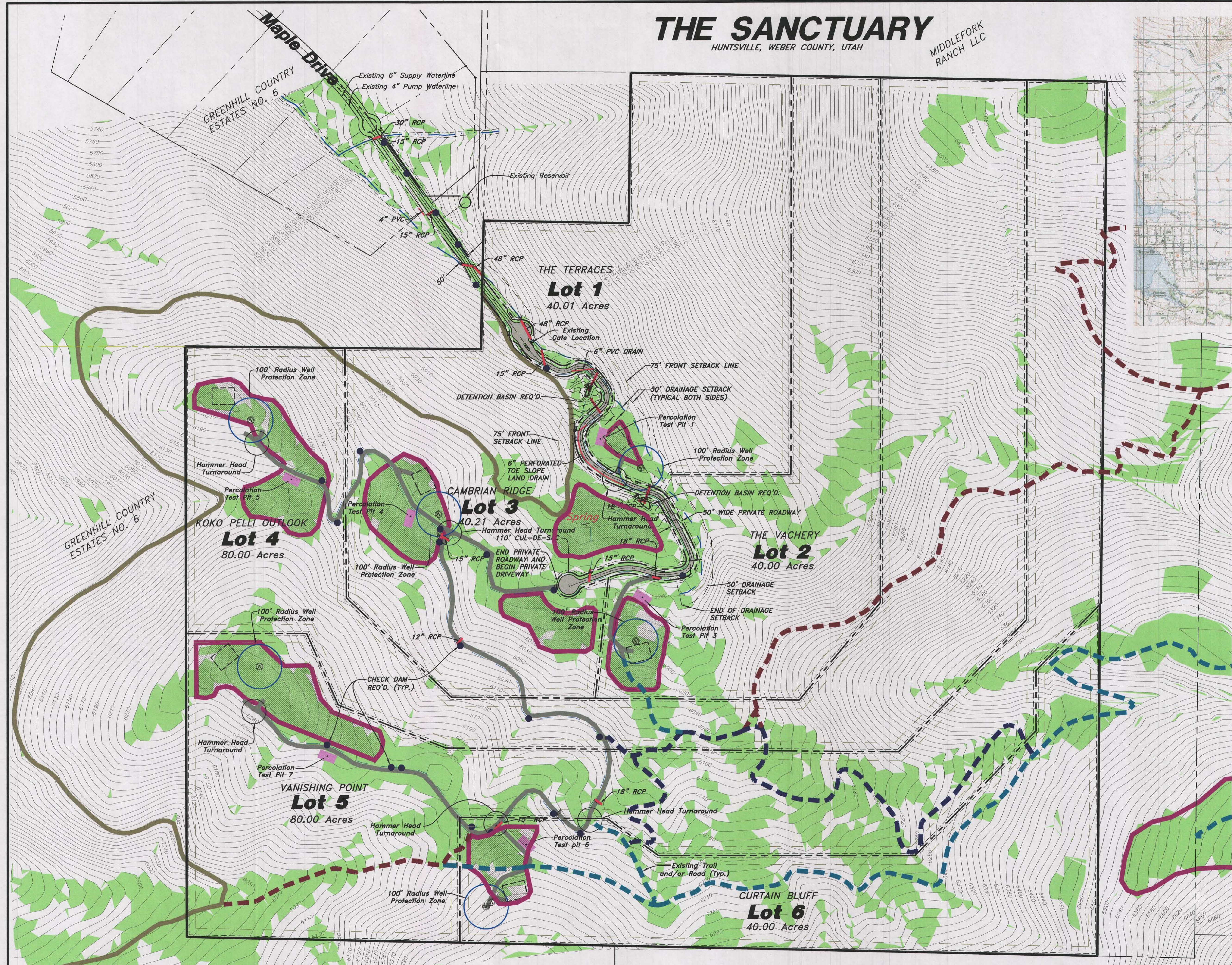


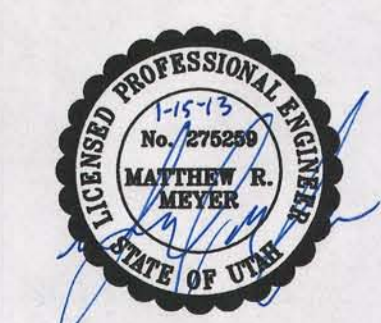
THE SANCTUARY

HUNTSVILLE, WEBER COUNTY, UTAH

MIDDLEFORK RANCH LLC



- VICINITY MAP**
NOT TO SCALE
- LEGEND:**
- 50' Private Roadway
 - 50' Private Driveway Easement
 - Exist. 12' wide Green Hills Loop Trail
 - Exist. Trail or Road
 - Winter Habitat Protected Trail (Motorized Vehicles Prohibited from Jan. 1st to Apr. 7th)
 - Proposed 12' wide Equestrian/Nordic Trail
 - Minimum Building Envelope (75'x100')
 - Limited Building Area (Less than 25% slope)
 - Area Less than 25% slope
 - Building Setbacks:
Front = 75' min.
Side = 40' min.
Rear = 30' min.
 - Well Site & 100' Radius Protection Zone
 - Septic Site
 - Check Dam
- Scale: 1" = 200'
0 200 400
Scale in Feet



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

538 North Main Brigham City, Utah 84302
67 East 100 North Logan, Utah 84321

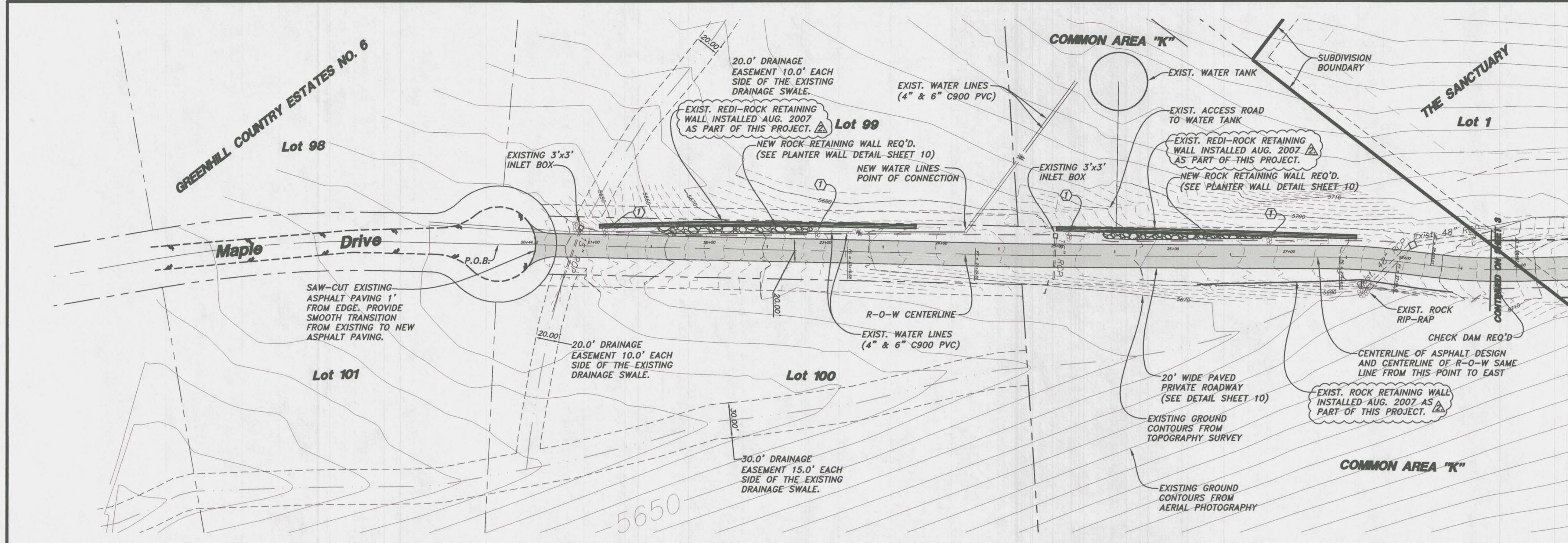
Brigham City (435) 723-3491 Ogden (435) 752-9197
(435) 723-7663 (801) 399-4905 (435) 752-8272

APPROVED

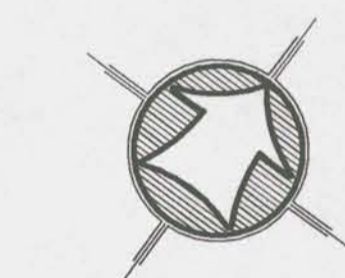
GENERAL PLAN - SHEET 1 OF 10

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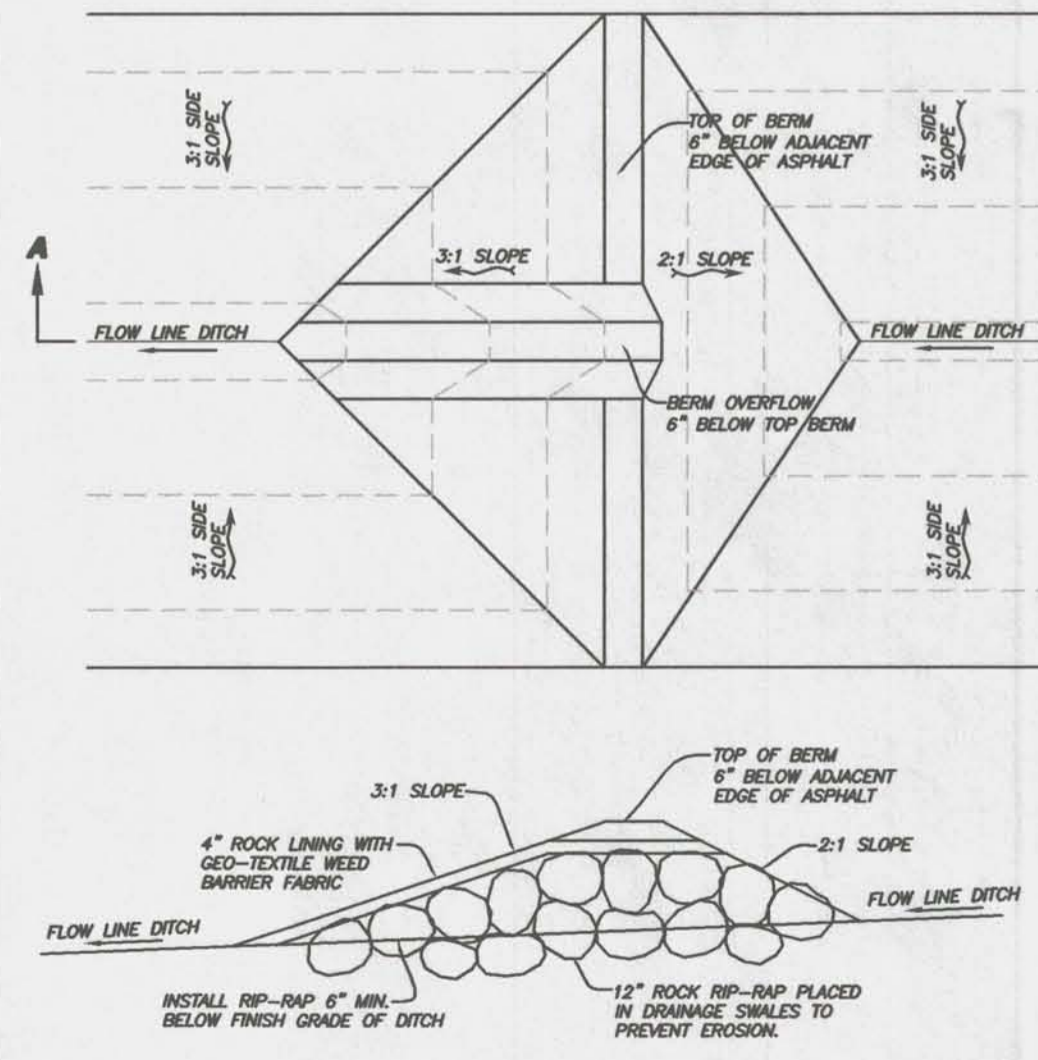
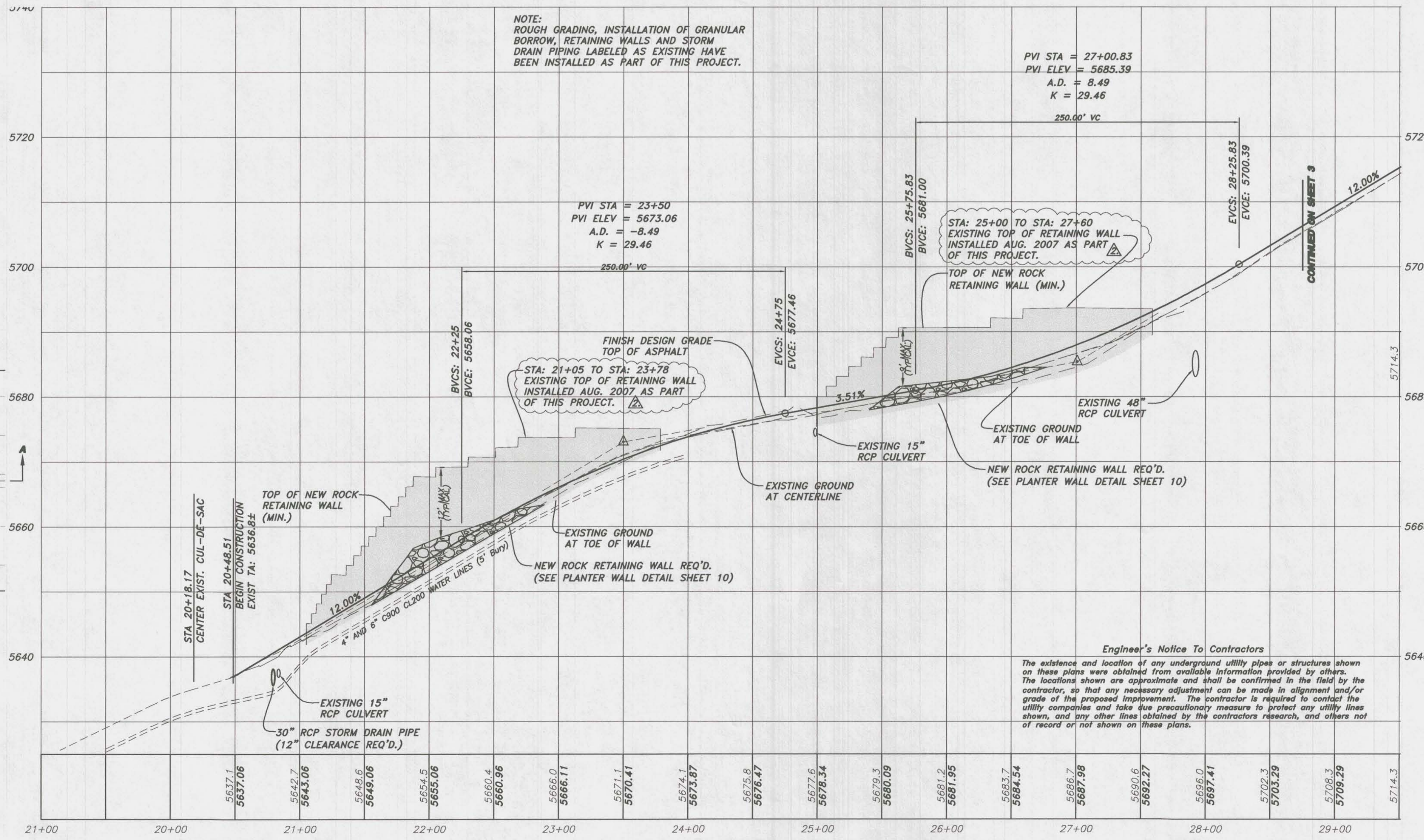


KEYED NOTES:
 ① INSTALL ROADWAY CHECK DAMS (SEE DETAIL ON THIS SHEET)



SCALE: 1" = 50' HORIZ.
 1" = 10' VERT.
 Scale in Feet

- LEGEND:**
- PROPERTY BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - - - EASEMENT
 - BUILDING SETBACK
 - STORM DRAIN PIPE
 - LAND DRAIN PIPE
 - EXISTING 10' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - STREET MONUMENT
 - INLET BOX
 - ▨ PREFERRED BUILDABLE AREA
 - ▨ PROPOSED ASPHALT PAVEMENT
 - ▨ PROPOSED PRIVATE DRIVE



TYPICAL ROCK CHECK DAM DETAIL
 SCALE: NONE

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 Designed By: MBL
 Checked By: MBL
 Approved By: MBL
 Scale: 1"=50' HORIZ. 1"=10' VERT.
 Drawing File: 07-129PP.dwg
 JOB NUMBER: 07-129

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 (435) 752-9197
 (801) 399-4905
 (435) 723-7663

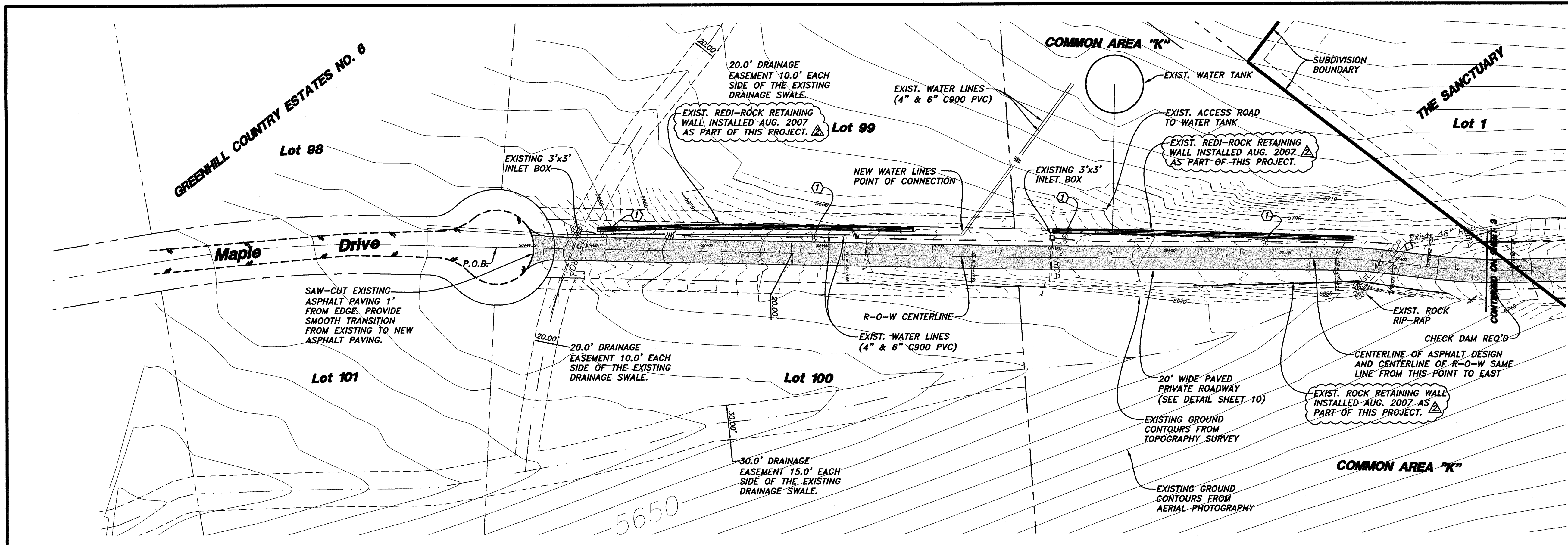
REVISIONS

No.	Date	By
3.	1/19/2012 MBL	Revised drainage per offsite calculations.
2.	9/17/2012 MBL	Added As-Built dates per W.C. Engineer.
1.	7/16/2012 MBL	Revised drawing per W.C. Engineer.

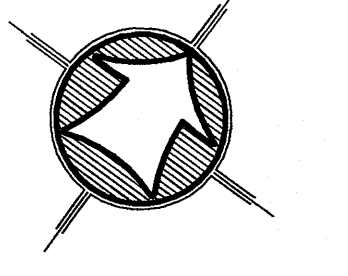
PLANNING ENGINEER
 LICENSE NO. 11719
 MBL
 HANSEN & ASSOCIATES, INC.

PLAN & PROFILE FOR
THE SANCTUARY
 A PART OF SECTION 3 & 4, T6N, R2E AND
 A PART OF SECTION 34, T7N, R2E, SLB&M
 WEBER COUNTY, UTAH

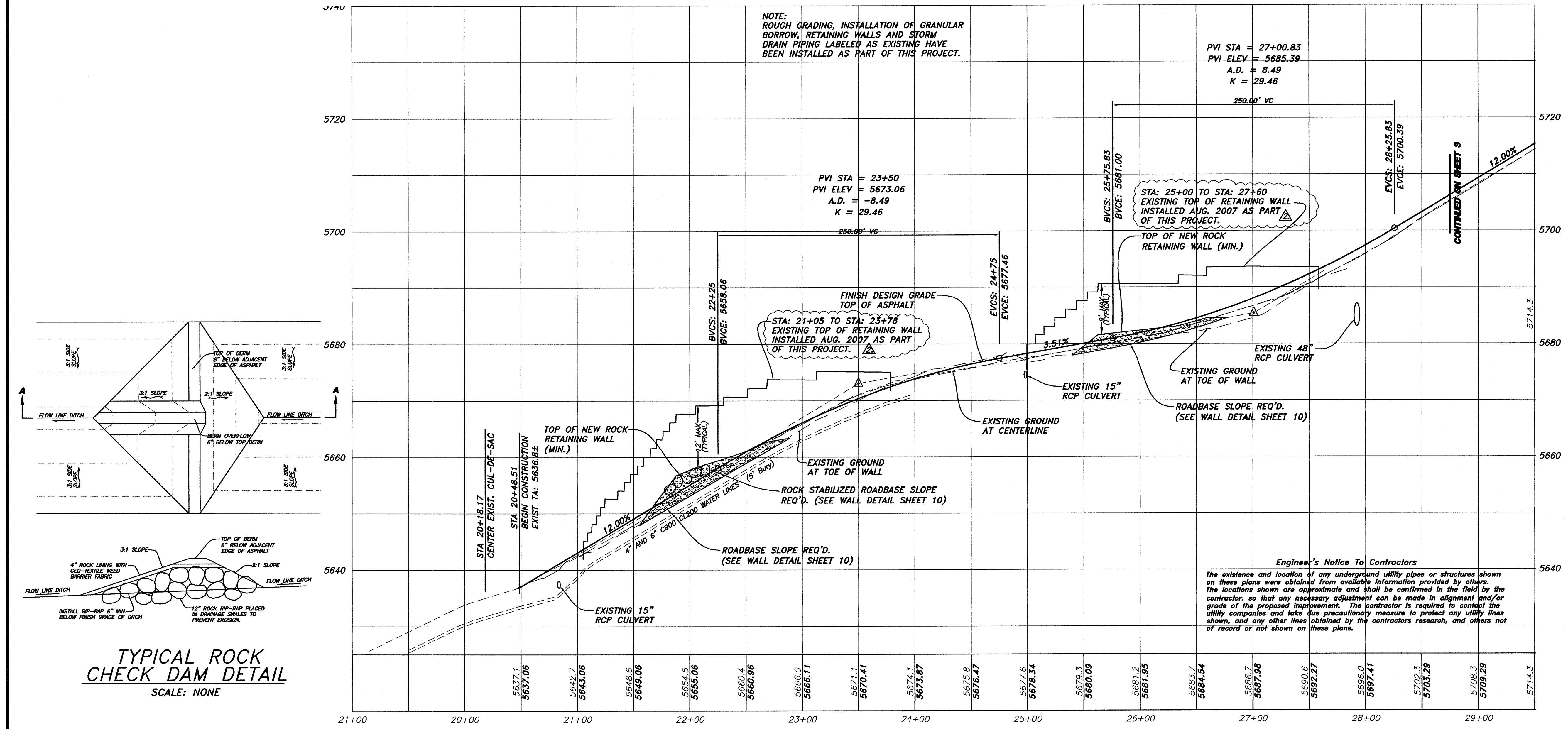
SHEET
2
 OF
10
 SHEETS



KEYED NOTES:
 ① INSTALL ROADWAY CHECK DAMS (SEE DETAIL ON THIS SHEET)



SCALE: 1" = 50' HORZ.
 1" = 10' VERT.
 Scale in Feet



NOTE: ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.

PVI STA = 27+00.83
 PVI ELEV = 5685.39
 A.D. = 8.49
 K = 29.46

PVI STA = 23+50
 PVI ELEV = 5673.06
 A.D. = -8.49
 K = 29.46

- LEGEND:**
- PROPERTY BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - - - EASEMENT
 - ▬ BUILDING SETBACK
 - ▬ STORM DRAIN PIPE
 - ▬ LAND DRAIN PIPE
 - EXISTING 10' CONTOUR
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - STREET MONUMENT
 - ◆ INLET BOX
 - ▨ PREFERRED BUILDABLE AREA
 - ▩ PROPOSED ASPHALT PAVEMENT
 - ▩ PROPOSED PRIVATE DRIVE

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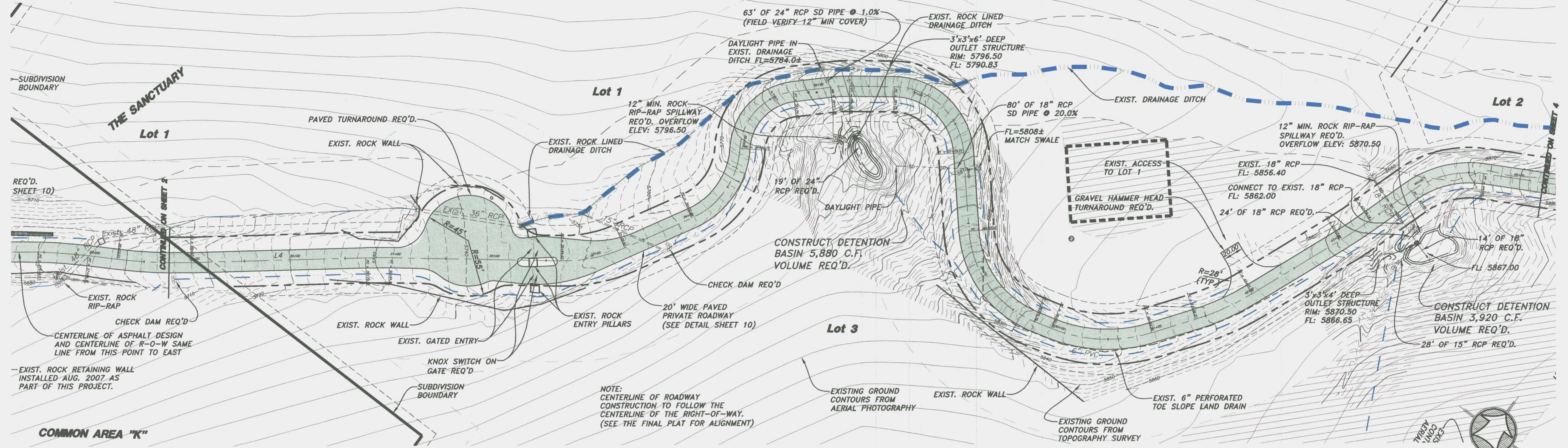
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 (435) 723-3491
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Drawn By: MBL Date: 9/29/2010
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 Approved By: MBL
 Scale: 1"=50' HORZ 1"=10' VERT
 Drawing File: 07-128PP.dwg
 JOB NUMBER: 07-128

THE SANCTUARY
 PLAN & PROFILE FOR
 A PART OF SECTION 3 & 4, T6N, R2E, AND
 A PART OF SECTION 34, T7N, R2E, SLB&M
 WEBER COUNTY, UTAH

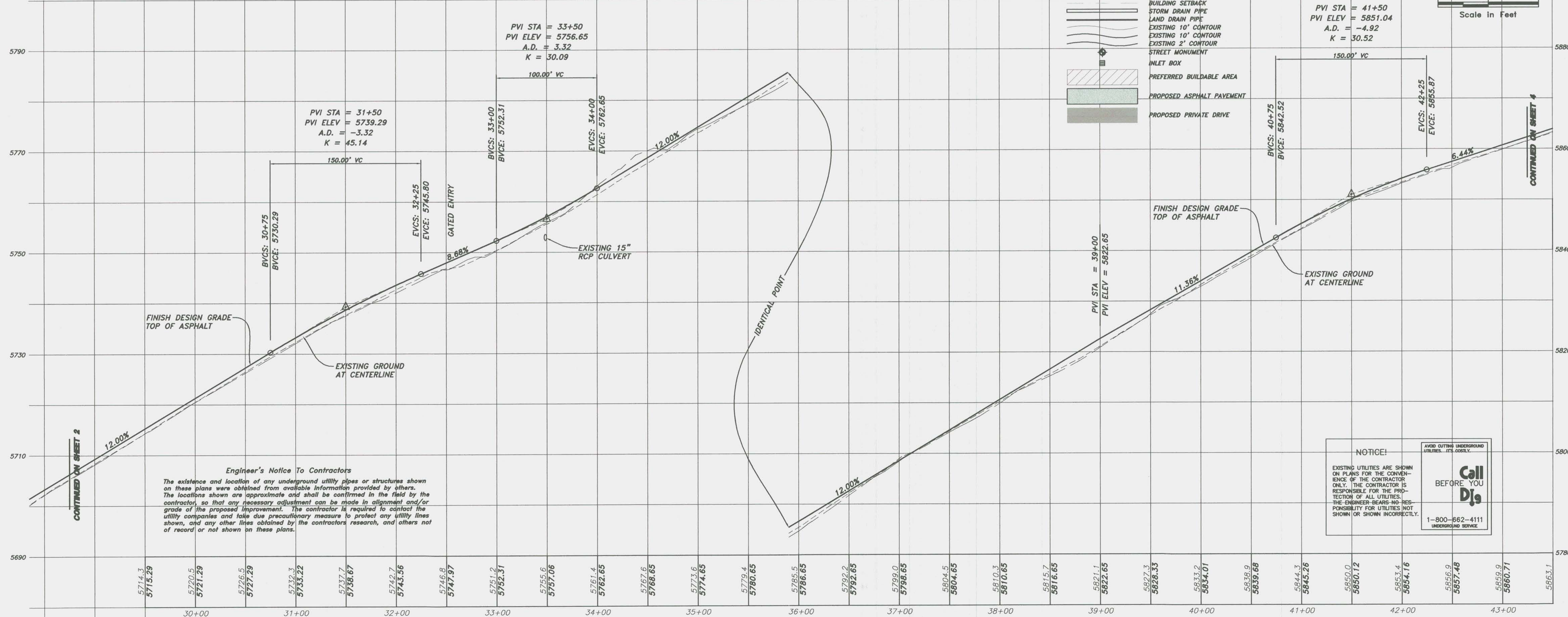
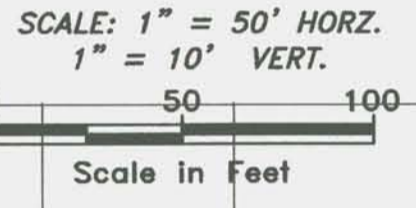
SHEET
2
 OF
10
 SHEETS



NOTE: ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.

LEGEND:

- PROPERTY BOUNDARY LINE
- LOT LINE
- CENTERLINE EASEMENT
- BUILDING SETBACK
- STORM DRAIN PIPE
- LAND DRAIN PIPE
- EXISTING 10' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- STREET MONUMENT
- INLET BOX
- PREFERRED BUILDABLE AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PRIVATE DRIVE



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 1-800-862-4111

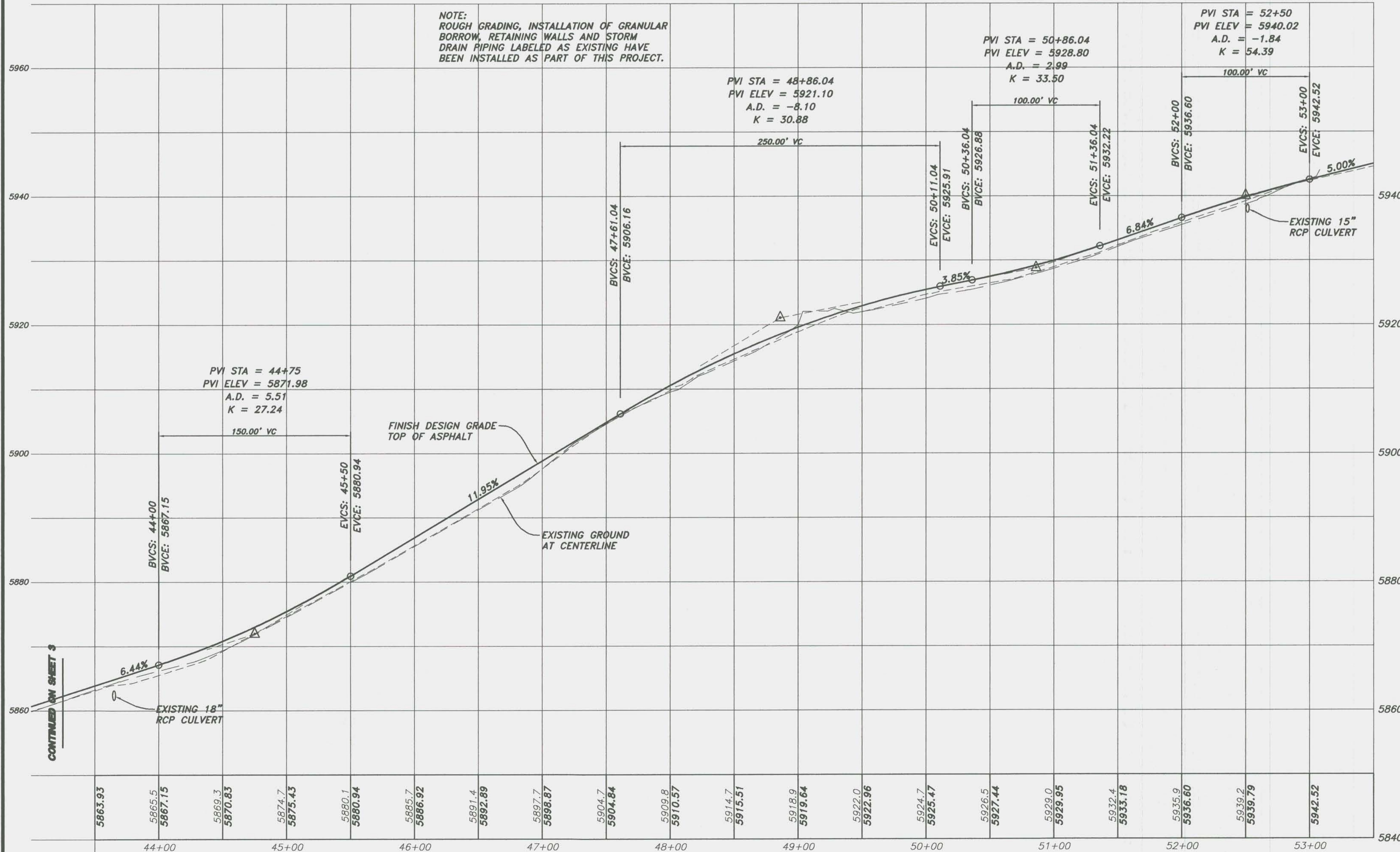
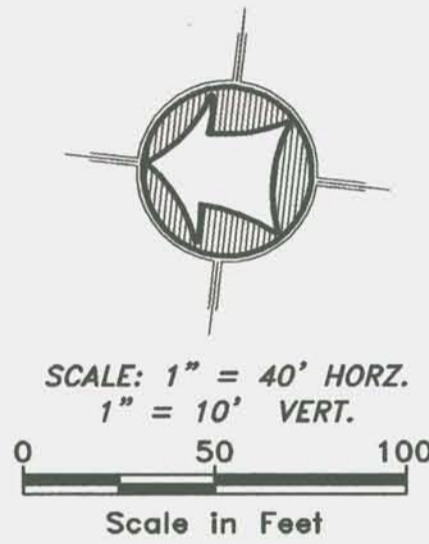
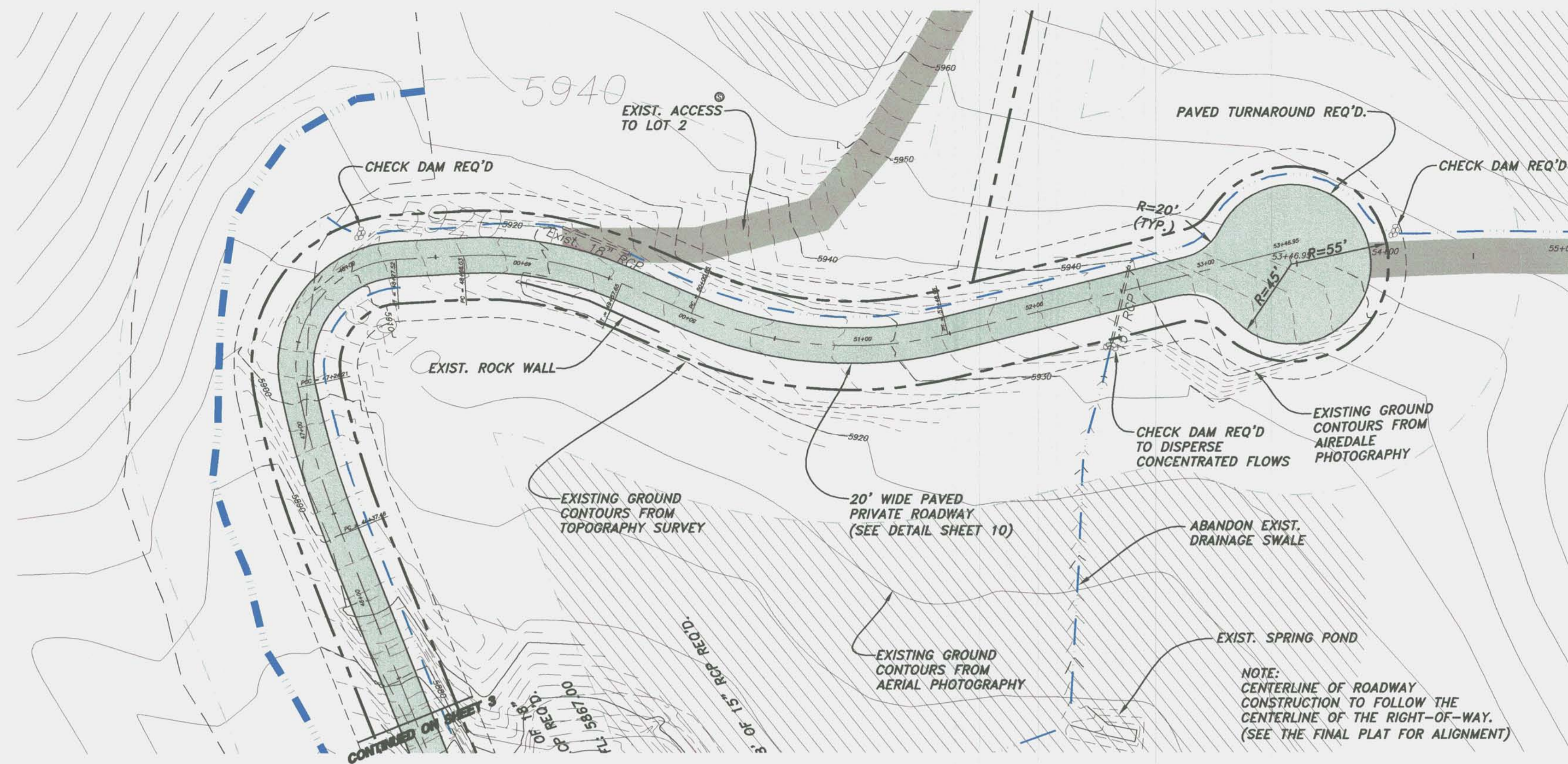
PLAN & PROFILE FOR THE SANCTUARY
 A PART OF SECTION 3 & 4, T6N, R2E, AND A PART OF SECTION 34, T7N, R2E, SLB&M WEBER COUNTY, UTAH

Drawn By: MBI Date: 9/28/2010
 Designed By: MBI
 Checked By: MBI
 Approved By: MBI
 Scale: 1"=50' HORZ. 1"=10' VERT.
 Drawing File: 07-129PP.dwg
 JOB NUMBER: 07-129

Revised drawing per R.C. Engineer review
 7/17/2012 MBI
 11/19/12 MBI Reassigned the definition basins.
 3. 11/19/12 MBI Reassigned the definition basins.

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 (801) 899-4905
 (435) 732-8772

SHEET 3 OF 10 SHEETS



LEGEND:

- PROPERTY BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING SETBACK
- STORM DRAIN PIPE
- LAND DRAIN PIPE
- EXISTING 10" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 2" CONTOUR
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- INLET BOX
- PREFERRED BUILDABLE AREA
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UNDERGROUND SERVICE

No.	Date	By
1.	7/16/2012	MBJ

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Consulting Engineers and Land Surveyors

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67 East 100 North
Brigham City, Utah 84302
Logan, Utah 84321
Ogden, Utah 84403
(435) 725-3491
(435) 725-7663
(801) 399-4905
(435) 752-9197
(435) 752-8272

Drawn By: MBI Date: 9/29/2012
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Checked By:
Approved By: [Signature]
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Drawing File: 07-12BPP.dwg
JOB NUMBER: 07-129

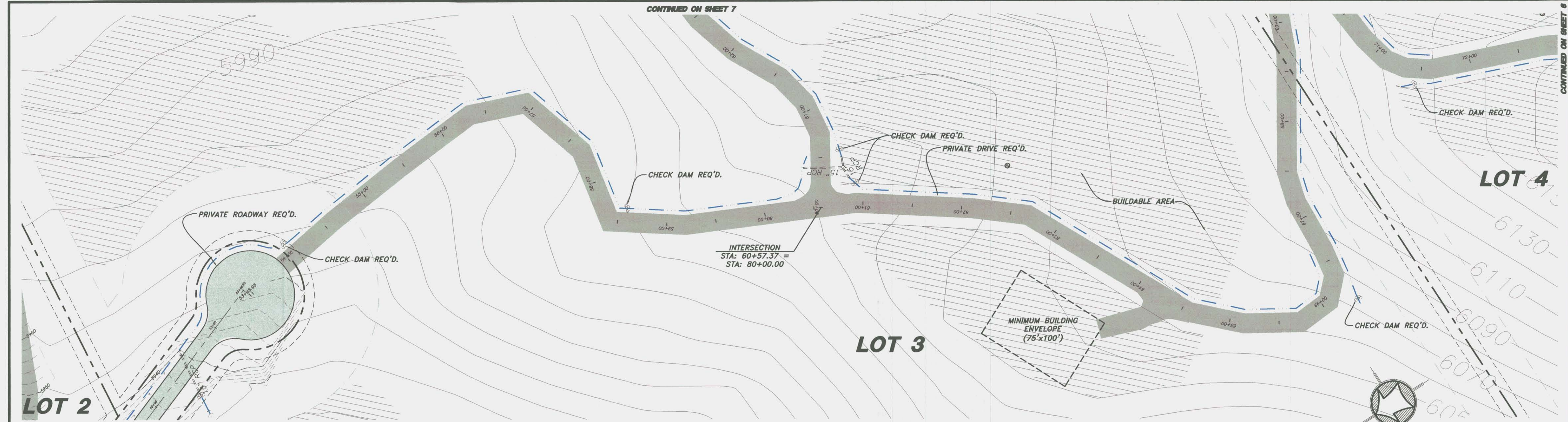
PLAN & PROFILE FOR THE SANCTUARY

A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&M
WEBER COUNTY, UTAH

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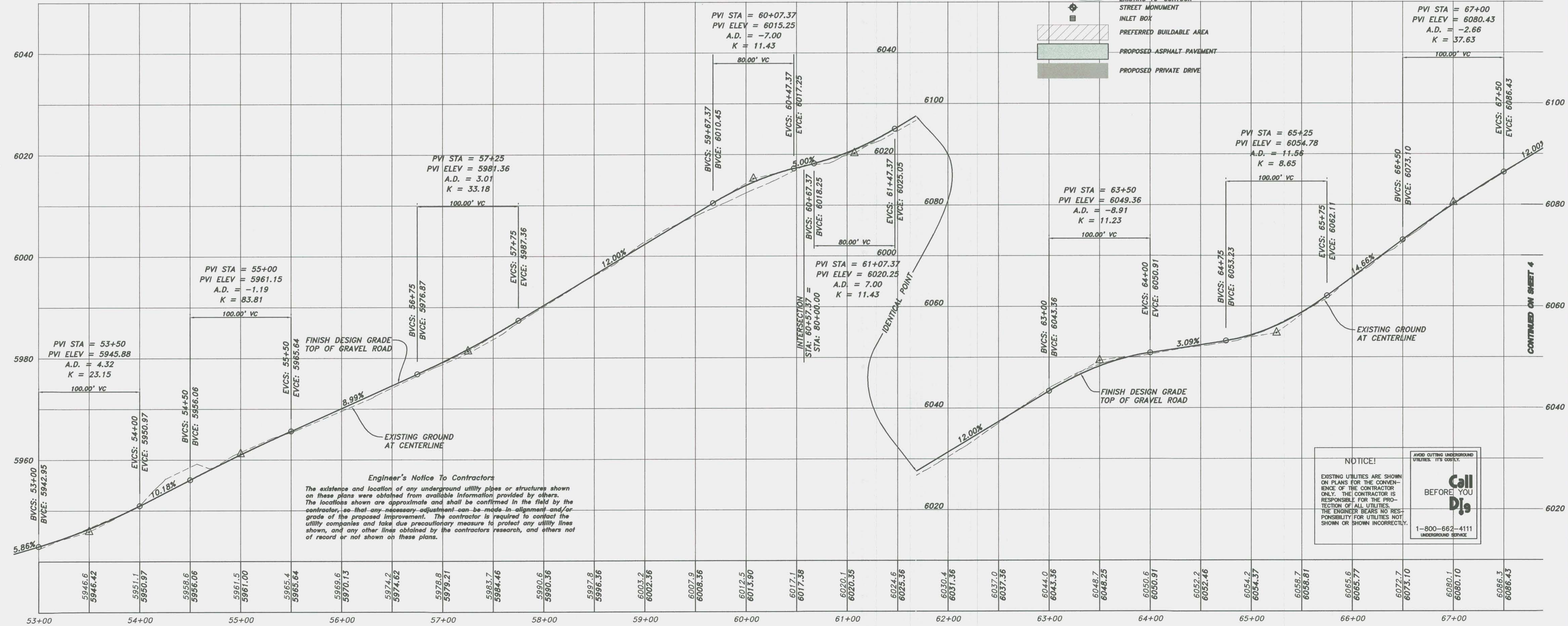
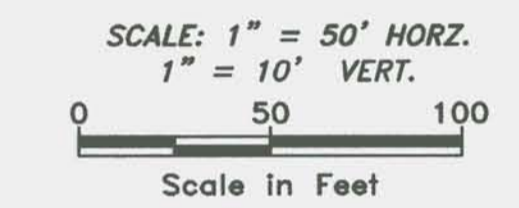
CONTINUED ON SHEET 6



NOTE:
ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.

LEGEND:

- PROPERTY BOUNDARY LINE
- LOT LINE
- CENTERLINE
- - - EASEMENT
- BUILDING SETBACK
- STORM DRAIN PIPE
- LAND DRAIN PIPE
- EXISTING 10' CONTOUR
- STREET MONUMENT
- INLET BOX
- ▨ PREFERRED BUILDABLE AREA
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED PRIVATE DRIVE



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No.	Date	By	Revision
1.	7/16/2012	MBJ	Revised drawing per W.C. Engineer review

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67 East 100 North
Brigham City, Utah
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(435) 723-3663

84302
84321
84301
84302
84321
84302

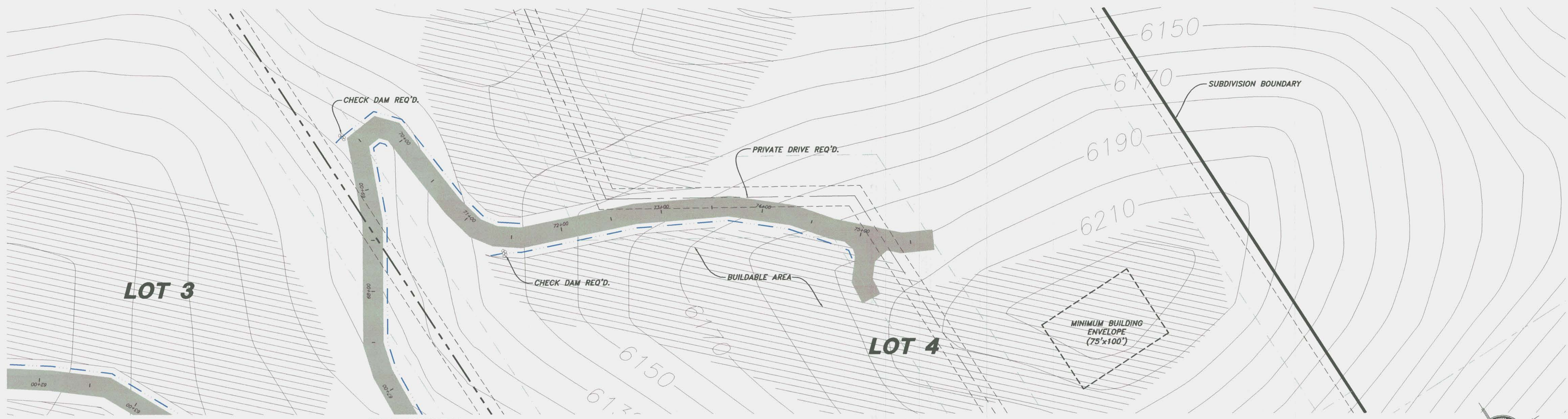
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Logan, Utah
Logan, Utah
Logan, Utah
Logan, Utah

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(435) 752-8191
(435) 752-8191
(435) 752-8191
(435) 752-8191

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Checked By:
Approved By:
Scale: 1"=50' HORIZ. 1"=10' VERT.
Drawing File: 07-129PP.dwg
JOB NUMBER: 07-129

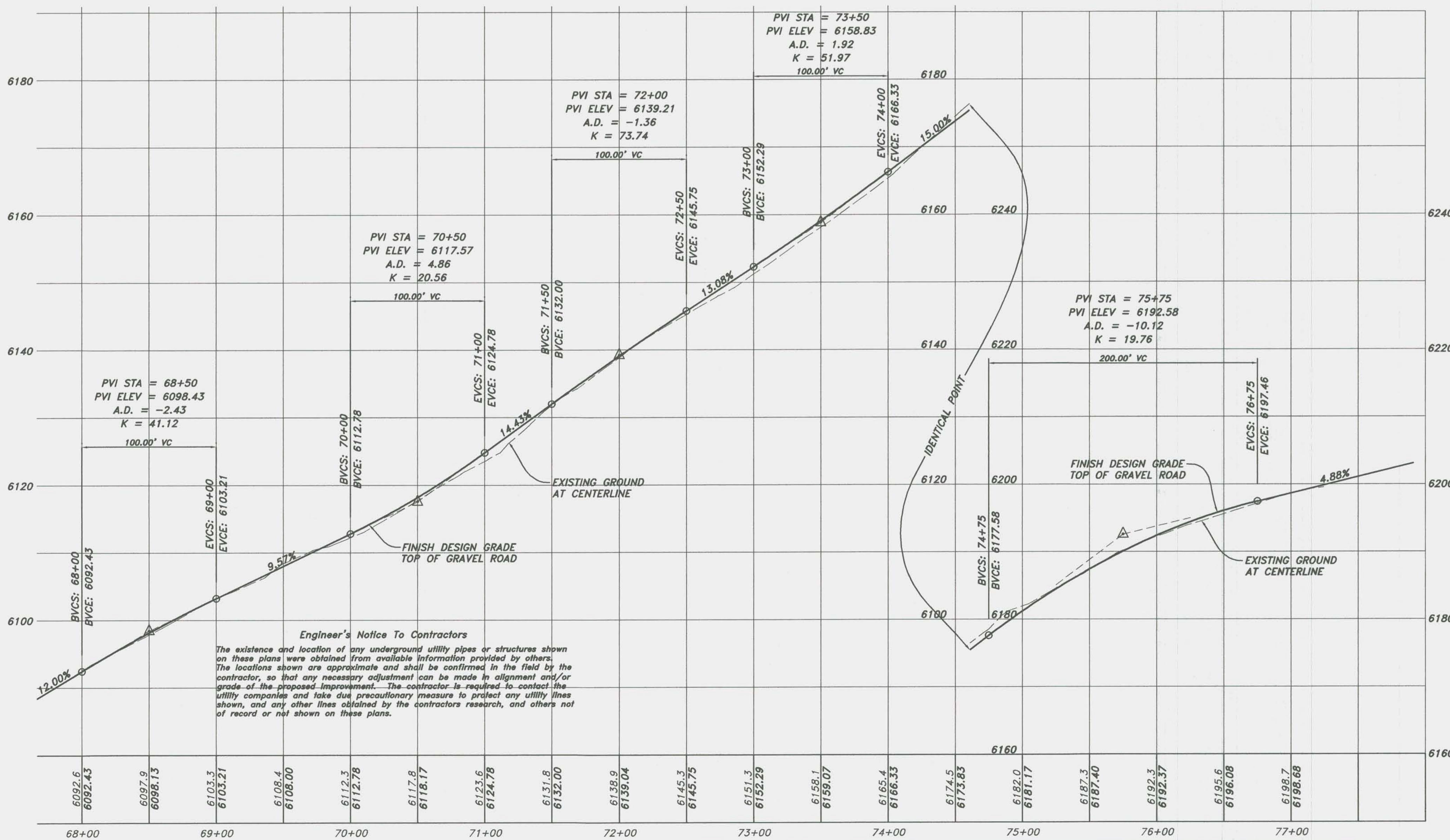
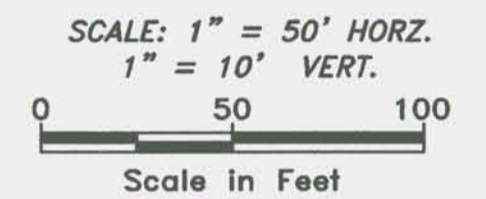
PLAN & PROFILE FOR
THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&M
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CONTINUED ON SHEET 5

NOTE:
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- STREET MONUMENT
- INLET BOX
- PREFERRED BUILDABLE AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED PRIVATE DRIVE

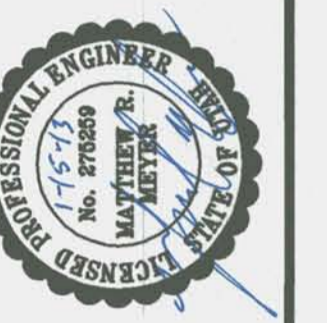
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No.	Date	By
1.	7/16/2012	MBJ

Revised drawing per W.C. Engineer review



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658 North Main Bingham City, Utah
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Bingham City (435) 752-9197
(435) 723-3461 (801) 399-4905 (435) 752-8272

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Designed By: MBL
Checked By:
Approved By:
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Drawing File: 07-129PP.dwg
JOB NUMBER: 02-129

PLAN & PROFILE FOR
THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&W
WEBER COUNTY, UTAH

SHEET
6
OF
10
SHEETS

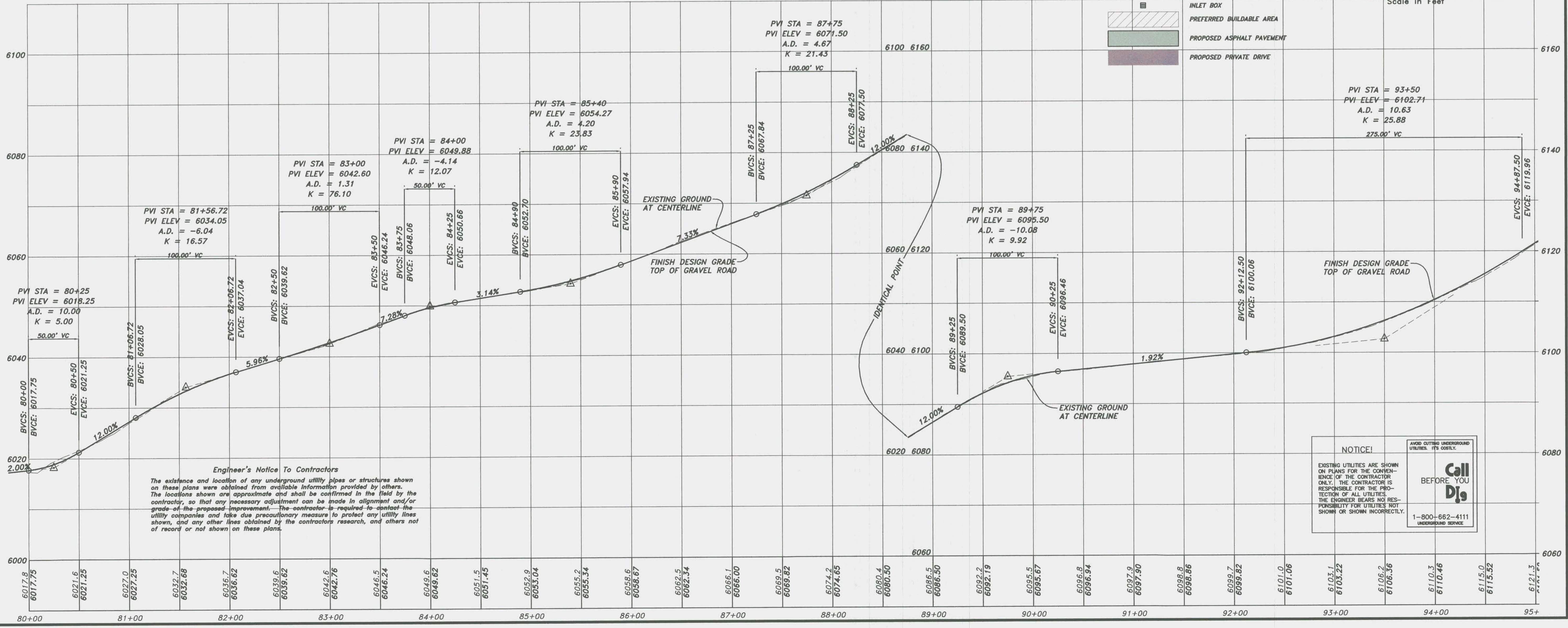
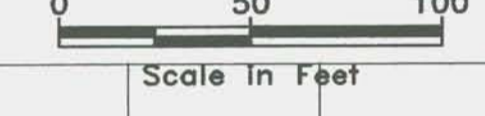


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LEGEND:

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- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING SETBACK
- STORM DRAIN PIPE
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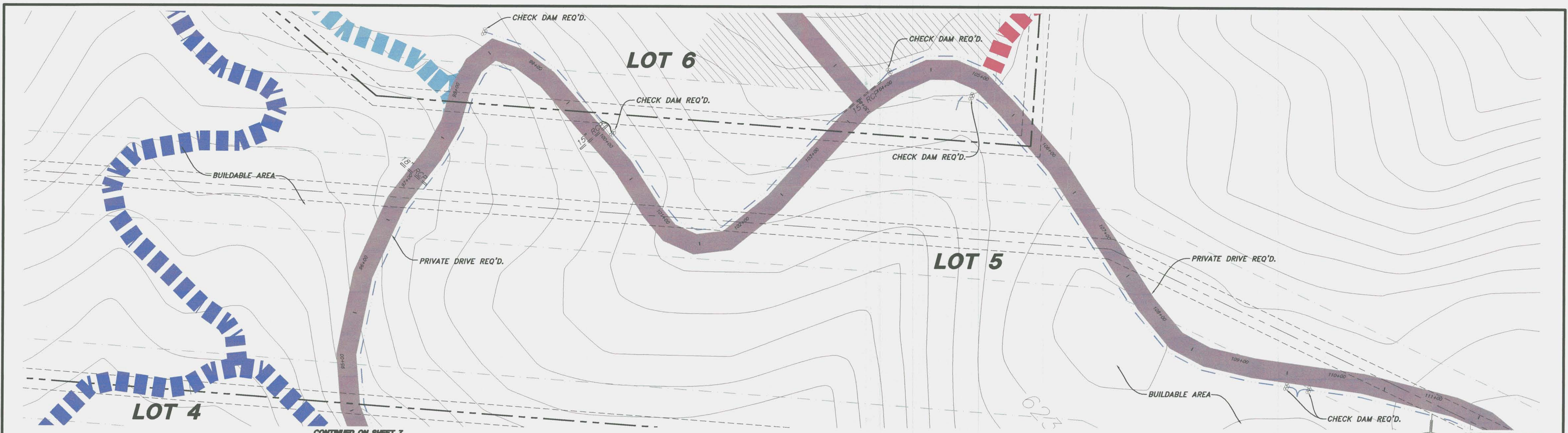
Drawn By: MBJ Date: 9/29/2010
Designed By: MBJ
Checked By: MBJ
Approved By: MBJ
Scale: 1"=50' HORIZ. 1"=10' VERT.
Drawing File: 07-120PP.dwg
JOB NUMBER: 07-123

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(435) 725-7663
(801) 399-4905

THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&M
WEBER COUNTY, UTAH

SHEET
7
OF
10
SHEETS

Continued on Sheet 5 (top left)
Continued on Sheet 6 (top right)

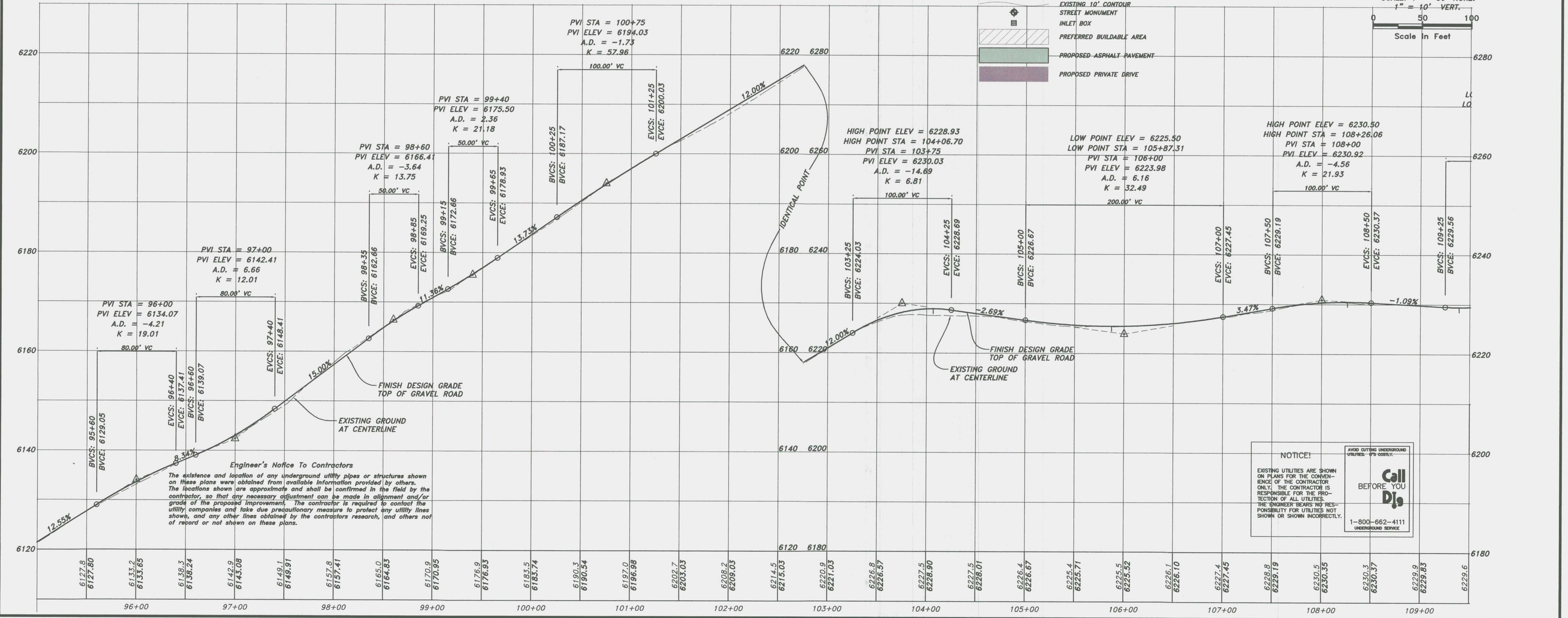
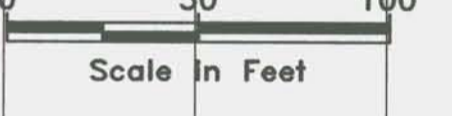


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LEGEND:

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- LOT LINE
- CENTERLINE
- - - EASEMENT
- - - BUILDING SETBACK
- STORM DRAIN PIPE
- LAND DRAIN PIPE
- - - EXISTING 10' CONTOUR
- STREET MONUMENT
- INLET BOX
- ▨ PREFERRED BUILDABLE AREA
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED PRIVATE DRIVE

SCALE: 1" = 50' HORIZ.
1" = 10' VERT.



Engineer's Notice To Contractors
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measures to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig!
1-800-662-4111
UNDERGROUND SERVICE

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
Bingham City, Utah 84302
536 North Main
67 East 100 North
Bingham City, Utah 84302
(435) 732-5491
(435) 725-7663
(801) 399-4905

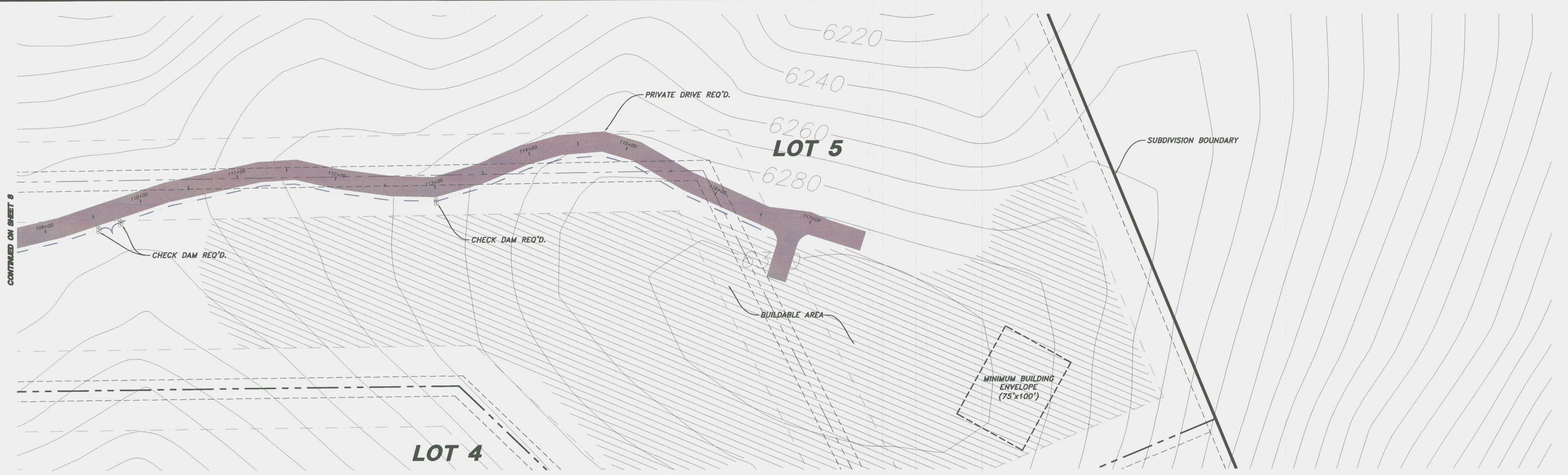
Professional Engineer Seal: M. J. Maltby, No. 27590, State of Utah, License No. 1275.

Drawn By: MBL Date: 9/29/2010
Checked By: MBL
Approved By: MBL
Scale: 1"=50' HORIZ 1"=10' VERT.
Drawing File: 02-129P.dwg
JOB NUMBER: 02-129

PLAN & PROFILE FOR
THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SL&M
WEBER COUNTY, UTAH

SHEET
8
OF
10
SHEETS

N:\2007\07-129 Sanctuary\drawings\07-129P.dwg REV 11-19-2012 V12 BMD.dwg 1/15/2013 12:59:48 PM

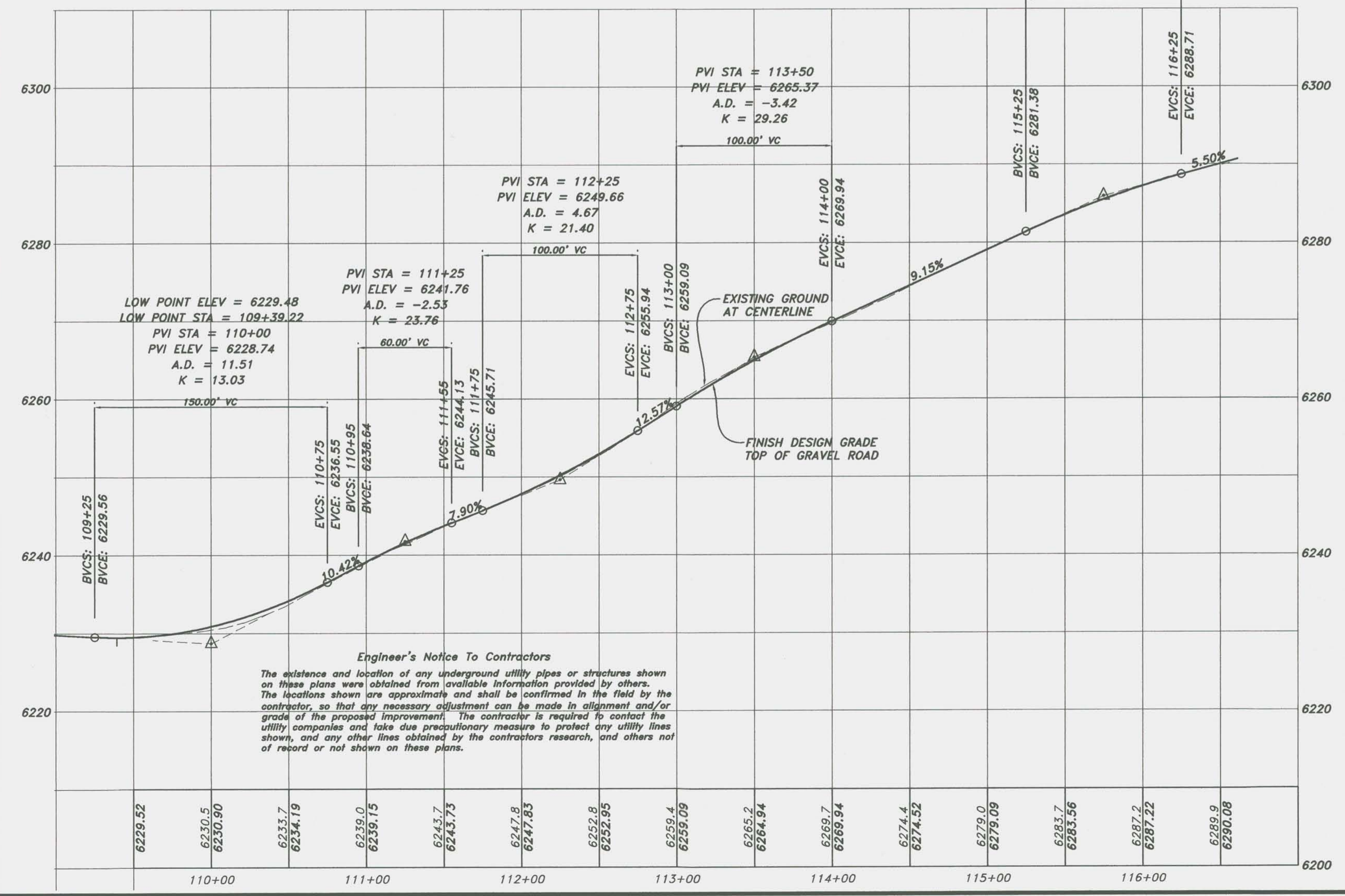


LOT 4

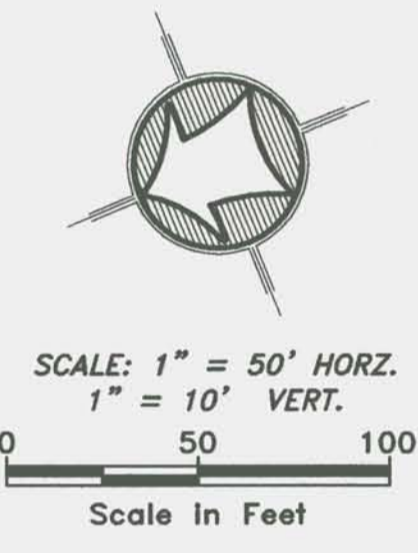
LOT 5

NOTE:
ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.

PVI STA = 115+75
PVI ELEV = 6285.96
A.D. = -3.65
K = 27.38



Engineer's Notice To Contractors
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- LEGEND:**
- PROPERTY BOUNDARY LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT
 - BUILDING SETBACK
 - STORM DRAIN PIPE
 - LAND DRAIN PIPE
 - EXISTING 10' CONTOUR
 - STREET MONUMENT
 - INLET BOX
 - PREFERRED BUILDABLE AREA
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED PRIVATE DRIVE

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call Before You Dig

1-800-662-4111
UNDERGROUND SERVICE

By	
Date	7/16/2012
No.	MBJ
Revised drawing per	W.C. Engineer review

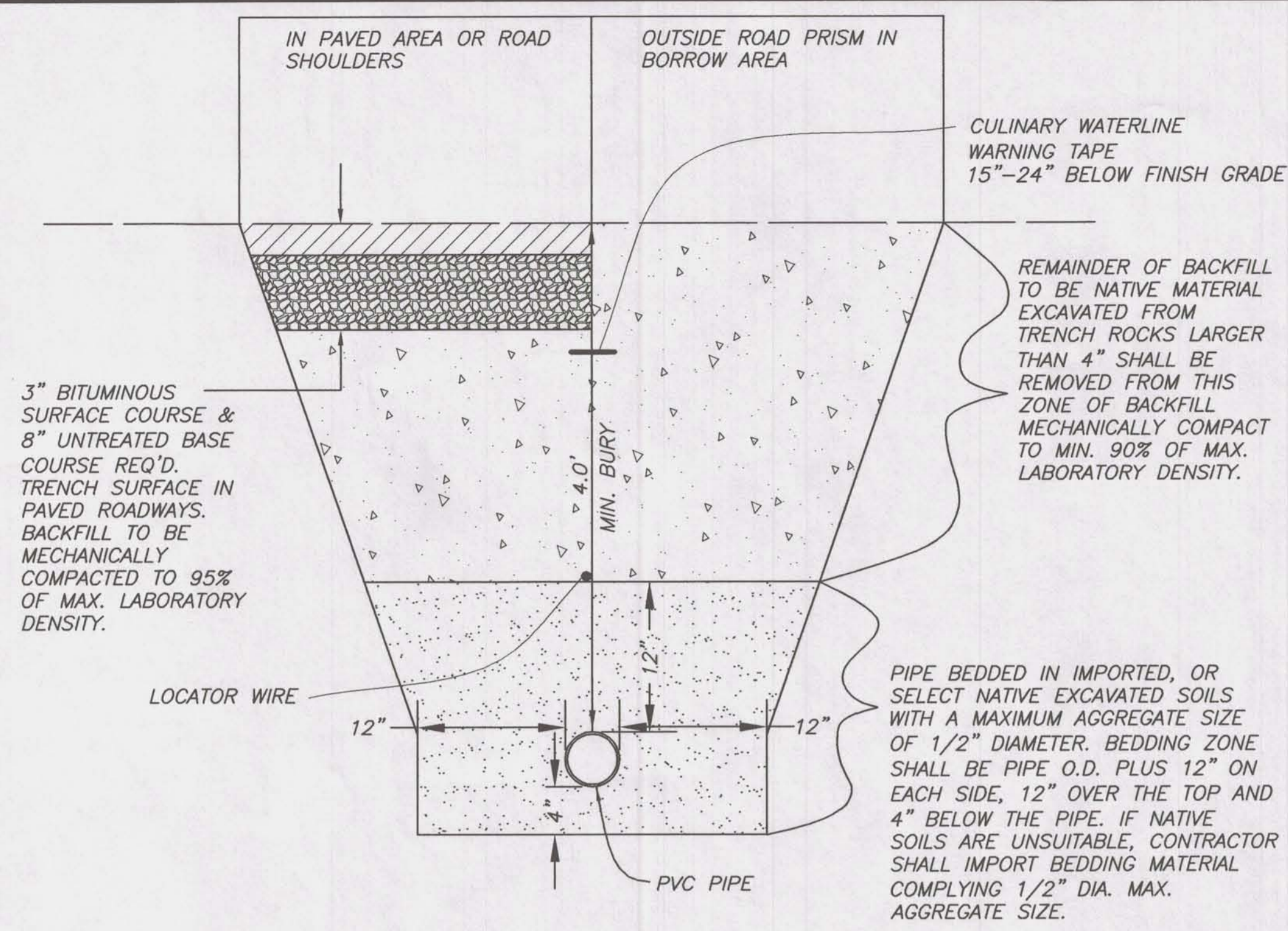
HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

558 North Main
67 East 100 North
Brigham City, Utah 84302
Logan, Utah 84321
Ogden (435) 752-9197
Brigham City (435) 723-3491
Weber County (435) 723-7663 (801) 399-4905 (435) 752-8272

Drawn By: MBL Date: 8/28/2012
Designed By: MBL
Checked By:
Approved By:
Scale: 1"=50' HORZ 1"=10' VERT
Drawing File: 07-129PPP.dwg
JOB NUMBER: 07-129

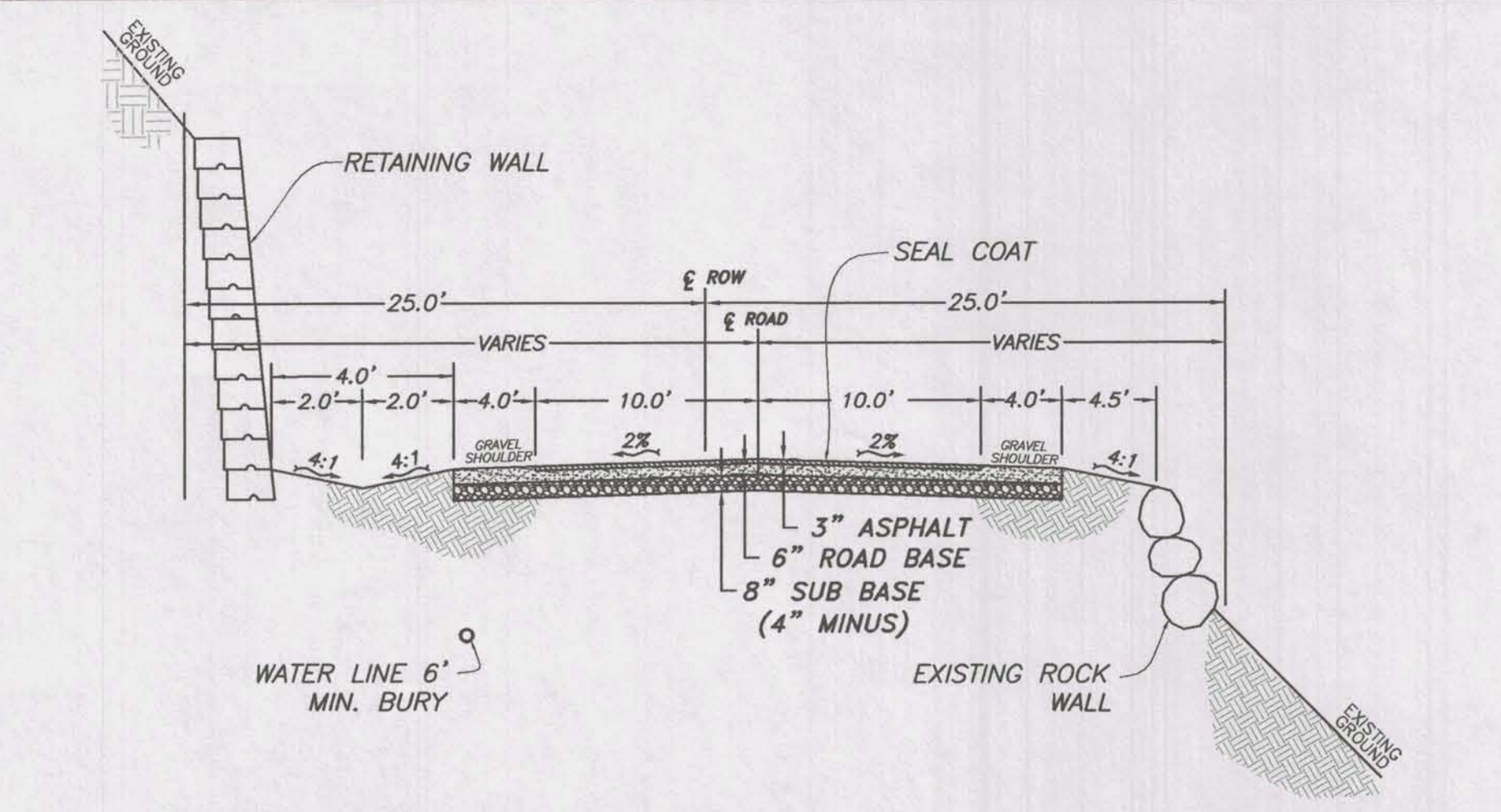
PLAN & PROFILE FOR
THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&M
WEBER COUNTY, UTAH

SHEET
9
OF
10
SHEETS



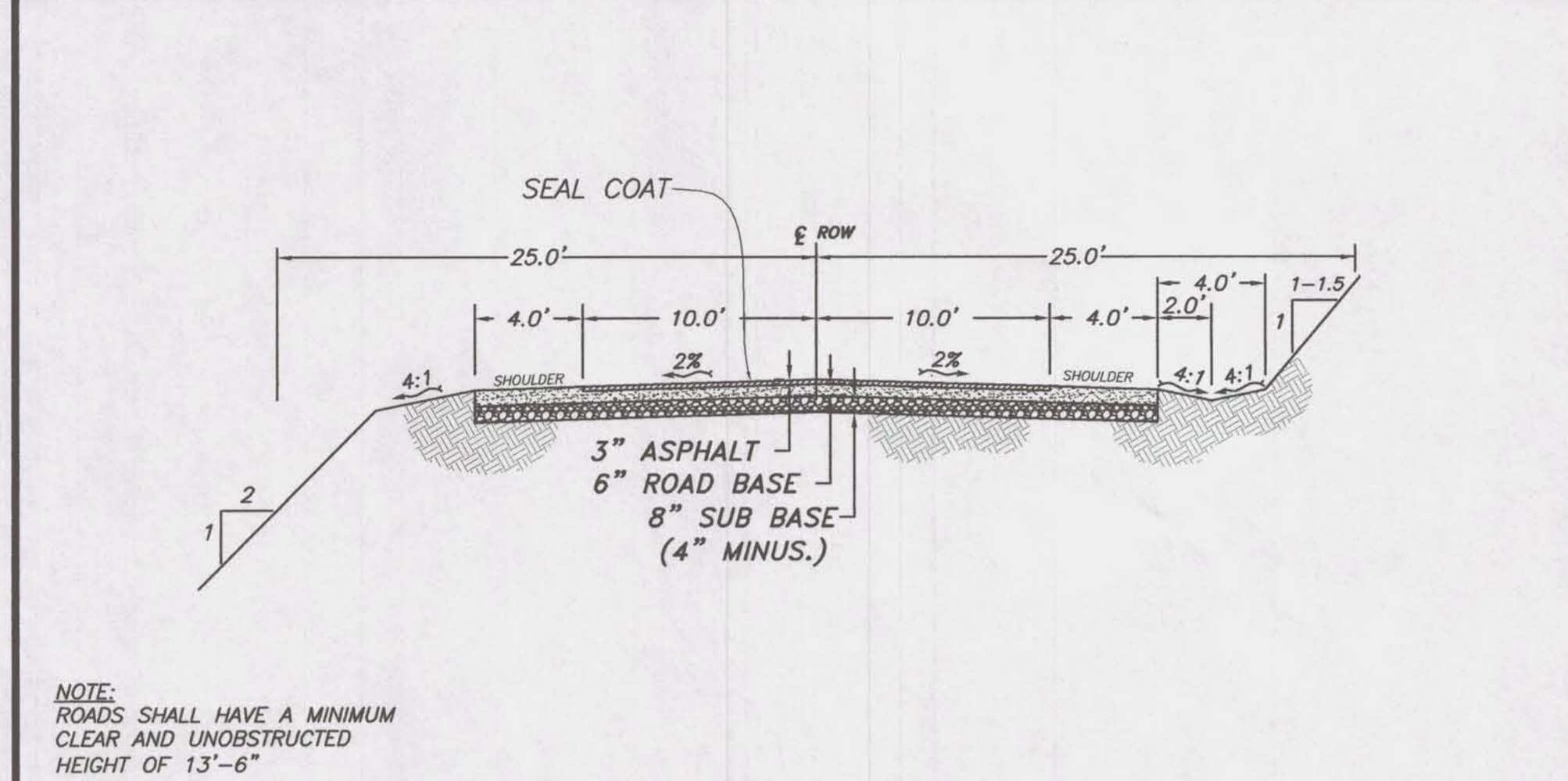
TYPICAL TRENCH SECTION

SCALE: NONE



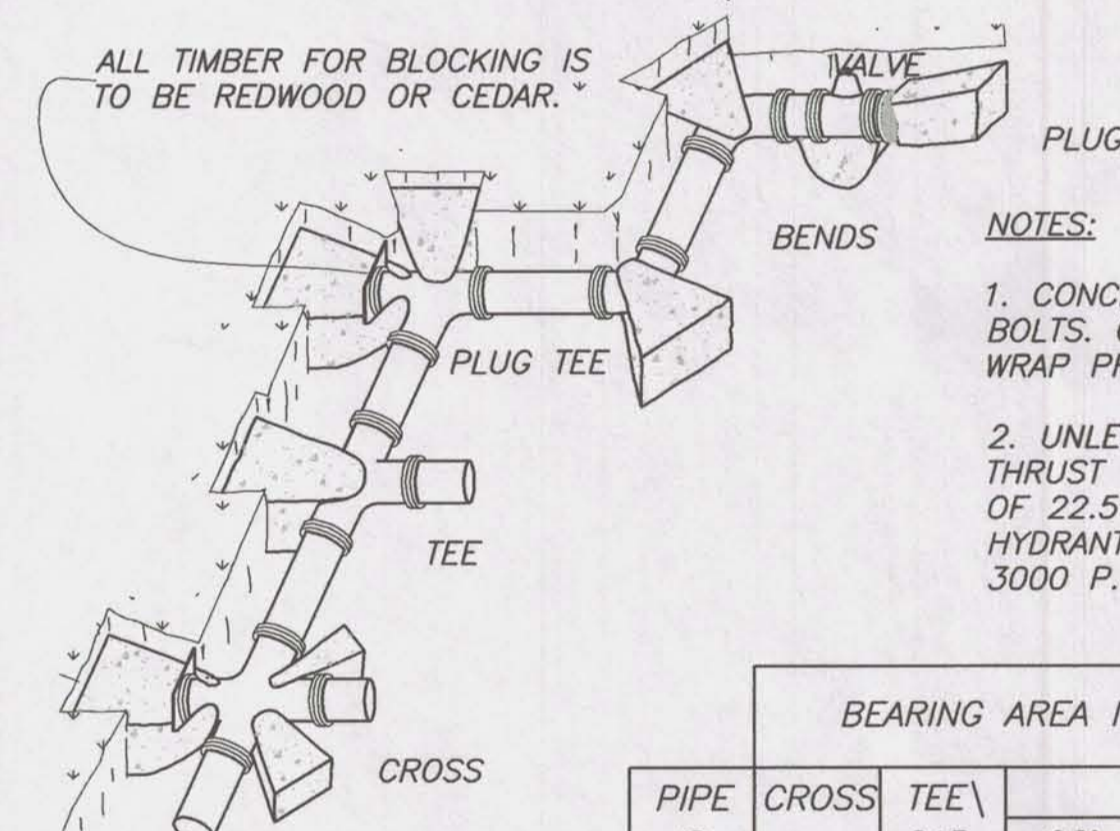
TYPICAL STREET SECTION DETAIL W/Redi-Rock WALL DETAIL

SCALE: NONE Not for Construction



TYPICAL PRIVATE ROADWAY SECTION

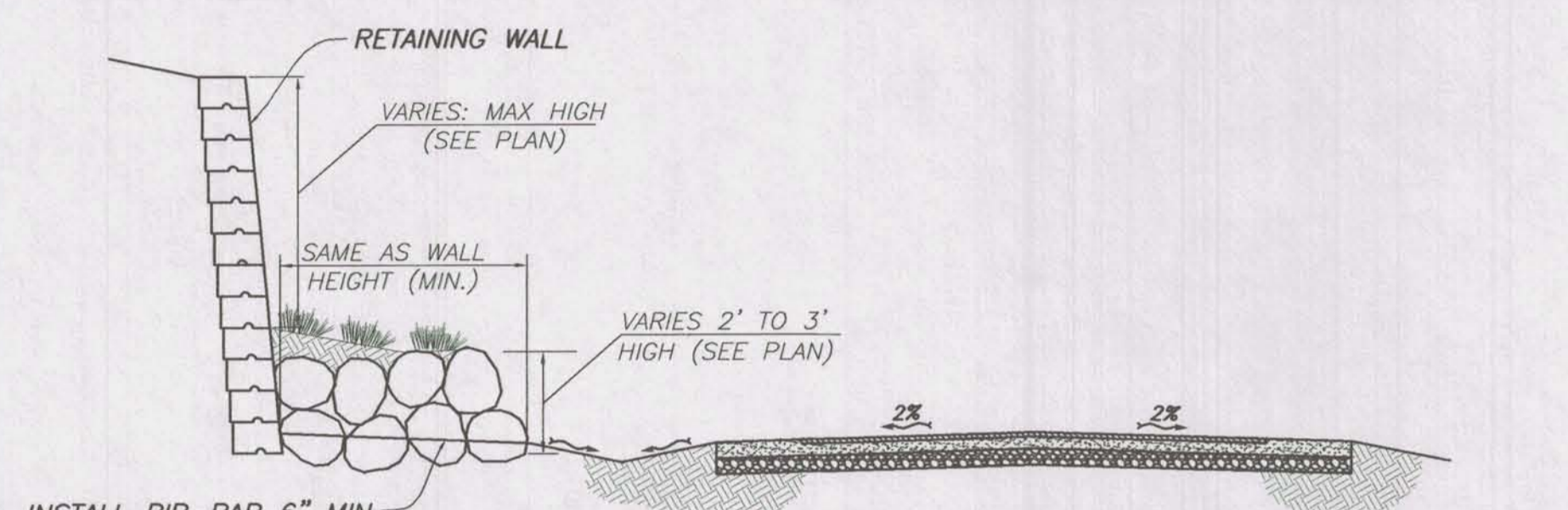
MAXIMUM SLOPE = 12%
SCALE: NONE



THRUST BLOCKING DETAIL

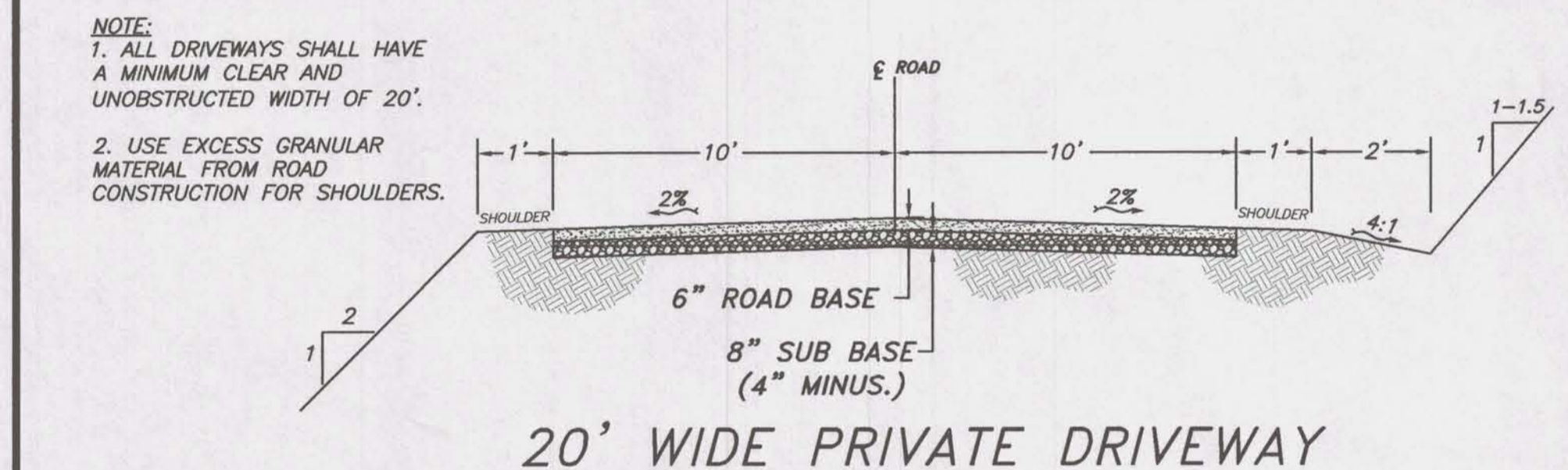
SCALE: NONE

PIPE ID	BEARING AREA IN SQUARE FEET				CONC./CU. YDS.		
	CROSS	TEE	BENDS		BENDS		
4"	2	2	1	1	1.0	0.5	0.5
6"	2	3	2	1	1.5	1.0	0.5
8"	3	5	4	2	2.5	1.5	1.0
10"	4	8	6	3	4.0	2.5	1.5
12"	5	10	8	4	5.0	3.0	1.5
16"	10	20	12	7	8.5	4.5	2.5
18"	12	24	16	10	11.0	6.0	3.0
20"	14	28	20	12	14.0	8.0	4.0



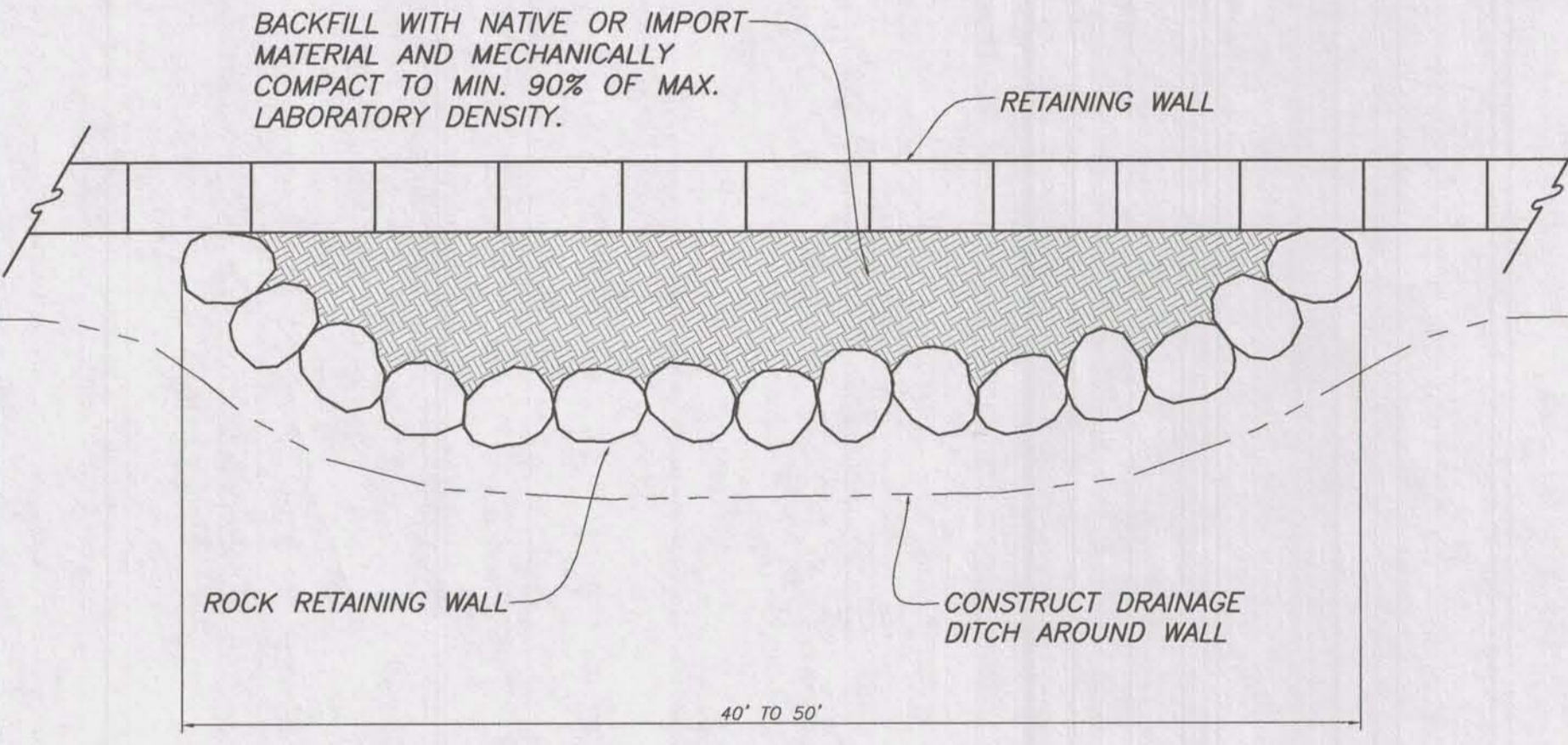
TYPICAL CROSS SECTION ROCK WALL DETAIL

SCALE: NONE



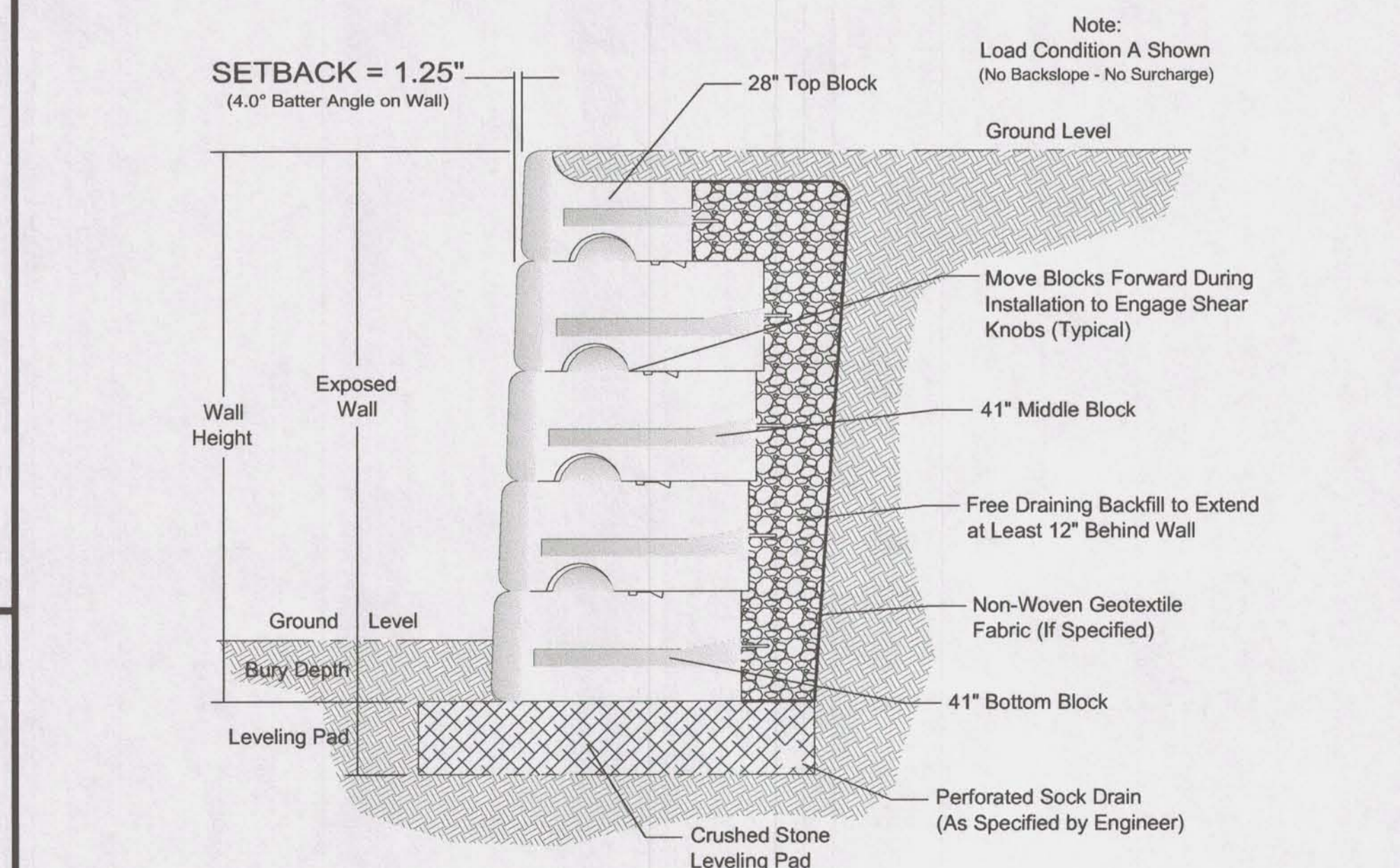
20' WIDE PRIVATE DRIVEWAY TYPICAL STREET SECTION

MAXIMUM SLOPE = 15%
SCALE: NONE



TYPICAL PLAN VIEW PLANTER WALL DETAIL

SCALE: NONE



Note: Load Condition A Shown (No Backslope - No Surcharge)

Ground Level

28" Top Block

41" Middle Block

Free Draining Backfill to Extend at Least 12" Behind Wall

Non-Woven Geotextile Fabric (If Specified)

41" Bottom Block

Perforated Sock Drain (As Specified by Engineer)

Crushed Stone Leveling Pad

Leveling Pad

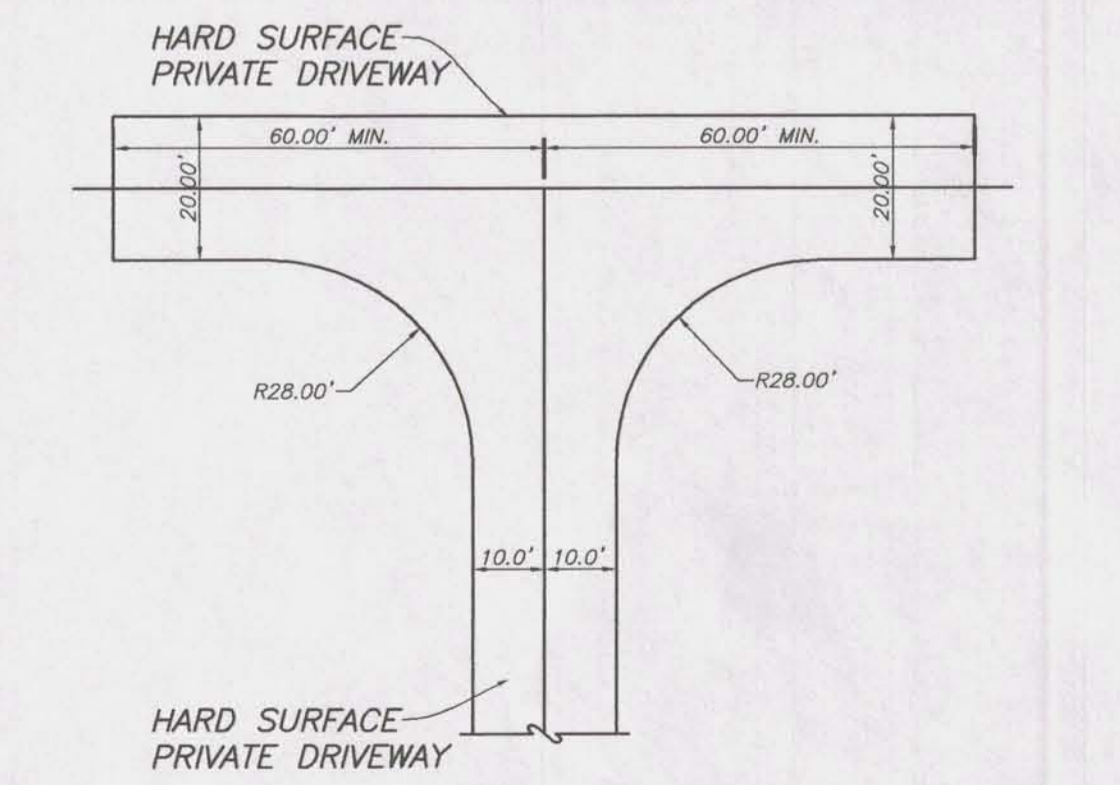
Bury Depth

Ground Level

Exposed Wall

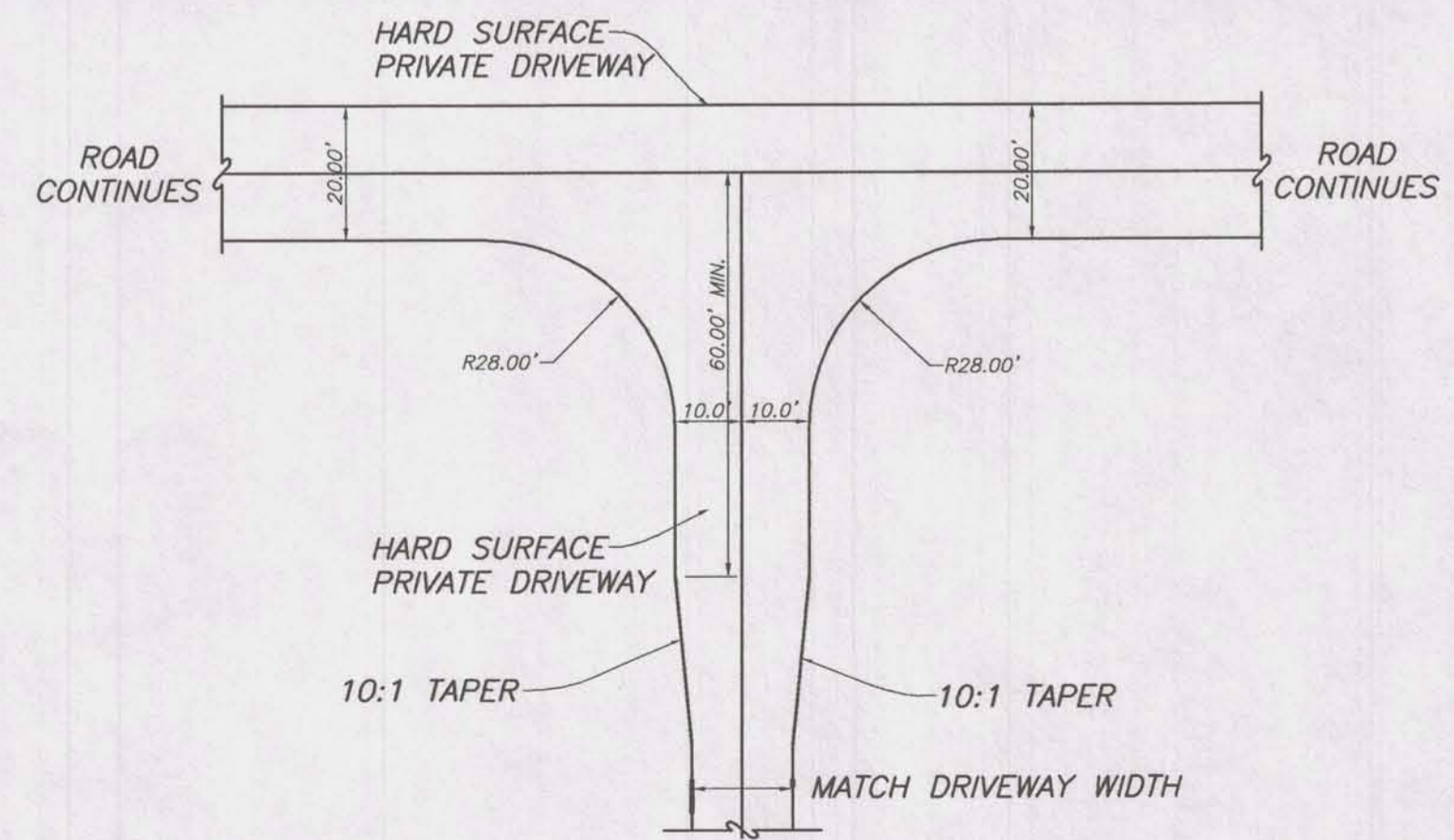
Wall Height

NOTE: ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.



DEAD END HAMMER HEAD

NOT TO SCALE



STANDARD ROADWAY HAMMER HEAD

NOT TO SCALE

Drawn By: MLB Date: 9/28/2010
 Designed By: SRM
 Checked By: [blank]
 Approved By: [blank]
 Scale: NTS
 Drawing File: 07-129PP.dwg
 JOB NUMBER: 07-129

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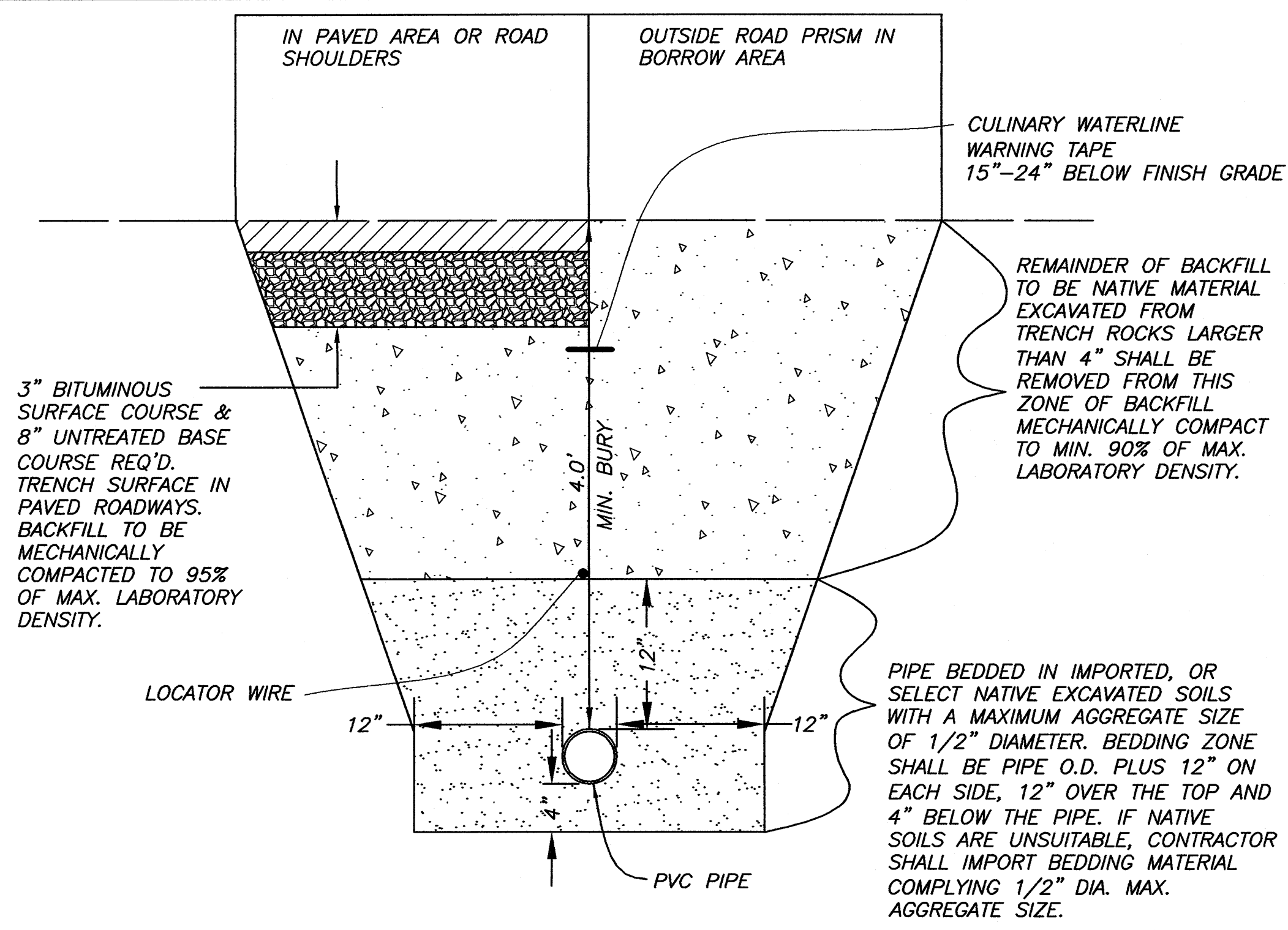
THE SANCTUARY
 A PART OF SECTION 3 & 4, T6N, R2E, AND
 A PART OF SECTION 34, T7N, R2E, SLB&M
 WEBER COUNTY, UTAH

REVISIONS

No.	Date	By
3.	11/19/12	MLB
2.	9/17/2012	MLB
1.	1/16/2012	MLB

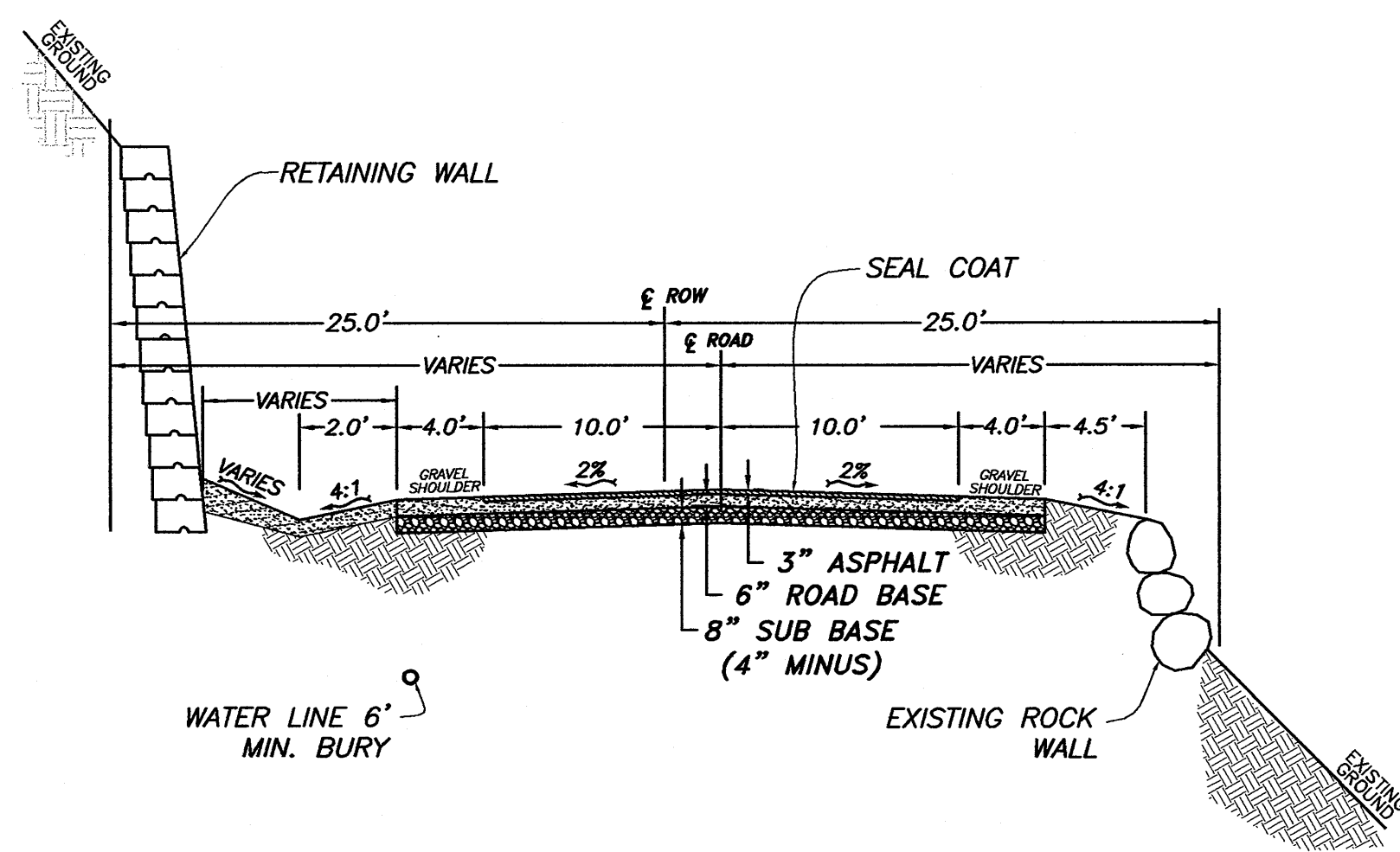
Removed trees from retaining wall planter
 Revised street sections per W.C. Engineer.
 Revised drawing per W.C. Engineer review

SHEET 10 OF 10 SHEETS



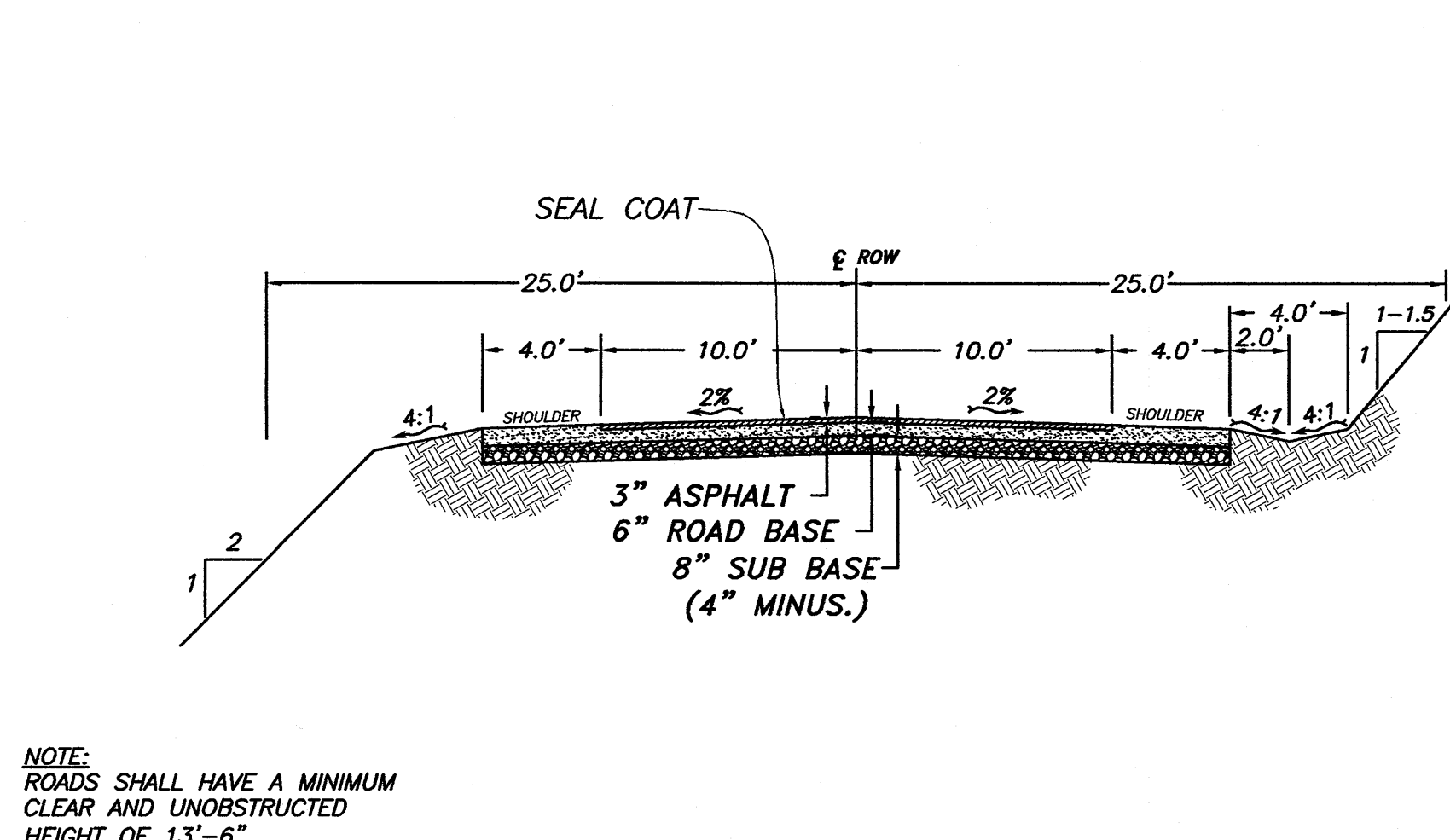
TYPICAL TRENCH SECTION

SCALE: NONE



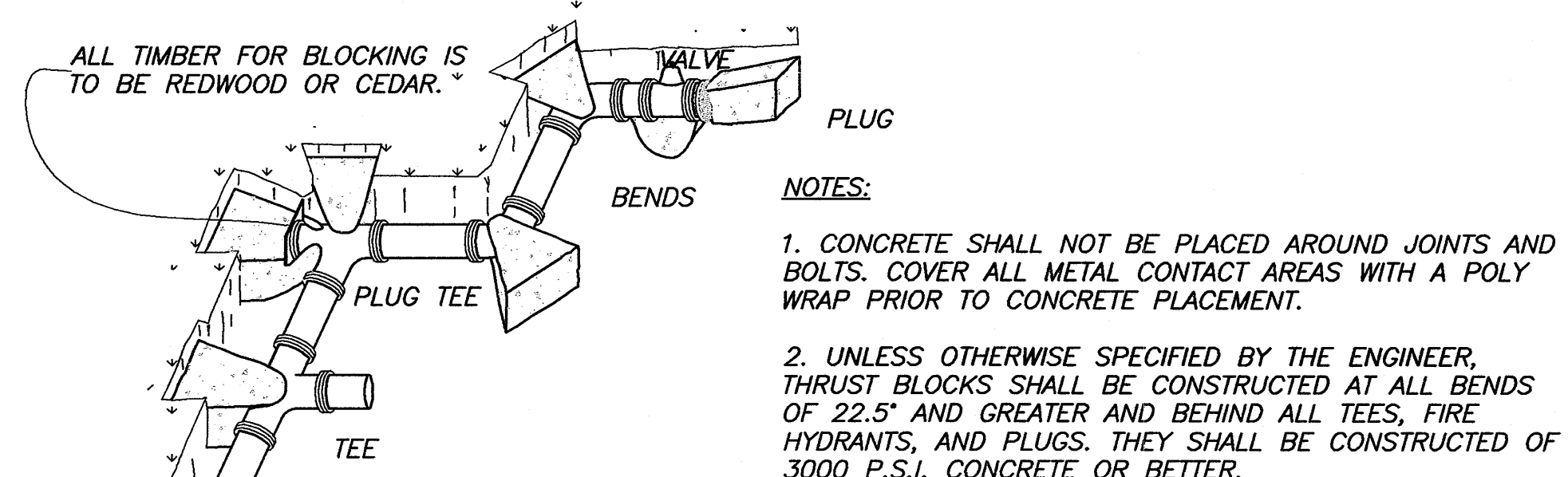
TYPICAL STREET SECTION DETAIL W/Redi-Rock WALL DETAIL

SCALE: NONE



TYPICAL PRIVATE ROADWAY SECTION

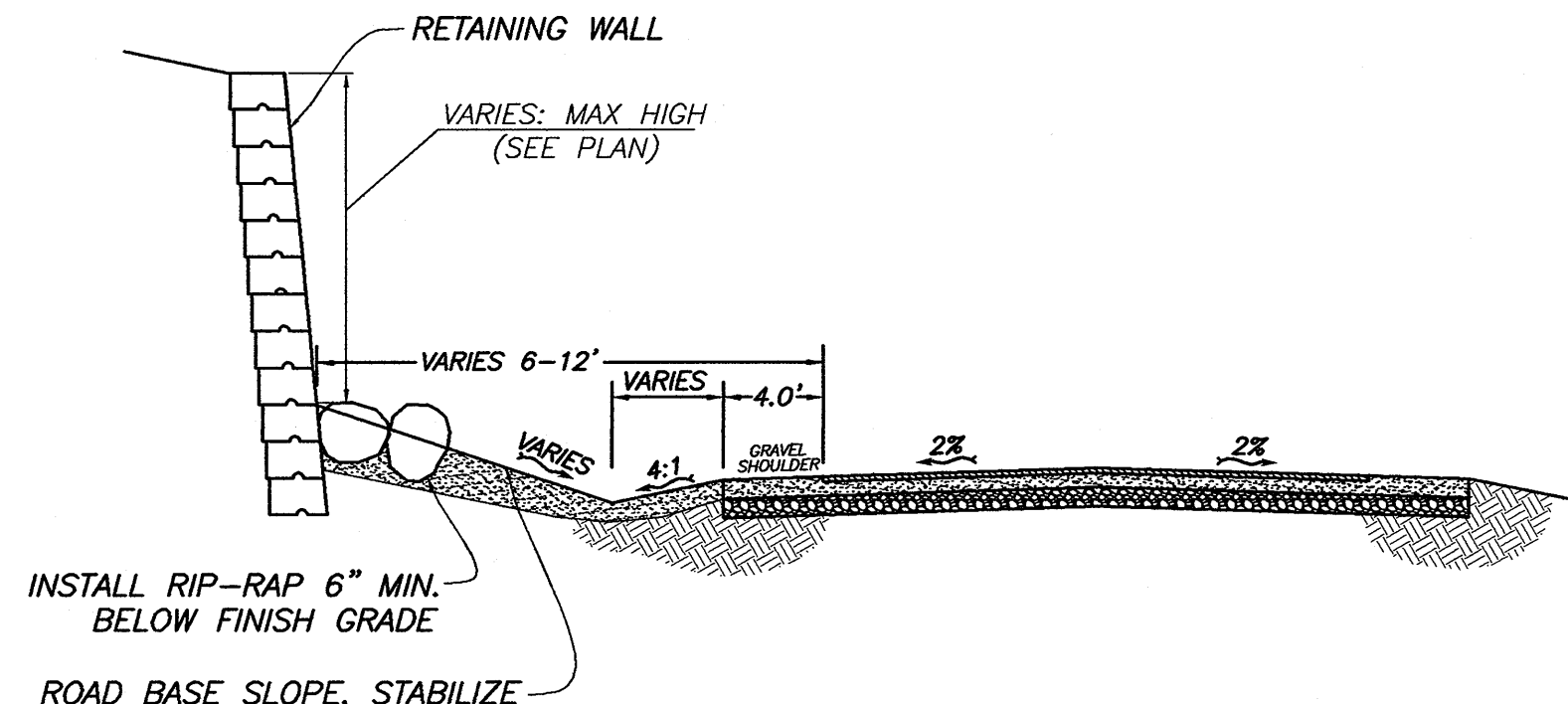
MAXIMUM SLOPE = 12%
SCALE: NONE



THRUST BLOCKING DETAIL

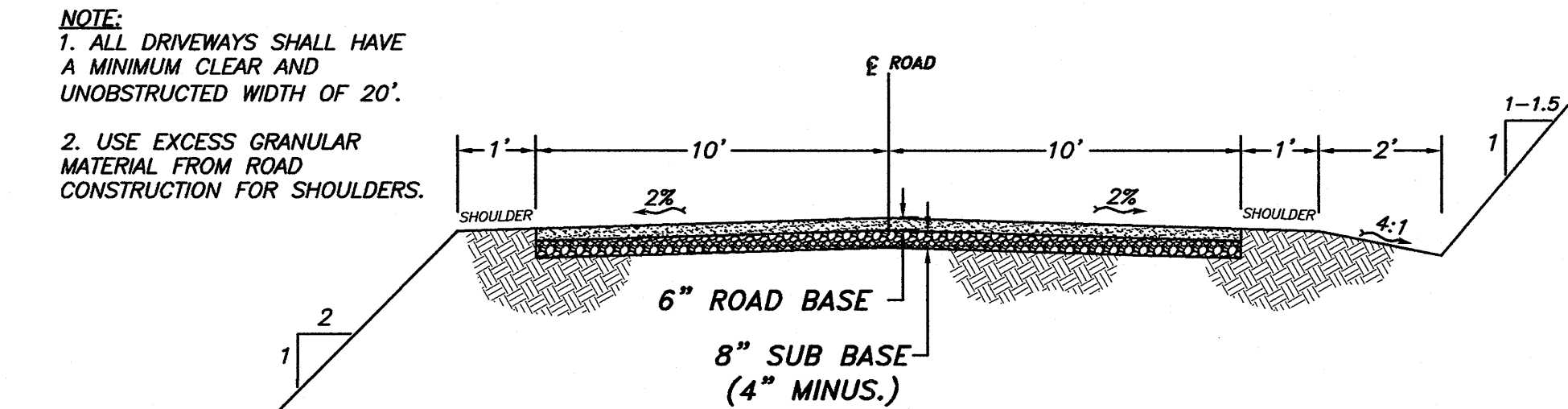
SCALE: NONE

PIPE ID	CROSS	TEE CAP	BEARING AREA IN SQUARE FEET				CONC./CU. YDS.		
			90°	45°	22.5°	11.25°	45°	22.5°	11.25°
4"	2	2	2	1	1	1	1.0	0.5	0.5
6"	2	3	4	2	1	1	1.5	1.0	0.5
8"	3	5	7	4	2	1	2.5	1.5	1.0
10"	4	8	10	6	3	1	4.0	2.5	1.5
12"	5	10	14	8	4	2	5.0	3.0	1.5
16"	10	20	24	12	7	4	8.5	4.5	2.5
18"	12	24	30	16	10	5	11.0	6.0	3.0
20"	14	28	40	20	12	6	14.0	8.0	4.0



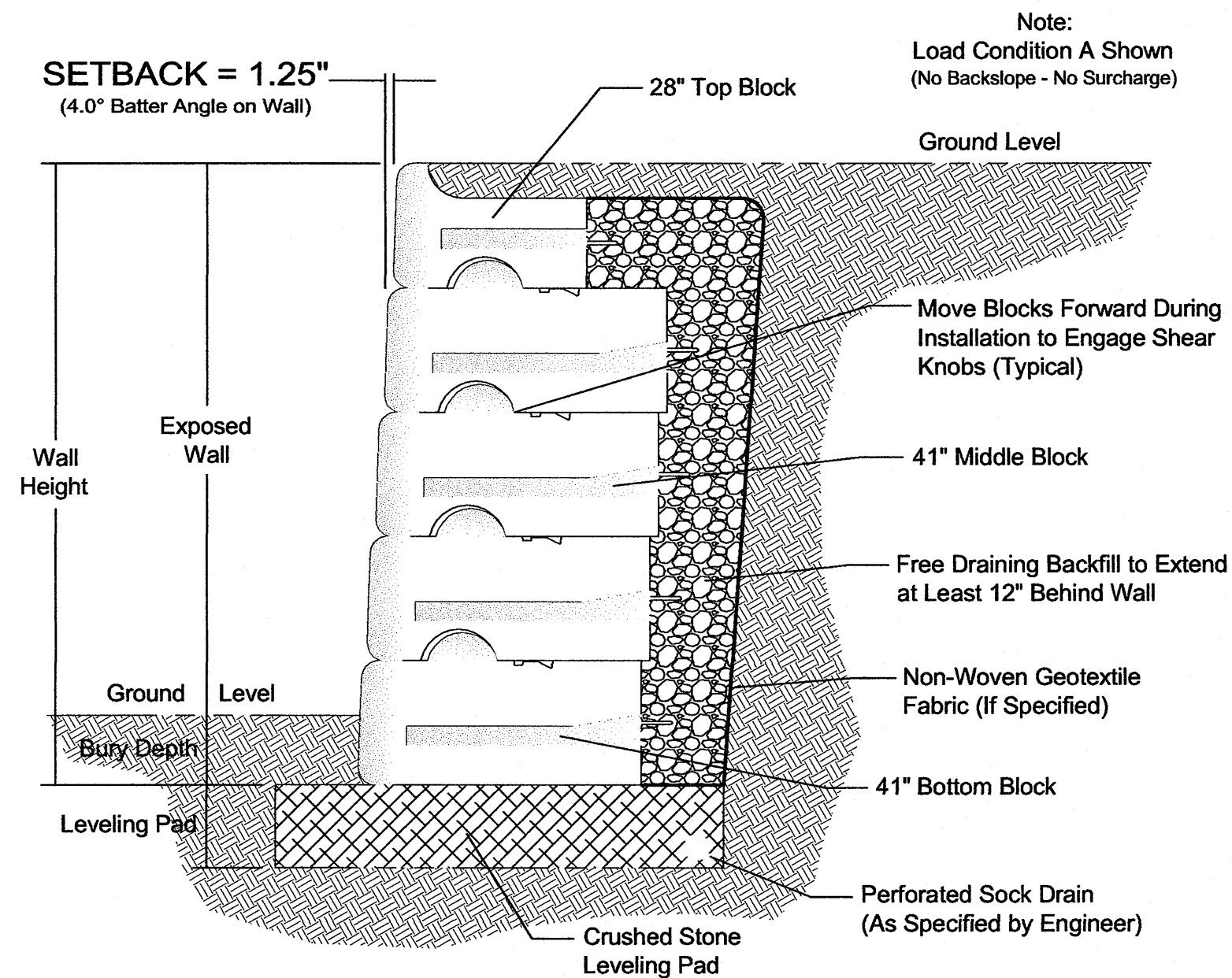
TYPICAL CROSS SECTION RIP-RAP STABILIZED SLOPE DETAIL

SCALE: NONE

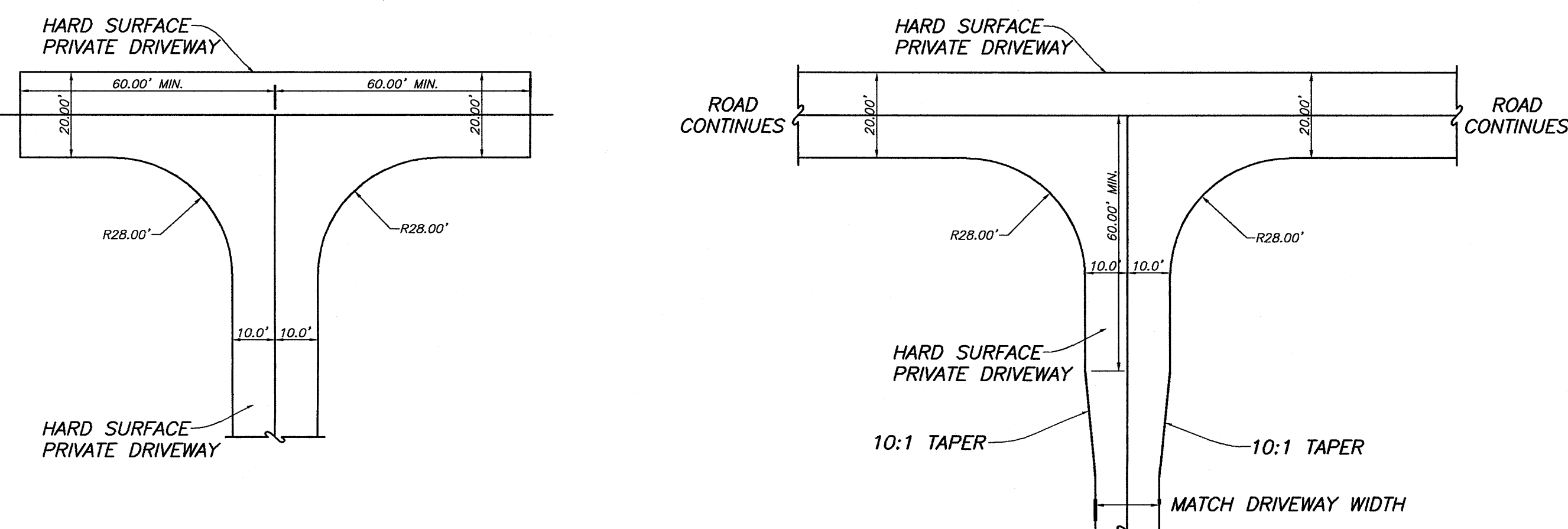


20' WIDE PRIVATE DRIVEWAY TYPICAL STREET SECTION

MAXIMUM SLOPE = 15%
SCALE: NONE



See Redi-Rock.com for Detailed Section Drawings of Each Condition Shown in the Design Charts



DEAD END HAMMER HEAD

NOT TO SCALE

STANDARD ROADWAY HAMMER HEAD

NOT TO SCALE

NOTE:
FIRE TRUCK TURN AROUND IN RESIDENTIAL DRIVEWAY/GARAGE AREAS SHALL BE PROVIDED AS SHOWN AND HAVE A MINIMUM HARD SURFACE AREA FOR A VEHICLE TURNING RADIUS OF 28 FEET OF GREATER. IN LIEU OF A CIRCULAR TURN AROUND, AN APPROVED HAMMER HEAD TURN AROUND MAY BE USED.

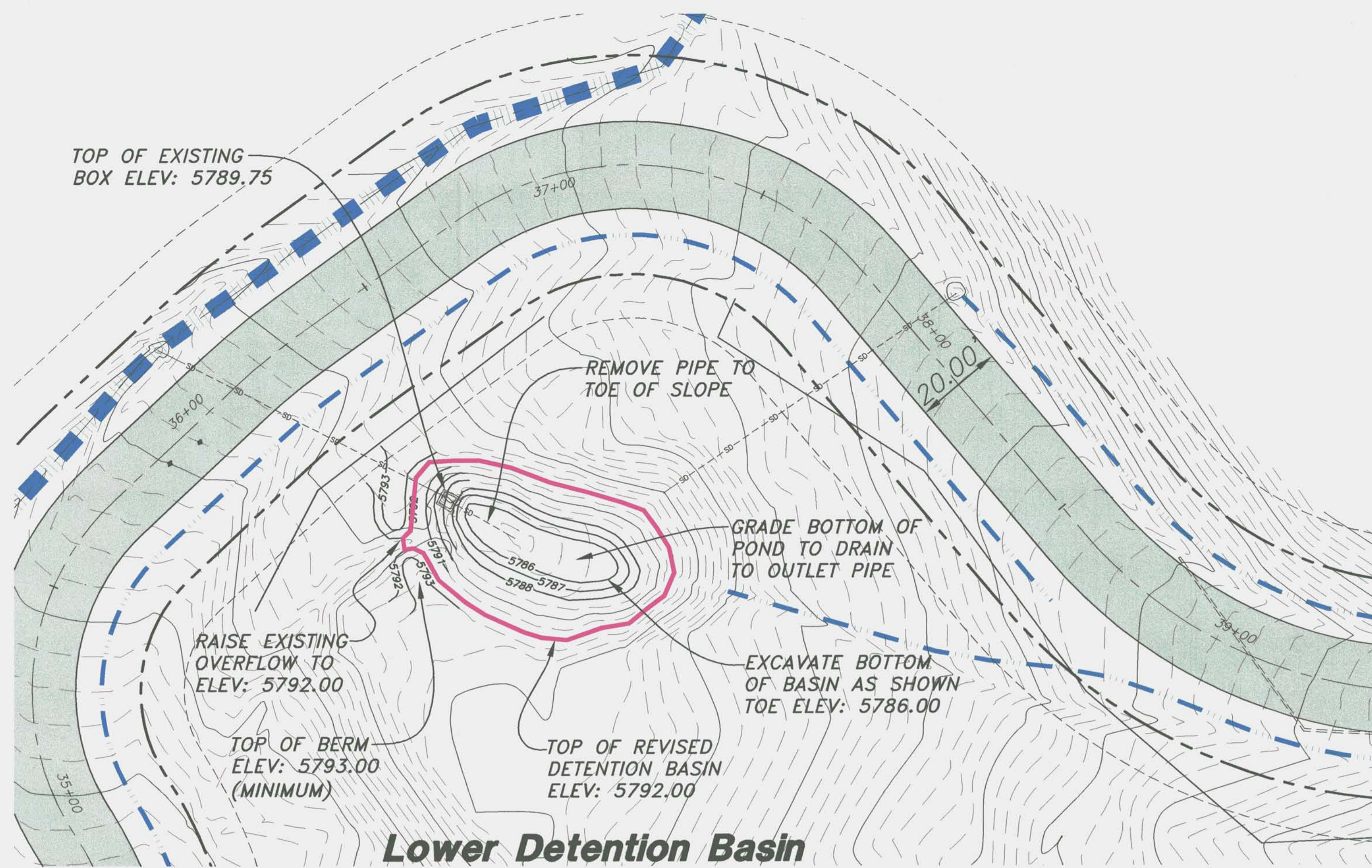
NOTE:
ROUGH GRADING, INSTALLATION OF GRANULAR BORROW, RETAINING WALLS AND STORM DRAIN PIPING LABELED AS EXISTING HAVE BEEN INSTALLED AS PART OF THIS PROJECT.

No.	Date	By	Revision
4.	2/8/2013	MBJ	Removed rock retaining walls as-built.
3.	11/19/12	MBJ	Removed trees from retaining wall planter.
2.	9/17/2012	MBJ	Revised street sections per W.C. Engineer.
1.	7/16/2012	MBJ	Revised drawing per W.C. Engineer review.

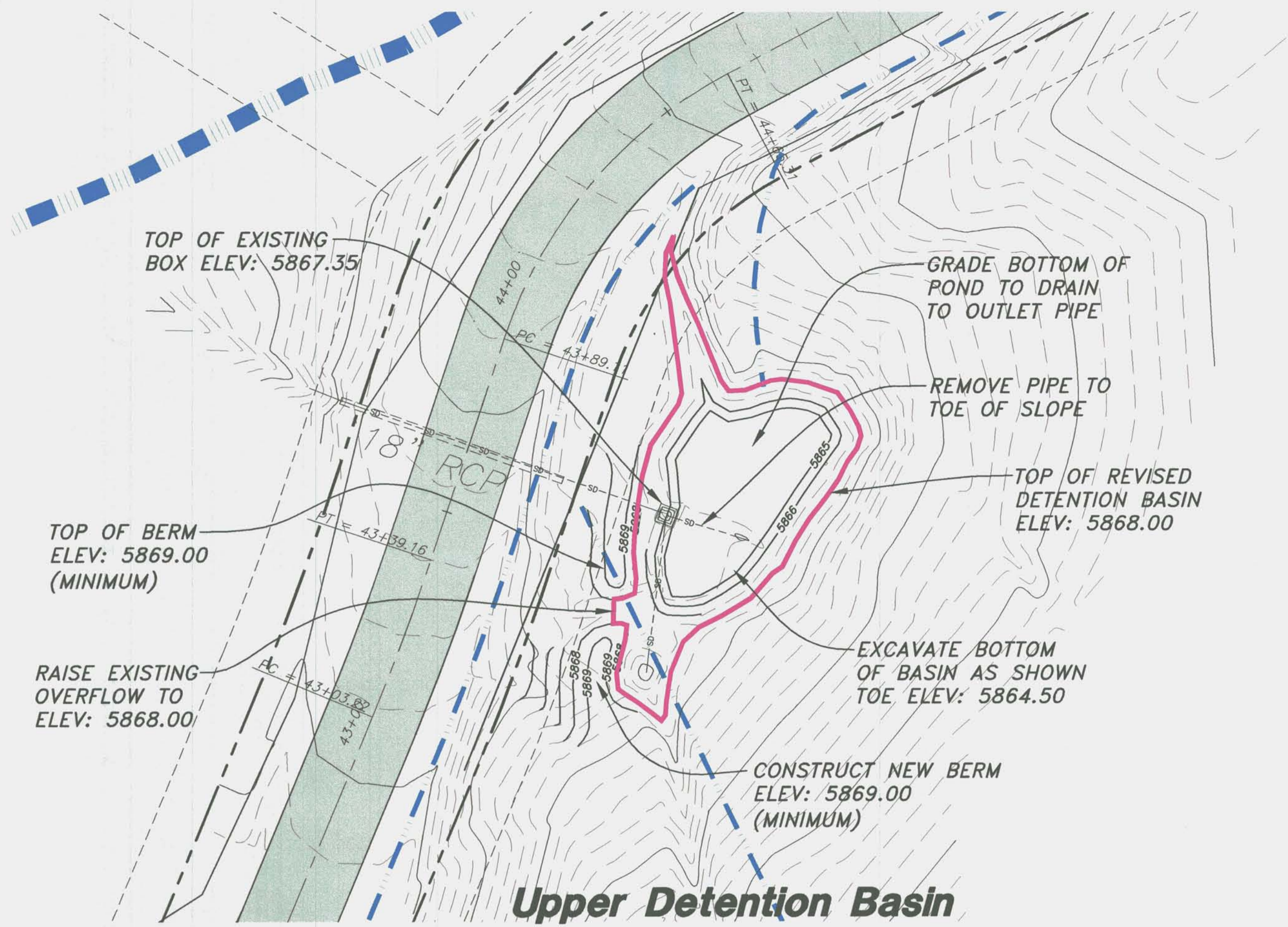
HANSEN & ASSOCIATES, INC.
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Brigham City, Utah 84302
Logan, Utah
Ogden (435) 752-9197
801 389-4905 (801) 389-9272
Professional Engineer License No. 21008 H
Professional Engineer License No. 21008 H

Drawn By: MJB Date: 9/29/2010
Designed By: SEM
Checked By: [blank]
Approved By: [blank]
Scale: NTS
Drawing File: 07-128PP.dwg
JOB NUMBER: 07-128

PLAN & PROFILE FOR
THE SANCTUARY
A PART OF SECTION 3 & 4, T6N, R2E, AND
A PART OF SECTION 34, T7N, R2E, SLB&M
WEBER COUNTY, UTAH



Lower Detention Basin



Upper Detention Basin

NOTE:
 DETENTION BASIN LOCATIONS ARE APPROXIMATE.
 CONTRACTOR TO USE THE EXISTING GROUND
 TOPOGRAPHY AND VEGETATION TO LOCATE THE BASINS
 AND CONSTRUCT USING EXISTING MATERIALS. MAINTAIN
 REQUIRED VOLUME AND MINIMUM 12" OF FREEBOARD.

HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main 67 East 100 North Brigham City, Utah (435) 723-5491 (435) 723-7663	84302 84321 Logan Ogden (435) 752-9197 (435) 752-8272
Drawn By: MJB Designed By: SRM Checked By: Approved By: MJS Scale: MJS Drawing File: 07-128PP.dwg JOB NUMBER: 07-128	Date: 9/28/2010
DETENTION BASIN RE-DESIGN FOR THE SANCTUARY A PART OF SECTION 3 & 4, T6N, R2E, AND A PART OF SECTION 34, T7N, R2E, SLB&H WEBER COUNTY, UTAH	
SHEET 1 OF 1 SHEETS	
2. 9/17/2012 MJB Added As-Built data per W.C. Engineer. 1. 7/19/2012 MJB Revised drawing per W.C. Engineer review	No. 2 By Date Revision