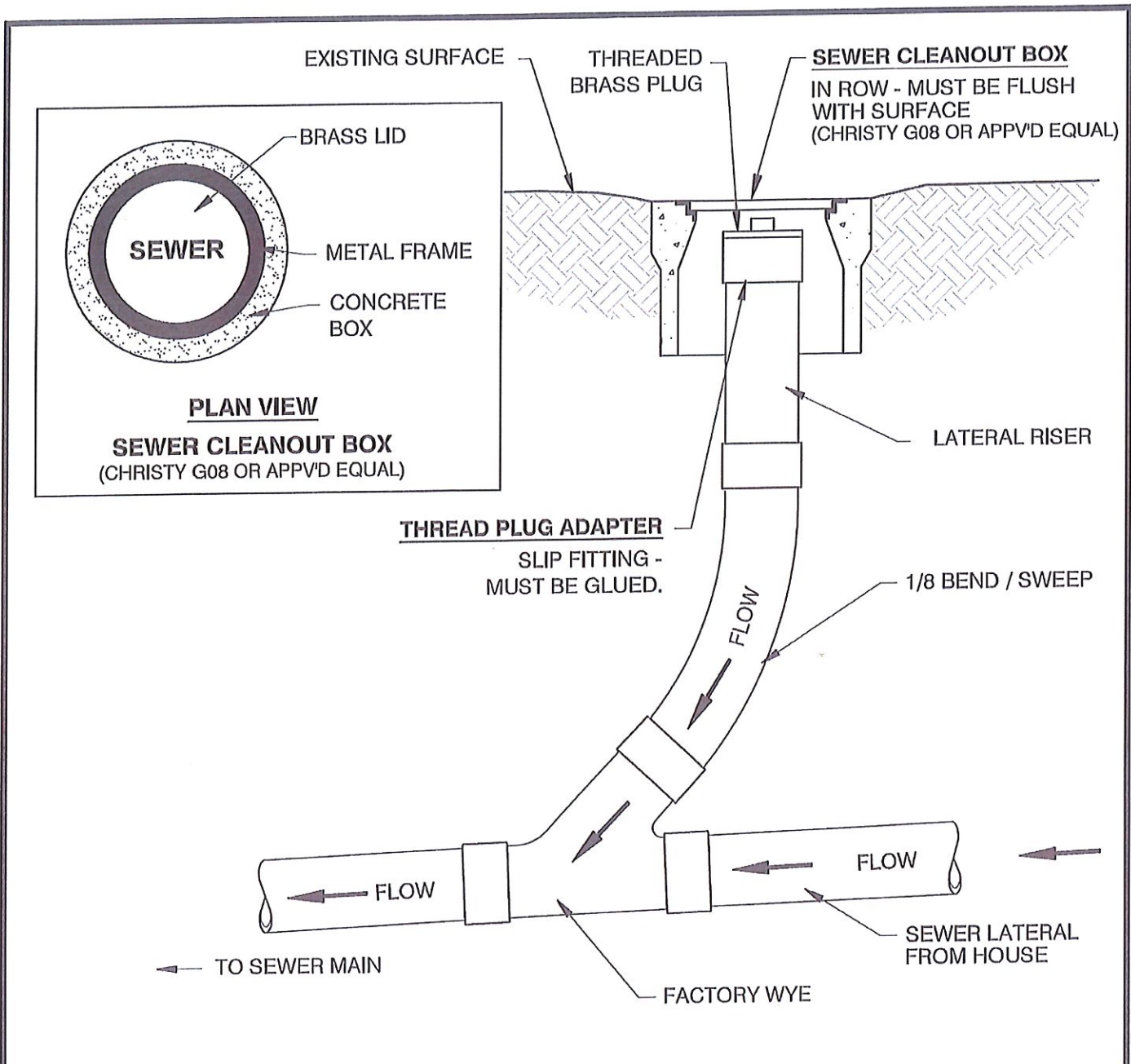


SEWER LATERAL CLEANOUT

JUSTIN ANDERSON, CITY ENGINEER


SS-8

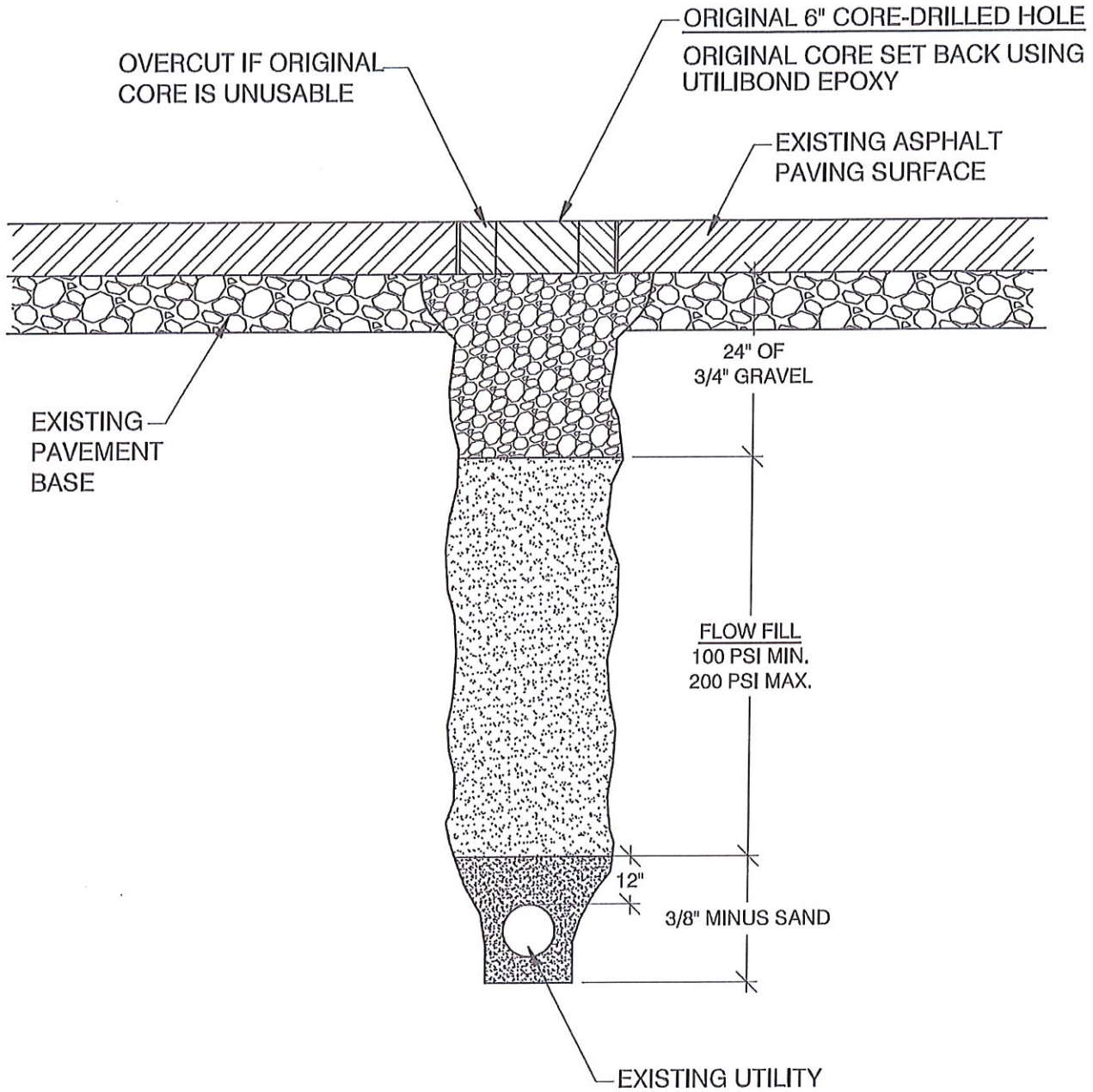
SHEET 1 OF 2



NOTES:

1. OBTAIN PERMIT
2. OGDEN CITY IS NOT RESPONSIBLE FOR FLUSHING LATERALS. OWNER IS RESPONSIBLE FOR LATERAL FROM CONNECTION AT THE MAIN TO THE HOME.
3. CLEANOUTS SHALL BE PLACED EVERY 100 FEET.
4. ALL FITTINGS EXCLUDING THE CAP NEED TO BE RUBBER GASKETED.
5. NO CLEANOUT SHALL BE INSTALLED IN ANY ROADWAY.
6. ALLOWABLE PIPE MATERIALS ARE ABS (ACRYLONITRILE BUTADIENE STYRENE), GREEN IN COLOR OR PVC (POLYVINYL CHLORIDE) SDR-35
7. SEE SHEET SS-8 (PAGE 1 OF 2) FOR FURTHER DETAIL.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS		
	SEWER LATERAL CLEANOUT	SS-8
	JUSTIN ANDERSON, CITY ENGINEER	SHEET 2 OF 2



NOTES:

- 1. IF ORIGINAL CORE CANNOT BE USED, THEN 12" DIAMETER CORE MUST BE CUT AND THEN FILLED WITH HOT MIX ASPHALT.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS



SEWER UTILITY POTHOLING

JUSTIN ANDERSON, CITY ENGINEER

SS-9

SHEET 1 OF 1

D. Sewer Lateral Design Standards

1. Connection fees for a sewer lateral will be assessed at the time a permit is issued.
 - a. A Sewer tap will be performed by Ogden City Personnel, if the applicable fees have been paid.
 - b. Wye connections will be installed by the contractor under the supervision of Ogden City.
 - 1) Sewer taps into an existing eight inch (8") main shall not be greater than four inches (4"). If a six inch (6") connection is required, a portion of the sewer main must be removed, and a wye installed.
 - 2) A wye shall not be installed within 24" inches of bell or other connections.
 - 3) Inserta Tees, or an approved equal, can be used when the connection is smaller than two-thirds of the main line and when approved by the City Engineer.
 - c. No lateral shall be allowed to enter a manhole directly unless the lateral is over six inches (6") in diameter, ties in near the flow line, and is approved by the City Engineer.
 - 1) Connections larger than six inches (6") require a manhole to be installed.
2. Allowable sanitary sewer lateral pipe material is as follows:
 - a. ABS (Acrylonitrile-Butadiene-Styrene) schedule 40, green in color.
 - b. PVC (Polyvinyl Chloride) SDR 35, green in color.
 - c. HDPE (High Density Polyethylene) SDR 19 or SDR 17, green in color.
 - d. CIPP Lining (Cure In Place Pipe) can be used for repair of old laterals with the approval of the City Engineer. The repair must not decrease the volume of the lateral.
 - 1) Installation and material tests of cured-in-place-pipe (CIPP) must meet the minimum requirements demonstrated in the following ASTM standards:
 - 2) ASTM F-1216 Standard Practice for the Installation of C.I.P.P. Pipe by Inversion Lining
 - 3) ASTM D-638 Test Method for Tensile Properties of Plastics Tensile Strength 3,000 psi
 - 4) ASTM D-790 Test Method of Flexural Properties of Plastic Flexural Strength 4,500 psi Flexural Modulus 250,000 psi
 - 5) National Association of Sewer Service Companies (NASSCO) Wastewater Collection Systems Maintenance and Rehabilitation- 10th Edition: Chapters titled "TV Inspection" and "Sewer Line Cleaning."
 - 6) 4" and 5" MaxLiner or approved equivalent. Minimum thickness – 3mm
 - 7) 6" and 8" MaxLiner or approved equivalent. Minimum thickness – 4.5mm
3. Sewer lateral location shall be marked in the curb face by a stamped 'S' in the concrete.
4. Minimum lateral size shall be as follows:
 - a. Four inches (4") in diameter for a single family residential use with a minimum slope of 2%.
 - b. Six inches (6") in diameter for all other uses with a minimum slope of 1%.
 - 1) The sewer lateral shall be based on actual project flows, but in no case shall the lateral be less than six inches (6") in diameter. All project flows and sizing calculations shall be in accordance with the most current manual of the International Plumbing Code (IPC), the State of Utah, and as designed by a licensed engineer and approved by the City.
 - c. Laterals on private property must conform to the current adopted edition of the International Building Code.

5. No common use laterals shall be allowed.
 - a. Such practice of common use laterals shall be eliminated as redevelopment of the site occurs, or if repair or replacement is needed. The repair or replacement cost will be the responsibility of the Owner.
6. Sewage Collection: The developer shall connect to the sanitary sewer and provide adequate individual lateral lines to each property being developed. All proposed sewer connections must provide the future use of the property along with the necessary sized pipe with associated calculations.
 - a. Sewer laterals shall not be allowed to connect into any private sewer system.
 - b. Any new developments shall be subject to the following sewer lateral requirements:
 - 1) Developer will stub into each lot a minimum of one lateral with a factory wye, or tap, from the sewer main. Lateral size will depend on usage and current and future anticipated zoning for the lot.
 - 2) The lateral shall be extended to the back of the existing sidewalk, or beyond the property line, whichever is further.
 - 3) The end of the lateral must be marked with a 2x4, set in the ground, and have the end colored green.
7. Joint trench with a sewer and water lateral is not allowed. All sewer laterals shall maintain a 10 foot separation from all water lines.
8. Cleanouts shall be required every 100 feet (100').
9. Location of the cleanout can be in the City's Right-of-Way so long as it is a landscaped area and maintains a minimum distance of one foot from sidewalk, curb and gutter, etc.
10. Cleanout shall be placed in an Oldcastle precast G08, G05, or approved equal type box.
11. Cleanout needs to have a glue on thread adapter and a plastic screw on cap.

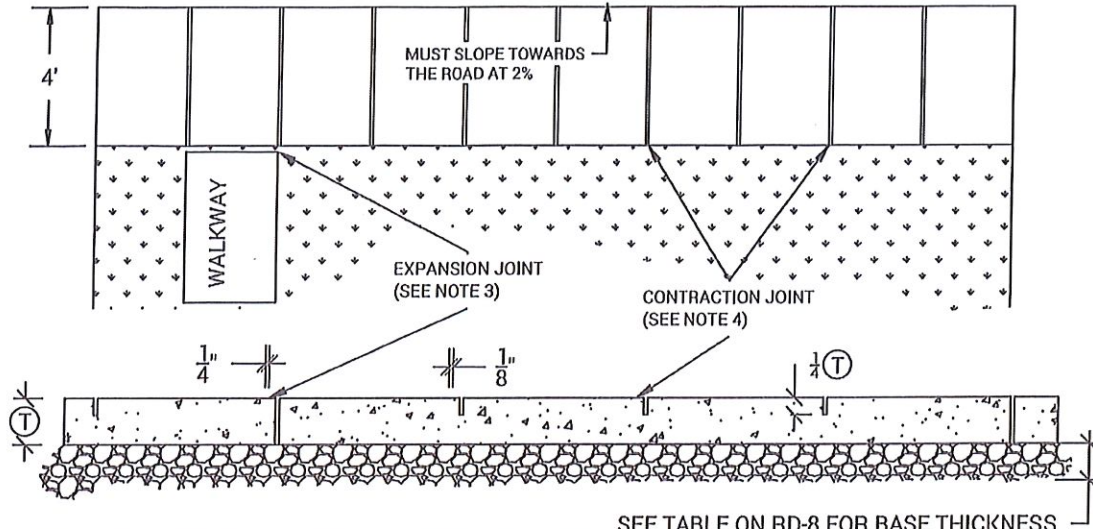
E. Grease Traps and Grease Interceptors

1. All Gravity and Hydromechanical Grease Interceptors shall be sized according to the current manual of the Uniform Plumbing Code (UPC).
 - a. All Drainage Fixtures (DFU) in any food and beverage preparation area or an area which can be contaminated with organic fats, oils, or greases (FOG) shall be routed through the Interceptor.
 - b. Restroom waste shall not be routed through the Interceptor.
 - c. The Interceptor capacity is defined as the storage volume of the vault below the elevation of the outlet flow line or as defined by the manufacture.
2. The Gravity Interceptor shall have manhole rings and covers rated for traffic loading when in areas which experience vehicular traffic.
3. The Interceptor shall be water and airtight.
 - a. All pipe openings shall be mechanically sealed or grouted to prevent infiltration and exfiltration.

- b. Direct venting of the gravity grease interceptor shall not be allowed unless it follows the requirements of the International Building Code.
 - c. All access manholes must be sealed to prevent air and fumes from escaping the containment unit.
4. Outlet pipe flowline shall be a minimum of 2.5 inches (2.5") below the inlet pipe flowline.
 5. The inlet and outlet piping shall have a two-way cleanout. The cleanout must be a minimum of four inch (4") PVC tee installed vertically inside the interceptor.
 6. The baffle wall shall have a six inch (6") minimum PVC cleanout tee installed vertically.
 7. If the inlet is greater than six inches (6") a plan will need to be submitted and approved by the City.
 8. A sampling manhole shall be installed no more than 10 feet (10') downstream from any interceptor.
 - a. The required vault shall be a five foot (5') diameter manhole.
 9. The sampling vault or manhole shall have a 12 inch (12") minimum hydraulic jump between the inlet and outlet pipe.
 - a. A six inch (6") minimum clearance is required from the end of the inlet pipe to the bottom of the sampling manhole flowline.
 10. The bottom of the sampling manhole shall be formed to slope the water towards the outlet pipe.

F. Pipe Bursting

1. The minimum allowable slope from the building to the main is 1% for a 6" service and 2% for a 4" service.
2. A video (CCTV) internal inspection of the cleaned existing piping shall be performed to assure that the piping conditions are acceptable to pipe bursting (e.g. no sags or obstructions in the pipe).
3. All sewer pipe must be green in color.



SEE TABLE ON RD-8 FOR BASE THICKNESS

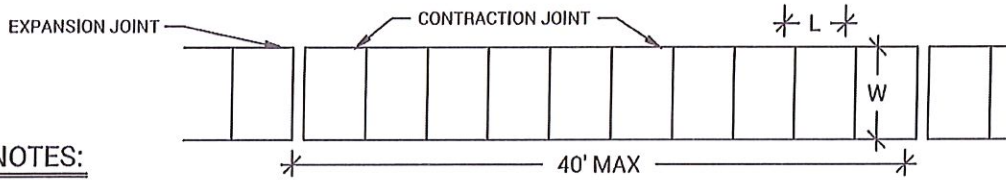
STREET TYPE	(T)
NOT SUBJECT TO VEHICULAR TRAFFIC	4"
SUBJECT TO VEHICULAR TRAFFIC	6"
COMMERCIAL SUBJECT TO VEHICULAR TRAFFIC	8"
REPLACEMENTS	MATCH EXISTING, 4" MIN.

$$L_{MIN} = W$$

$$L_{MAX(IN FEET)} = 2.5 \times (T) (IN INCHES)$$

OR

$$= 15 \text{ FEET MAXIMUM}$$



NOTES:

1. BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23.
 - 1.1. PLACE MATERIAL PER APWA SECTION 32 05 10.
 - 1.2. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8" WHEN USING RIDING EQUIPMENT AND 6" WHEN USING HAND COMPACTION EQUIPMENT.
2. CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04.
 - 2.1. CONCRETE MUST INCREASE FROM 4" THICK TO 6" FOR RESIDENTIAL DRIVEWAYS AND TO 8" FOR COMMERCIAL DRIVEWAYS.
 - 2.2. PLACE CONCRETE PER APWA SECTION 03 30 10.
 - 2.3. PROVIDE 1/2" RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
3. EXPANSION JOINT: MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2" WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 13 73.
 - 3.1. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - 3.2. EXPANSIONS JOINTS REQUIRED AT CURB RETURNS, APPROACHES, AND ADJOINING WALKWAYS.
4. CONTRACTION JOINT: MAKE CONTRACTION JOINTS VERTICAL. TYPICAL SLAB RATIO IS 1 TO 1.
 - 4.1. 1/8" WIDE AND 1" DEEP (OR 1/3 SLAB THICKNESS IF SLAB IS GREATER THAN 4" THICK).
 - 4.2. MAXIMUM LENGTH TO WIDTH RATIO FOR NON-SQUARE PANELS IS 1.5 TO 1.
5. BAG MIX: MARCH - NOVEMBER 6 1/2, DECEMBER - FEBRUARY 7 1/2.

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

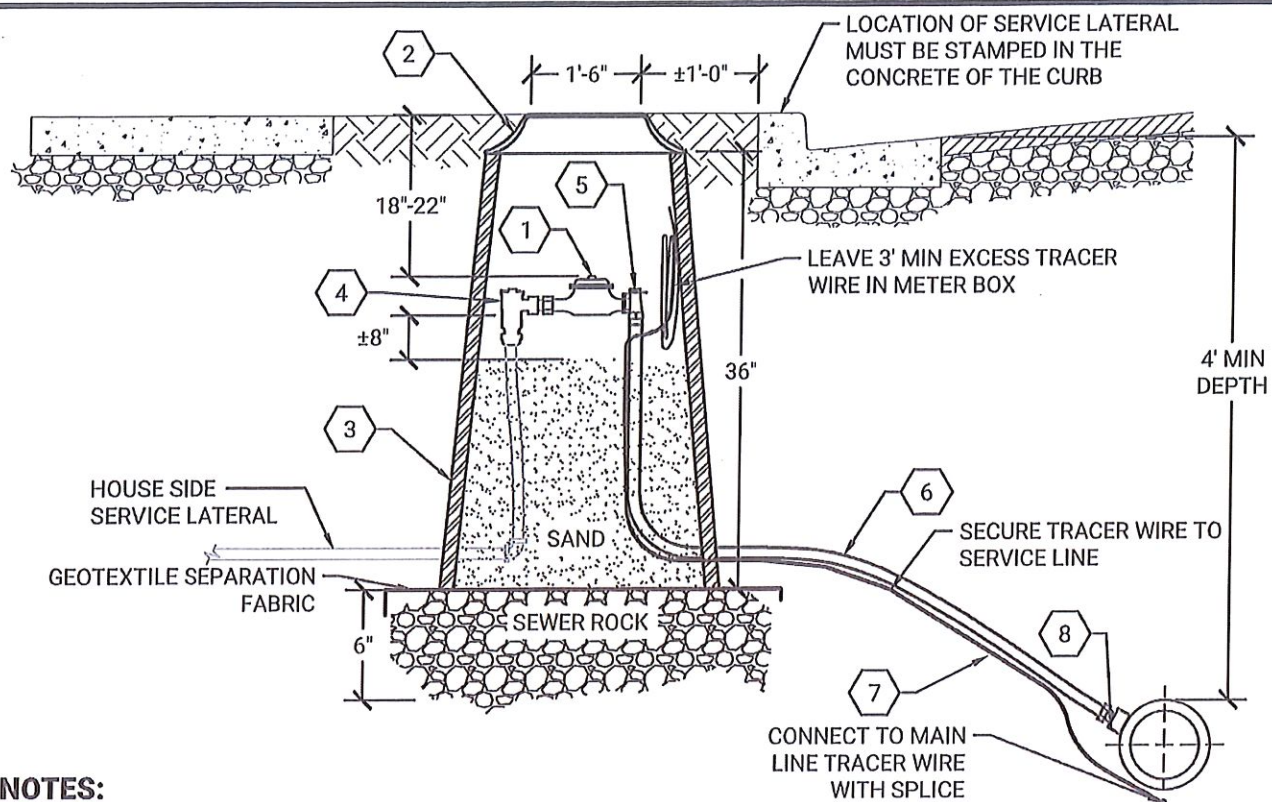


SIDEWALK DETAIL

RD-5

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 1 | 2020



NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS AS SHOWN ON THE DETAIL, UNLESS DIRECTED OTHERWISE BY OGDEN CITY WATER. PURCHASE METER BOX FROM OGDEN CITY.
2. METERS TO BE INSTALLED IN THE PARK STRIP, 1' BEHIND THE BACK OF CURB, OR 1' BEHIND THE SIDEWALK WHERE THE SIDEWALK IS ADJACENT TO THE CURB. DO NOT PLACE METER BOXES IN OR UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB AND GUTTER. IN THE CASE OF NO CURB AND GUTTER, PLACE METER WITHIN 7' OF THE PROPERTY LINE (STREET SIDE).
3. FILL METER BOX WITH SAND UP TO APPROXIMATELY 8" FROM METER. SEPARATE SAND FROM SEWER ROCK WITH A GEOTEXTILE SEPARATION FABRIC
4. PROVIDE AND PLACE BACKFILL PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A DENSITY OF 95 PERCENT OR GREATER, RELATIVE TO THE STANDARD PROCTOR DENSITY. MAXIMUM LIFT THICKNESS IS 8" WHEN USING RIDING COMPACTION AND 6" WHEN USING HAND HELD COMPACTION EQUIPMENT.
5. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF A REPRESENTATIVE FROM OGDEN CITY WATER PRIOR TO ASPHALT PLACEMENT. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO ASPHALT PLACEMENT.
6. ALL TRACER WIRE WILL BE RE-TESTED AT THE 1-YEAR WARRANTY INSPECTION. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

ITEM	QTY	DESCRIPTION
1	1	1" OR SMALLER WATER METER (CITY PROVIDED - FEE REQUIRED)
2	1	18" FRAME AND COVER
3	1	RAVEN METER BOX OR APPROVED EQUAL
4	1	ASSE 1024 DUAL CHECK VALVE (BACKFLOW PREVENTER, TOP ENTRY ONLY)
5	1	ANGLE VALVE
6	VARIES	1" AWWA C901 CTS POLY TUBING
7	VARIES	TRACER WIRE
8	1	CORP STOP

OGDEN CITY ENGINEERING - STANDARD DRAWINGS

TYPICAL SERVICE INSTALLATION FOR WATER METERS 1" OR SMALLER

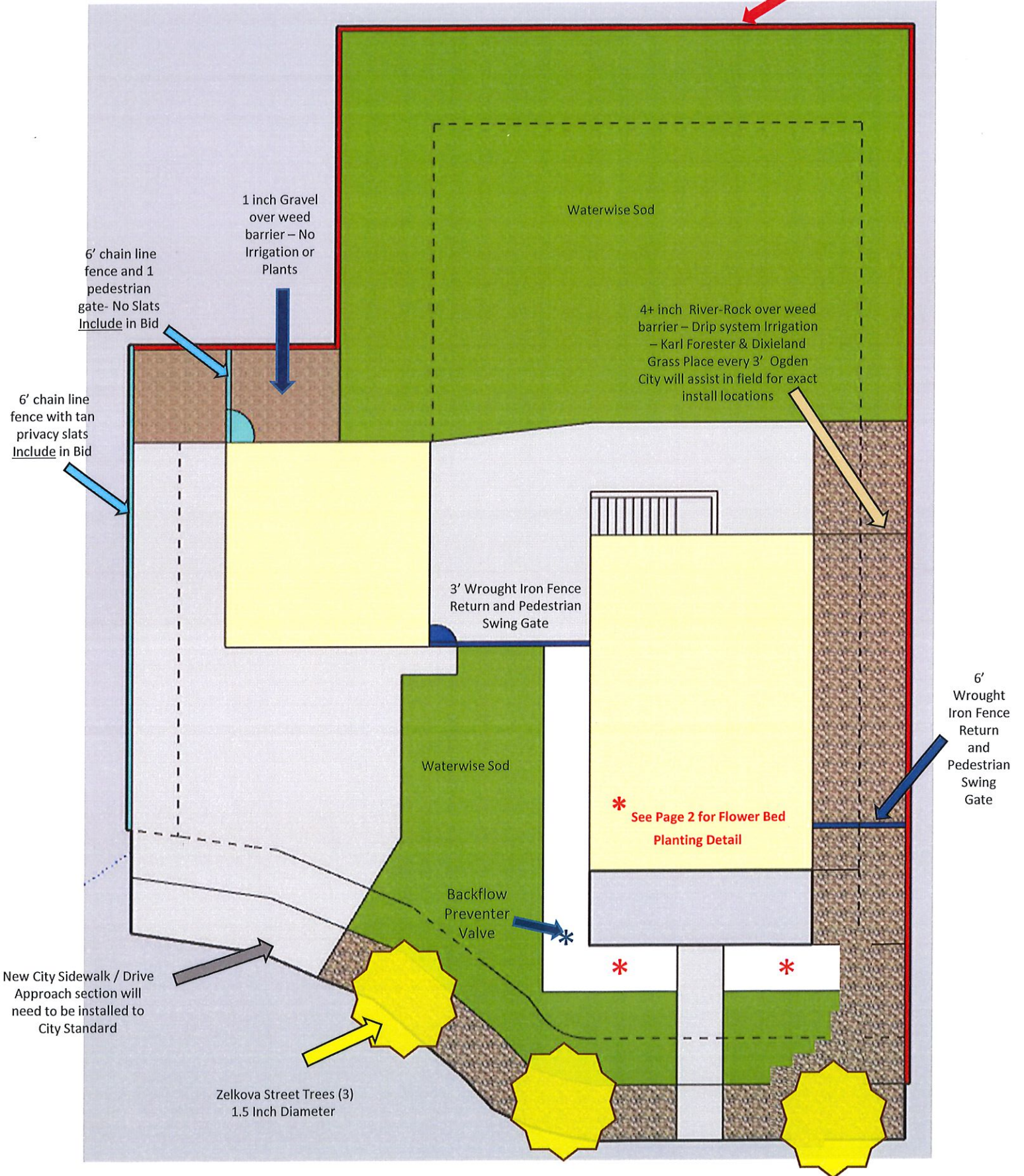
W-3R

JUSTIN ANDERSON, CITY ENGINEER

SHEET 1 OF 1 | 2020

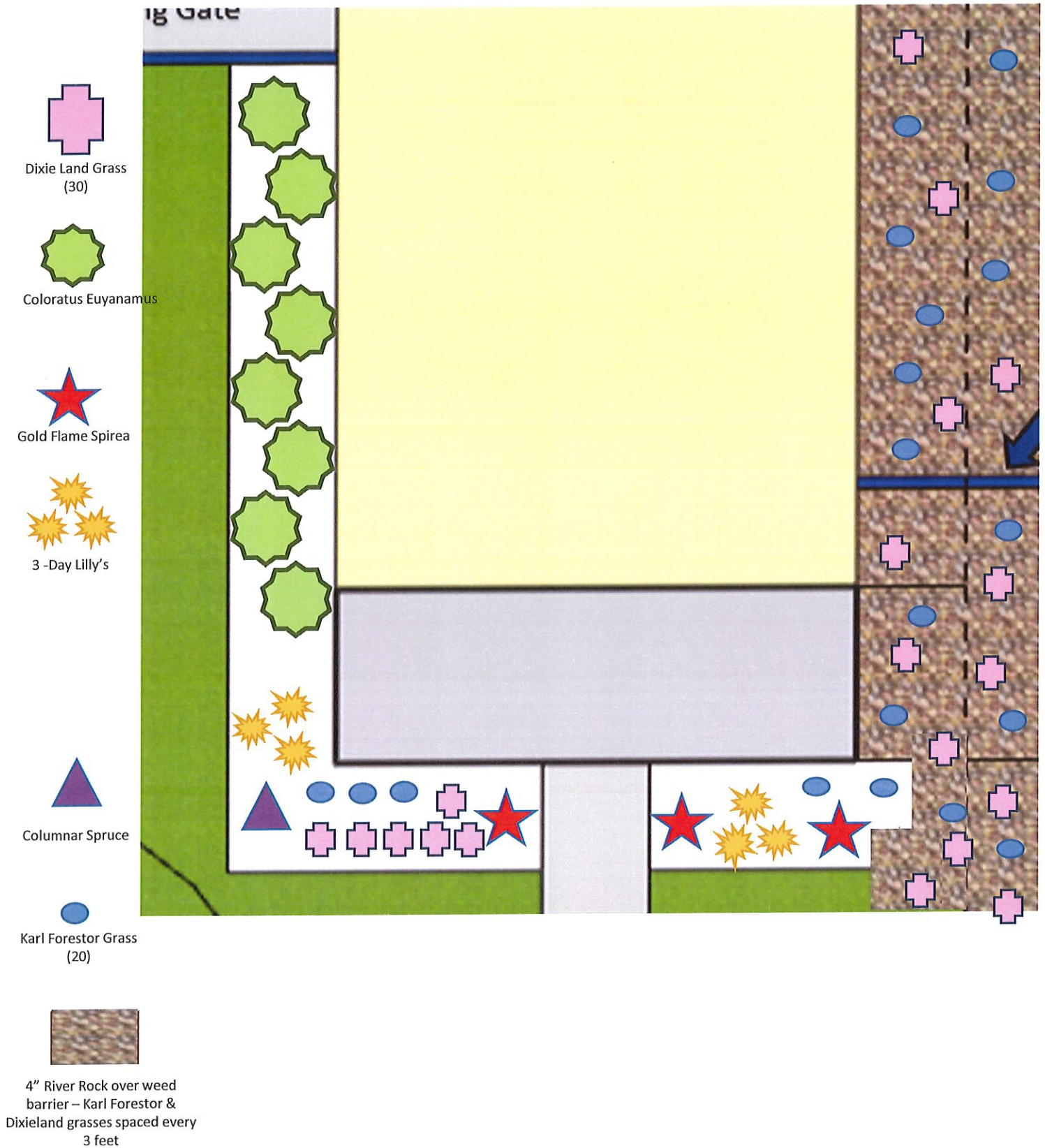


Existing 6' chain line fence with tan privacy slats Not included in bid



874 Cahoon Circle Landscaping Plan

Page 2 of 2



~ Weed Barrier and 4" minimum Dark Mulch in all Flower bed surrounding House (Shown in White)
 Drip Irrigation on all flowerbeds on side of House. Spray Irrigation can be used on all turf and front yard flower beds. Turf to be laid as sod – Waterwise blend suitable for active residential use