

COBABE RANCH

TOWNHOMES PHASE 1 AND 2
WEBER COUNTY, UTAH

LOCATION MAP



PREPARED FOR:

COBABE RANCH LLC.
JOHN LEWIS/SHANE DUNLEAVY
3718 N WOLF CREEK DR
EDEN, UTAH 84310
801.430.1507- 801.979.7989

CONSULTANTS:

LANDSCAPE ARCHITECT
LANGVARDT DESIGN GROUP
328 WEST, 200 SOUTH, SUITE 102
SALT LAKE CITY, UTAH 84101
801.583.1295



ENGINEER:
GARDNER ENGINEERING
RYAN CHRISTENSEN
968 CHAMBERS STREET, SUITE 5
SOUTH OGDEN, UTAH 84403
801.476.0202



PROJECT MANAGEMENT:
THE HOUSEHOLDER GROUP
ERIC HOUSEHOLDER
2850 NORTH NORDIC VALLEY DRIVE
EDEN, UTAH 84310
801.389.0040

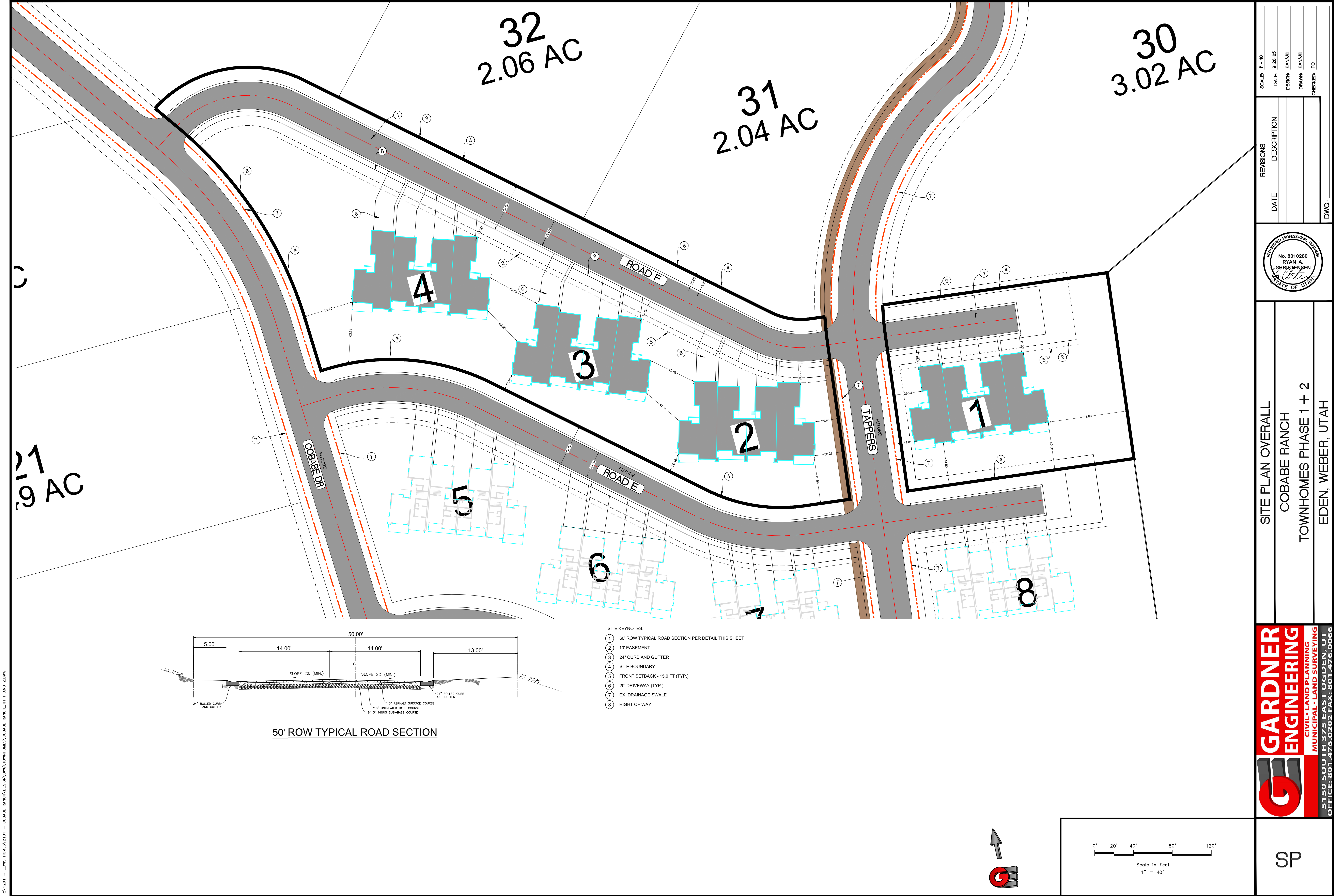
SHEET INDEX:

C-01	COVER SHEET
SP	SITE PLAN
GR	GRADING OVERALL
UT	UTILITY OVERVIEW
PPF	PLAN AND PROFILE SHEET
DT	DETAILS

COBABE RANCH

TOWNHOMES PHASE 1 AND 2

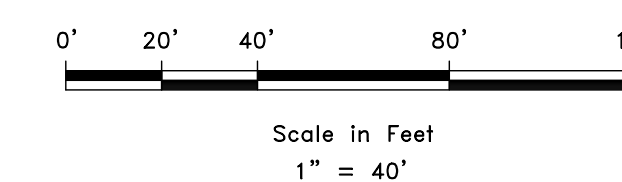
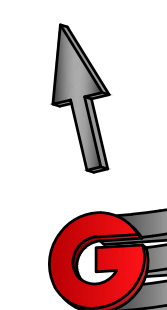
PRELIMINARY SUBMITTAL



- | | |
|----|---|
| 1 | FIRE HYDRANT ASSEMBLY |
| 2 | C900 PVC CULINARY MAIN (5' BURY MIN.) |
| 3 | C900 PVC SECONDARY MAIN (3' BURY MIN.) |
| 4 | C900 PVC FEED LINE |
| 5 | SDR35 SEWER MAIN (SEE SEWER MASTER PLAN) |
| 6 | GATE VALVE |
| 7 | PRESSURE REDUCING VALVE |
| 8 | TAPPING SLEEVE |
| 9 | TEE |
| 10 | EXISTING 6" IRRIGATION |
| 11 | GRAVITY SEWER LATERAL |
| 12 | CULINARY SERVICE LATERAL(S) |
| 13 | SECONDARY SERVICE LATERAL |
| 14 | SECONDARY WATER PUMP STATION
(SEE PLANS FROM ENSIGN ENGINEERING) |
| 15 | COMO AIR/VAC VALVE |
| 16 | DUCTILE IRON CULINARY MAIN (5' BURY MIN.) |
| 17 | CONNECT TO EXISTING UTILITY PIPE (WATER OR SEWER) |

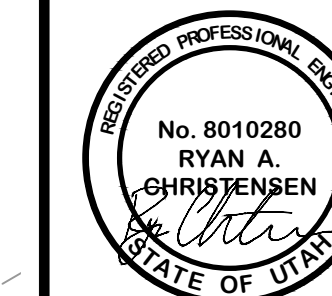


NOTE: SEWER LATERALS FOR THIS PHASE TO BE INSTALLED IN ROAD E.



**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT

OVERALL SITE UTILITY PLAN
COBABE RANCH
TOWNHOMES PHASE 1 + 2
EDEN, WEBER, UTAH

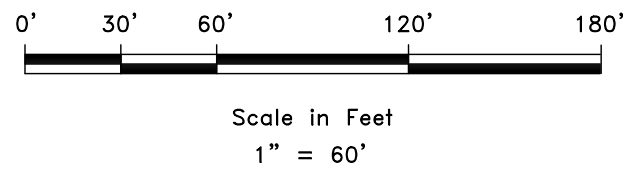
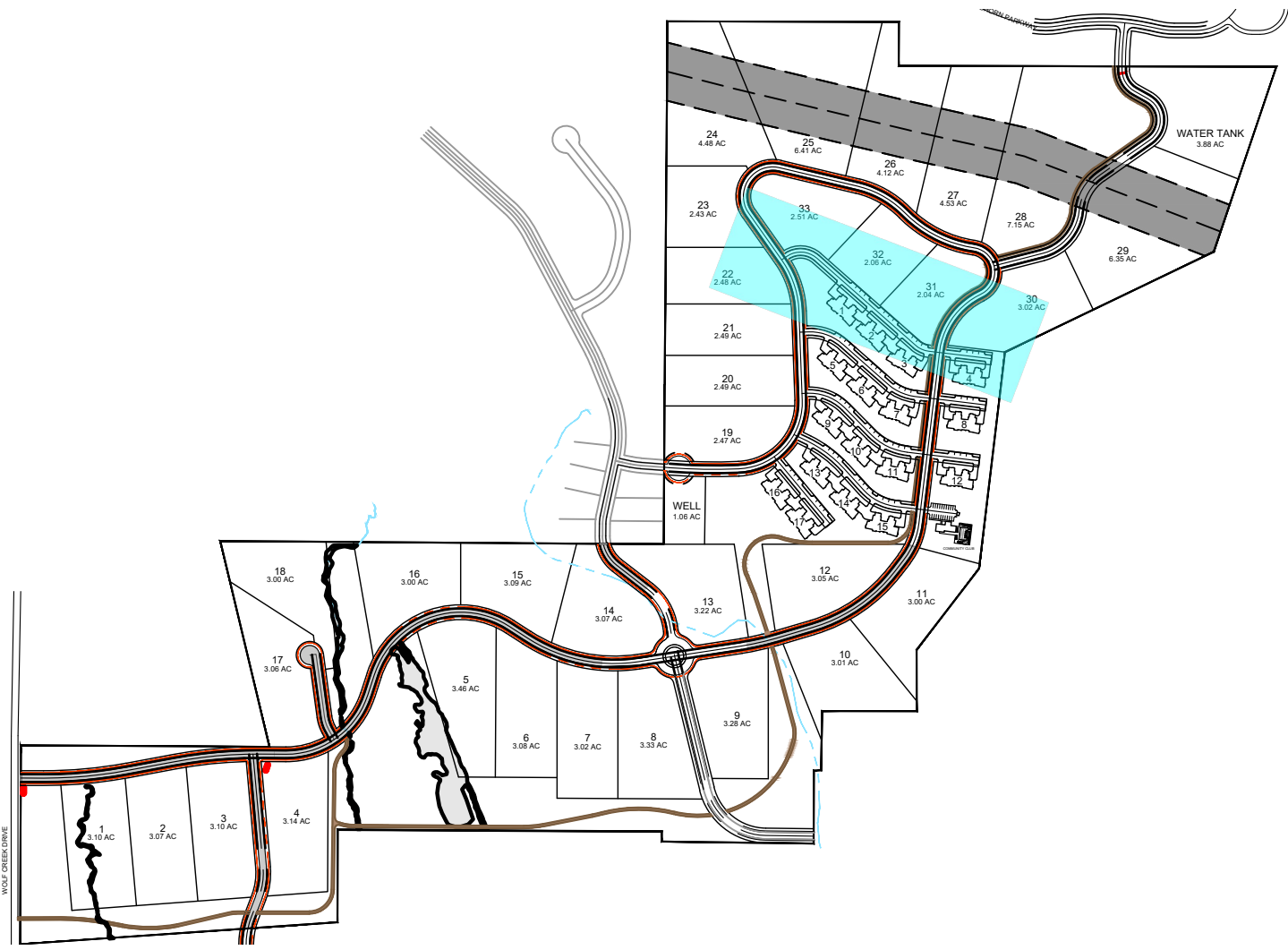
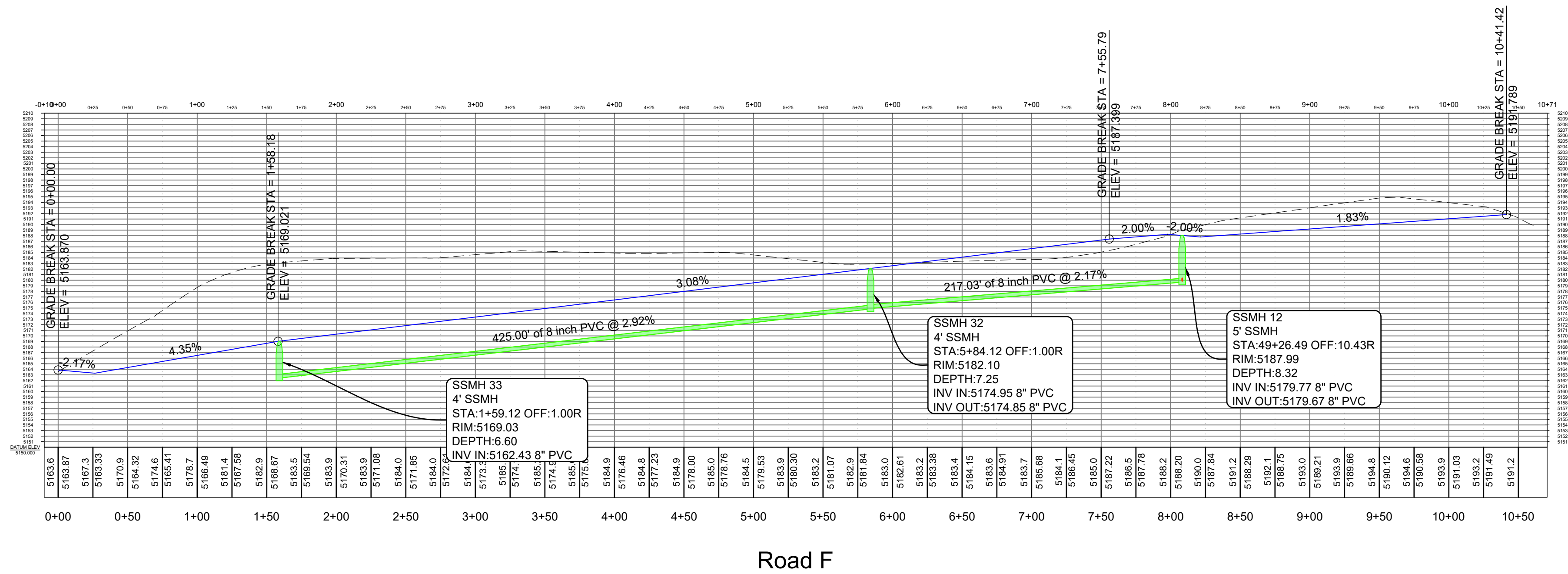
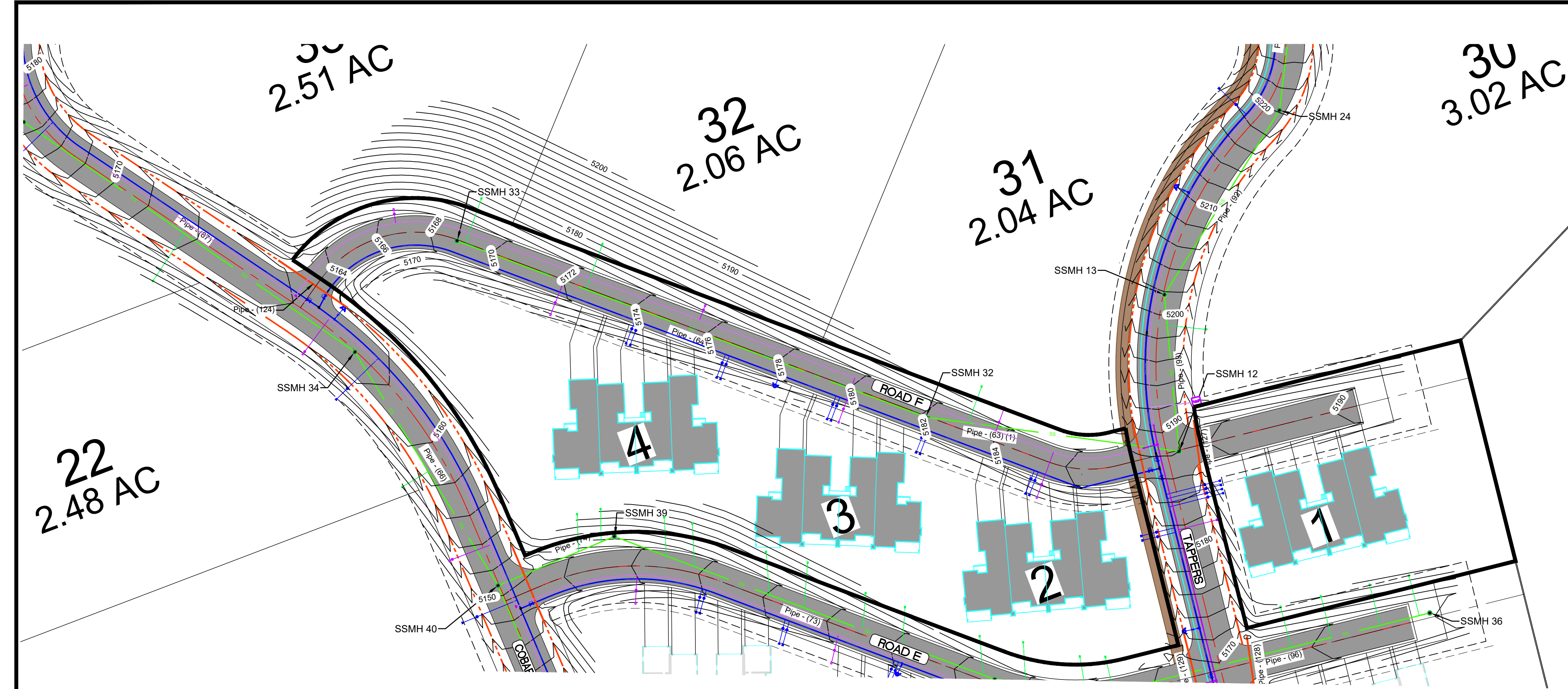
[illegible]

SCALE:	1" = 40'
DATE:	9-26-25
DESIGN:	KAN/JKH
DRAWN:	KAN/JKH
CHECKED:	BC

DWA/C

UT4

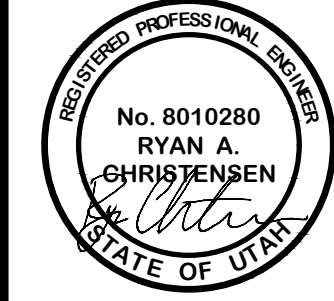
R:\1201 - Lewis Homes\2101 - Cobabe Ranch\DESIGN\DWG\Townhomes\Cobabe Ranch_TH 1 and 2.dwg



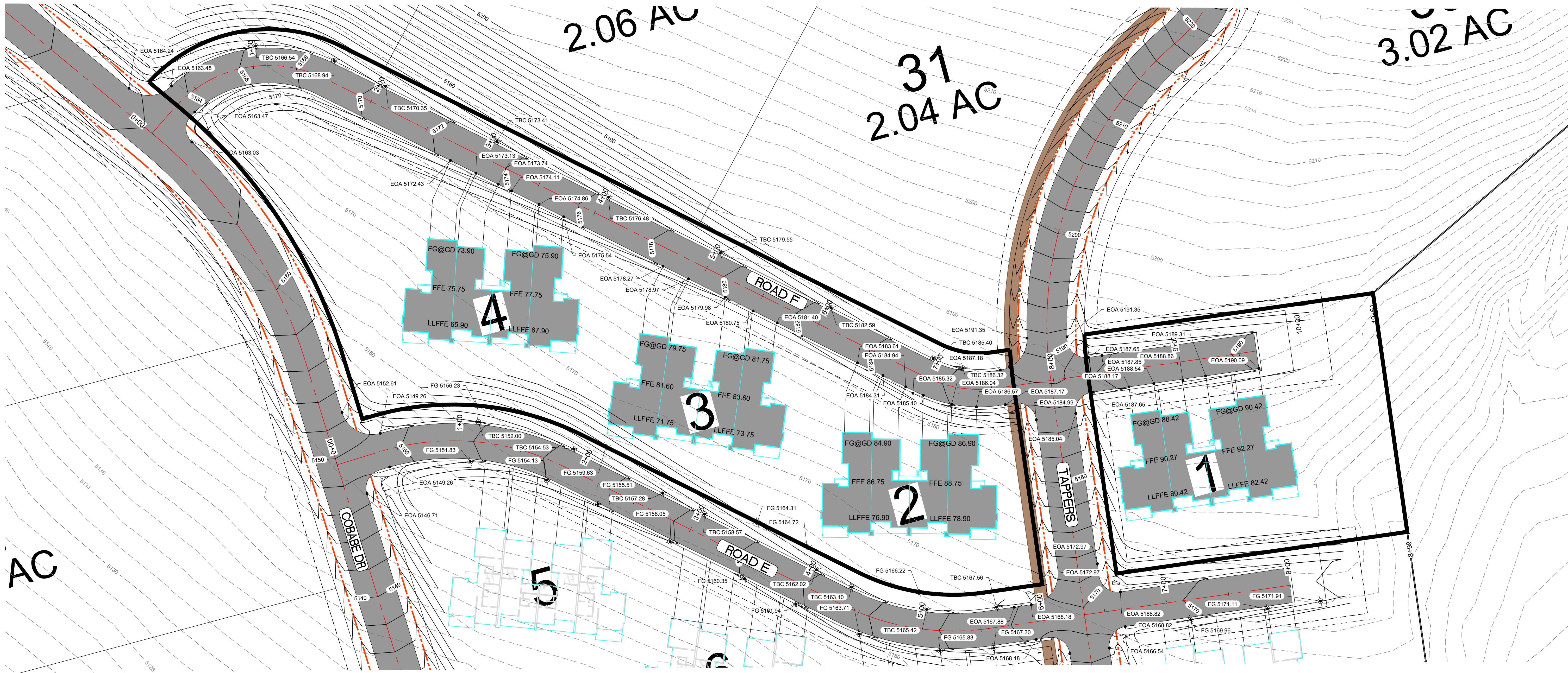
PLAN AND PROFILE ROAD F
COBABA RANCH
PHASE 1+2
EDEN, WEBER, UTAH

DATE	DESCRIPTION

SCALE: 1" = 60'
DATE: 9-20-25
DESIGN: KAN/JKH
DRAWN: KAN/JKH
CHECKED: RC



PPF



GRADING LEGEND:
FG@GD xx.xx = FINISH GRADE AT GARAGE DOOR
FFE xx.xx = FINISH FLOOR ELEVATION (MAIN LEVEL)
LLFFE xx.xx = LOWER LEVEL FINISH FLOOR ELEVATION
TBC 51xx.xx = TOP BACK CURB ELEVATION
EOA 51xx.xx = EDGE OF ASPHALT ELEVATION
FG 51xx.xx = FINISHED GRADE ELEVATION

SCALE: 1" = 40'		DATE: 9-26-25		DESIGN: KAN/JKH		DRAWN: KAN/JKH		CHECKED: RC	
REVISIONS		DESCRIPTION							
DATE									
DWG:									
REGISTERED PROFESSIONAL ENGINEER No. 8010280 RYAN A. CHRISTENSEN STATE OF UTAH									
GRADING PLAN COBABE RANCH TOWNHOMES PHASE I + 2 EDEN, WEBER, UTAH									
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066									
GR									

DETAILS

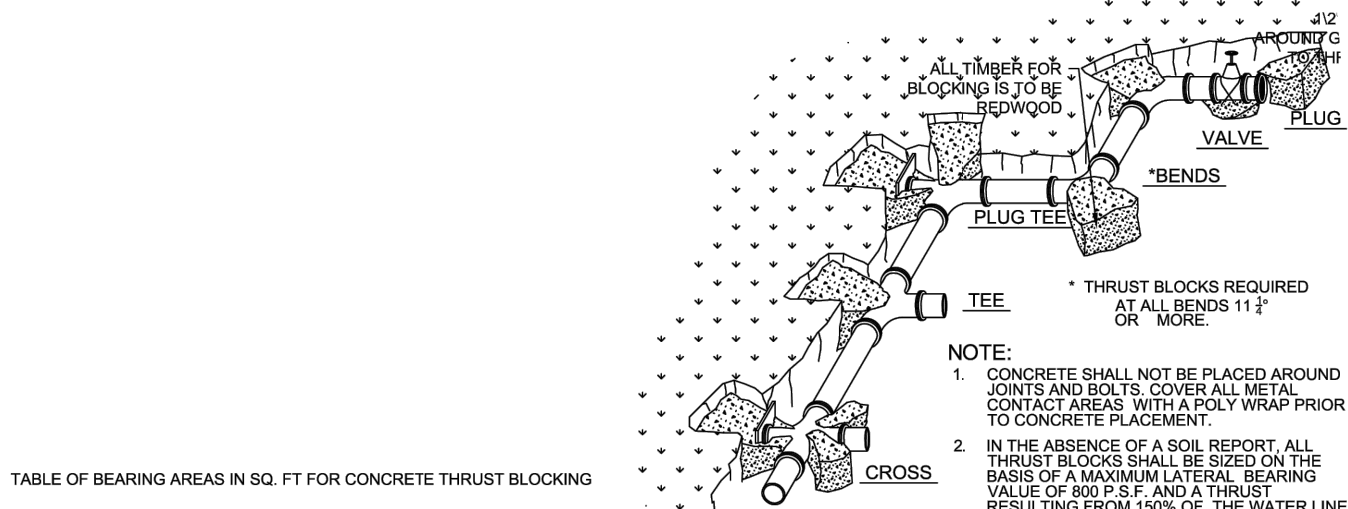


TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

SIZE	BENDS					TEES*	GATE VALVES	DEAD ENDS	CROSS/PIGGED	CROSS/PIGGED
	90°	45°	22 1/2°	11 1/4°						
3	1.0	0.7	0.5	0	0	0.5	0.7	0.7	0.7	0.7
4	1.0	0.7	0.5	0	0	1	1.3	1.3	1.3	1.3
6	4.0	2.2	1.1	0	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	0.5	2.4	5.0	2.4	5.0	2.4
10	11.1	6.0	3.0	1.5	0.8	4.5	7.8	7.8	7.8	7.8
12	16.8	8.4	4.2	2.1	1.1	8.4	11.1	11.1	11.1	11.1
14	21.8	11.8	6.0	3.0	1.5	11.0	15.4	15.4	15.4	15.4
16	25.0	13.5	7.0	3.5	17.6		176	176	176	176
18	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0	20.0
20	31.8	17.1	9.0	4.5	22.5		22.5	22.5	22.5	22.5
22	35.2	19.0	10.0	5.0	25.0		25.0	25.0	25.0	25.0
24	38.6	20.8	11.0	5.5	27.5		27.5	27.5	27.5	27.5
26	42.0	22.6	12.0	6.0	30.0		30.0	30.0	30.0	30.0
28	45.0	24.5	13.5	6.8	34.6		34.6	34.6	34.6	34.6
30	48.0	26.5	14.8	7.4	38.0		38.0	38.0	38.0	38.0
32	51.0	28.4	16.0	8.0	41.4		41.4	41.4	41.4	41.4
34	54.0	30.3	17.0	8.5	44.8		44.8	44.8	44.8	44.8
36	57.0	32.2	18.0	9.0	48.2		48.2	48.2	48.2	48.2
38	60.0	34.1	19.0	9.5	51.6		51.6	51.6	51.6	51.6
40	63.0	36.0	20.0	10.0	55.0		55.0	55.0	55.0	55.0
42	66.0	37.9	21.0	10.5	58.4		58.4	58.4	58.4	58.4
44	69.0	39.8	22.0	11.0	61.8		61.8	61.8	61.8	61.8
46	72.0	41.7	23.0	11.5	65.2		65.2	65.2	65.2	65.2
48	75.0	43.6	24.0	12.0	68.6		68.6	68.6	68.6	68.6
50	78.0	45.5	25.0	12.5	72.0		72.0	72.0	72.0	72.0
52	81.0	47.4	26.0	13.0	75.4		75.4	75.4	75.4	75.4
54	84.0	49.3	27.0	13.5	78.8		78.8	78.8	78.8	78.8
56	87.0	51.2	28.0	14.0	82.2		82.2	82.2	82.2	82.2
58	90.0	53.1	29.0	14.5	85.6		85.6	85.6	85.6	85.6
60	93.0	55.0	30.0	15.0	89.0		89.0	89.0	89.0	89.0
62	96.0	56.9	31.0	15.5	92.4		92.4	92.4	92.4	92.4
64	99.0	58.8	32.0	16.0	95.8		95.8	95.8	95.8	95.8
66	102.0	60.7	33.0	16.5	99.2		99.2	99.2	99.2	99.2
68	105.0	62.6	34.0	17.0	102.6		102.6	102.6	102.6	102.6
70	108.0	64.5	35.0	17.5	106.0		106.0	106.0	106.0	106.0
72	111.0	66.4	36.0	18.0	109.4		109.4	109.4	109.4	109.4
74	114.0	68.3	37.0	18.5	112.8		112.8	112.8	112.8	112.8
76	117.0	70.2	38.0	19.0	116.2		116.2	116.2	116.2	116.2
78	120.0	72.1	39.0	19.5	119.6		119.6	119.6	119.6	119.6
80	123.0	74.0	40.0	20.0	123.0		123.0	123.0	123.0	123.0
82	126.0	75.9	41.0	20.5	126.4		126.4	126.4	126.4	126.4
84	129.0	77.8	42.0	21.0	129.8		129.8	129.8	129.8	129.8
86	132.0	79.7	43.0	21.5	133.2		133.2	133.2	133.2	133.2
88	135.0	81.6	44.0	22.0	136.6		136.6	136.6	136.6	136.6
90	138.0	83.5	45.0	22.5	140.0		140.0	140.0	140.0	140.0
92	141.0	85.4	46.0	23.0	143.4		143.4	143.4	143.4	143.4
94	144.0	87.3	47.0	23.5	146.8		146.8	146.8	146.8	146.8
96	147.0	89.2	48.0	24.0	150.2		150.2	150.2	150.2	150.2
98	150.0	91.1	49.0	24.5	153.6		153.6	153.6	153.6	153.6
100	153.0	93.0	50.0	25.0	157.0		157.0	157.0	157.0	157.0
102	156.0	94.9	51.0	25.5	160.4		160.4	160.4	160.4	160.4
104	159.0	96.8	52.0	26.0	163.8		163.8	163.8	163.8	163.8
106	162.0	98.7	53.0	26.5	167.2		167.2	167.2	167.2	167.2
108	165.0	100.6	54.0	27.0	170.6		170.6	170.6	170.6	170.6
110	168.0	102.5	55.0	27.5	174.0		174.0	174.0	174.0	174.0
112	171.0	104.4	56.0	28.0	177.4		177.4	177.4	177.4	177.4
114	174.0	106.3	57.0	28.5	180.8		180.8	180.8	180.8	180.8
116	177.0	108.2	58.0	29.0	184.2		184.2	184.2	184.2	184.2
118	180.0	110.1	59.0	29.5	187.6		187.6	187.6	187.6	187.6
120	183.0	112.0	60.0	30.0	191.0		191.0	191.0	191.0	191.0
122	186.0	113.9	61.0	30.5	194.4		194.4	194.4	194.4	194.4
124	189.0	115.8	62.0	31.0	197.8		197.8	197.8	197.8	197.8
126	192.0	117.7	63.0	31.5	201.2		201.2	201.2	201.2	201.2
128	195.0	119.6	64.0	32.0	204.6		204.6	204.6	204.6	204.6
130	198.0	121.5	65.0	32.5	208.0		208.0	208.0	208.0	208.0
132	201.0	123.4	66.0	33.0	211.4		211.4	211.4	211.4	211.4
134	204.0	125.3	67.0	33.5	214.8		214.8	214.8	214.8	214.8
136	207.0	127.2	68.0	34.0	218.2		218.2	218.2	218.2	218.2
138	210.0	129.1	69.0	34.5	221.6		221.6	221.6	221.6	221.6
140	213.0	131.0	70.0	35.0	225.0		225.0	225.0	225.0	225.0
142	216.0	132.9	71.0	35.5	228.4		228.4	228.4	228.4	228.4
144	219.0	134.8	72.0	36.0	231.8		231.8	231.8	231.8	231.8
146	222.0	136.7	73.0	36.5	235.2		235.2	235.2	235.2	235.2
148	225.0	138.6	74.0	37.0	238.6		238.6	238.6	238.6	238.6
150	228.0	140.5	75.0	37.5	242.0		242.0	242.0	242.0	242.0
152	231.0	142.4	76.0	38.0	245.4		245.4	245.4	245.4	245.4
154	234.0	144.3	77.0	38.5	248.8		248.8	248.8	248.8	248.8
156	237.0	146.2	78.0	39.0	252.2		252.2	252.2	252.2	252.2
158	240.0	148.1	79.0	39.5	255.6		255.6	255.6	255.6	255.6
160	243.0	150.0	80.0	40.0	259.0		259.0	259.0	259.0	259.0
162	246.0	151.9	81.0	40.5	262.4		262.4	262.4	262.4	262.4
164	249.0	153.8	82.0	41.0	265.8		265.8	265.8	265.8	265.8
166	252.0	155.7	83.0	41.5	269.2		269.2	269.2	269.2	269.2
168	255.0	157.6	84.0	42.0	272.6		272.6	272.6	272.6	272.6
170	258.0	159.5	85.0	42.5	276.0		276.0	276.0	276.0	276.0
172	261.0	161.4	86.0	43.0	279.4		279.4	279.4	279.4	279.4
174	264.0	163.3	87.0	43.5	282.8		282.8	282.8	282.8	282.8
176	267.0	165.2	88.0	44.0	286.2		286.2	286.2	286.2	286.2
178	270.0	167.1	89.0	44.5	289.6		289.6	289.6	289.6	289.6
180	273.0	169.0	90.0	45.0	293.0		293.0	293.0	293.0	293.0
182	276.0	170.9	91.0	45.5	296.4		296.4	296.4	296.4	296.4
184	279.0	172.8	92.0	46.0	299.8		299.8	299.8	299.8	299.8
186	282.0	174.7	93.0	46.5	303.2		303.2	303.2	303.2	303.2
188	285.0	176.6	94.0	47.0	306.6		306.6	306.6	306.6	306.6
190	288.0	178.5	95.0	47.5	310.0		310.0	310.0	310.0	310.0
192	291.0	180.4	96.0	48.0	313.4		313.4	313.4	313.4	313.4
194	294.0	182.3	97.0	48.5	316.8		316.8	316.8	316.8	316.8
196	297.0	184.2	98.0	49.0	320.2		320.2	320.2	320.2	320.2
198	300.0	186.1	99.0	49.5	323.6		323.6	323.6	323.6	323.6
200	303.0	188.0	100.0	50.0	327.0		327.0	327.0	327.0	327.0
202	306.0	189.9	101.0	50.5	330.4		330.4	330.4	330.4	330.4
204	309.0	191.8	102.0	51.0	333.8		333.8	333.8	333.8	333.8
206	312.0	193.7	103.0	51.5	337.2		337.2	337.2	337.2	337.2
208	315.0	195.6	104.0	52.0	340.6		340.6	340.6	340.6	340.6
210	318.0	197.5	105.0	52.5	344.0		344.0	344.0	344.0	344.0
212	321.0	199.4	106.0	53.0	347.4		347.4	347.4	347.4	347.4
214	324.0	201.3	107.0	53.5	350.8		350.8	350.8	350.8	350.8
216	327.0	203.2	108.0	54.0	354.2		354.2	354.2	354.2	354.2
218	330.0	205.1	109.0	54.5	357.6		357.6	357.6	357.6	357.6
220	333.0	207.0	110.0	55.0	361.0		361.0	361.0	361.0	361.0
222	336.0	208.9	111.0	55.5	364.4		364.4	364.4	364.4	364.4
224	339.0	210.8	112.0	56.0	367.8		367.8	367.8	367.8	367.8
226	342.0	212.7	113.0	56.5	371.2		371.2	371.2	371.2	371.2
228	345.0	214.6	114.0	57.0	374.6		374.6	374.6	374.6	374.6
230	348.0	216.5	115.0	57.5	378.0		378.0	378.0	378.0	378.0
232	351.0	218.4	116.0	58.0	381.4		381.4	381.4	381.4	381.4
234	354.0	220.3	117.0	58.5	384.8		384.8	384.8	384.8	384.8
236	357.0	222.2	118.0	59.0	388.2		388.2	388.2	388.2	388.2
238	360.0	224.1	119.0	59.5	391.6		391.6	391.6	391.6	391.6
240	363.0	226.0	120.0	60.0	395.0		395.0	395.0	395.0	395.0
242	366.0	227.9	121.0	60.5	39					