

# EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UT  
OCT 2017

**BASIS OF BEARING**

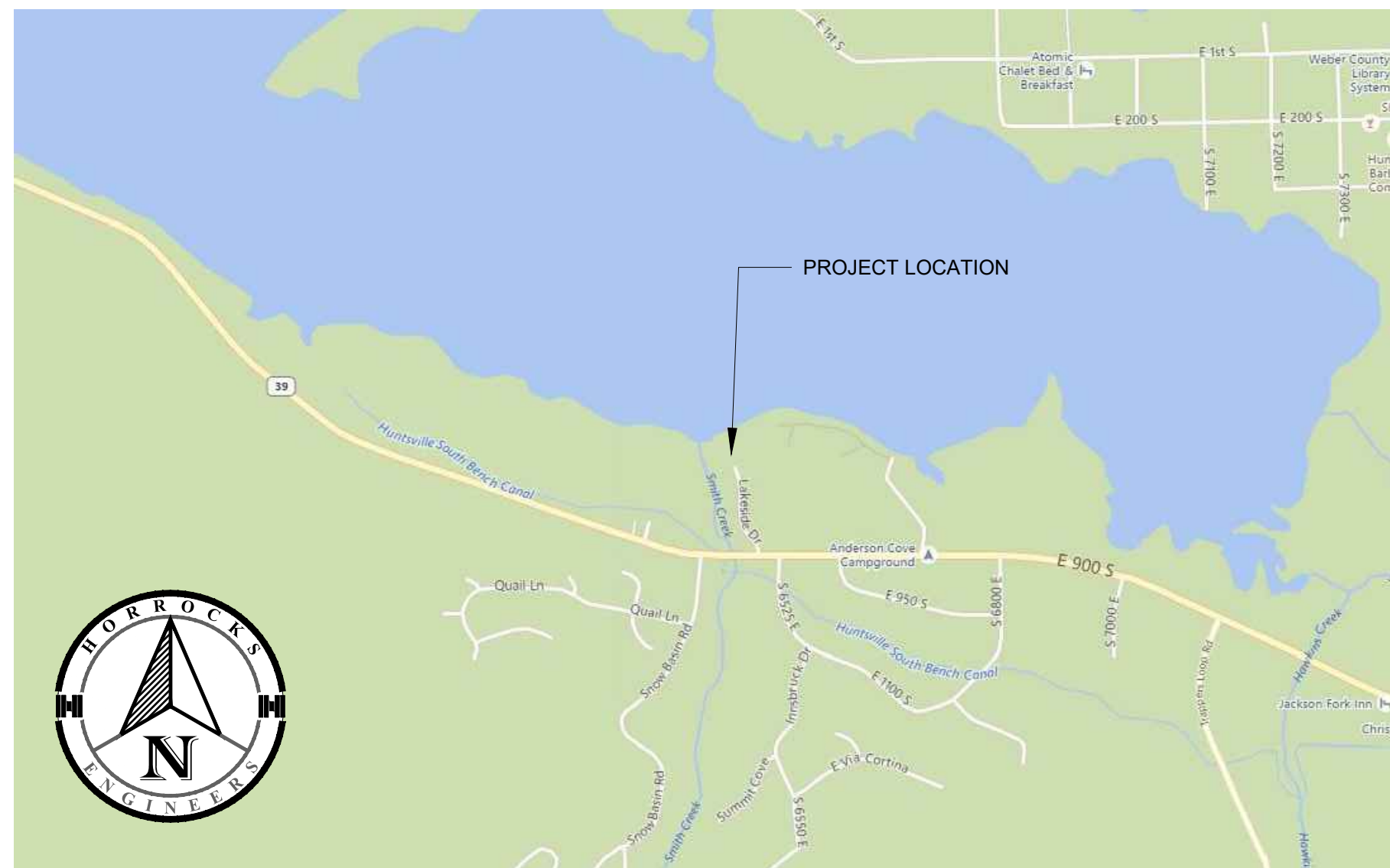
THE BASIS OF BEARING IS N.00°25'49"E. (RECORD N.00°25'44"E.) 5316.87' BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.6N., R.1E., SLB&M.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

**NOTES**

- ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.



VICINITY MAP  
NO SCALE

**DEVELOPER**

JACK FISHER HOMES  
BROCK LOOMIS  
1148 W LEGACY CROSSING BLVD., STE 400  
CENTERTVILLE, UTAH 84014  
801-335-8500

**LAND USE**

TOTAL AREA ..... 208,800 S.F. (4.79 ACRES)  
COMMON AREA ..... 149,140 S.F. (3.42 ACRES) 71%  
ROAD AREA ..... 49,420 S.F. (1.13 ACRES)  
OPEN AREA ..... 99,720 S.F. (2.29 ACRES)  
PRIVATELY OWNED BUILDING ..... 59,660 S.F. (1.37 ACRES) 29%

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_ WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 3, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE NORTHWEST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 602.20 FEET AND N89°34'11"E 7.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N00°09'59"E 302.43 FEET ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION; THENCE NORTH 63°12'30" EAST 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 0°20'30" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET TO A POINT ON A 66.72 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS S9°42'22"W); THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 147.18 FEET THROUGH A CENTRAL ANGLE OF 126°22'53" (CHORD S72 54°23'W 119.10') TO A POINT ON A LINE; THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 ACRES.

**SURVEYOR'S CERTIFICATE**

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.



**WEBER COUNTY SURVEYOR:**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ .

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
WEBER COUNTY ENGINEER

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST  
\_\_\_\_\_  
TITLE

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED,  
\_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
\_\_\_\_\_  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

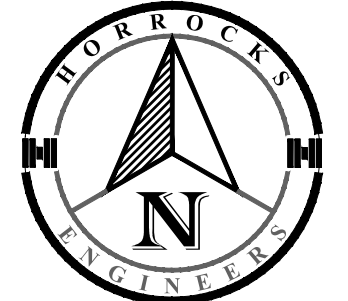


2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

# EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

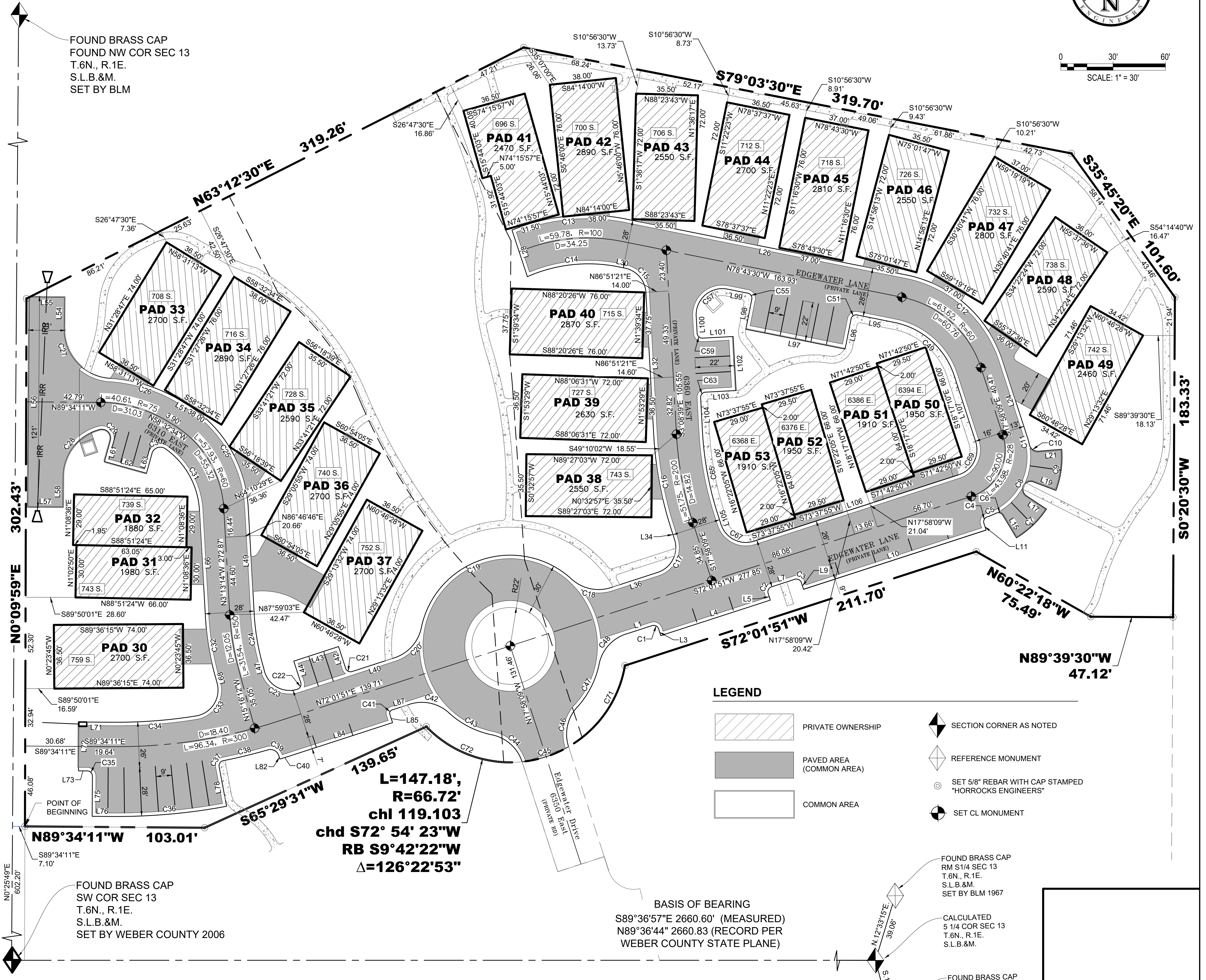
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6  
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UT  
OCT 2017



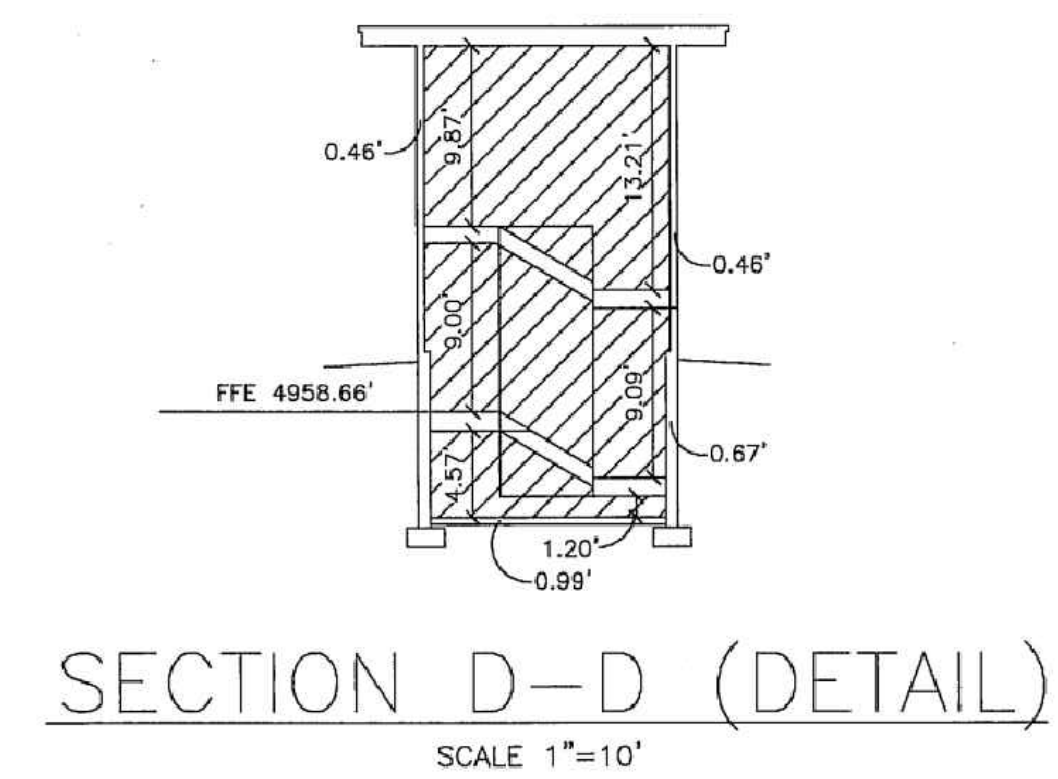
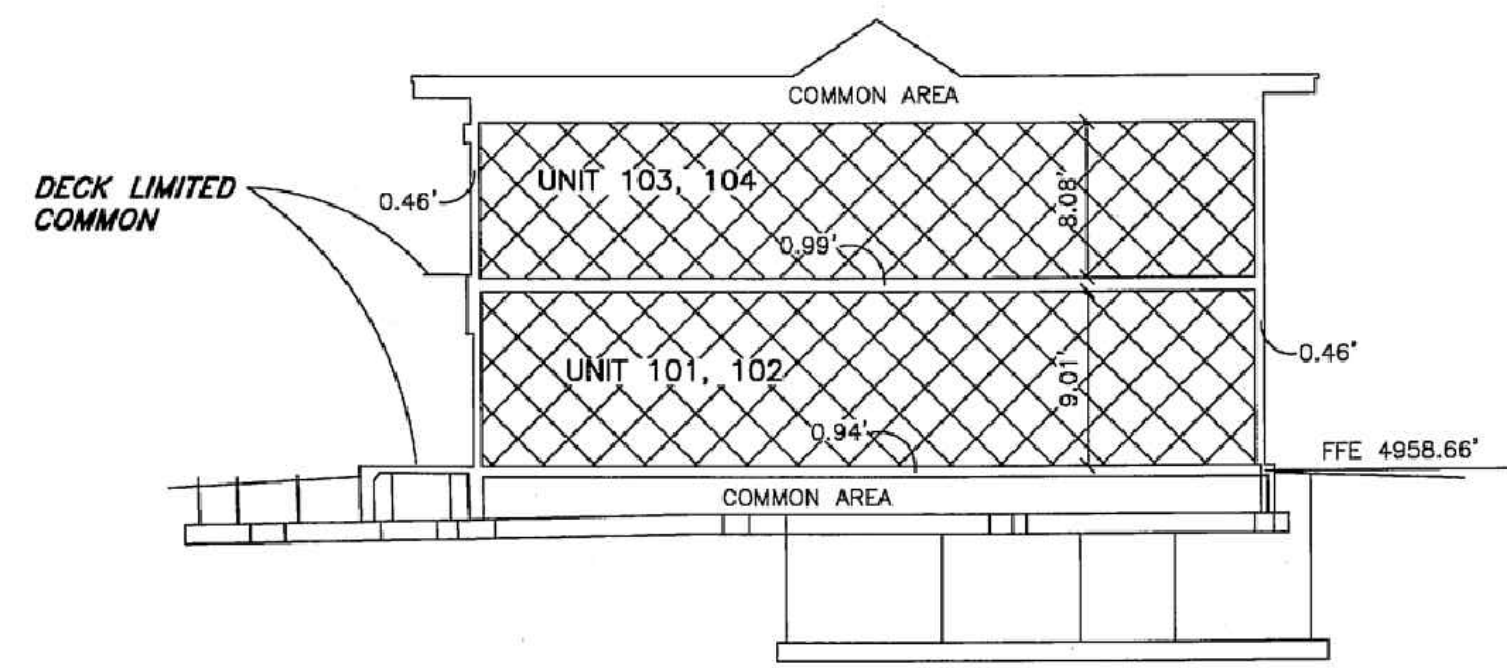
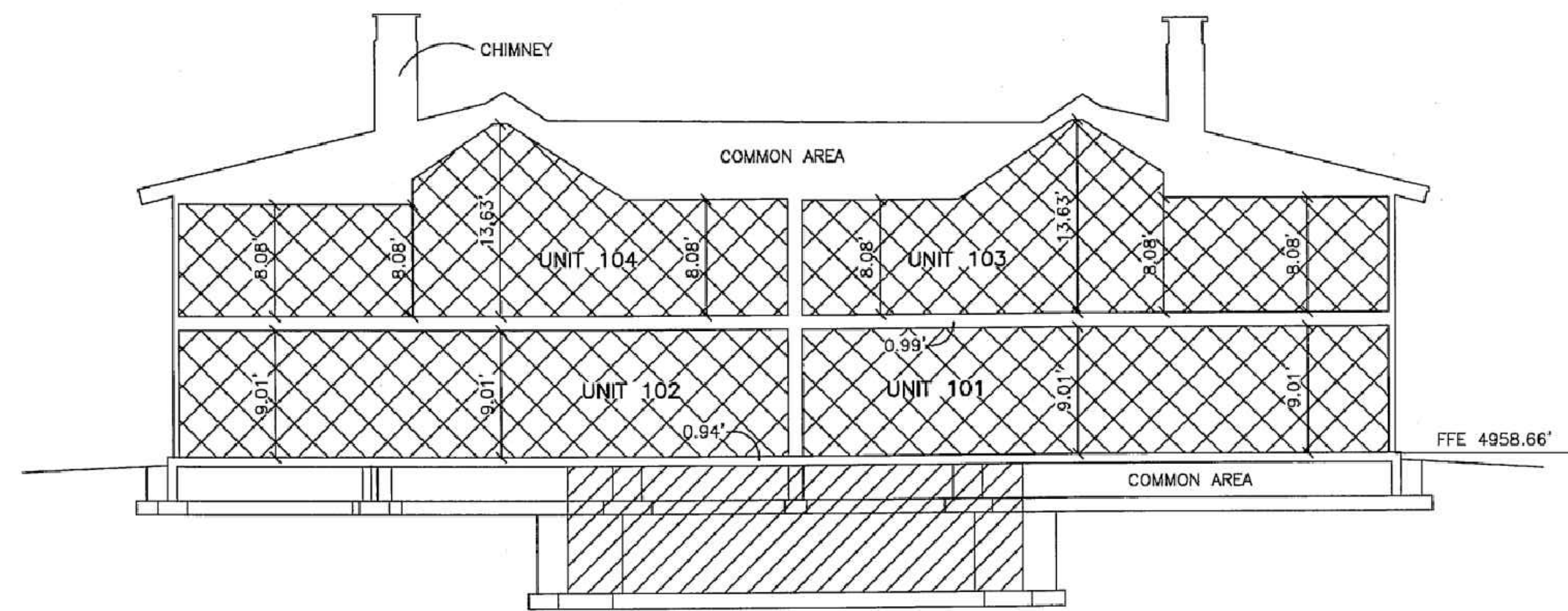
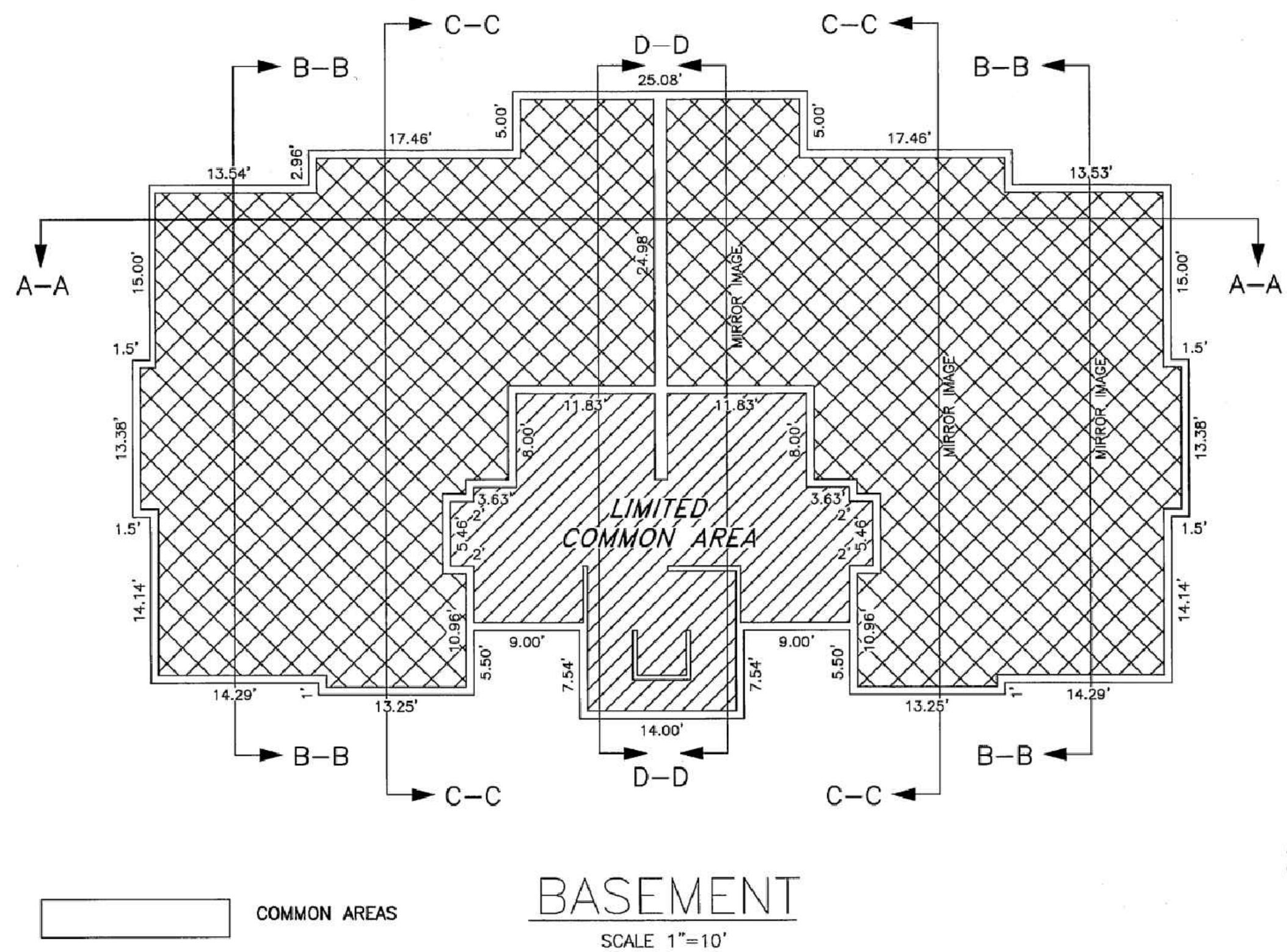
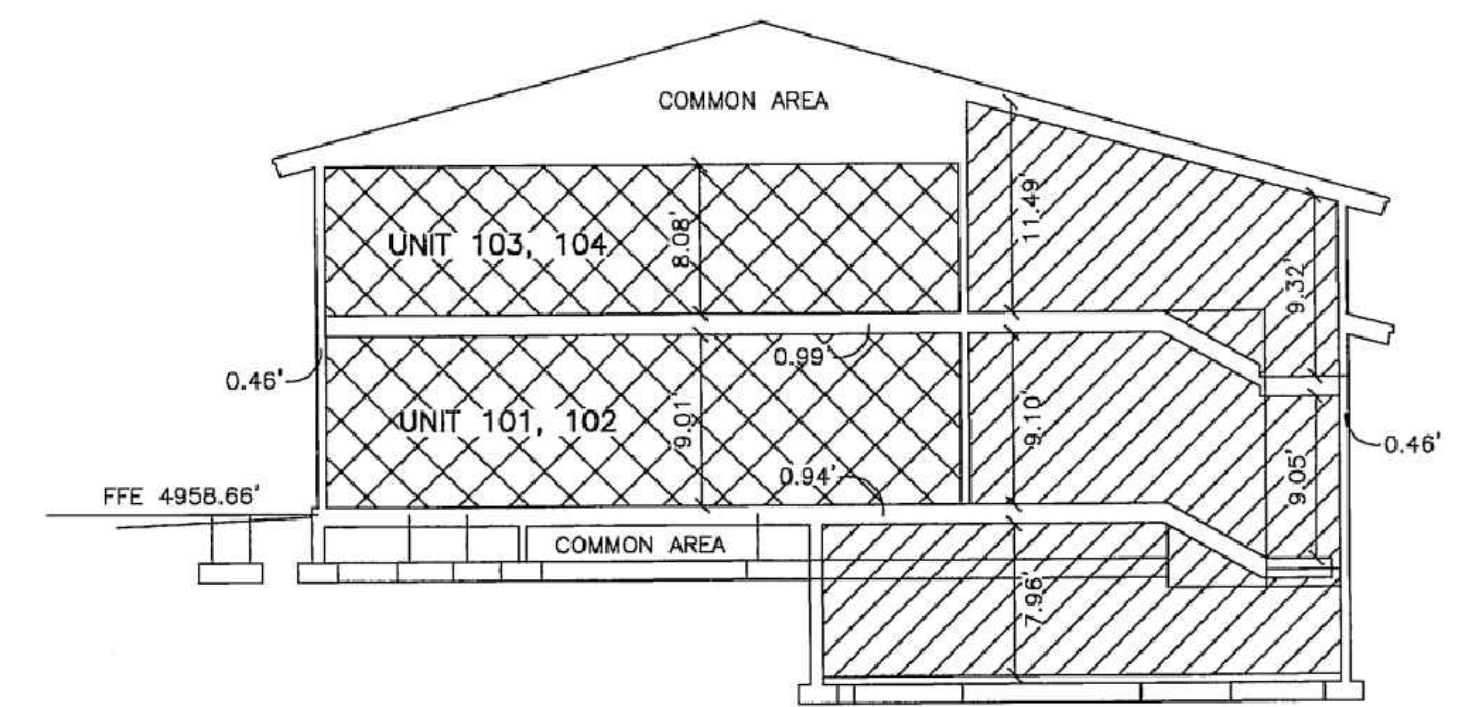
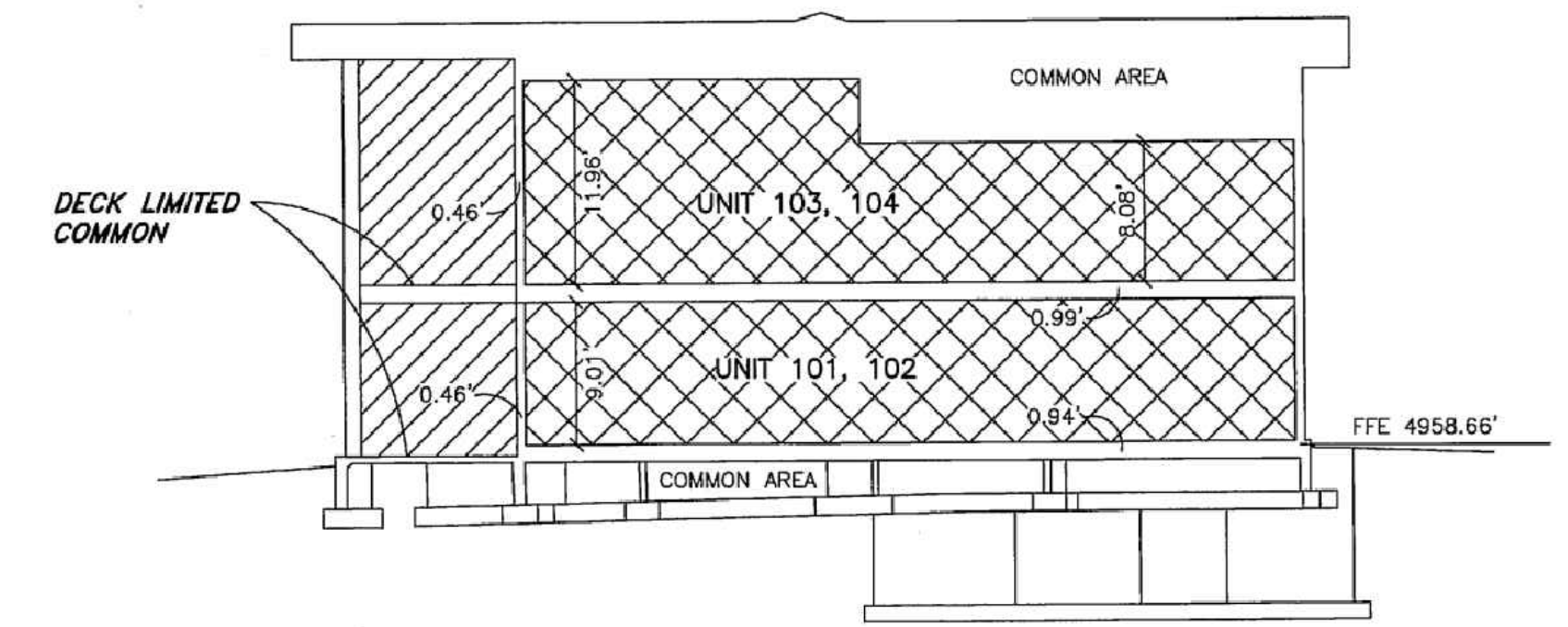
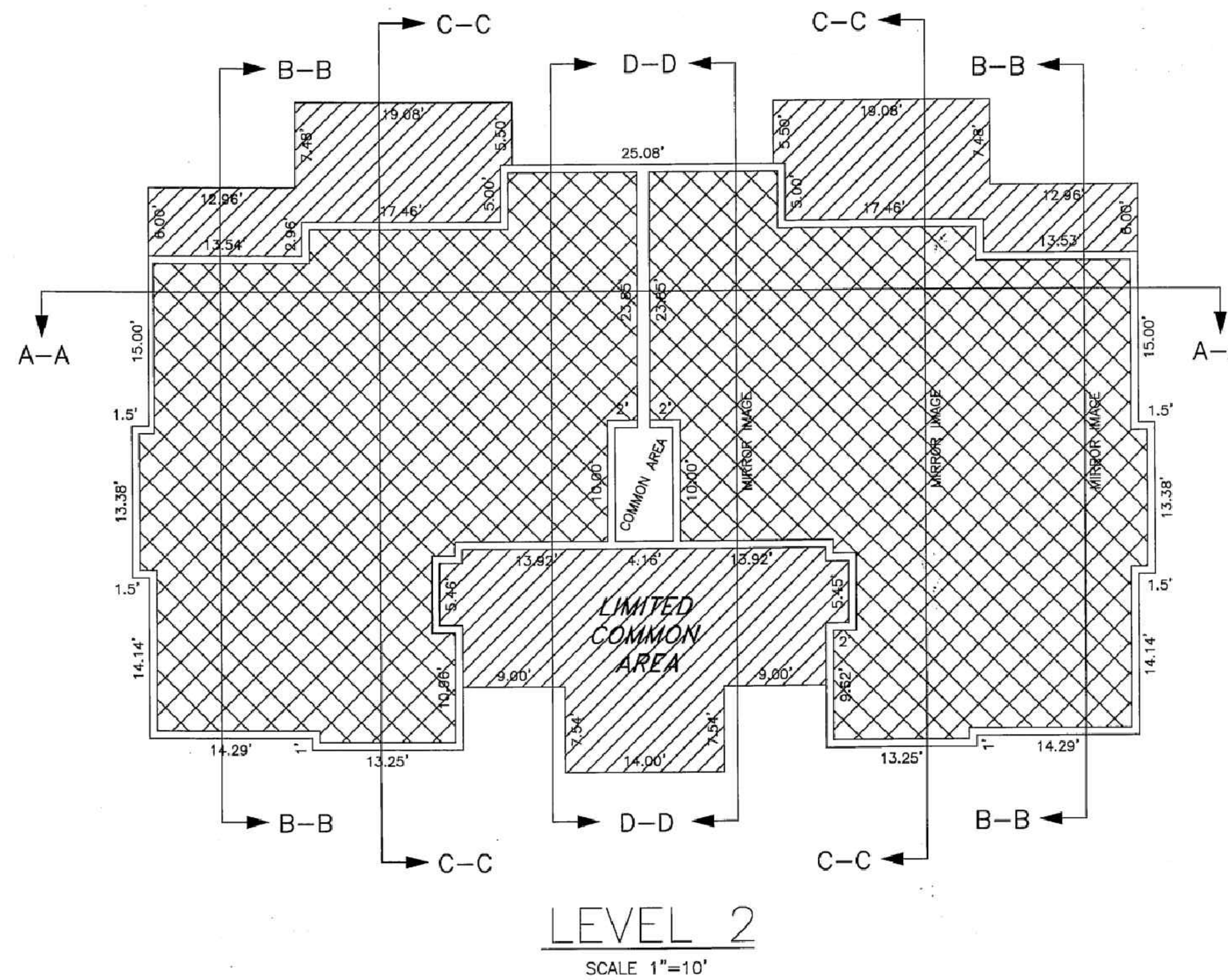
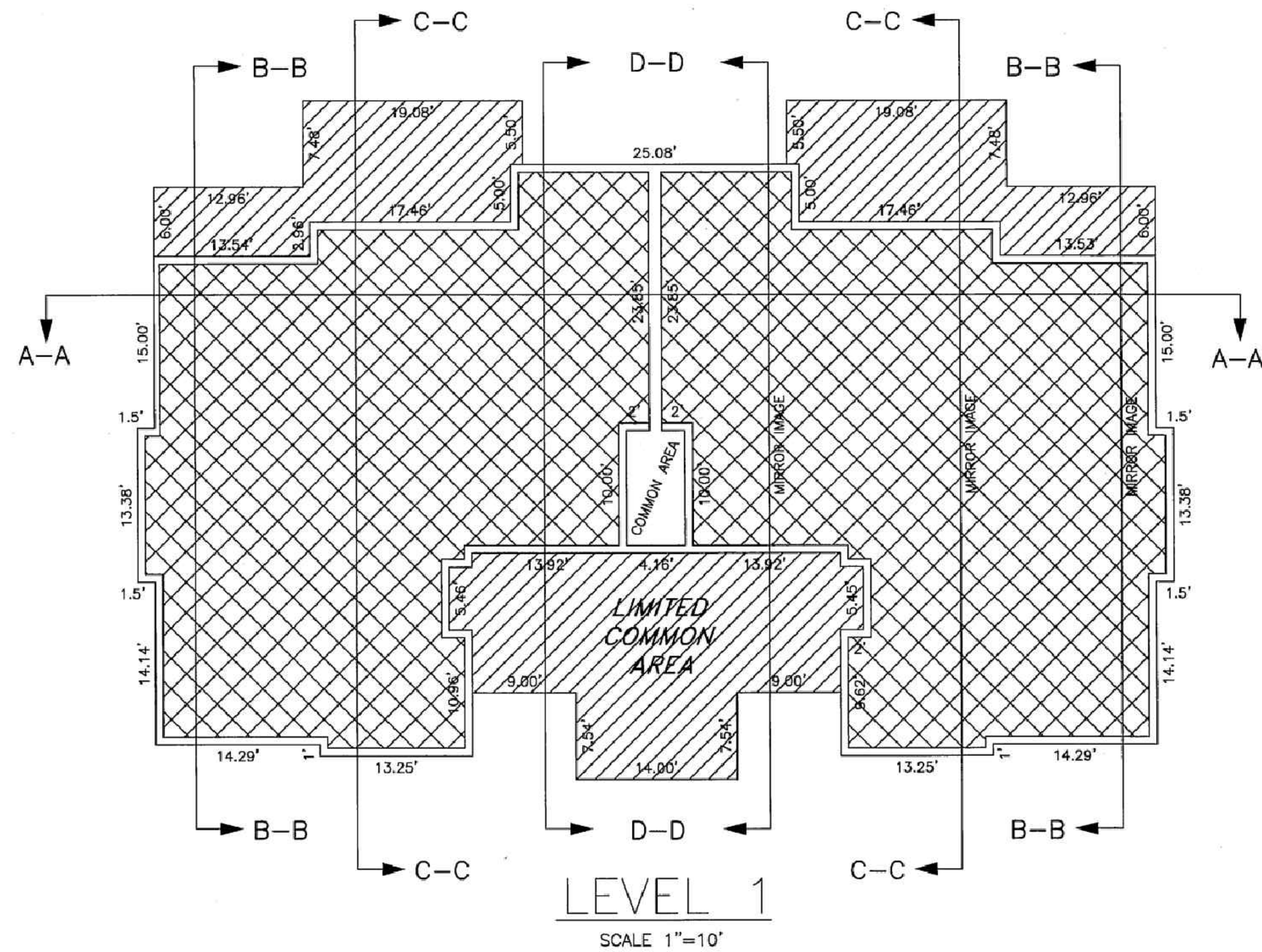
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SCALE: 1" = 30'


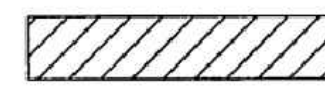

CURVE TABLE				
CRV	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	4.71	3.00	90°00'00"	S62°58'09"E
C2	4.71	3.00	90°00'00"	N27°01'51"E
C3	4.71	3.00	90°00'00"	S62°58'09"E
C4	4.71	3.00	89°53'38"	N26°58'40"E
C5	5.42	36.00	8°37'36"	N67°36'42"E
C6	4.48	3.00	85°35'18"	S73°54'27"E
C7	24.00	54.00	25°27'53"	N46°09'15"E
C8	13.14	4.50	167°16'03"	N27°03'20"E
C9	24.00	54.00	25°27'53"	S11°06'48"E
C10	7.24	5.00	82°59'43"	N53°16'40"W
C11	3.89	36.00	6°11'20"	N14°52'29"W
C12	77.41	73.00	60°45'21"	N48°20'49"W
C13	66.48	113.00	33°42'31"	S84°25'14"W
C14	53.16	87.00	35°00'38"	N83°46'11"E
C15	19.79	15.00	75°34'51"	S40°56'05"E
C16	55.37	214.00	14°49'29"	S10°33'24"E
C17	23.56	15.00	90°00'00"	S27°01'51"W
C18	24.26	23.00	60°26'24"	N77°44'56"W
C19	109.71	52.00	120°52'49"	S72°01'51"W
C20	24.26	23.00	60°26'24"	S41°48'39"W
C21	4.71	3.00	90°00'00"	N62°58'09"W
C22	4.77	3.00	91°08'34"	S27°36'08"W
C23	23.97	15.00	91°33'23"	N61°02'53"W
C24	28.60	136.00	12°02'57"	N9°14'43"W
C25	71.45	74.00	55°19'20"	N30°52'54"W
C26	43.14	89.00	27°46'12"	N72°25'40"W
C27	42.39	28.00	86°44'35"	N42°56'29"W
C28	36.79	28.00	75°16'39"	N38°04'09"E
C29	10.45	5.00	119°46'14"	S44°24'25"E
C30	9.56	5.00	109°33'31"	N70°15'28"E
C31	41.54	46.00	51°44'32"	S29°05'30"E
C32	34.49	164.00	12°02'57"	S9°14'43"E
C33	25.17	15.00	96°08'35"	S32°48'06"W
C34	47.71	286.00	9°33'26"	S85°39'06"W
C35	4.71	3.00	90°00'00"	S44°34'11"E
C36	65.78	340.00	11°05'04"	N84°53'17"E
C37	4.68	3.00	89°27'28"	N34°04'29"E
C38	26.43	314.00	4°49'25"	N76°23'30"E
C39	7.78	5.00	89°09'16"	S61°26'34"E
C40	5.89	321.00	1°03'05"	N72°33'24"E
C41	3.14	2.00	90°00'00"	N27°01'51"E
C42	24.26	23.00	60°26'24"	S77°44'56"E
C43	28.03	52.00	30°52'49"	S62°58'09"E
C44	24.26	23.00	60°26'24"	S48°11'21"E
C45	28.21	66.72	24°13'26"	N72°01'51"E
C46	24.26	23.00	60°26'24"	N12°15'04"E
C47	28.03	52.00	30°52'49"	N27°01'51"E
C48	24.26	23.00	60°26'24"	N41°48'39"E
C49	48.22	45.50	60°43'10"	N47°59'40"W
C51	4.71	3.00	90°00'00"	S56°16'30"W
C55	4.71	3.00	90°00'00"	N33°43'30"W
C57	27.34	15.00	104°25'09"	S49°03'55"W
C59	4.71	3.00	90°00'00"	S48°08'39"E
C63	4.71	3.00	90°00'00"	S41°51'21"W
C65	48.13	186.00	14°49'29"	S10°33'24"E
C67	23.56	15.00	90°00'00"	S62°58'09"E
C69	23.56	15.00	90°00'00"	N27°01'51"E
C71	58.46	66.72	50°12'12"	N34°49'02"E
C72	60.50	66.72	51°57'15"	S69°52'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.68	N72°01'51"E
L3	4.00	S17°58'09"E
L4	66.00	N72°01'51"E
L5	4.00	N17°58'09"W
L7	14.00	N72°01'51"E
L9	4.00	S17°58'09"E
L10	110.00	N72°01'51"E
L11	4.00	N17°58'09"W
L15	15.12	S31°06'48"E
L17	13.67	N56°34'42"W
L19	13.67	S69°18'38"E
L21	13.31	S85°13'29"W
L24	46.47	N17°58'09"W
L26	163.93	N78°43'30"W
L28	28.10	S18°16'10"E
L30	3.94	S78°43'30"E
L32	81.84	S3°08'39"E
L34	5.85	S17°58'09"E
L36	28.17	S72°01'51"W
L40	25.46	S72°01'51"W
L42	13.00	N17°58'09"W
L43	27.00	S72°01'51"W
L44	13.00	S17°58'09"E
L47	4.99	N15°16'12"W
L49	61.04	N3°13'14"W
L51	3.90	N58°32'34"W
L54	18.19	N0°25'49"E
L55	20.00	N89°34'11"W
L56	120.00	S0°25'49"W
L57	20.00	S89°34'11"E
L58	17.35	N0°25'49"E
L61	12.62	S15°28'42"W
L62	25.00	S74°31'18"E
L63	11.68	N15°28'42"E
L66	61.04	S3°13'14"E
L68	4.50	S15°16'12"E
L71	19.64	N89°34'11"W
L72	28.00	S0°25'49"W
L73	5.00	S89°34'11"E
L75	23.00	S0°25'49"W
L76	11.64	S89°34'11"E
L78	23.01	N10°39'15"W
L82	2.03	S16°51'56"E
L84	61.99	N72°01'51"E
L85	5.00	N17°58'09"W
L87	10.48	N72°01'51"E
L95	21.96	N78°43'30"W
L96	17.50	S11°16'30"W
L97	58.00	N78°43'30"W
L98	17.50	N11°16'30"E
L99	11.83	N78°43'30"W
L100	9.75	S3°08'39"E
L101	17.50	N86°51'21"E
L102	31.00	S3°08'39"E
L103	17.53	S86°51'21"W
L104	19.86	S3°08'39"E
L105	5.85	S17°58'09"E
L106	123.44	N72°01'51"E
L107	39.47	N17°58'09"W



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-  COMMON AREAS
-  LIMITED COMMON AREAS AND FACILITIES
-  PRIVATE OWNERSHIP

CONDOMINIUM NOTES:  
UNITS 101-104 ARE CONDOMINIUM UNITS  
ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREA. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.  
DIMENSIONS ON BUILDINGS VARY SLIGHTLY. AS-BUILT DIMENSIONS WILL CONTROL.

# IMPROVEMENT DRAWINGS FOR EDGEWATER BEACH RESORT - PHASE 3

6350 STATE ROUTE 39 HUNTSVILLE, UT

**BASIS OF BEARING:**

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'57"E

**BENCHMARK ELEVATION**

MONUMENT NO. 3-JRH  
ELEVATION=4969.025'  
(MAINTAINED BY WEBER COUNTY SURVEYOR)

**ENGINEER:**

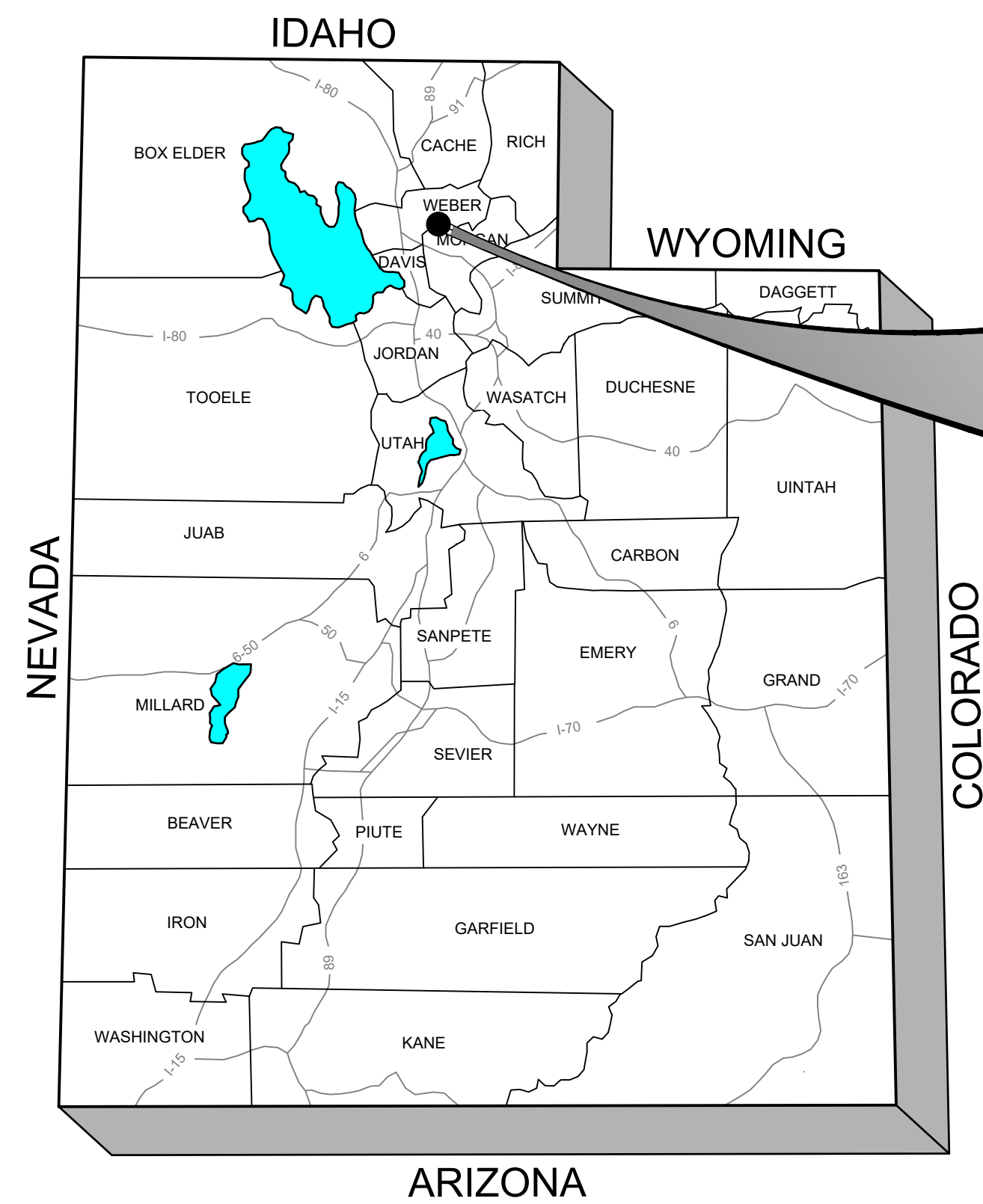
HORROCKS ENGINEERS  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100  
CONTACT: DAVE PETERSEN, PE

**UTILITIES:**

POWER- ROCKY MTN POWER  
GAS- DOMINION ENERGY  
SEWER- MOUNTAIN SEWER  
WATER- LAKEVIEW WATER

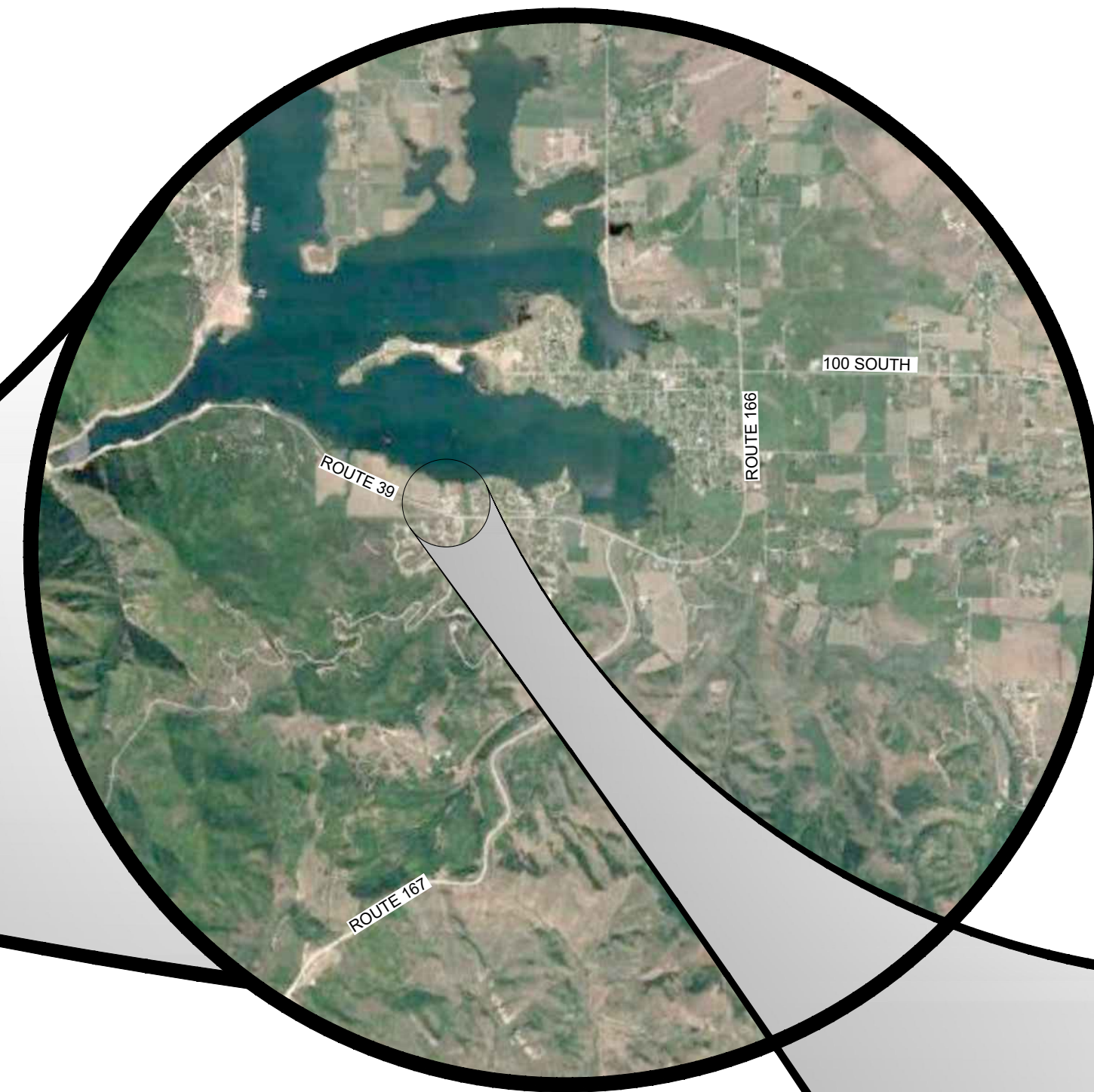
**APPLICANT / OWNER**

JACK FISHER HOMES  
DAN ROSS  
1148 W LEGACY CROSSING BLVD., STE 400  
CENTERVILLE, UTAH 84014  
801-335-8500

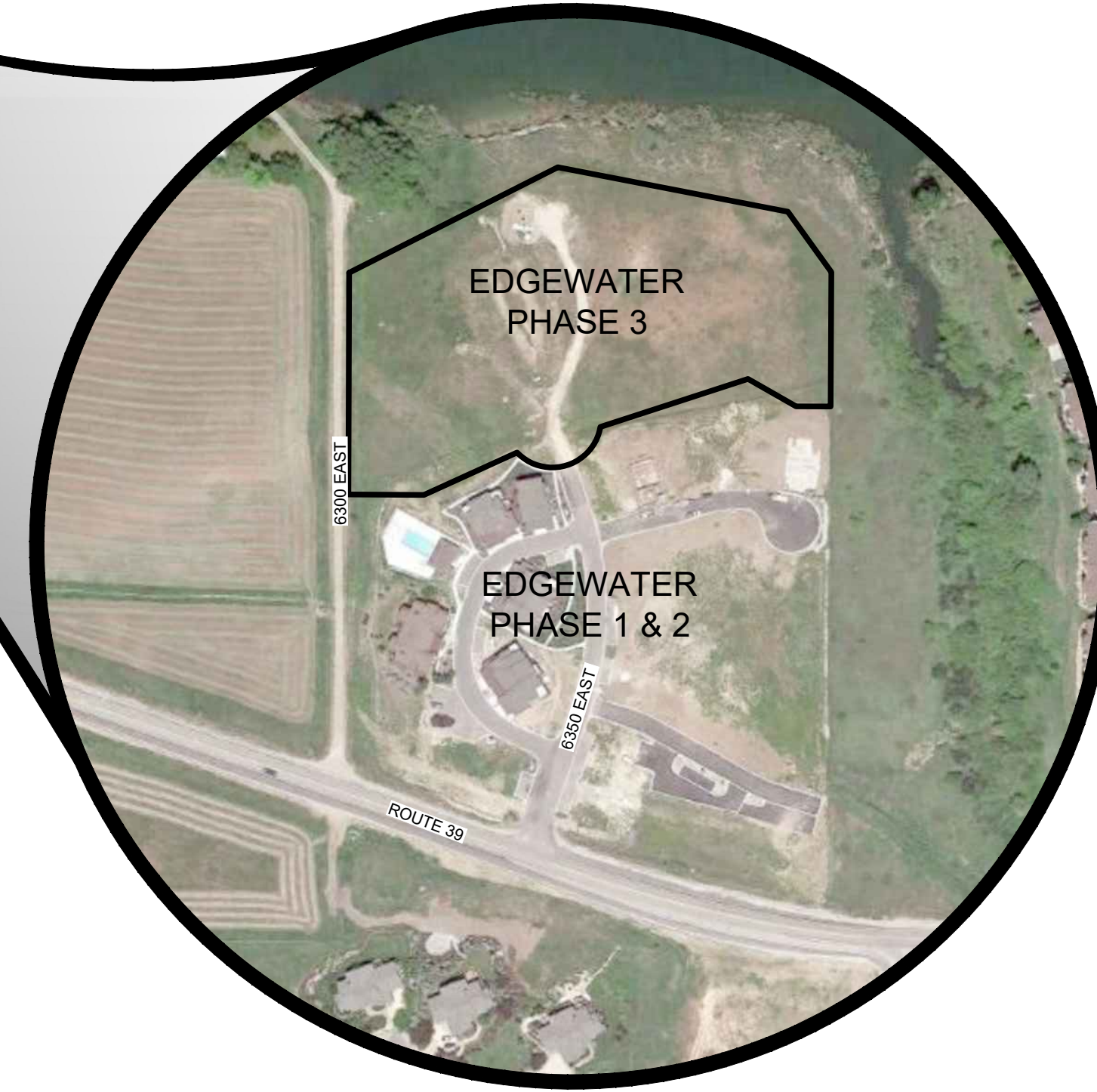


ARIZONA

**STATE MAP**



**VICINITY MAP**



**PROJECT SITE**

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	GI-001	COVER SHEET & SHEET INDEX
2	G1-002	GENERAL NOTES
3	GI-113	ABBREVIATIONS & LEGEND
4	PLAT1	FINAL PLAT PAGE 1
5	PLAT2	FINAL PLAT PAGE 2
6	PLAT3	FINAL PLAT PAGE 3
7	CD-101	DEMOLITION / SURVEY
8	PP-101	PLAN & PROFILE - EDGEWATER LANE
9	PP-102	PLAN & PROFILE - EDGEWATER LANE
10	PP-103	PLAN & PROFILE - 6310 E / 6360 E
11	PP-104	PLAN & PROFILE - UTILITY TO BASIN
12	CG-101	GRADING PLAN
13	CU-101	UTILITY PLAN
14	CD-501	DETAILS
15	CS-101	S.W.P.P.P.
16	CS-501	S.W.P.P.P. DETAILS
17	LS-101	LANDSCAPING PLAN
17	LS-102	LANDSCAPING PLAN



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

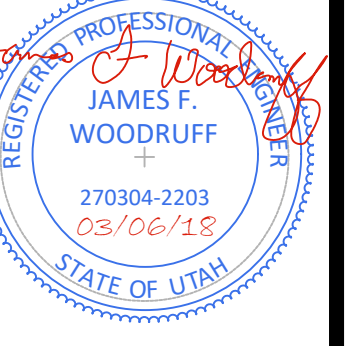
**HORROCKS ENGINEERS**  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100  
www.horrocks.com

**WARNING**

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

**REVISIONS**

REV #	DATE	DESCRIPTION
1	NOV 1, 2017	DM
2		SB
3		DM



**EDGEWATER PHASE 3**  
6350 STATE ROUTE 39  
HUNTSVILLE, UT

COVER  
CLIENT: JACK FISHER HOMES

**GI 001**



REVISIONS		DRAWING INFO		PROJECT	
DATE	REV #	DATE	DESIGNED	DATE	PROJECT
NOV 1, 2017 <td> <td> <td>DM <td> <td>OG-707-1510 </td></td></td></td></td>	<td> <td>DM <td> <td>OG-707-1510 </td></td></td></td>	<td>DM <td> <td>OG-707-1510 </td></td></td>	DM <td> <td>OG-707-1510 </td></td>	<td>OG-707-1510 </td>	OG-707-1510
			SB		
			DM		

**EDgewater PHASE 3**  
 6350 STATE ROUTE 89  
 HUNTSVILLE, UT

**LEGEND**  
 CLIENT:

**GI 003**

**SEWER**

EXISTING	UNKNOWN	PROPOSED
--- ss --- ss ---	UNKNOWN	--- SS --- SS ---
--- 4" ss --- 4" ss ---	4"	--- 4" SS --- 4" SS ---
--- 6" ss --- 6" ss ---	6"	--- 6" SS --- 6" SS ---
--- 8" ss --- 8" ss ---	8"	--- 8" SS --- 8" SS ---
--- 10" ss --- 10" ss ---	10"	--- 10" SS --- 10" SS ---
--- 12" ss --- 12" ss ---	12"	--- 12" SS --- 12" SS ---
---	LATERAL	---

**STORM DRAIN**

EXISTING	UNKNOWN	PROPOSED
--- sd --- sd ---	UNKNOWN	--- SD --- SD ---
--- 10" sd --- 10" sd ---	10"	--- 10" SD --- 10" SD ---
--- 12" sd --- 12" sd ---	12"	--- 12" SD --- 12" SD ---
--- 15" sd --- 15" sd ---	15"	--- 15" SD --- 15" SD ---
--- 18" sd --- 18" sd ---	18"	--- 18" SD --- 18" SD ---
--- 24" sd --- 24" sd ---	24"	--- 24" SD --- 24" SD ---
--- 30" sd --- 30" sd ---	30"	--- 30" SD --- 30" SD ---
--- 36" sd --- 36" sd ---	36"	--- 36" SD --- 36" SD ---
---	LAND	--- LD --- LD ---

**WATER**

EXISTING	UNKNOWN	PROPOSED
--- w --- w ---	UNKNOWN	--- W --- W ---
--- 1" w --- 1" w ---	1"	--- 1" W --- 1" W ---
--- 2" w --- 2" w ---	2"	--- 2" W --- 2" W ---
--- 3" w --- 3" w ---	3"	--- 3" W --- 3" W ---
--- 4" w --- 4" w ---	4"	--- 4" W --- 4" W ---
--- 6" w --- 6" w ---	6"	--- 6" W --- 6" W ---
--- 8" w --- 8" w ---	8"	--- 8" W --- 8" W ---
--- 10" w --- 10" w ---	10"	--- 10" W --- 10" W ---
--- 12" w --- 12" w ---	12"	--- 12" W --- 12" W ---

**IRRIGATION**

EXISTING	UNKNOWN	PROPOSED
--- ir --- ir ---	UNKNOWN	--- IRR --- IRR ---
--- 1" ir --- 1" ir ---	1"	--- 1" IRR --- 1" IRR ---
--- 2" ir --- 2" ir ---	2"	--- 2" IRR --- 2" IRR ---
--- 4" ir --- 4" ir ---	4"	--- 4" IRR --- 4" IRR ---
--- 6" ir --- 6" ir ---	6"	--- 6" IRR --- 6" IRR ---
--- 8" ir --- 8" ir ---	8"	--- 8" IRR --- 8" IRR ---

**POWER**

EXISTING	UNKNOWN	PROPOSED
--- OH --- OH ---	UNKNOWN	--- OH --- OH ---
--- ABC --- ABC ---	3-PHASE	--- ABC --- ABC ---
--- AB --- AB ---	2-PHASE (AB)	--- AB --- AB ---
--- AC --- AC ---	2-PHASE (AC)	--- AC --- AC ---
--- BC --- BC ---	2-PHASE (BC)	--- BC --- BC ---
--- A --- A ---	1-PHASE (A)	--- A --- A ---
--- B --- B ---	1-PHASE (B)	--- B --- B ---
--- C --- C ---	1-PHASE (C)	--- C --- C ---

**COMMUNICATIONS**

EXISTING	UNKNOWN	PROPOSED
--- T --- T ---	TELEPHONE	--- T --- T ---
--- TV --- TV ---	TV	--- TV --- TV ---
---	FIBER	--- FO ---
---	FIBER	--- FO ---
---	FIBER	--- FO ---
---	CABLE TV	--- CATV ---
---	COMM	---

**GAS**

EXISTING	UNKNOWN	PROPOSED
--- G --- G ---	GAS	--- G --- G ---
--- HPG --- HPG ---	HIGH PRESS SERVICE "Y"	--- HPG --- HPG ---

**MISCELLANEOUS**

EXISTING	UNKNOWN	PROPOSED
---	SIGNAL	--- SIG ---

**HATCH PATTERNS**

	BUILDING / PAD
	CONCRETE SIDEWALK / FLATWORK
	DECORATIVE BRICK / SIDEWALK / FLATWORK / LANDSCAPE AREAS
	POOL DECK
	XERISCAPE
	LANDSCAPE AREAS / GRASS
	HEAVY DUTY PAVEMENT SECTION
	LIGHT DUTY PAVEMENT SECTION
	ADA ACCESS RAMP TRUNCATED DOMES
	RIPRAP
	GRAVEL

**SURFACE FEATURES**

	PROPERTY BOUNDARY
	PARCEL LINE
	CURB & GUTTER
	10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	MAJOR CONTOURS
	MINOR CONTOURS
	ROCK WALL
	SCREEN WALL
	MODULAR BLOCK WALL
	CONCRETE WALL
	CONSTRUCTION FENCE
	BARB WIRE FENCE
	CHAIN LINK FENCE
	VINYL FENCE
	DECORATIVE FENCE
	EXISTING RAILROAD TRACKS

**CALLOUTS**

	PROPOSED BUILDING FINISHED FLOOR ELEVATION
	PROPOSED TBC SPOT ELEVATION (@ PC'S, PT'S & PL)
	PROPOSED EOP SPOT ELEVATION (@ EDGE OF)
	PARKING STALL COUNT

**STANDARD SYMBOLS**

EXISTING	PROPOSED

**CONSTRUCTION KEYNOTE TAGS**

	OR		DEMO PLAN
	OR		GRADING PLAN
	OR		SITE PLAN
	OR		WATER
	OR		SEWER
	OR		DRAIN
	OR		IRRIGATION
	OR		CABLE TV
	OR		TELEPHONE
	OR		GAS
	OR		MISCELLANEOUS

**DETAIL REFERENCE**

	DETAIL OR SECTION IDENTIFICATION
	DETAIL OR SECTION IS TO BE FOUND ON SHEET INDICATED
	DETAIL OR SECTION IS TO BE FOUND ON THE SAME SHEET
	DETAIL OR SECTION IS TO BE FOUND ON THE SAME SHEET

	CURVE DATA
	1. XXXXX
	2. XXXXX
	3. XXXXX

MATCHLINE STA. XX+XX.XX  
 (SEE SHEET PP-XX)

**DETAIL NAME**  
 SCALE: NTS

# EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UT  
OCT 2017

**BASIS OF BEARING**

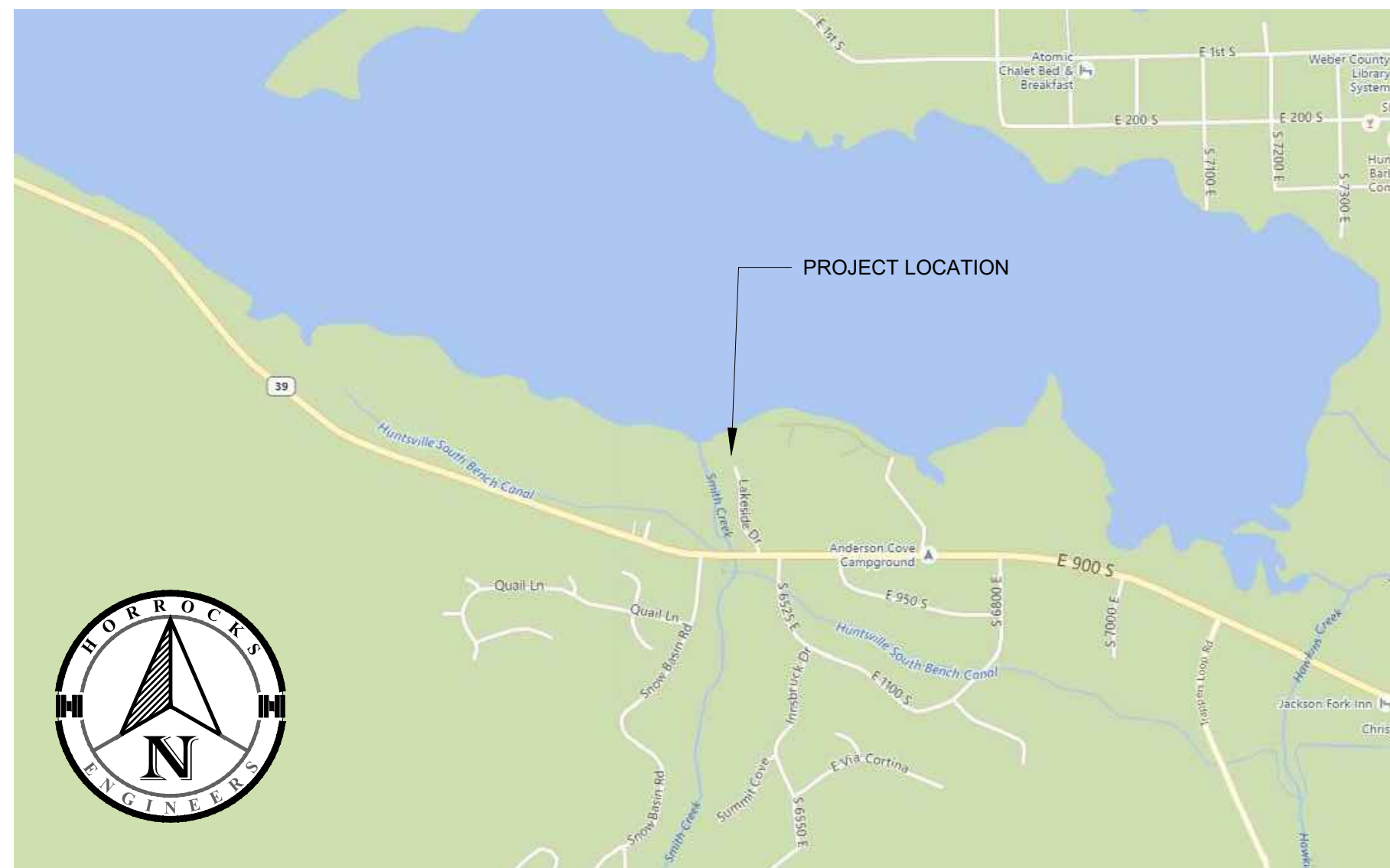
THE BASIS OF BEARING IS N.00°25'49"E. (RECORD N.00°25'44"E.) 5316.87' BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.6N., R.1E., SLB&M.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

**NOTES**

- ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.



VICINITY MAP  
NO SCALE

**DEVELOPER**

JACK FISHER HOMES  
BROCK LOOMIS  
1148 W LEGACY CROSSING BLVD., STE 400  
CENTERTVILLE, UTAH 84014  
801-335-8500

**LAND USE**

TOTAL AREA ..... 208,800 S.F. (4.79 ACRES)  
COMMON AREA ..... 149,140 S.F. (3.42 ACRES) 71%  
ROAD AREA ..... 49,420 S.F. (1.13 ACRES)  
OPEN AREA ..... 99,720 S.F. (2.29 ACRES)  
PRIVATELY OWNED BUILDING ..... 59,660 S.F. (1.37 ACRES) 29%

**OWNERS DEDICATION AND CONSENT TO RECORD**

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_ WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 3, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE NORTHWEST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 602.20 FEET AND N89°34'11"E 7.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N00°09'59"E 302.43 FEET ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION; THENCE NORTH 63°12'30" EAST 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 0°20'30" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET TO A POINT ON A 66.72 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS S9°42'22"W); THENCE RUNNING SOUTHWESTERLY ALONG SAID CURVE 147.18 FEET THROUGH A CENTRAL ANGLE OF 126°22'53" (CHORD S72 54°23'W 119.10') TO A POINT ON A LINE; THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 ACRES.

**SURVEYOR'S CERTIFICATE**

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.



**WEBER COUNTY SURVEYOR:**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )ss.  
  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

\_\_\_\_\_  
COMMISSION EXPIRES NOTARY PUBLIC

**WEBER COUNTY PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER COUNTY ENGINEER**

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
WEBER COUNTY ENGINEER

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST  
\_\_\_\_\_  
TITLE

**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED,  
\_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
\_\_\_\_\_  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY

**WEBER COUNTY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

**WEBER-MORGAN HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT



2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

# EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6  
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UT  
OCT 2017



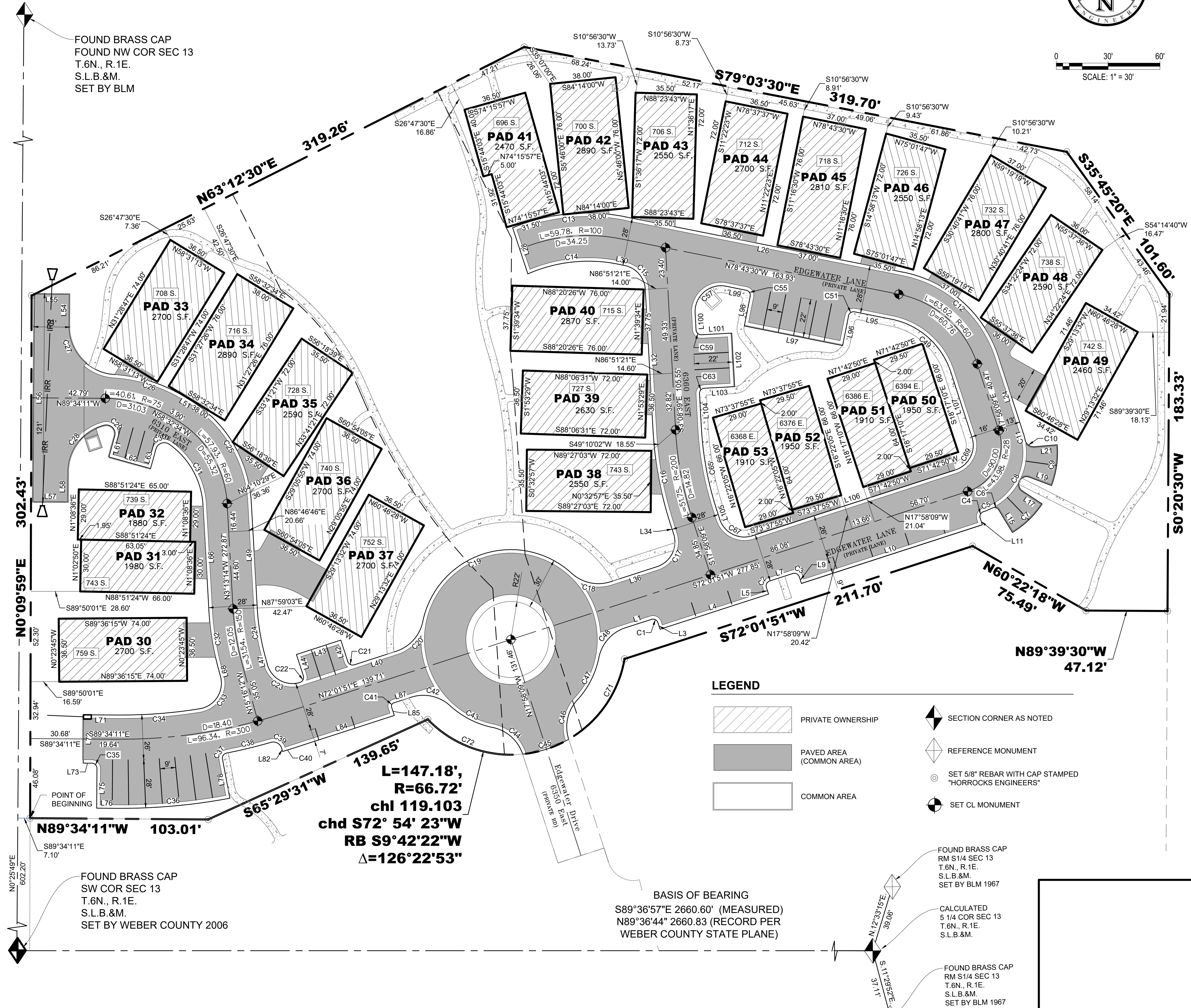
SCALE: 1" = 30'

**CURVE TABLE**

CRV	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	4.71	3.00	90°00'00"	S62°58'09"E
C2	4.71	3.00	90°00'00"	N27°01'51"E
C3	4.71	3.00	90°00'00"	S62°58'09"E
C4	4.71	3.00	89°53'38"	N26°58'40"E
C5	5.42	36.00	8°37'36"	N67°36'42"E
C6	4.48	3.00	85°35'18"	S73°54'27"E
C7	24.00	54.00	25°27'53"	N46°09'15"E
C8	13.14	4.50	167°16'03"	N27°03'20"E
C9	24.00	54.00	25°27'53"	N7°57'25"E
C10	7.24	5.00	82°59'43"	N53°16'40"W
C11	3.89	36.00	6°11'20"	N14°52'29"W
C12	77.41	73.00	60°45'21"	N48°20'49"W
C13	66.48	113.00	33°42'31"	S84°25'14"W
C14	53.16	87.00	35°00'38"	N83°46'11"E
C15	19.79	15.00	75°34'51"	S40°56'05"E
C16	55.37	214.00	14°49'29"	S10°33'24"E
C17	23.56	15.00	90°00'00"	S27°01'51"W
C18	24.26	23.00	60°26'24"	N77°44'56"W
C19	109.71	52.00	120°52'49"	S72°01'51"W
C20	24.26	23.00	60°26'24"	S41°48'39"W
C21	4.71	3.00	90°00'00"	N62°58'09"W
C22	4.77	3.00	91°08'34"	S27°36'08"W
C23	23.97	15.00	91°33'23"	N61°02'53"W
C24	28.60	136.00	12°02'57"	N9°14'43"W
C25	71.45	74.00	55°19'20"	N30°52'54"W
C26	43.14	89.00	27°46'12"	N72°25'40"W
C27	42.39	28.00	86°44'35"	N42°56'29"W
C28	36.79	28.00	75°16'39"	N38°04'09"E
C29	10.45	5.00	119°46'14"	S44°24'25"E
C30	9.56	5.00	109°33'31"	N70°15'28"E
C31	41.54	46.00	51°44'32"	S29°05'30"E
C32	34.49	164.00	12°02'57"	S9°14'43"E
C33	25.17	15.00	96°08'35"	S32°48'06"W
C34	47.71	286.00	9°33'26"	S85°39'06"W
C35	4.71	3.00	90°00'00"	S44°34'11"E
C36	65.78	340.00	11°05'04"	N84°53'17"E
C37	4.68	3.00	89°27'28"	N34°04'29"E
C38	26.43	314.00	4°49'25"	N76°23'30"E
C39	7.78	5.00	89°09'16"	S61°26'34"E
C40	5.89	321.00	1°03'05"	N72°33'24"E
C41	3.14	2.00	90°00'00"	N27°01'51"E
C42	24.26	23.00	60°26'24"	S77°44'56"E
C43	28.03	52.00	30°52'49"	S62°58'09"E
C44	24.26	23.00	60°26'24"	S48°11'21"E
C45	28.21	66.72	24°13'26"	N72°01'51"E
C46	24.26	23.00	60°26'24"	N12°15'04"E
C47	28.03	52.00	30°52'49"	N27°01'51"E
C48	24.26	23.00	60°26'24"	N41°48'39"E
C49	48.22	45.50	60°43'10"	N47°59'40"W
C51	4.71	3.00	90°00'00"	S56°16'30"W
C55	4.71	3.00	90°00'00"	N33°43'30"W
C57	27.34	15.00	104°25'09"	S49°03'55"W
C59	4.71	3.00	90°00'00"	S48°08'39"E
C63	4.71	3.00	90°00'00"	S41°51'21"W
C65	48.13	186.00	14°49'29"	S10°33'24"E
C67	23.56	15.00	90°00'00"	S62°58'09"E
C69	23.56	15.00	90°00'00"	N27°01'51"E
C71	58.46	66.72	50°12'12"	N34°49'02"E
C72	60.50	66.72	51°57'15"	S69°52'48"E

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	15.68	N72°01'51"E
L3	4.00	S17°58'09"E
L4	66.00	N72°01'51"E
L5	4.00	N17°58'09"W
L7	14.00	N72°01'51"E
L9	4.00	S17°58'09"E
L10	110.00	N72°01'51"E
L11	4.00	N17°58'09"W
L15	15.12	S31°06'48"E
L17	13.67	N56°34'42"W
L19	13.67	S69°18'38"E
L21	13.31	S85°13'29"W
L24	46.47	N17°58'09"W
L26	163.93	N78°43'30"W
L28	28.10	S18°16'10"E
L30	3.94	S78°43'30"E
L32	81.84	S3°08'39"E
L34	5.85	S17°58'09"E
L36	28.17	S72°01'51"W
L40	25.46	S72°01'51"W
L42	13.00	N17°58'09"W
L43	27.00	S72°01'51"W
L44	13.00	S17°58'09"E
L47	4.99	N15°16'12"W
L49	61.04	N3°13'14"W
L51	3.90	N58°32'34"W
L54	18.19	N0°25'49"E
L55	20.00	N89°34'11"W
L56	120.00	S0°25'49"W
L57	20.00	S89°34'11"E
L58	17.35	N0°25'49"E
L61	12.62	S15°28'42"W
L62	25.00	S74°31'18"E
L63	11.68	N15°28'42"E
L66	61.04	S3°13'14"E
L68	4.50	S15°16'12"E
L71	19.64	N89°34'11"W
L72	28.00	S0°25'49"W
L73	5.00	S89°34'11"E
L75	23.00	S0°25'49"W
L76	11.64	S89°34'11"E
L78	23.01	N10°39'15"W
L82	2.03	S16°51'56"E
L84	61.99	N72°01'51"E
L85	5.00	N17°58'09"W
L87	10.48	N72°01'51"E
L95	21.96	N78°43'30"W
L96	17.50	S11°16'30"W
L97	58.00	N78°43'30"W
L98	17.50	N11°16'30"E
L99	11.83	N78°43'30"W
L100	9.75	S3°08'39"E
L101	17.50	N86°51'21"E
L102	31.00	S3°08'39"E
L103	17.53	S86°51'21"W
L104	19.86	S3°08'39"E
L105	5.85	S17°58'09"E
L106	123.44	N72°01'51"E
L107	39.47	N17°58'09"W



FOUND BRASS CAP  
FOUND NW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM

N0°09'59"E 302.43'

FOUND BRASS CAP  
SW COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY WEBER COUNTY 2006

**LEGEND**

- (Hatched Box) PRIVATE OWNERSHIP
- (Solid Gray Box) PAVED AREA (COMMON AREA)
- (White Box) COMMON AREA
- (Diamond with Arrow) SECTION CORNER AS NOTED
- (Diamond with Circle) REFERENCE MONUMENT
- (Circle with Cross) SET 5/8" REBAR WITH CAP STAMPED "HORROCKS ENGINEERS"
- (Circle with Arrow) SET CL. MONUMENT

BASIS OF BEARING  
S89°36'57"E 2660.60' (MEASURED)  
N89°36'44" 2660.83 (RECORD PER  
WEBER COUNTY STATE PLANE)

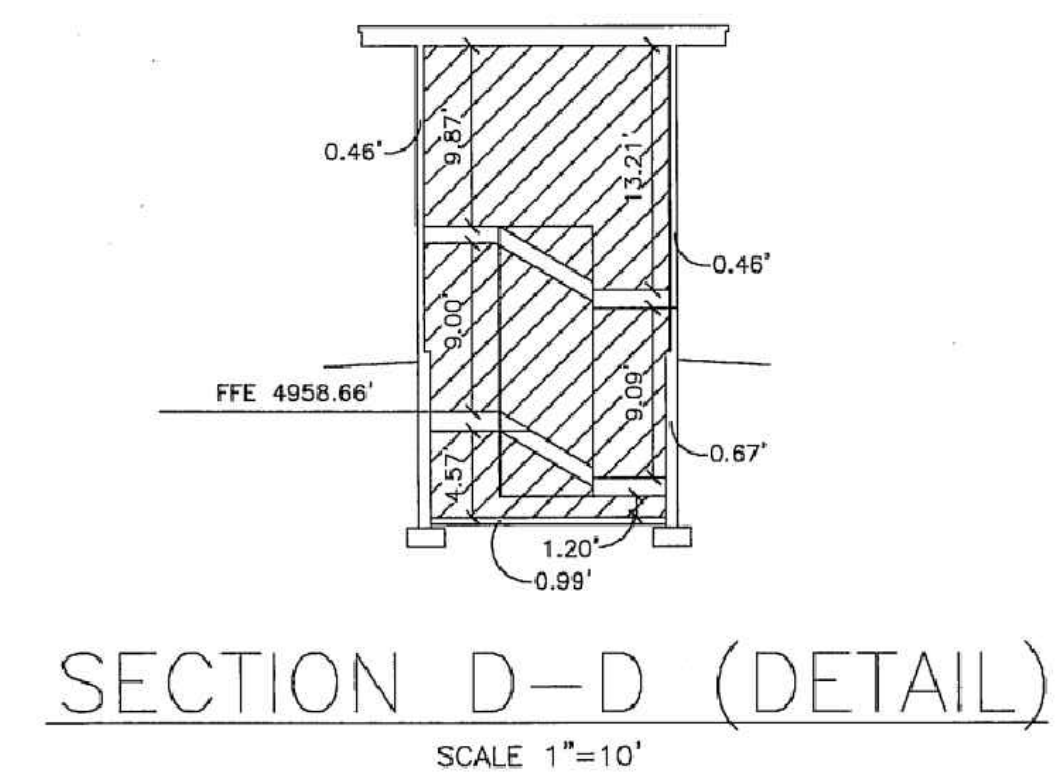
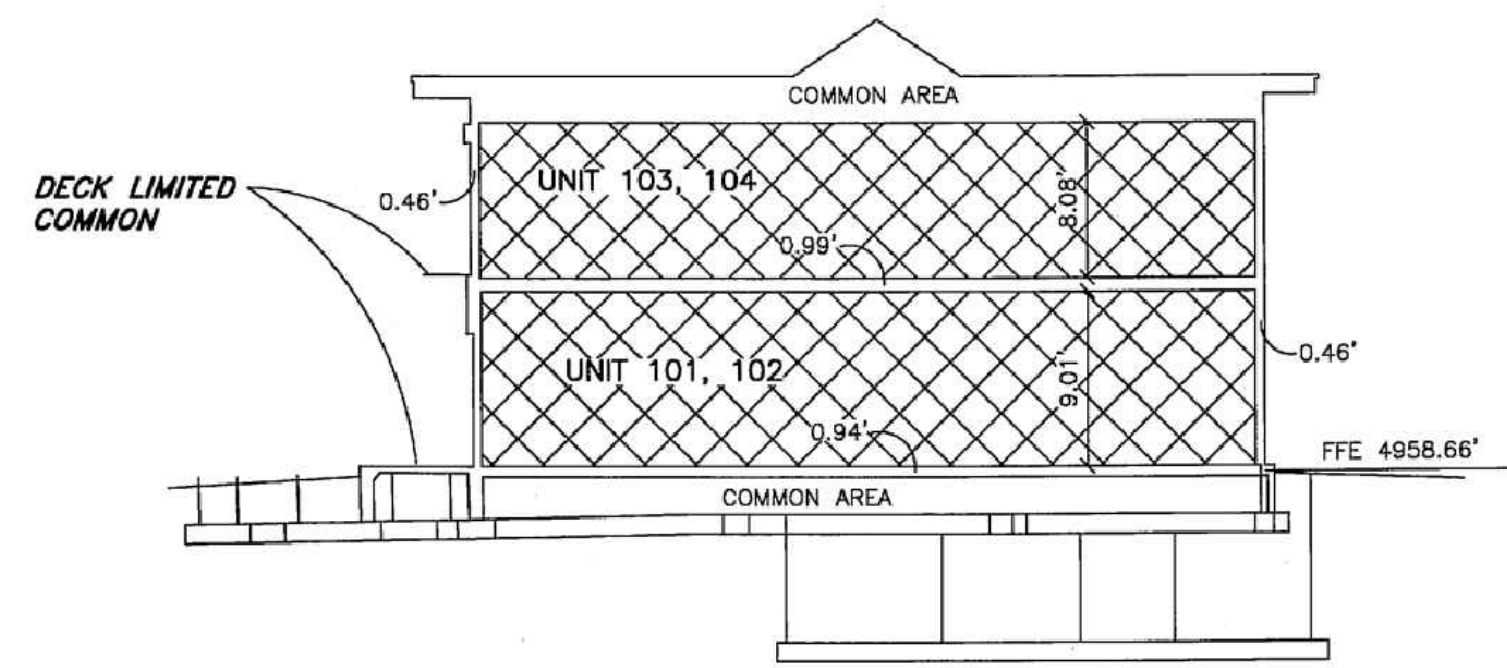
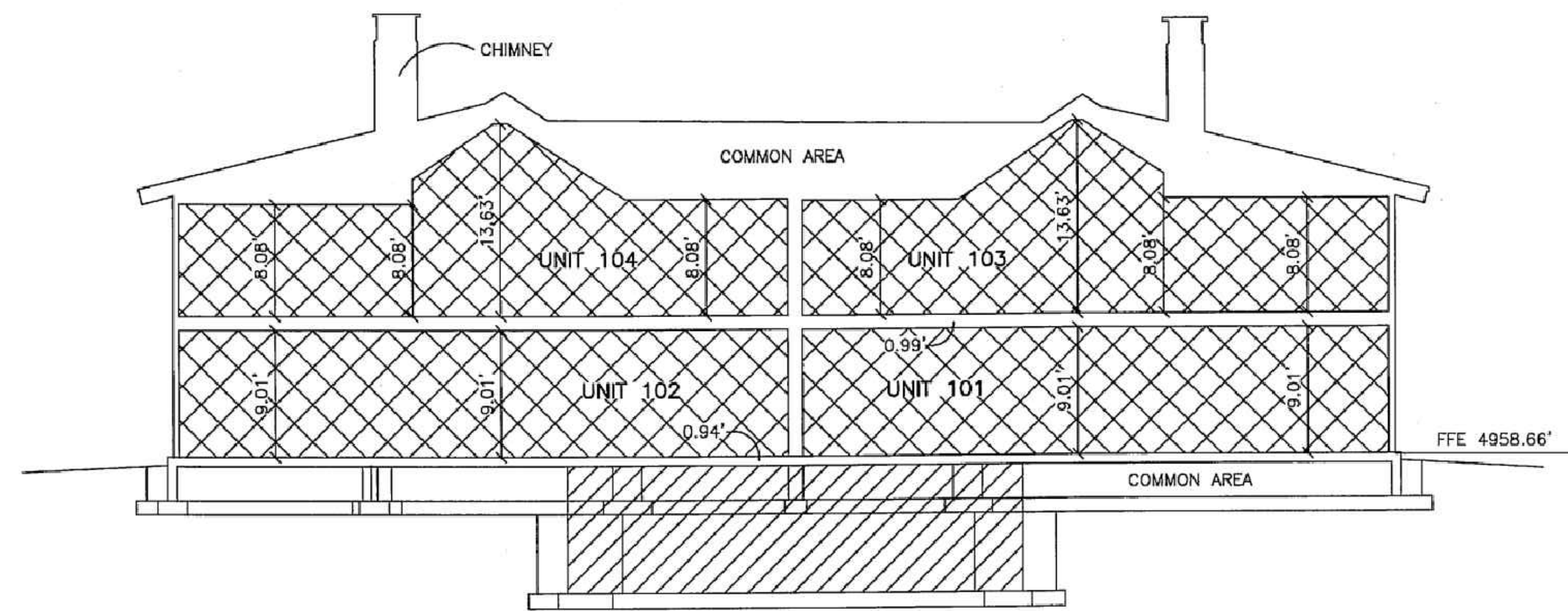
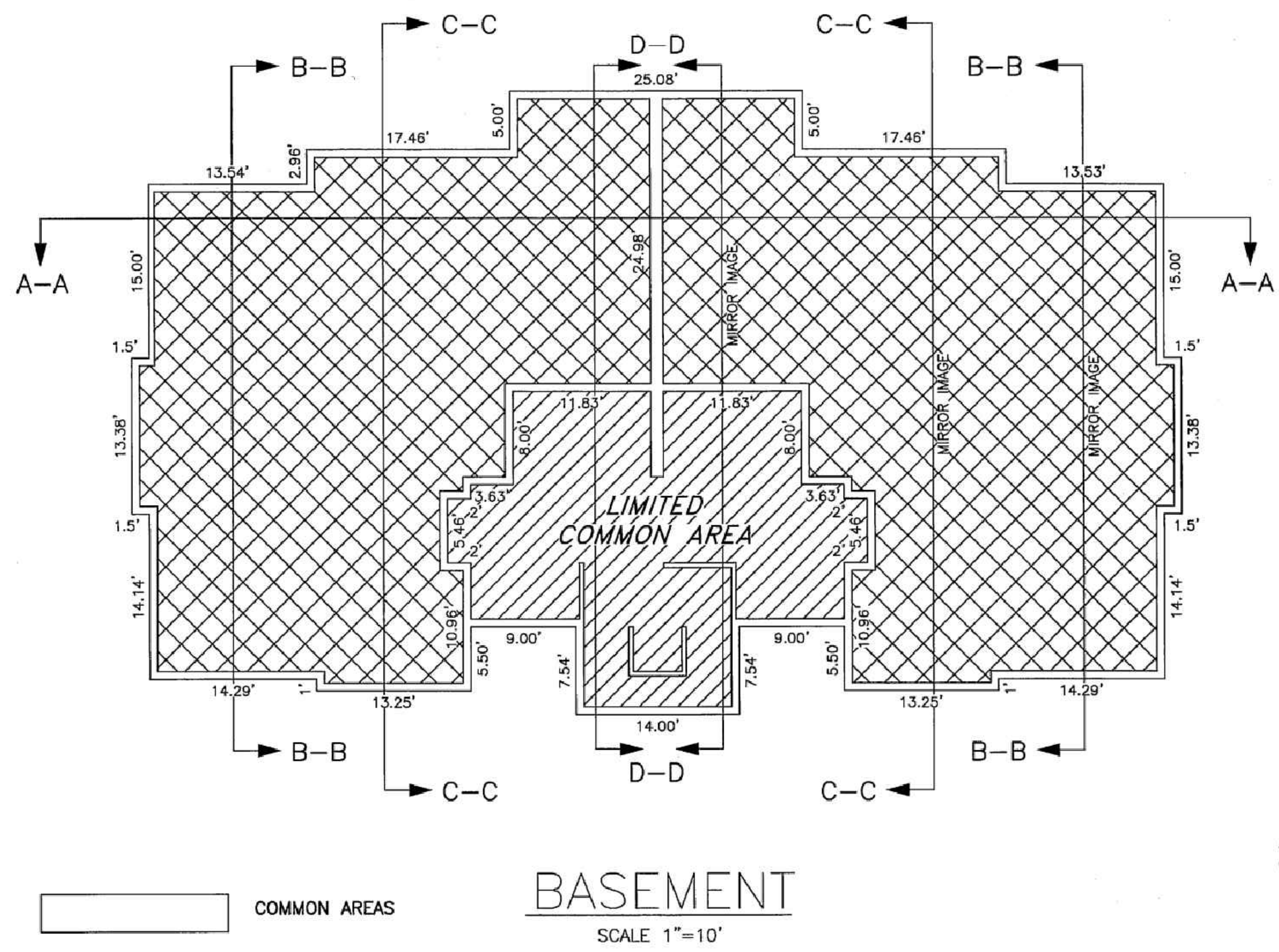
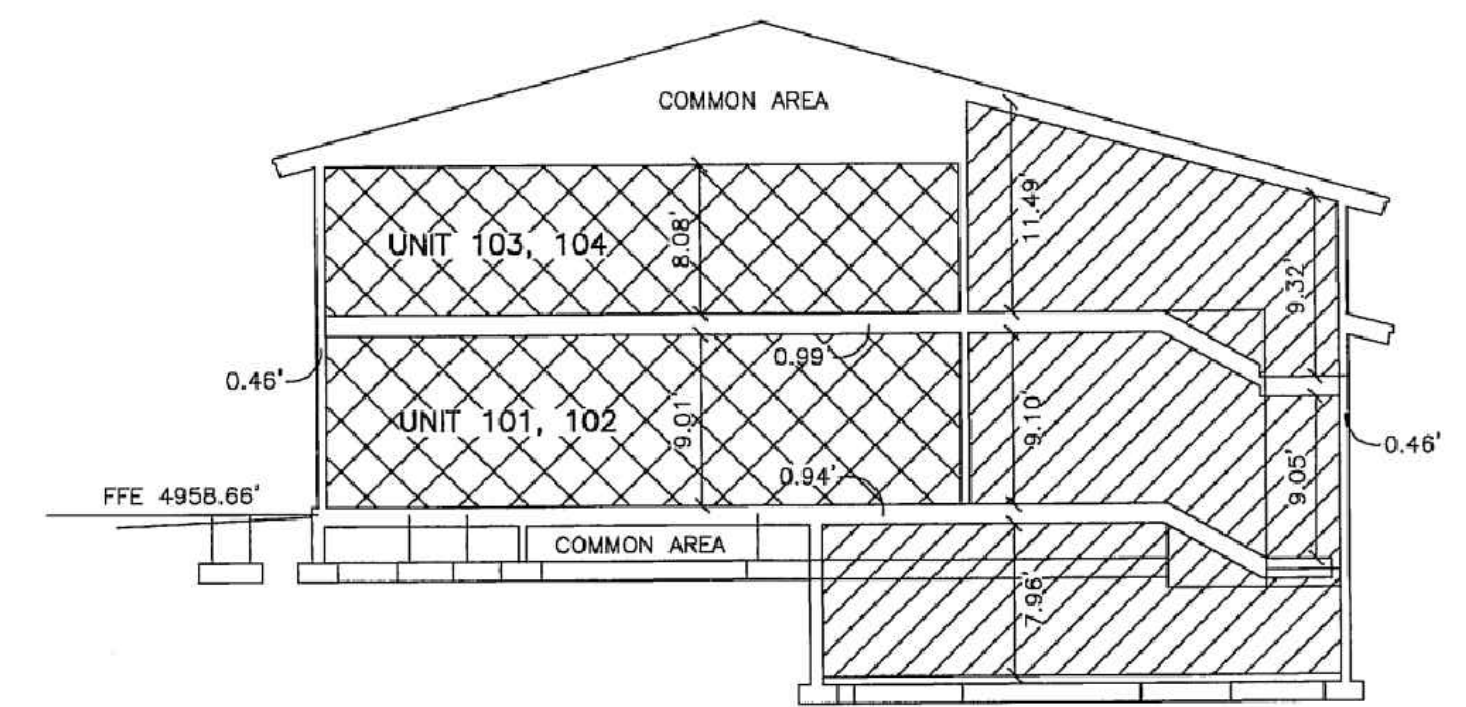
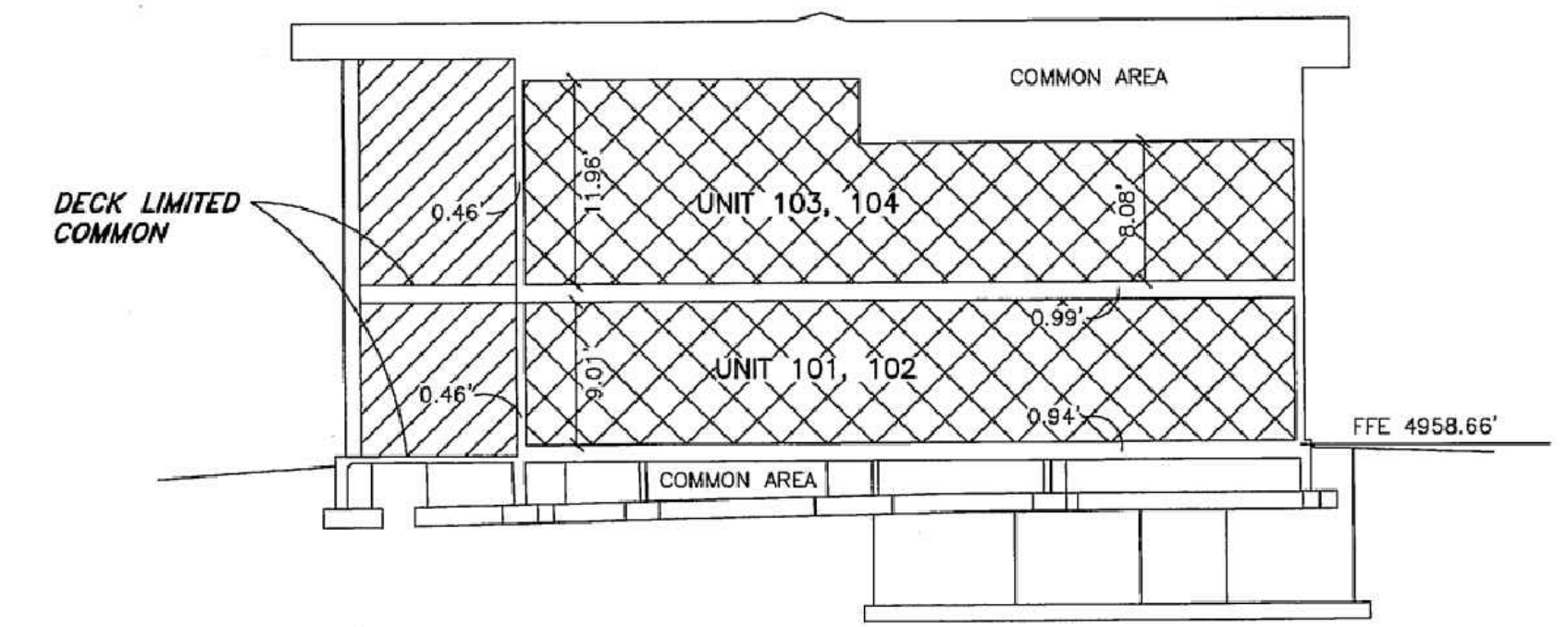
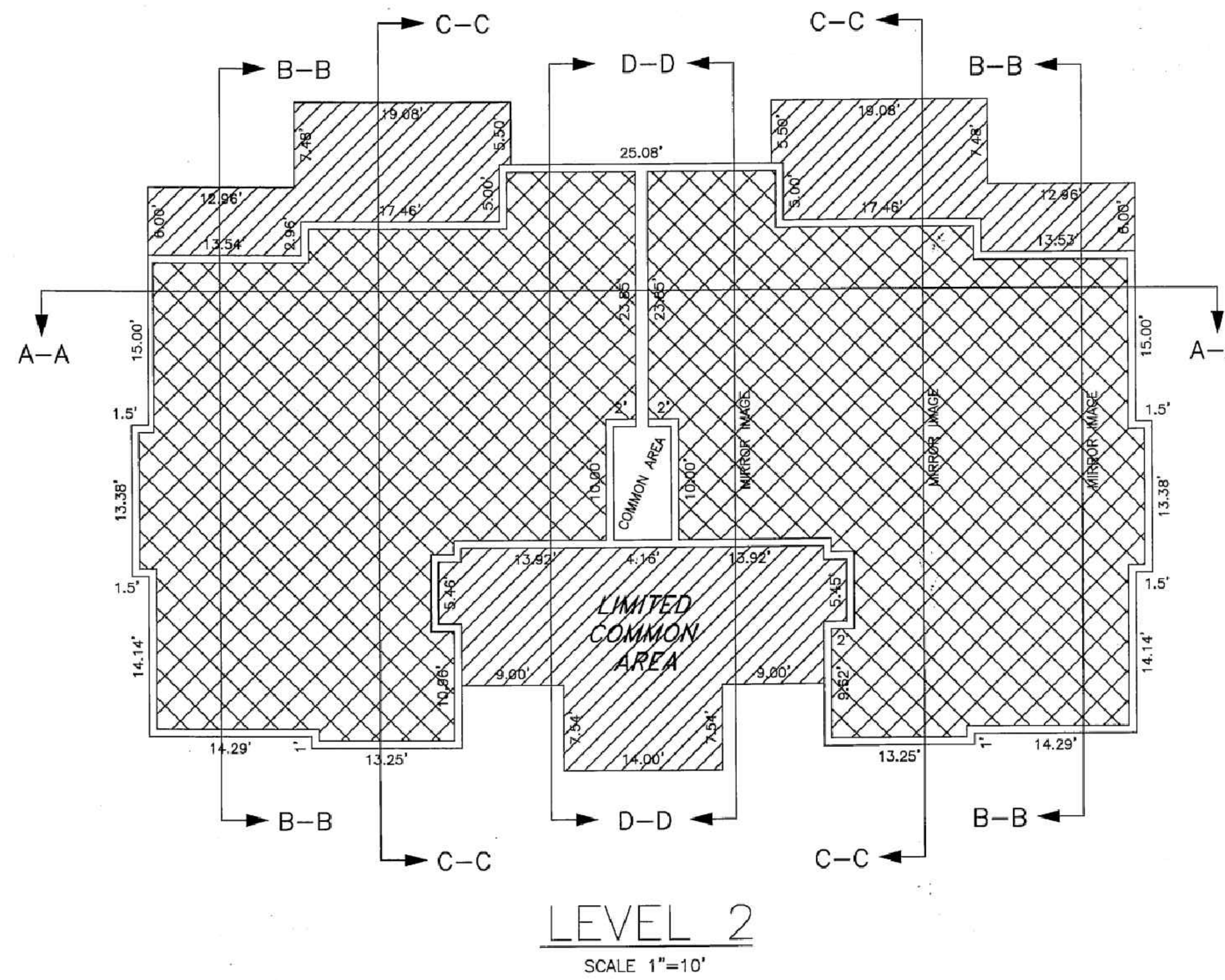
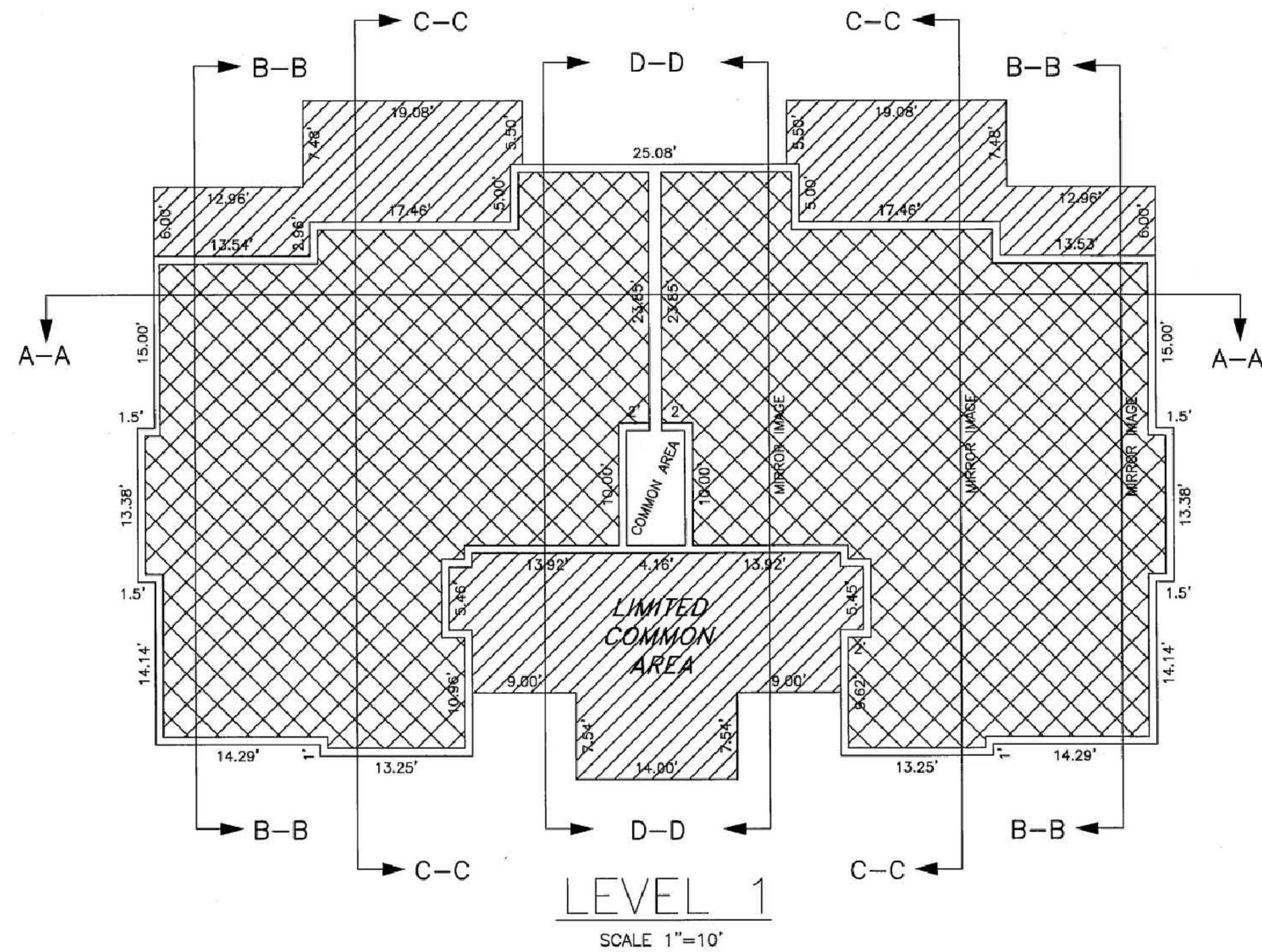
FOUND BRASS CAP  
RM S1/4 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967


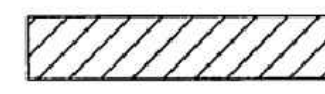

CALCULATED  
S 1/4 COR SEC 13  
T.6N., R.1E.  
S.L.B.&M.

FOUND BRASS CAP  
RM S1/4 SEC 13  
T.6N., R.1E.  
S.L.B.&M.  
SET BY BLM 1967

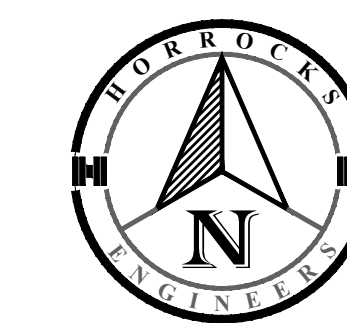
C:\Users\samb\panda\local\temp\AcPublish\_12760\EDGEWATER PHASE 3 SET.dwg - PLAT 2 - 3/09/2018 11:44am\_samb





-  COMMON AREAS
-  LIMITED COMMON AREAS AND FACILITIES
-  PRIVATE OWNERSHIP

CONDOMINIUM NOTES:  
UNITS 101-104 ARE CONDOMINIUM UNITS  
ALL DRIVEWAYS, PATIOS, DECKS, BALCONIES ON UNITS 101-104 ARE CONSIDERED LIMITED COMMON AREA. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED OR APPURTENANT.  
DIMENSIONS ON BUILDINGS VARY SLIGHTLY. AS-BUILT DIMENSIONS WILL CONTROL.



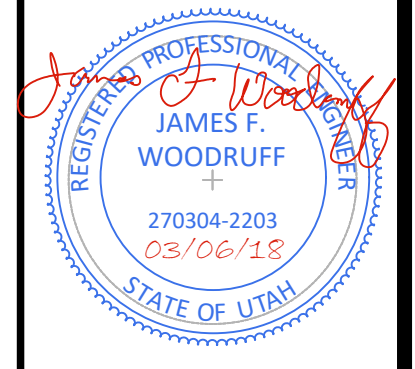
0 30' 60'  
SCALE: 1" = 30'

**CONSTRUCTION KEYNOTES**

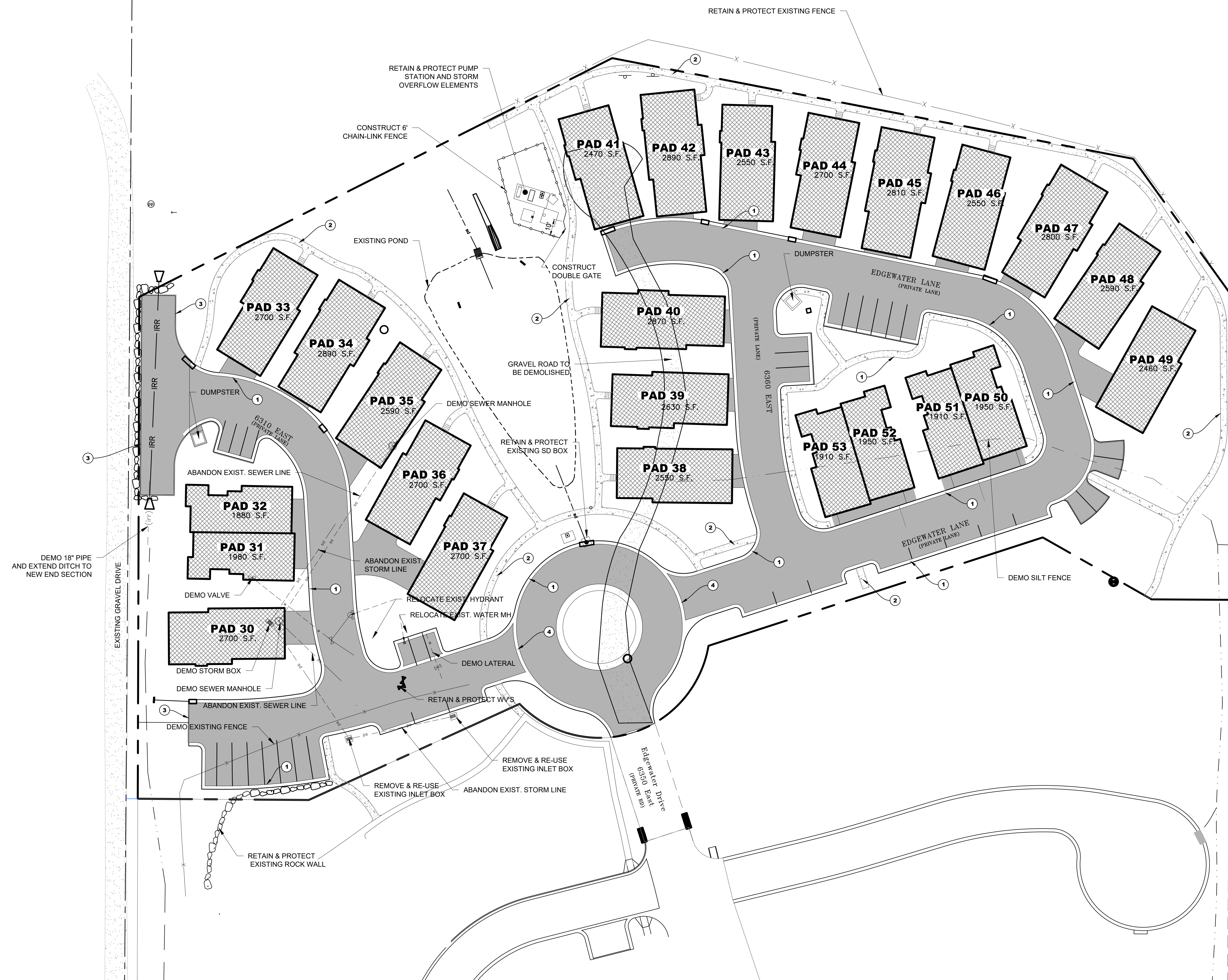
- ① INSTALL CURB AND GUTTER (SEE DETAIL 1 - SHEET CS-501)
- ② INSTALL 5' OR 6' WALKWAY (SEE DETAIL 2 - SHEET CS-501)
- ③ INSTALL CURB WALL (SEE DETAIL 3 - SHEET CS501)
- ④ INSTALL WATERWAY (SEE DETAIL 4 - SHEET CS501)

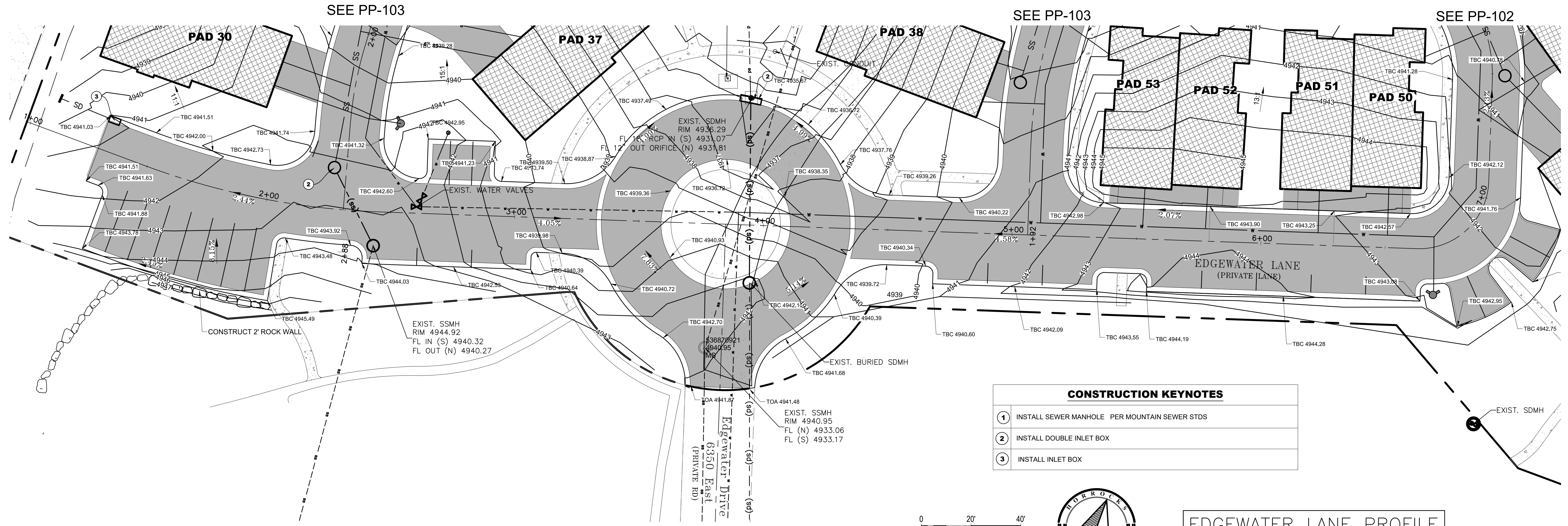
**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE	BY	CHKD
DRAWING INFO	NOV 1, 2017	DM	SB	DM
DESIGNED				
DRAWN				
CHECKED				
PROJECT	OC-707-1510			



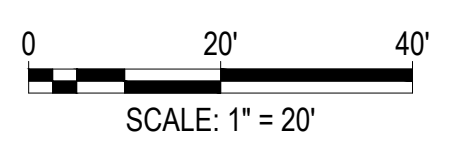
**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT  
 DEMOLITION / SITE PLAN  
 CLIENT:



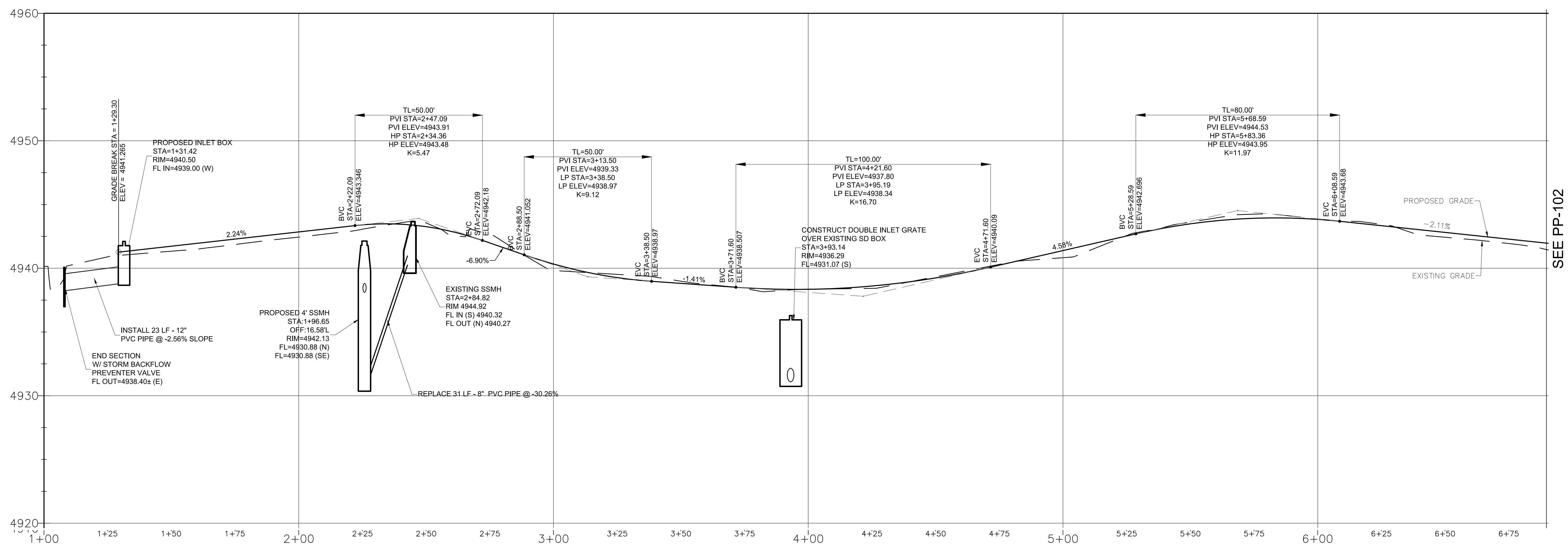


**CONSTRUCTION KEYNOTES**

- INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
- INSTALL DOUBLE INLET BOX
- INSTALL INLET BOX



EDGEWATER LANE PROFILE

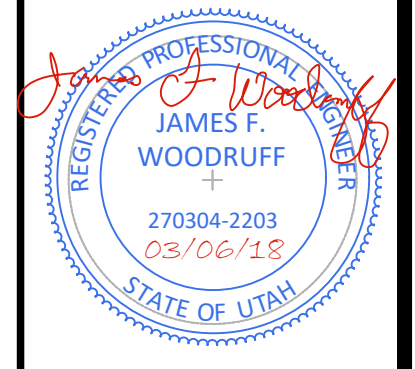


**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

REV #	DATE	BY	CHKD
1	NOV 1, 2017	DM	SB

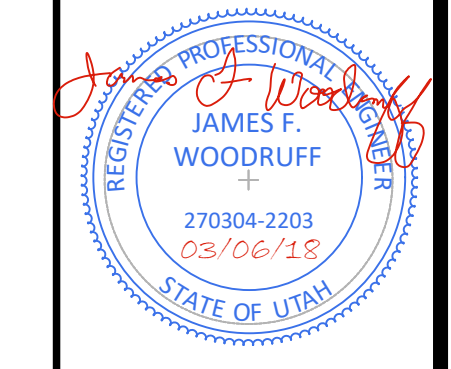
DRAWING INFO  
 DATE: NOV 1, 2017  
 DESIGNED: DM  
 DRAWN: SB  
 CHECKED: DM  
 PROJECT: OC-707-1510



**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT  
 CLIENT: PLAN & PROFILE - EDGEWATER LANE

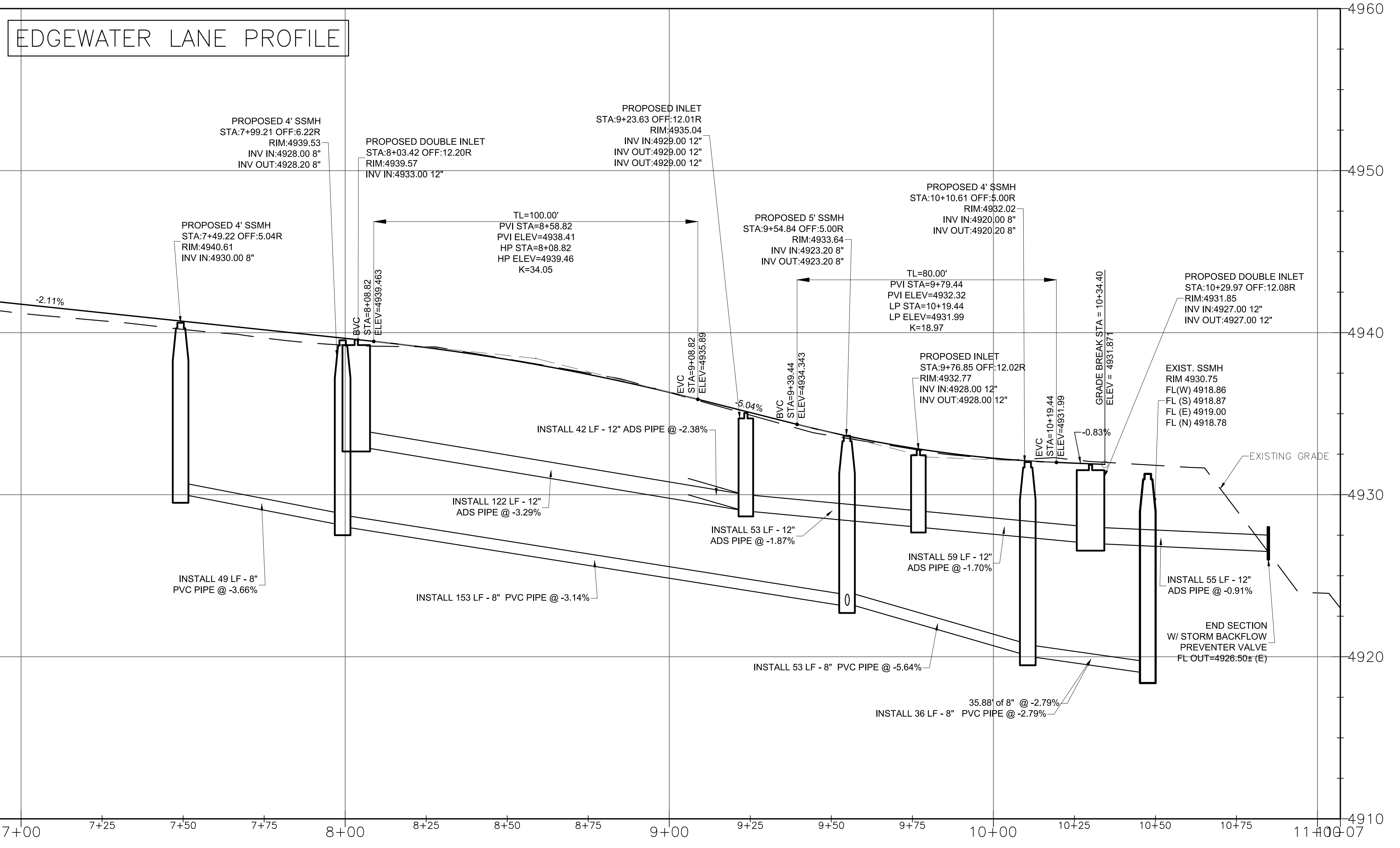
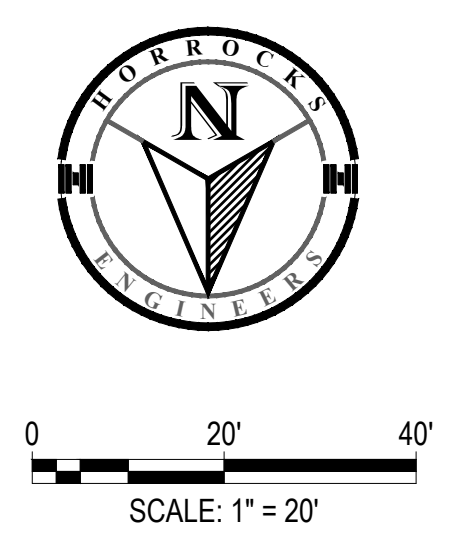
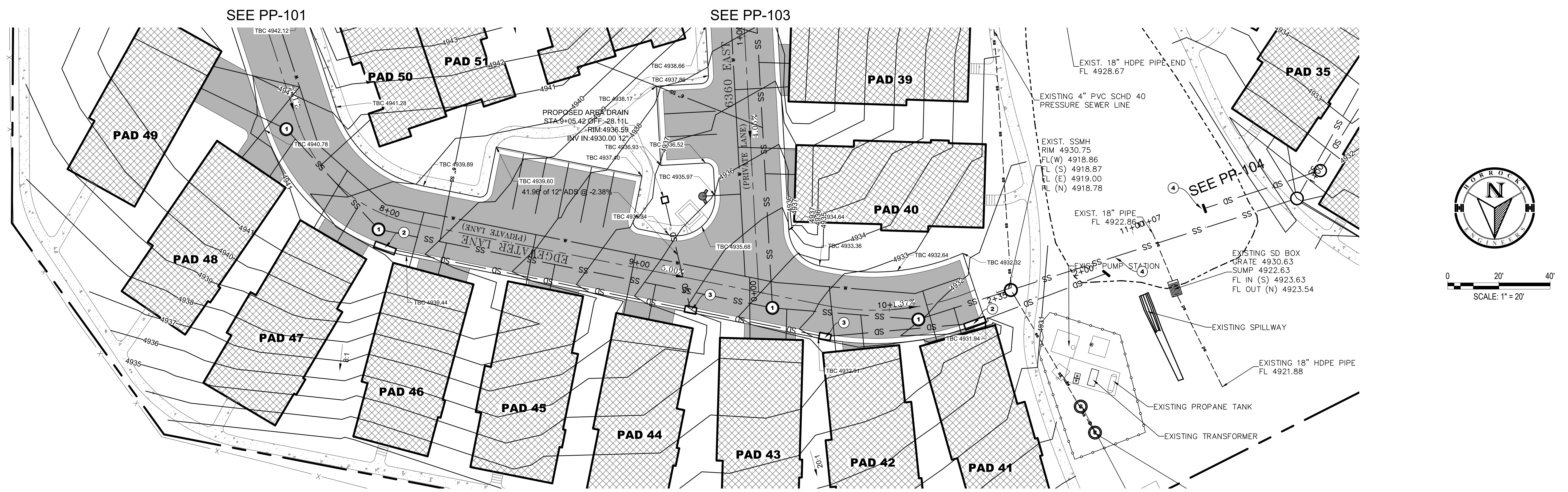
**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO		REVISIONS	
DATE	NOV 1, 2017	REV #	DATE
DESIGNED	DM		
DRAWN	SB		
CHECKED	DM		
PROJECT	OC-707-1510		



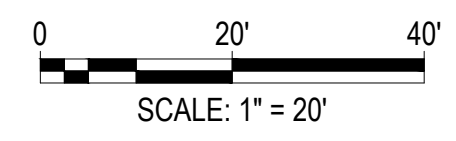
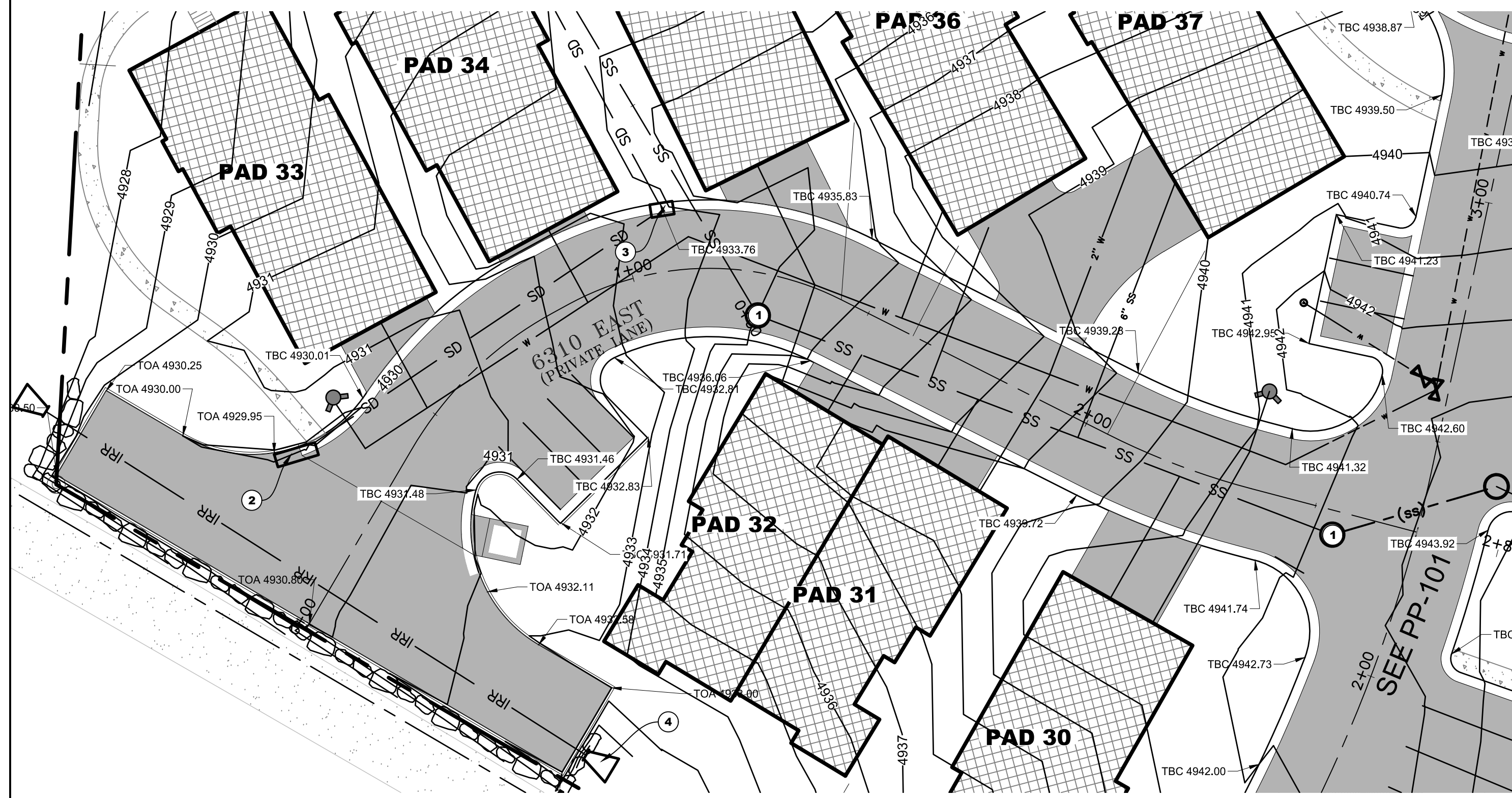
**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT

**PLAN & PROFILE - EDGEWATER LANE**  
 CLIENT:

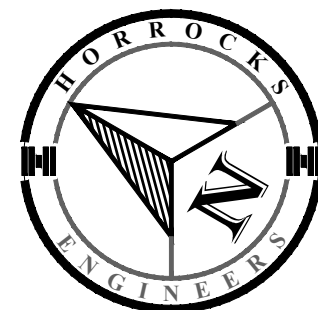


**CONSTRUCTION KEYNOTES**

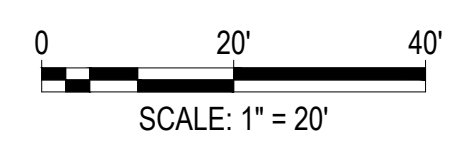
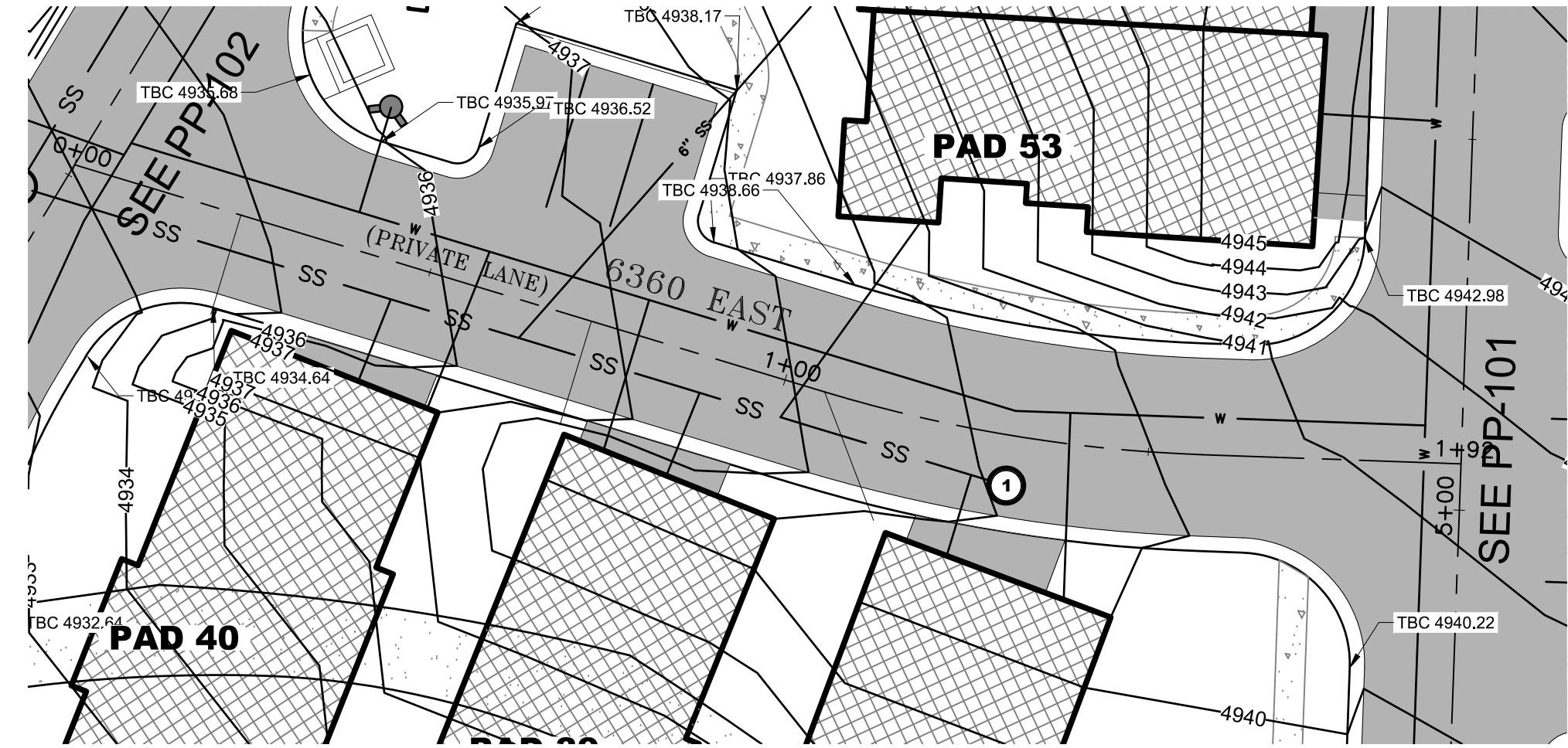
1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL DOUBLE INLET BOX
3	INSTALL INLET BOX
4	END SECTION



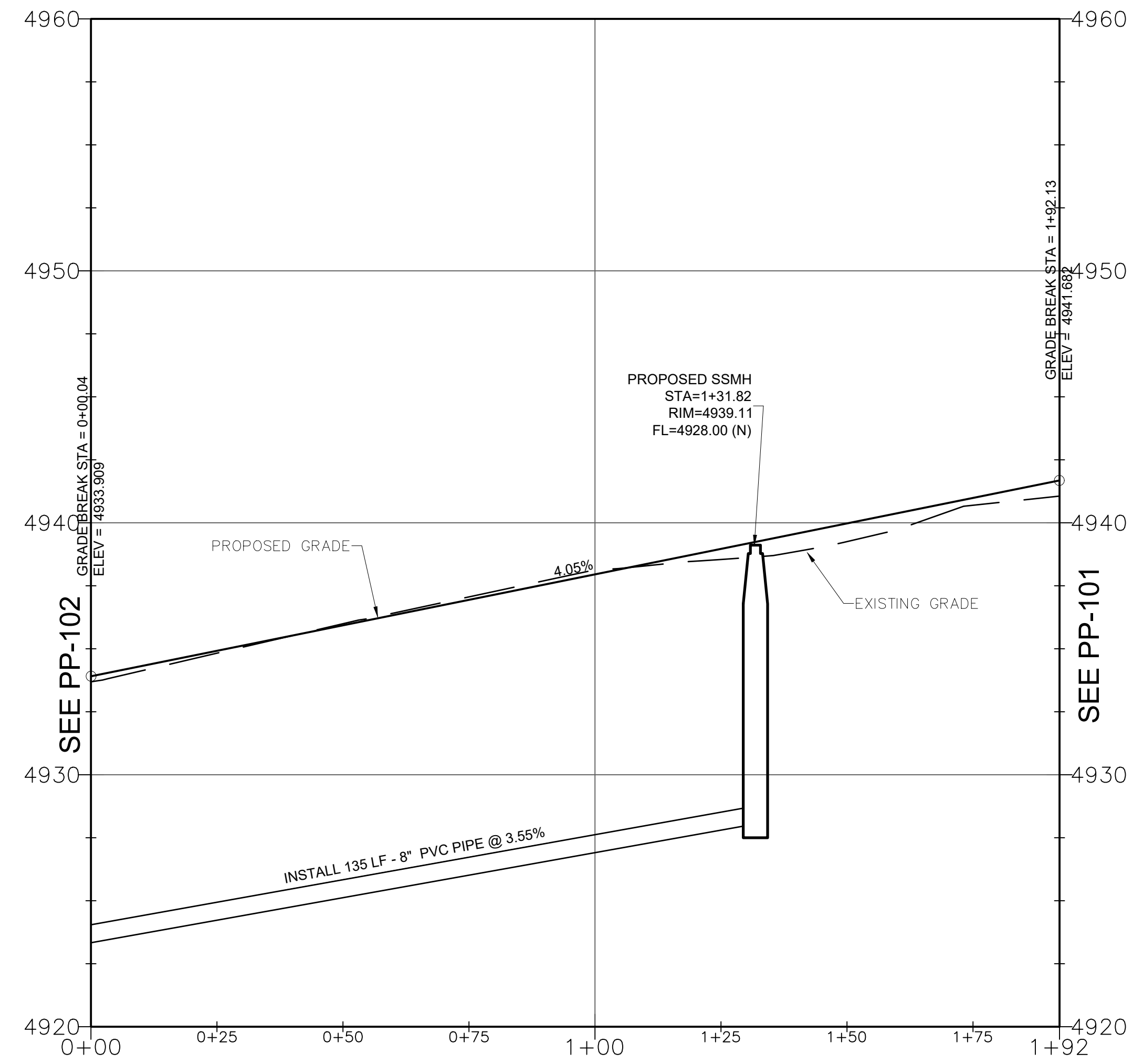
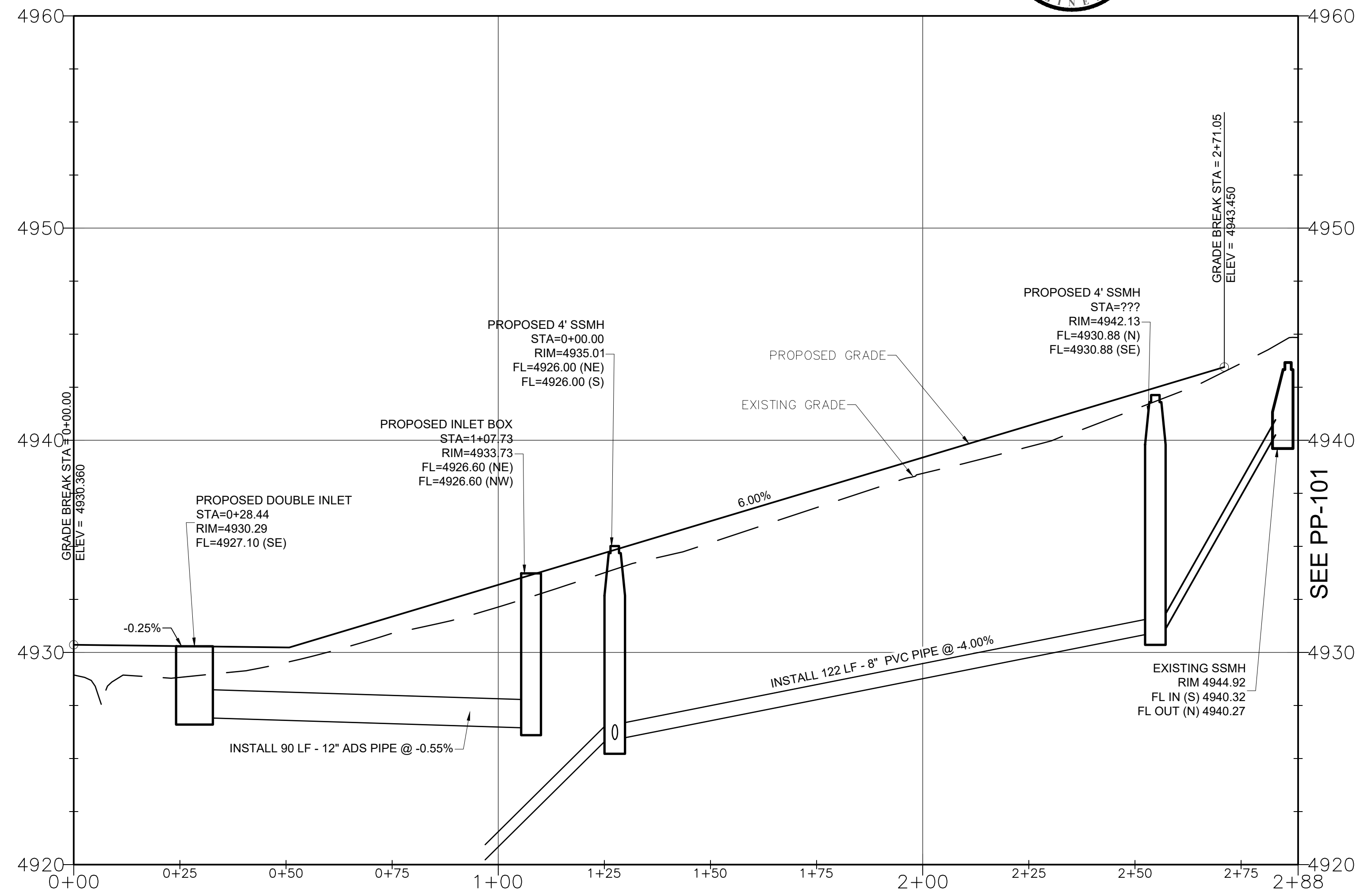
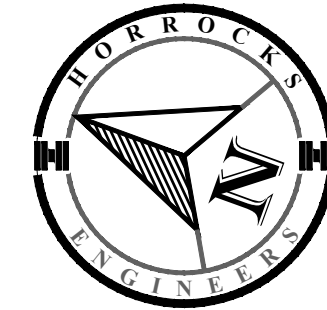
6310 E PROFILE



CONSTRUCTION KEYNOTES	
1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL DOUBLE INLET BOX
3	INSTALL INLET BOX
4	END SECTION



6360 E PROFILE



**WARNING**  
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE

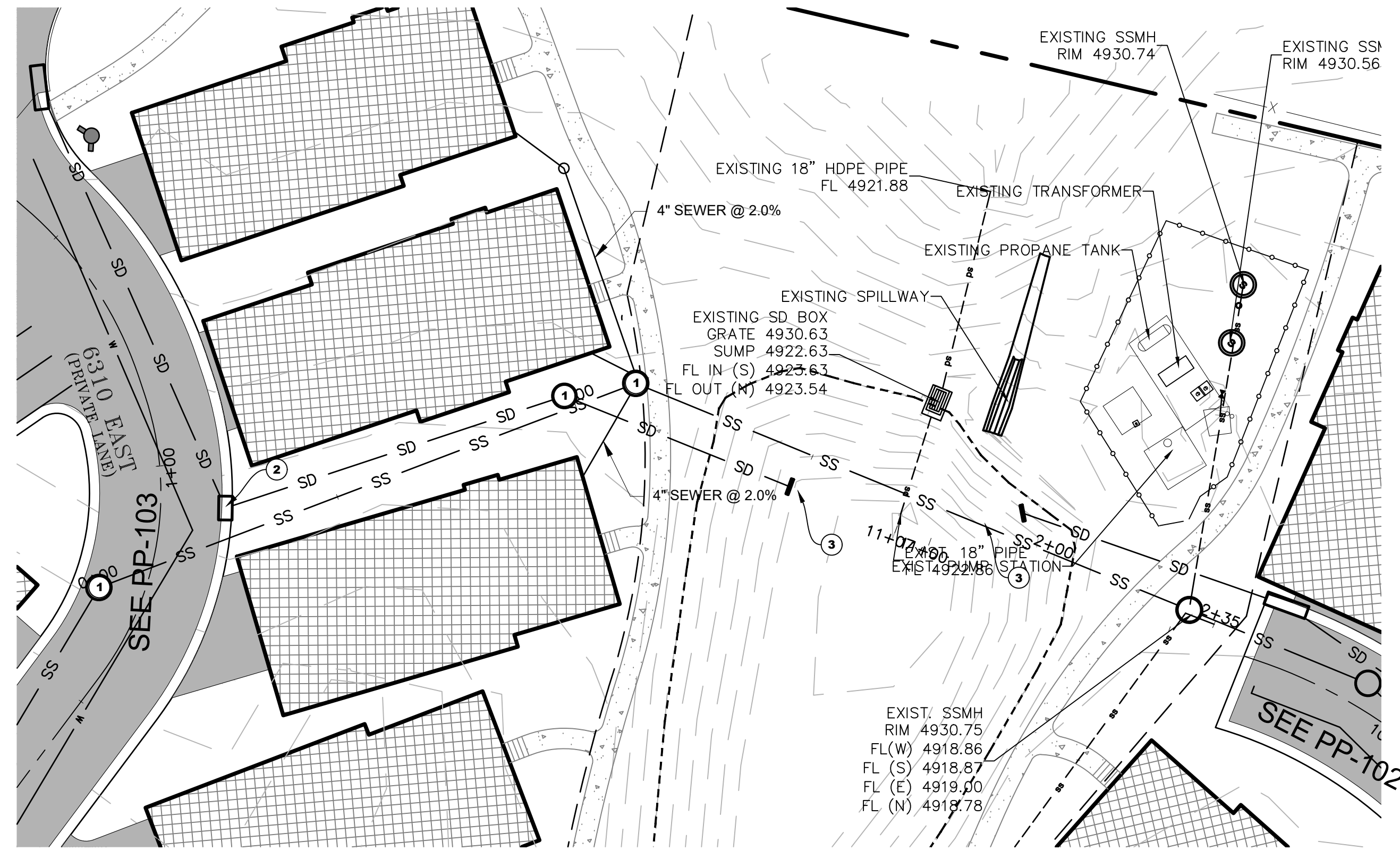
DRAWING INFO	DESIGNED	DRAWN	CHECKED	PROJECT
DATE: NOV 1, 2017	DM	SB	DM	OC-707-1510

REGISTERED PROFESSIONAL ENGINEER  
JAMES F. WOODRUFF  
270304-2203  
05/06/15  
STATE OF UTAH

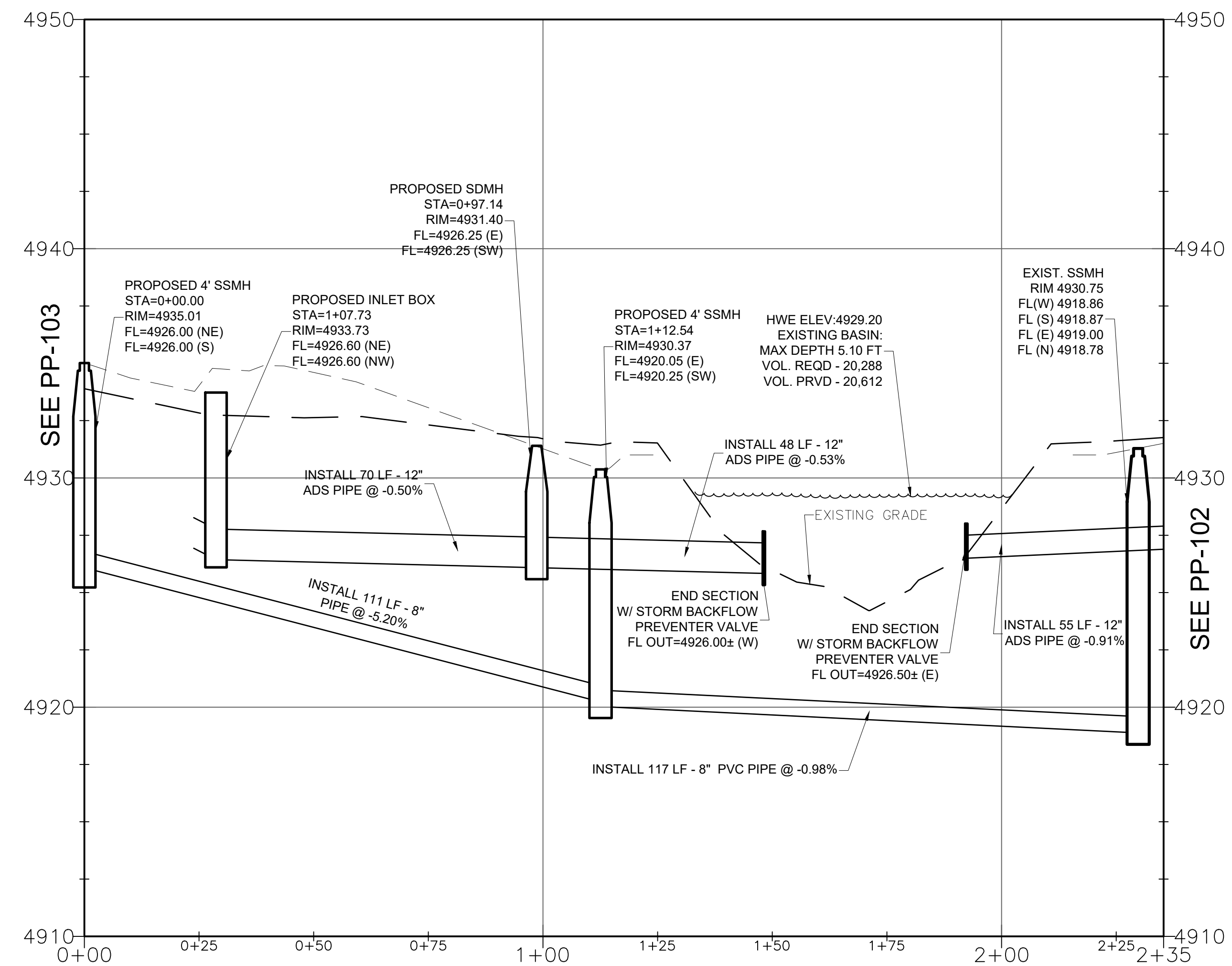
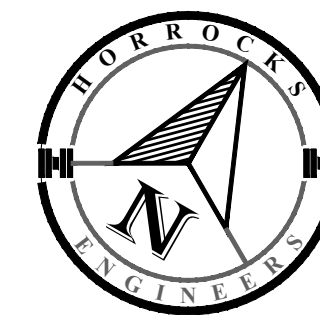
**EDGEWATER PHASE 3**  
6350 STATE ROUTE 39  
HUNTSVILLE, UT

**PLAN & PROFILE - 6310 E / 6360 E**

CLIENT:



UTILITY TO BASIN PROFILE

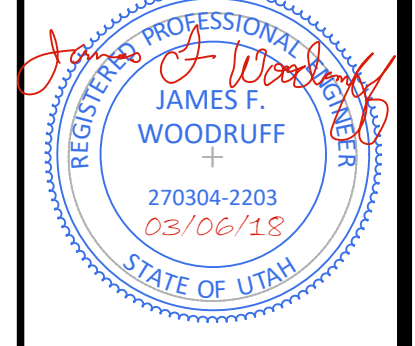


CONSTRUCTION KEYNOTES	
1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL INLET BOX
3	END SECTION

**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
NOV 1, 2017	DM	SB	DM	OC-707-1510	

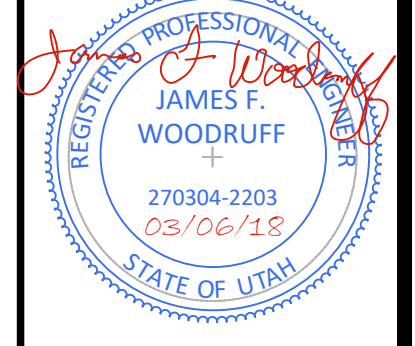


**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT

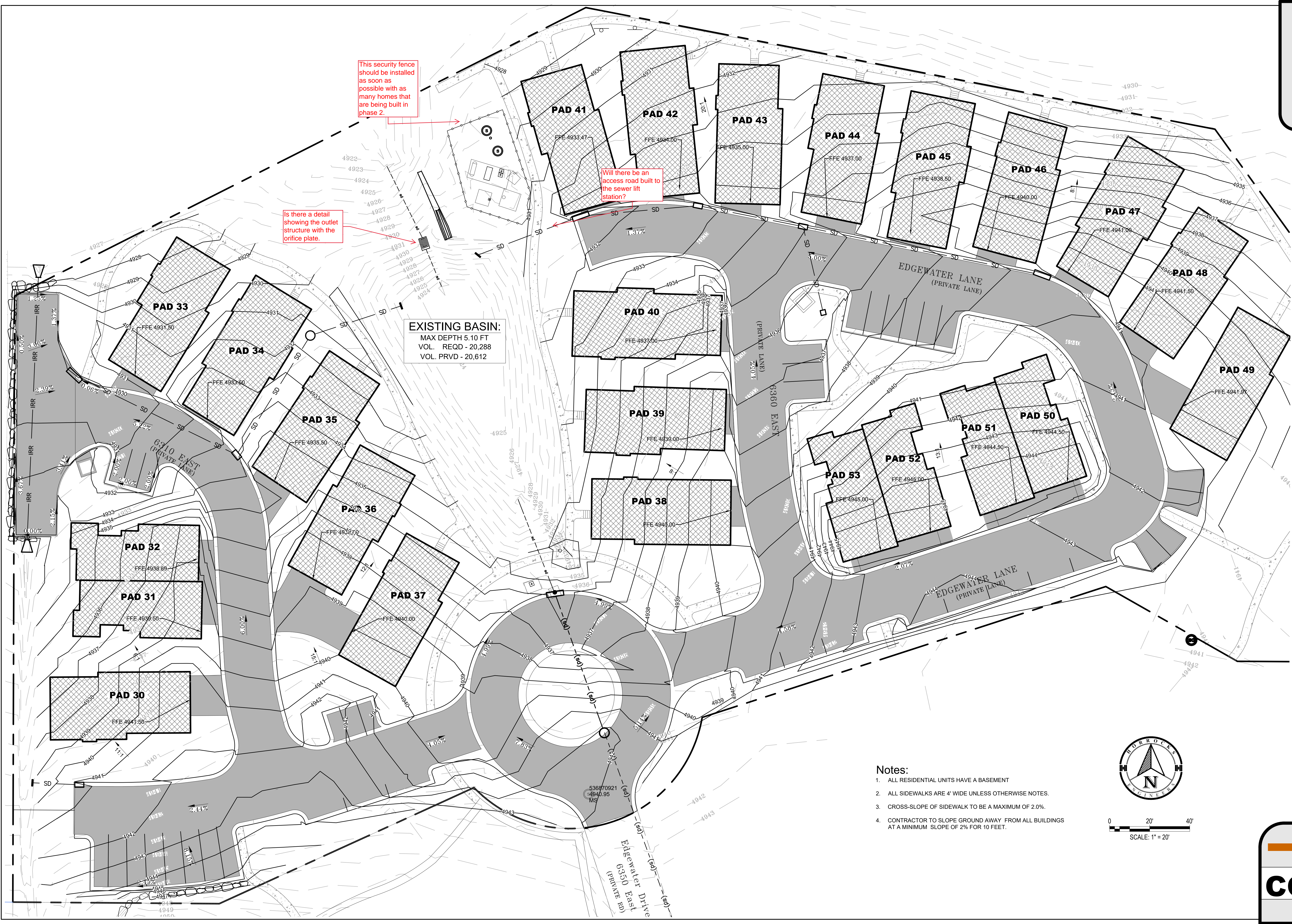
**PLAN & PROFILE - UTILITY TO BASIN**  
 CLIENT:

**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
DRAWING INFO	NOV 1, 2017	
DESIGNED	DM	
DRAWN	SB	
CHECKED	DM	
PROJECT	OC-707-1510	



**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT  
**GRADING PLAN**  
 CLIENT:



This security fence should be installed as soon as possible with as many homes that are being built in phase 2.

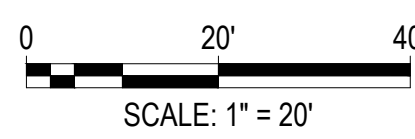
Will there be an access road built to the sewer lift station?

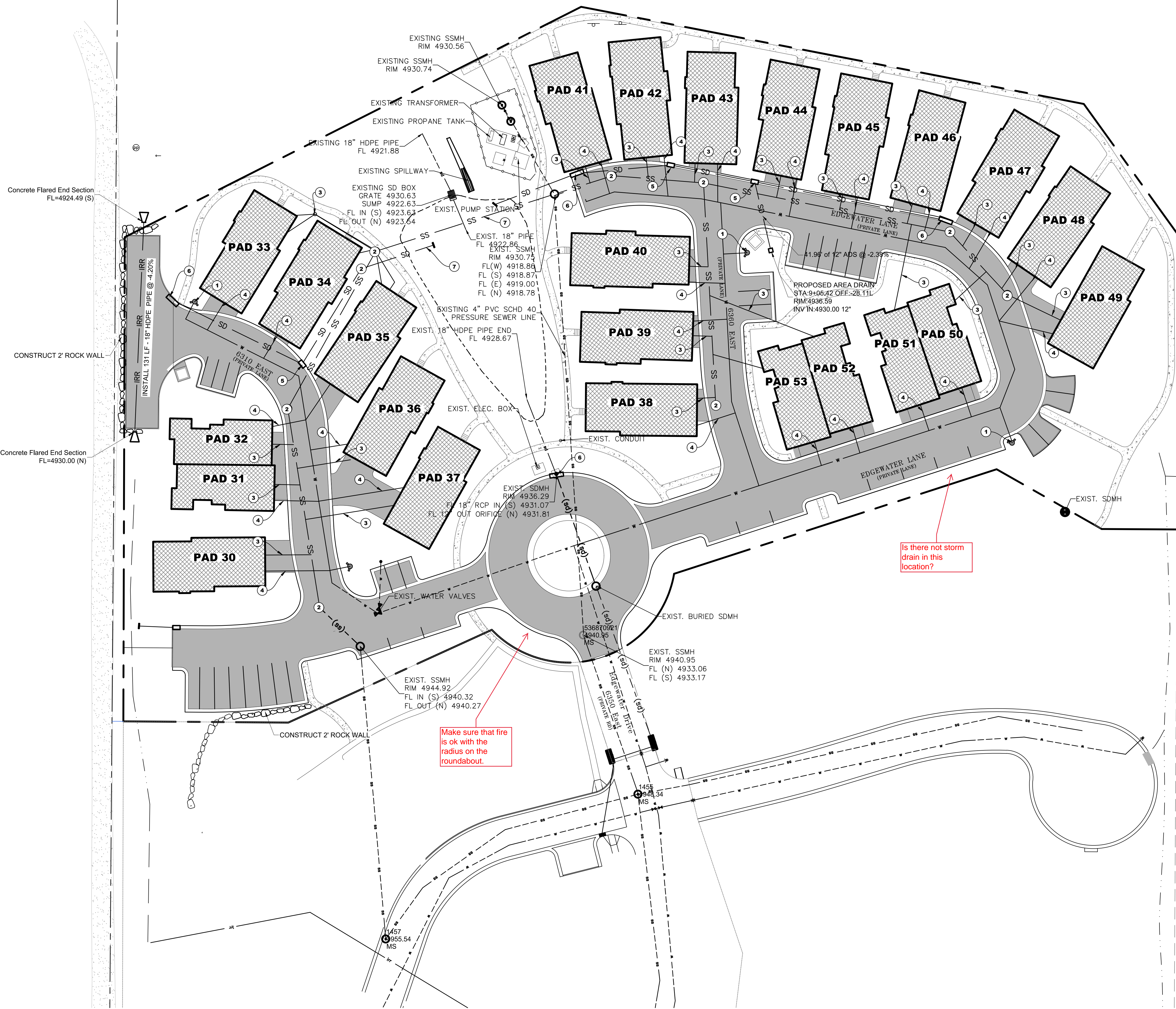
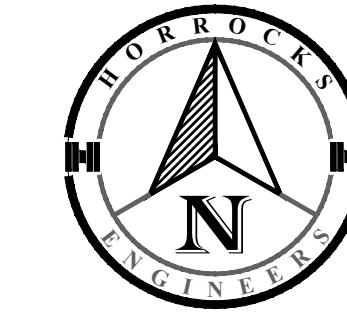
Is there a detail showing the outlet structure with the orifice plate.

**EXISTING BASIN:**  
 MAX DEPTH 5.10 FT  
 VOL. REQD - 20,288  
 VOL. PRVD - 20,612

**Notes:**

1. ALL RESIDENTIAL UNITS HAVE A BASEMENT
2. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTES.
3. CROSS-SLOPE OF SIDEWALK TO BE A MAXIMUM OF 2.0%.
4. CONTRACTOR TO SLOPE GROUND AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 2% FOR 10 FEET.



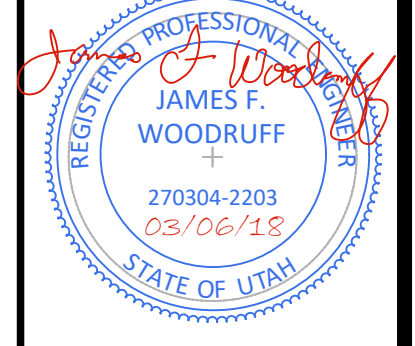


CONSTRUCTION KEYNOTES	
1	INSTALL HYDRANT (SEE DETAIL 8 SHEET CS-501)
2	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
3	INSTALL SEWER LATERAL (SEE DETAIL SS-3A SHEET CU501)
4	INSTALL 3/4" WATER SERVICE WITH 3/4" METER PER LAKEVIEW WATER STDS
5	INSTALL INLET BOX (SEE DETAIL 315 SHEET CS501)
6	INSTALL DOUBLE INLET BOX (SEE DETAIL 315 SHEET CS501)
7	END SECTION

- NOTES:**
- ALL SANITARY SEWER GRAVITY PIPE WILL BE PVC C-900 CLASS DR24 WITH MARKED SEWER TAPE AND WIRE
  - ALL CULINARY WATER PIPE WILL BE C-900 CLASS DR18 WITH MARKED WATER TAPE AND WIRE AND 5' COVER
  - ALL STEEL CASING WILL BE BORED WITH CASING EXTRUDING 5' PAST EDGE OF ASPHALT
  - ALL PRESSURE SANITARY SEWER PRESSURE PIPE WILL BE PVC C-900 DR18 WITH MARKED SEWER TAPE AND WIRE
  - ALL CASINGS WILL BE BORED AND EXTEND 5' BEYOND THE EDGE OF PAYMENT AT BOTH ENDS

**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO	REVISIONS
DATE: NOV 1, 2017	REV # 1 DATE
DESIGNED: DM	
DRAWN: SB	
CHECKED: DM	
PROJECT: OC-707-1510	

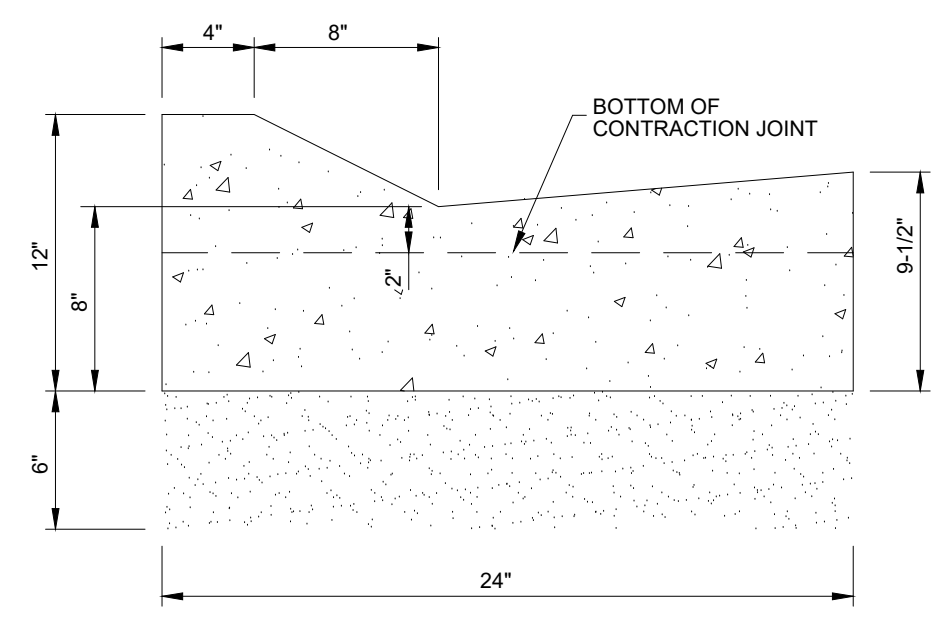


**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT

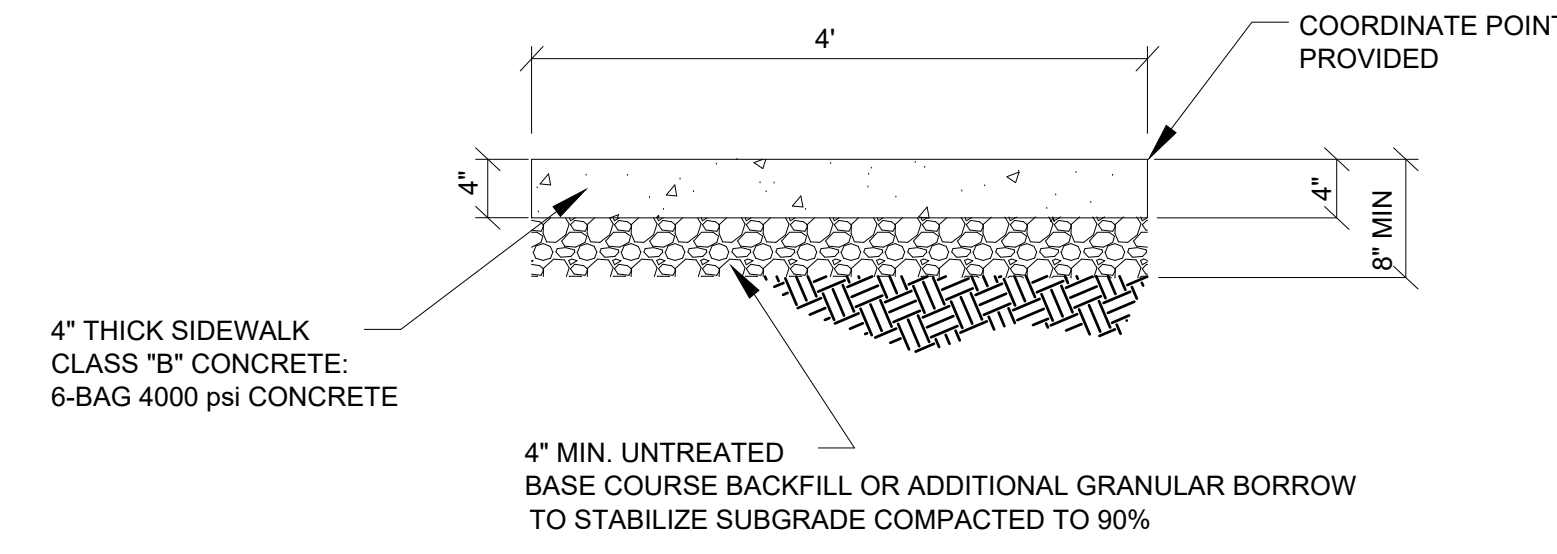
**OVERALL UTILITY PLAN**

CLIENT:



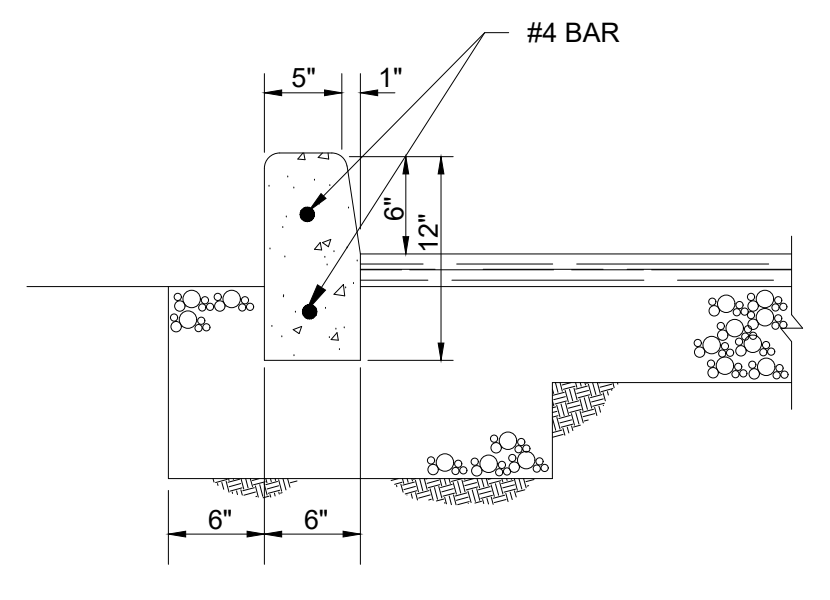


**1 TYPE 'F' CURB AND GUTTER**  
SCALE: NONE



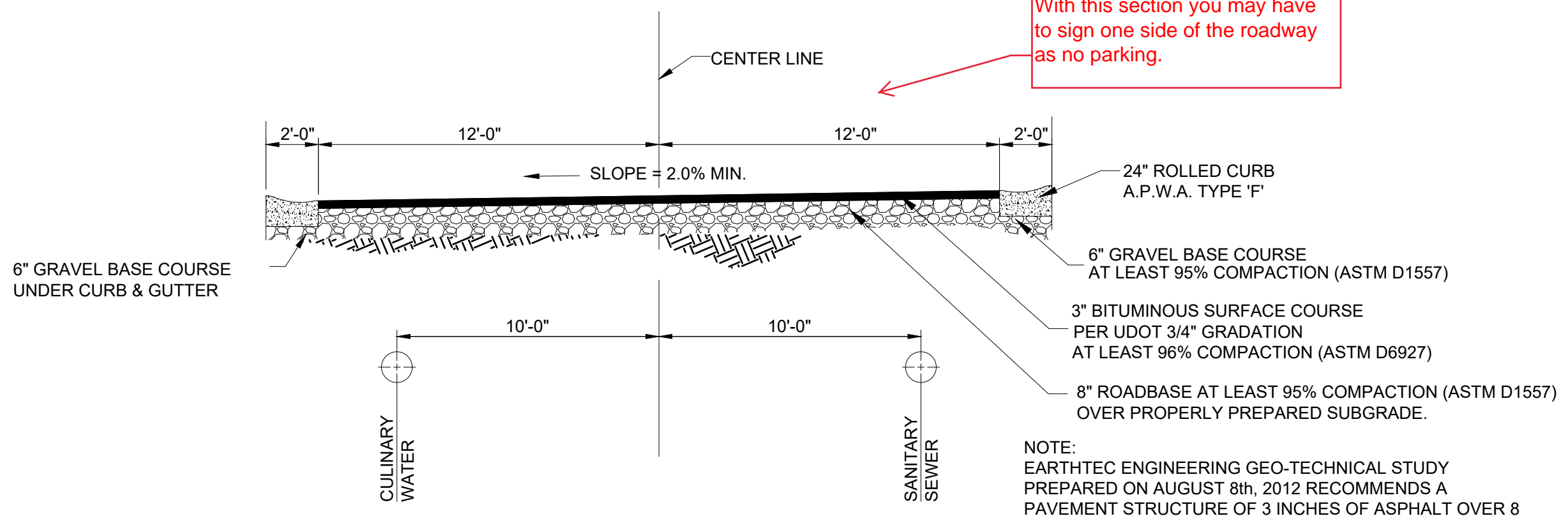
**2 WALKWAY**  
SCALE: NONE

(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT)



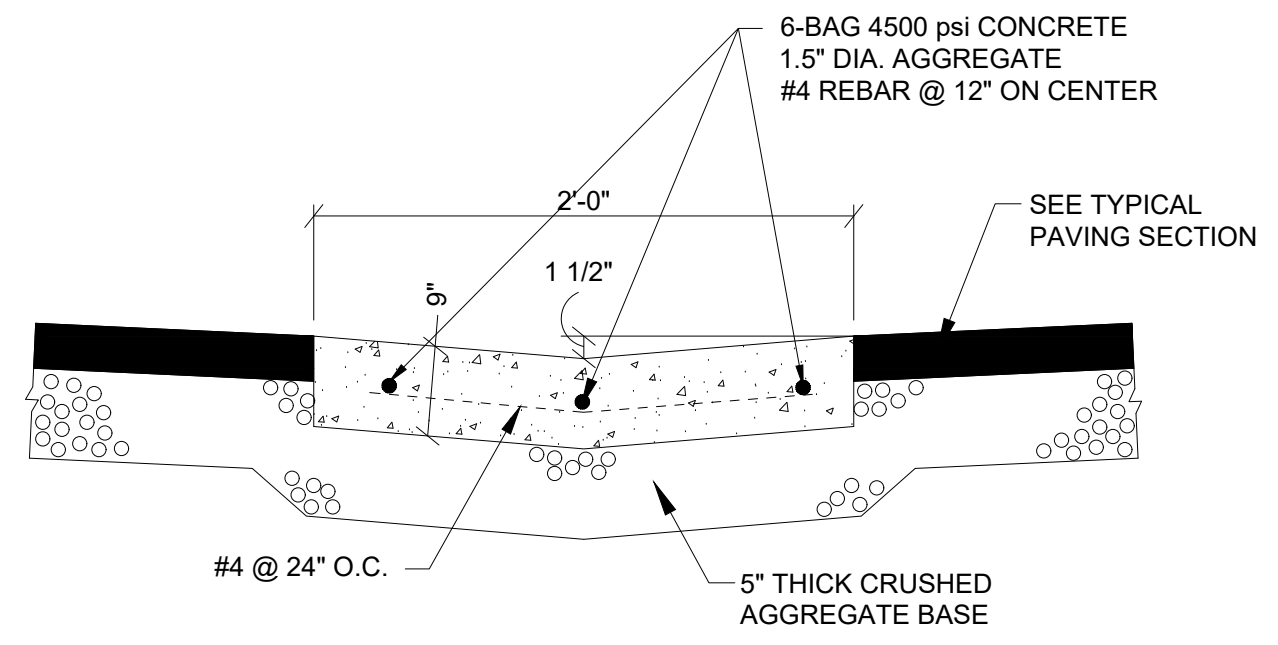
**3 CURB DETAIL**  
SCALE: NONE

NOTE:  
PROVIDE 1/8" x 1" DEEP CONTROL JOINTS AT 8' O.C. MAX. JOINTS TO CONTINUE THROUGH CONC. OR CURB & GUTTER. PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C.



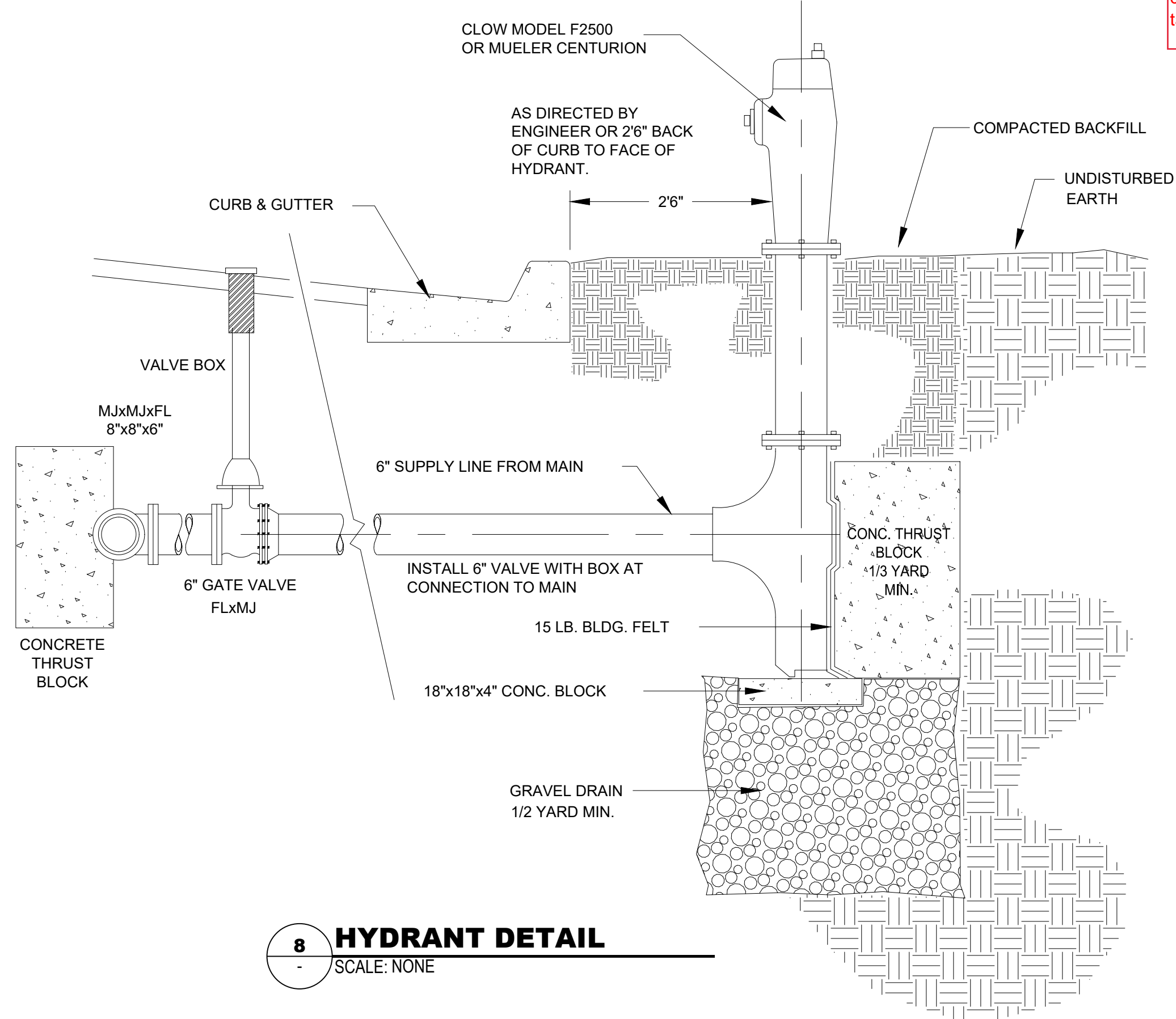
**5 PRIVATE ROAD SECTION**  
SCALE: NONE

With this section you may have to sign one side of the roadway as no parking.

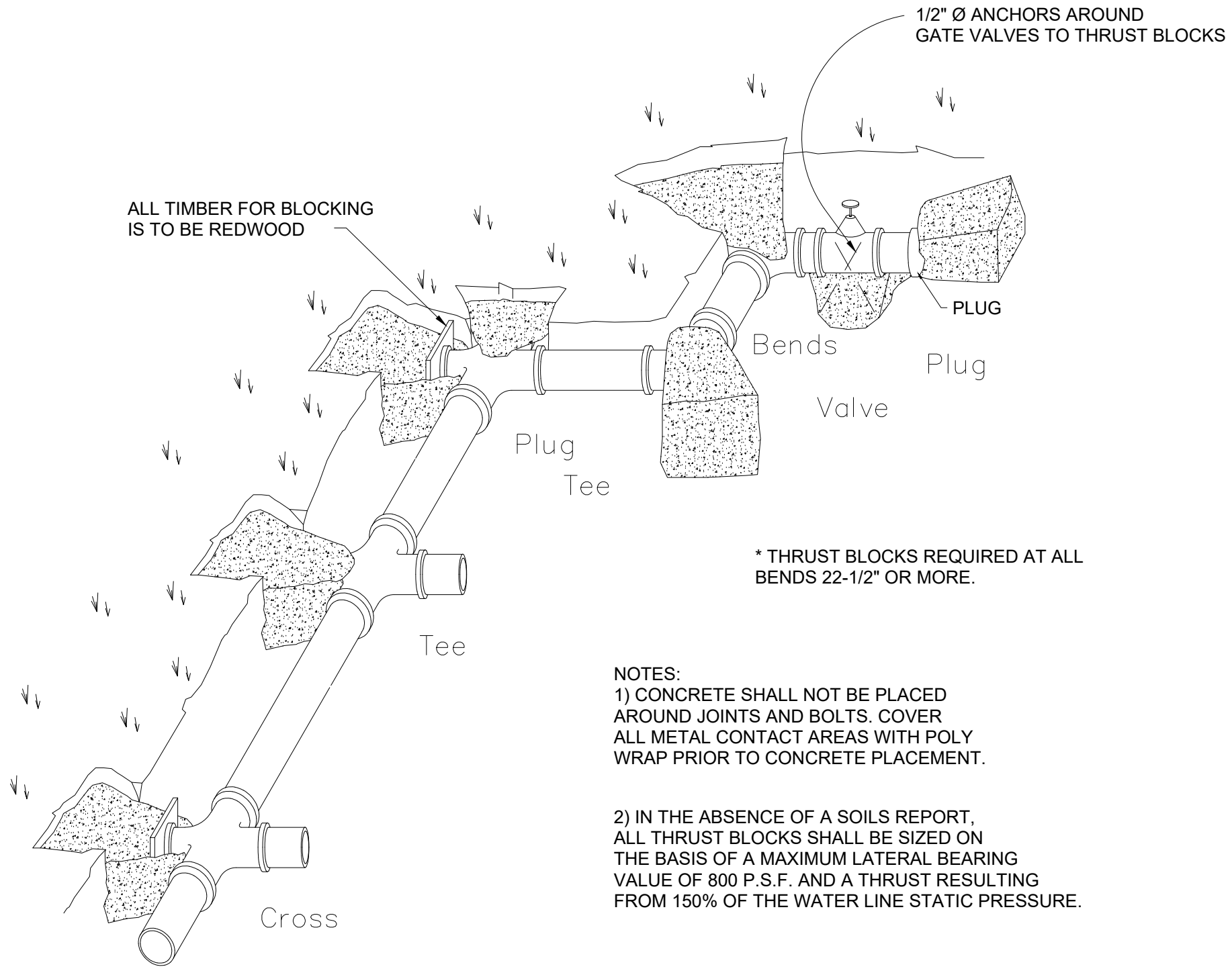


**4 2 FT WATERWAY**  
SCALE: NONE

As per the geotech report this pavement section will not support construction traffic. Will construction traffic be routed a different direction when construction of the buildings take place.

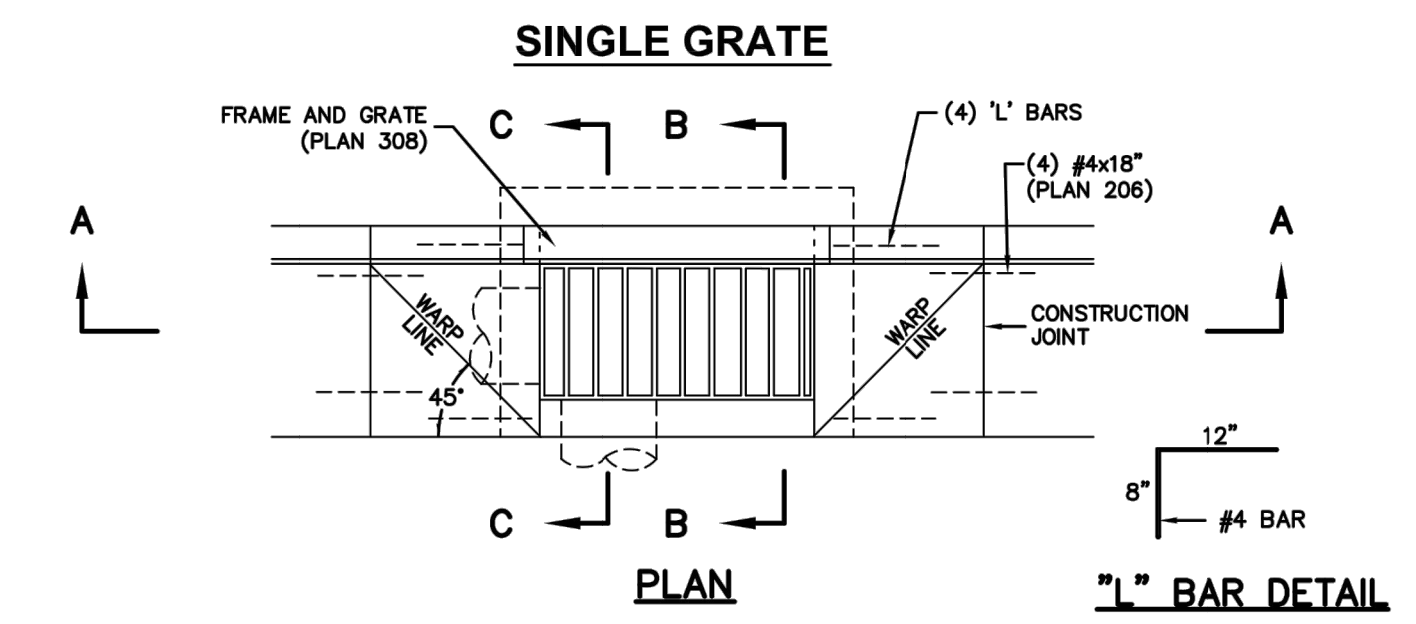


**8 HYDRANT DETAIL**  
SCALE: NONE

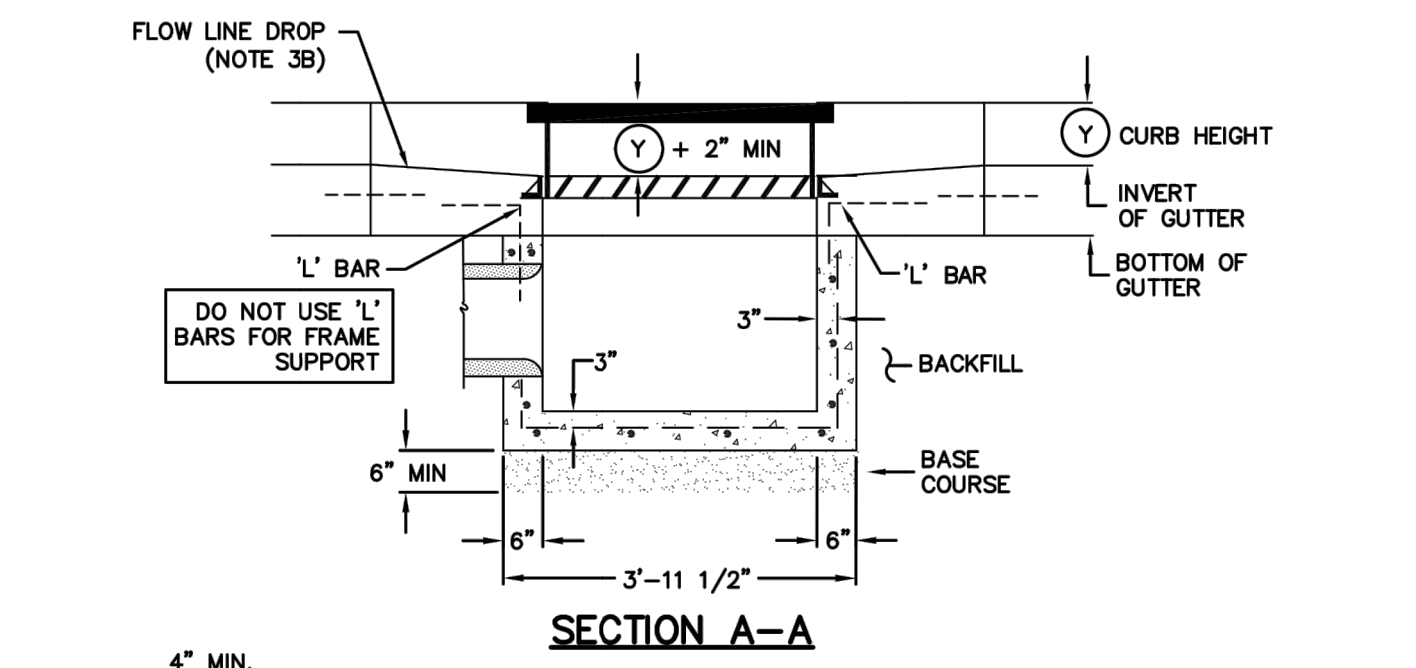


**9 THRUST BLOCK DETAIL**  
SCALE: NONE

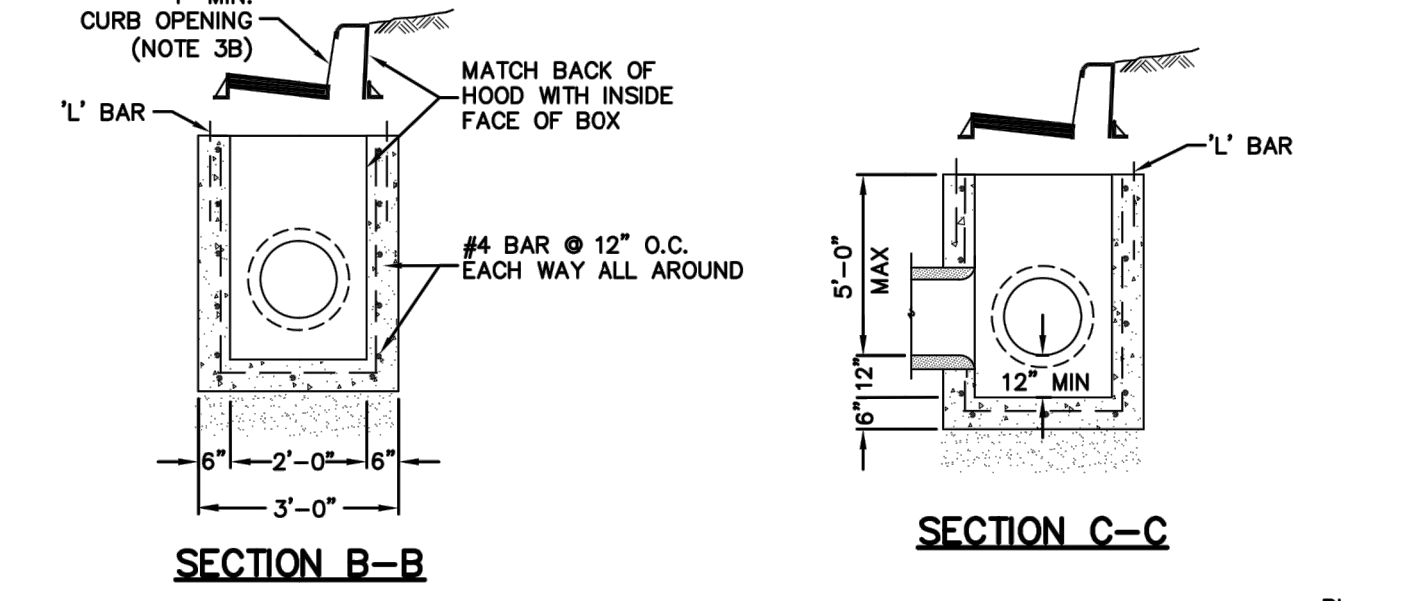
NOTES:  
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.  
2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.



**"L" BAR DETAIL**



**SECTION A-A**

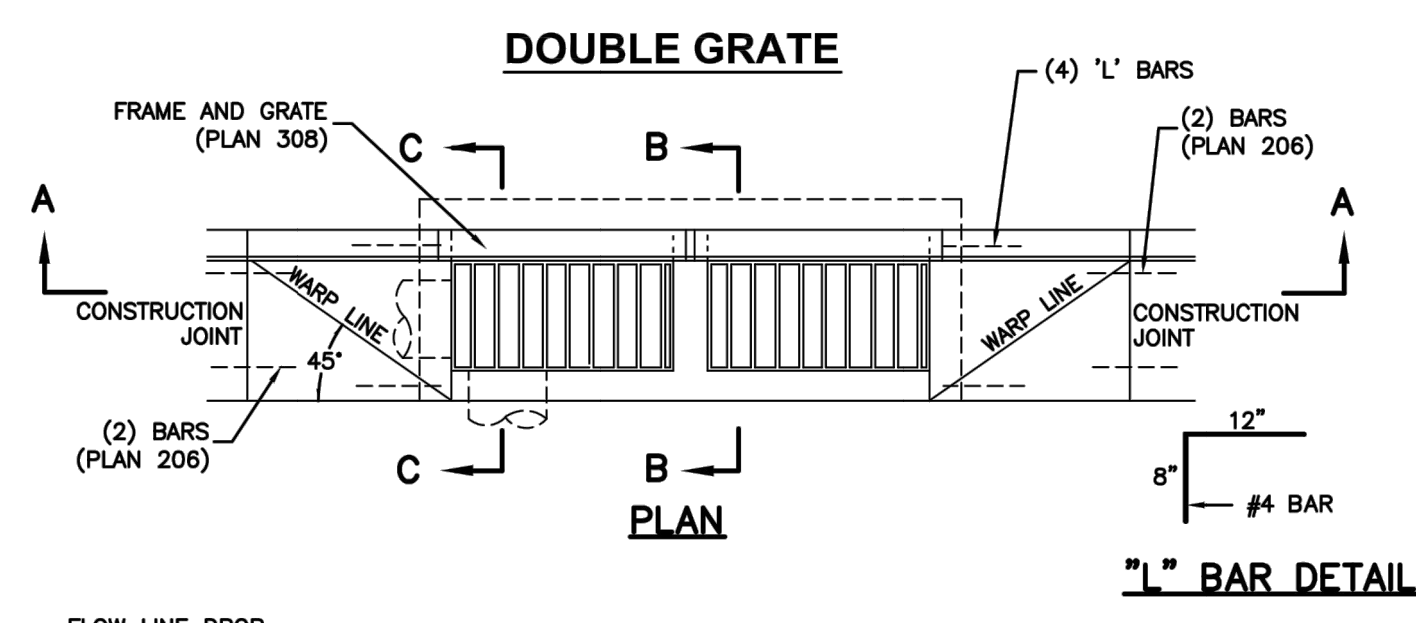


**SECTION B-B**

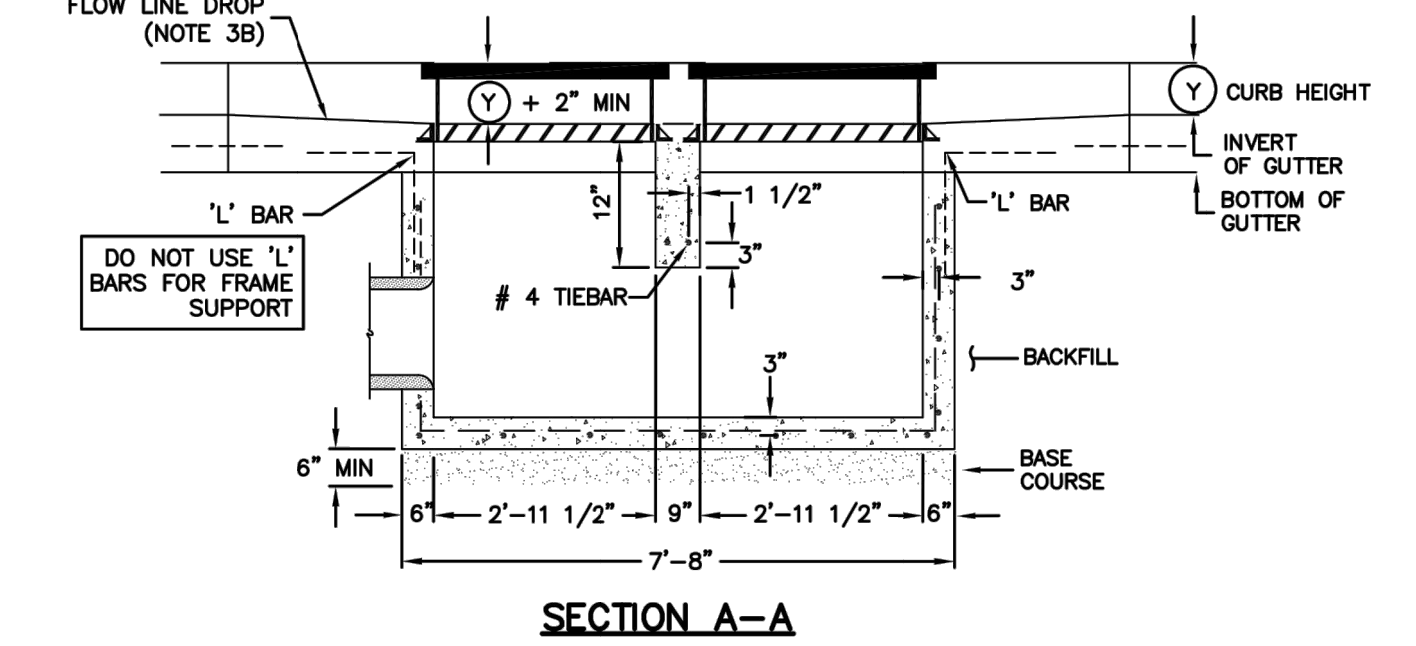
**SECTION C-C**

**Catch basin**  
Plan 315  
Sheet 1 of 2

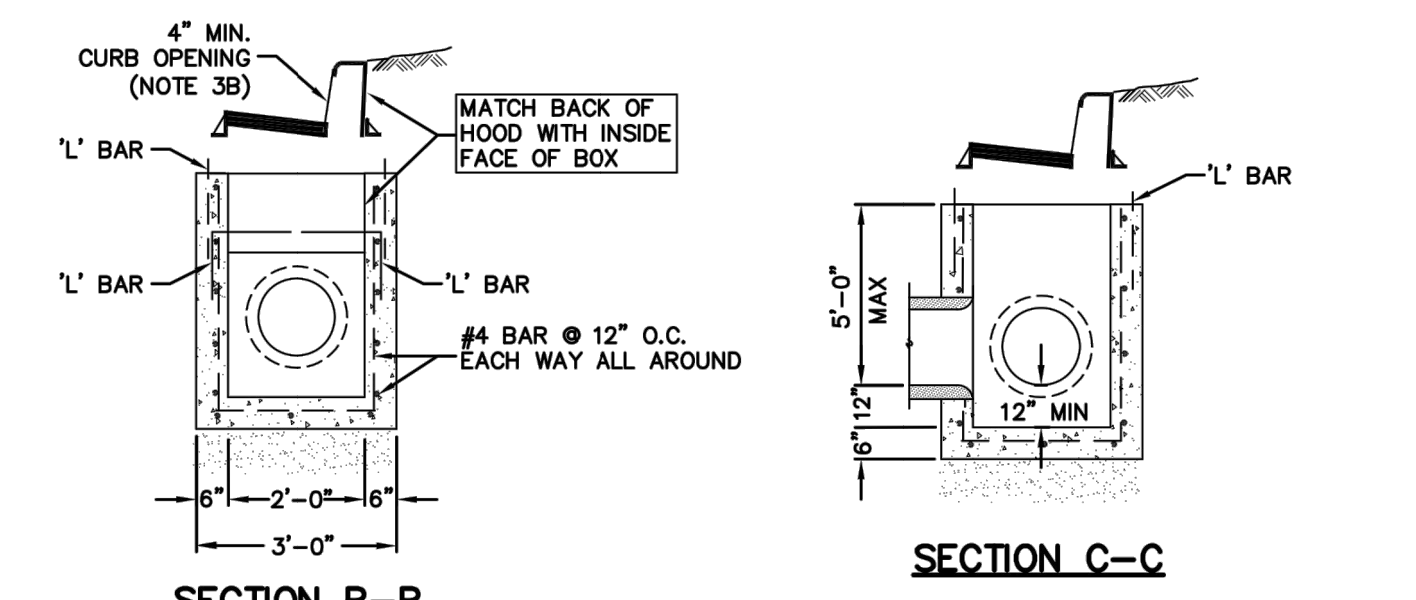
September 2010



**"L" BAR DETAIL**



**SECTION A-A**



**SECTION B-B**

**SECTION C-C**

**Catch basin - double grate**  
Plan 315  
Sheet 2 of 2

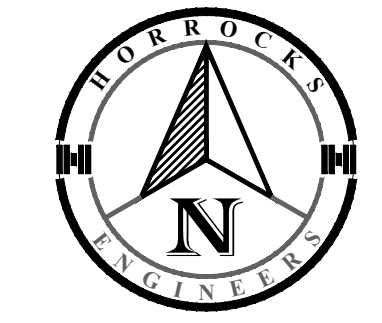
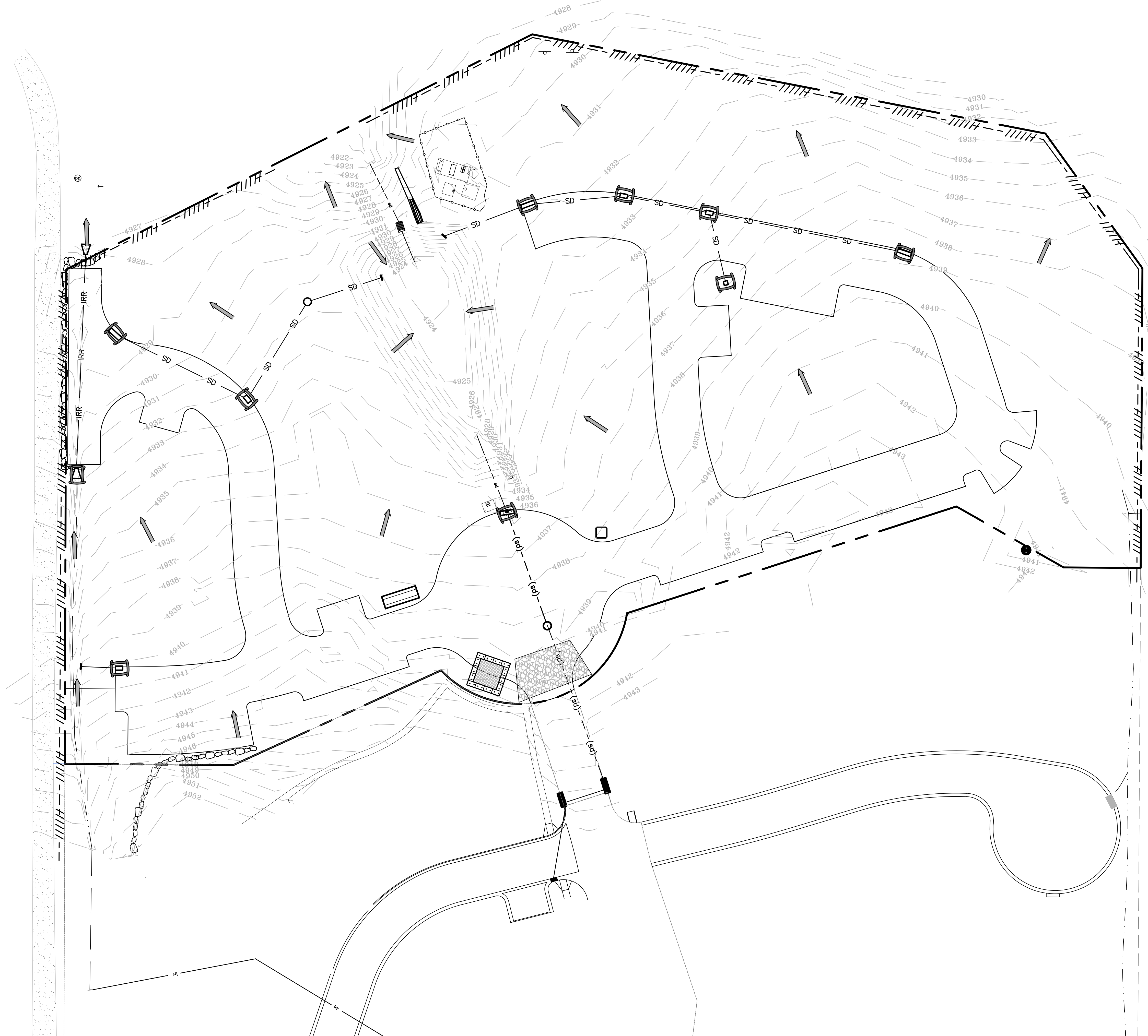
September 2010

**WARNING**  
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE	DESIGNED	DM	DRAWN	SB	CHECKED	DM	PROJECT	OC-707-1510


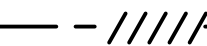



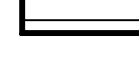
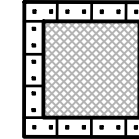
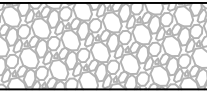
REGISTERED PROFESSIONAL ENGINEER  
**JAMES F. WOODRUFF**  
270304-2203  
03/06/15  
STATE OF UTAH

**EDGEWATER PHASE 3**  
6350 STATE ROUTE 39  
HUNTSVILLE, UT  
CLIENT:



0 30' 60'  
SCALE: 1" = 30'

**LEGEND**

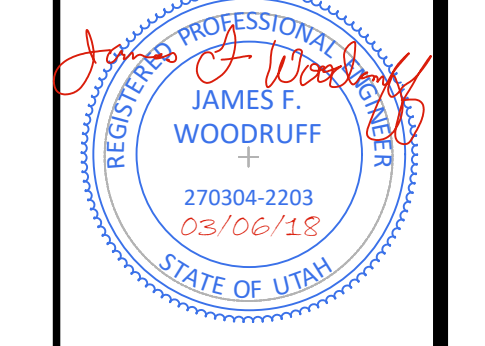
-  PROPERTY BOUNDARY
-  SILT FENCE (SEE DETAIL 2 SHEET CS-502)
-  DIRECTION OF EXISTING OVERLAND FLOW
-  INLET PROTECTION (SEE DETAIL 3 SHEET CS-502)
-  PORTABLE TOILET CONTAINMENT
-  JOBSITE DUMPSTER
-  CONCRETE WASHOUT AREA (SEE DETAIL 4 SHEET CS-502)
-  STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 1 SHEET CS-502)

**HORROCKS ENGINEERS**  
 2162 West Grove Pkwy., Suite 400  
 Pleasant Grove, UT 84062  
 (801) 763-5100  
 www.horrock.com


**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO		REVISIONS	
DATE	REV #	DATE	DESCRIPTION
NOV 1, 2017	DM		
	SB		
	DM		

PROJECT: OC-707-1510  
\*SEE 2ND SHEET FOR LISTING



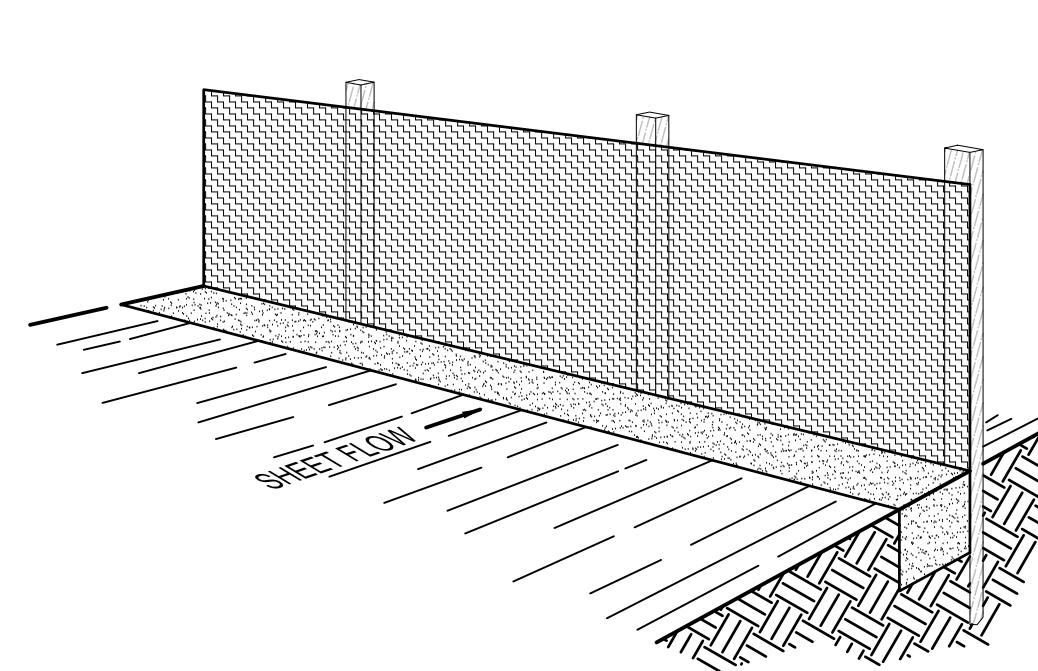
**EDGEWATER PHASE 3**  
 6350 STATE ROUTE 39  
 HUNTSVILLE, UT  
**SWPPP PLAN**  
 CLIENT:



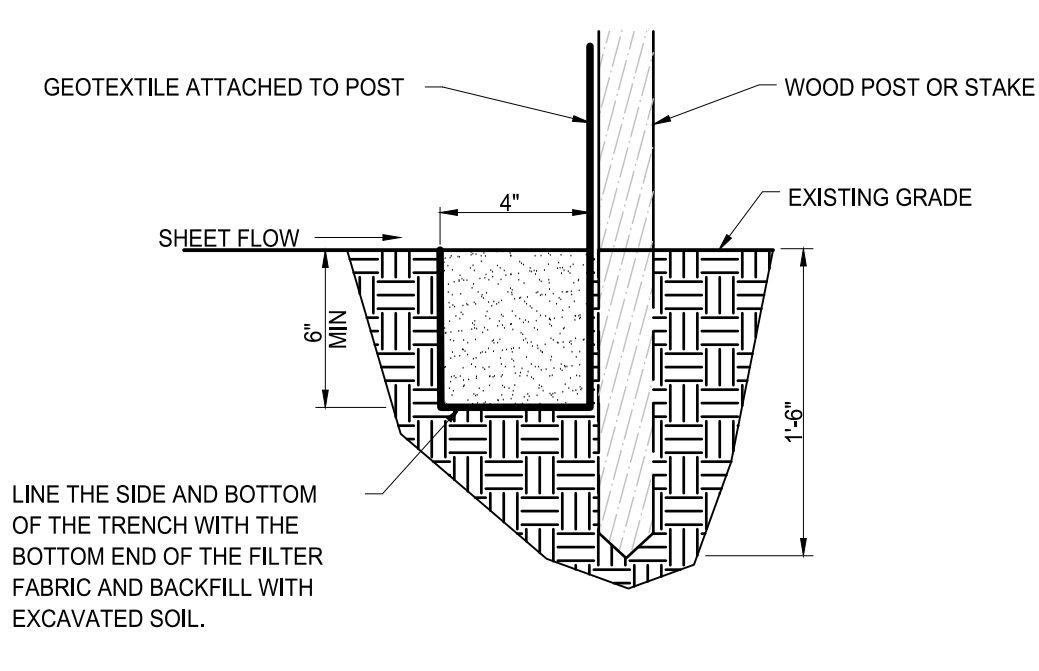
**CS-101**

**Notes:**

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View



Section

**INSTALLATION**  
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

**PREFABRICATED SILT FENCE ROLLS**  
\*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
\*Unroll the silt fence, positioning the post against the downstream wall of the trench.  
\*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.  
\*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.  
\*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.  
\*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").  
\*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.  
\*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

**INSPECTION**  
\*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.  
\*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

**REMOVAL**  
\*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

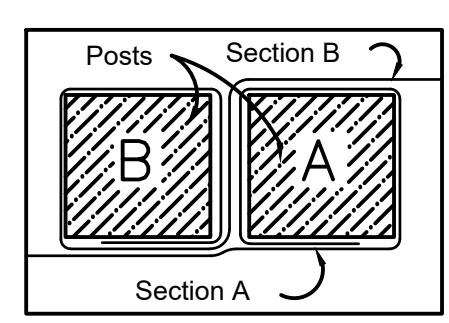
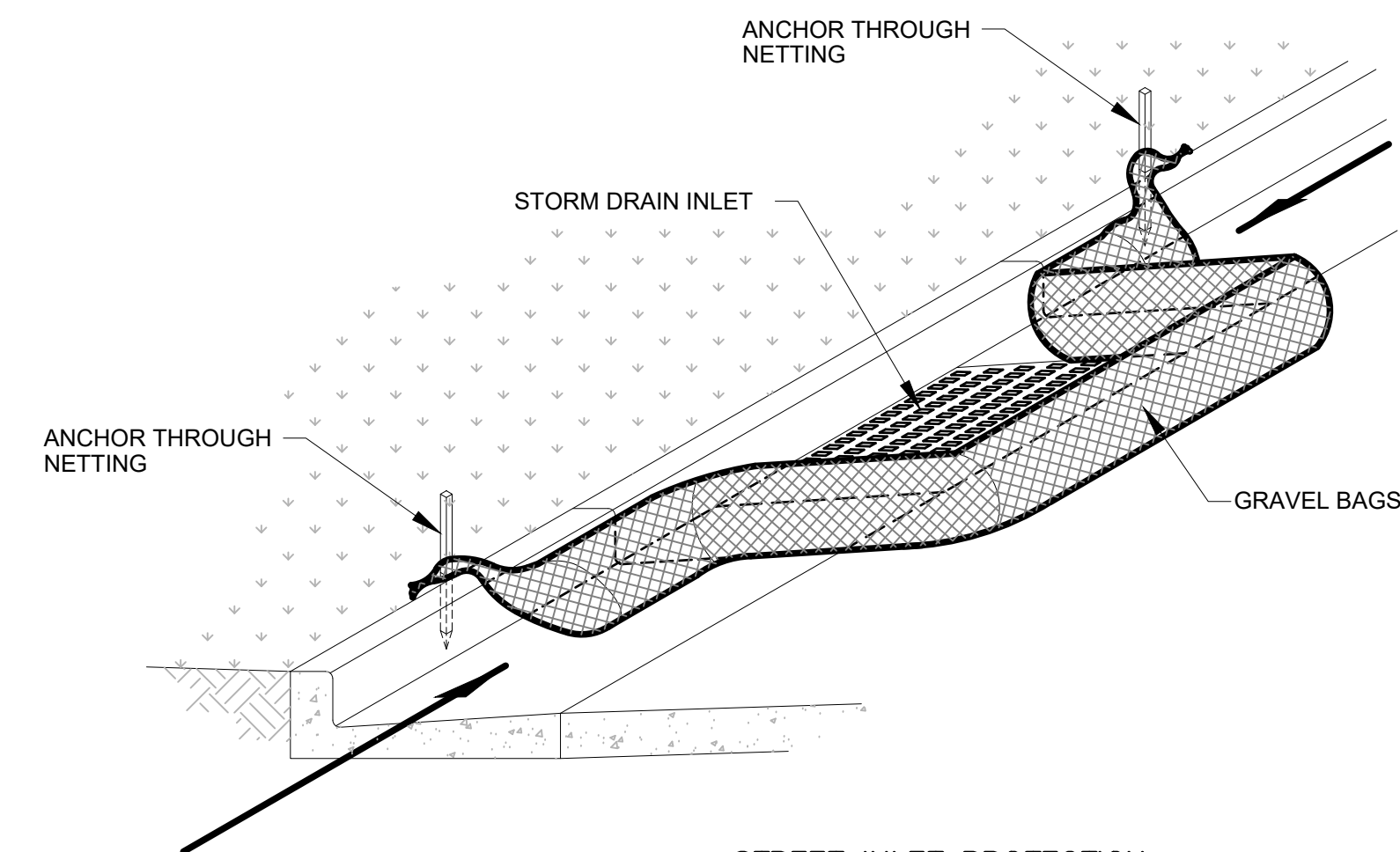


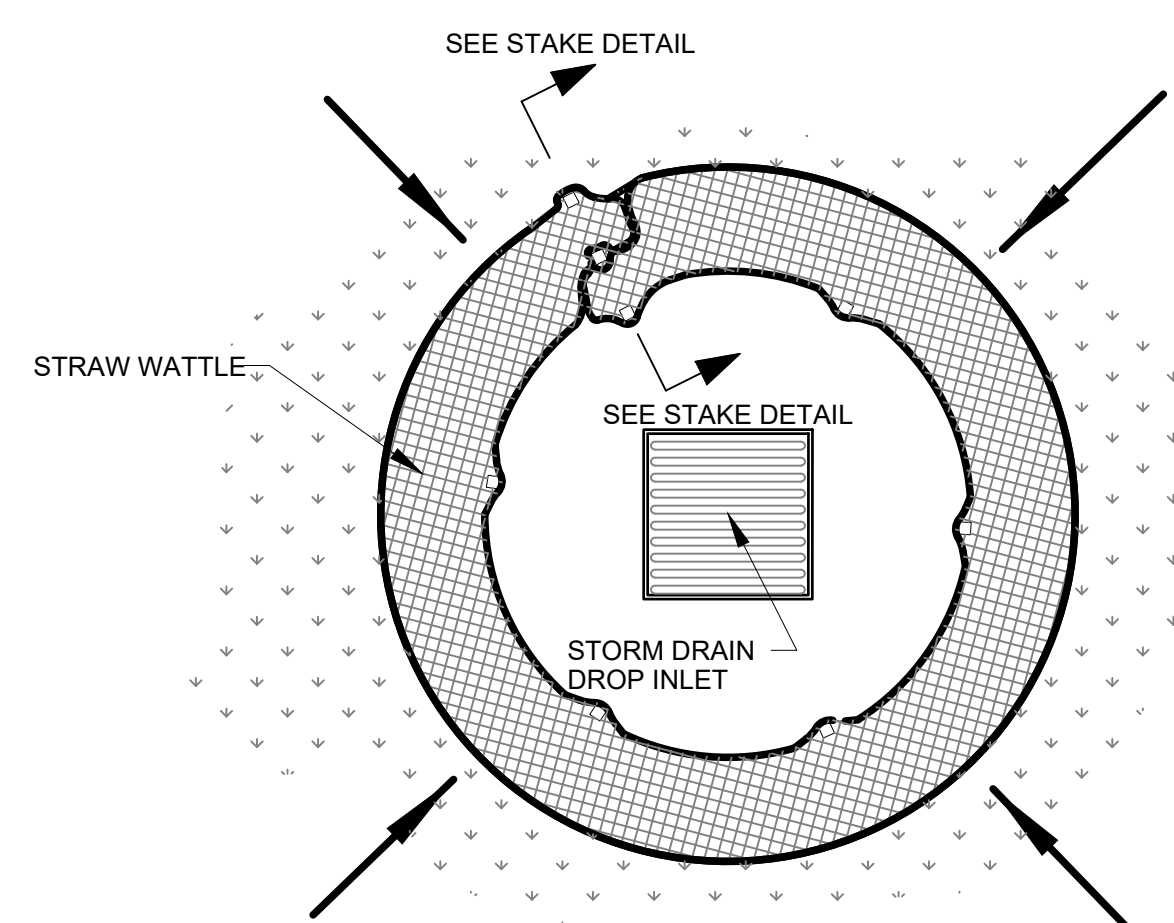
Figure 1: Top View of Roll-to-Roll Connection

**FIELD ASSEMBLY:**  
\*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.  
\*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

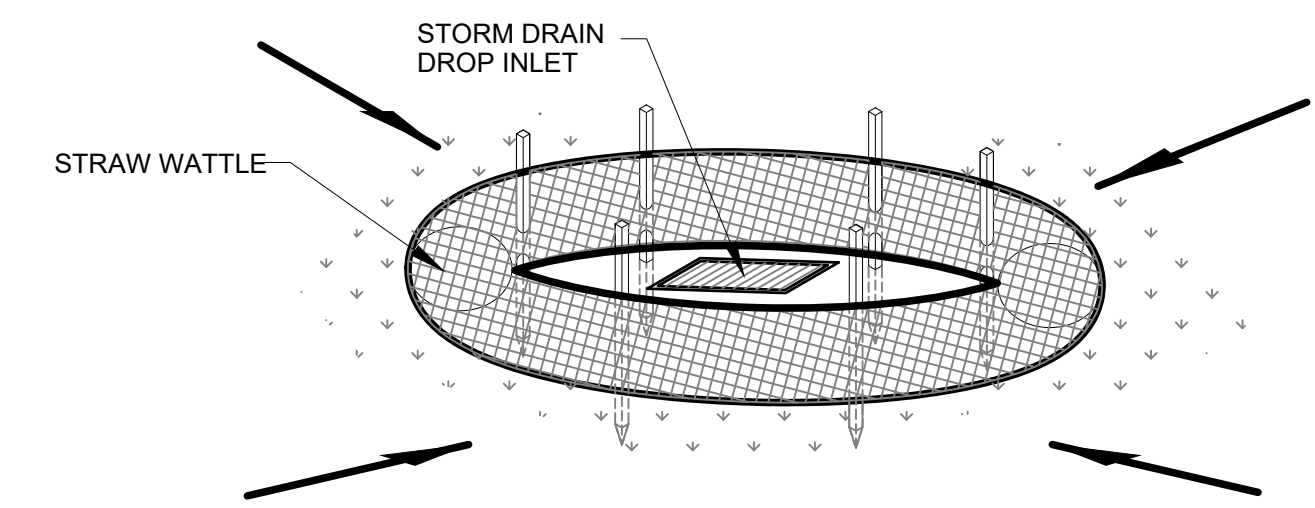
2 SILT FENCE DETAIL SCALE: NONE



STREET INLET PROTECTION

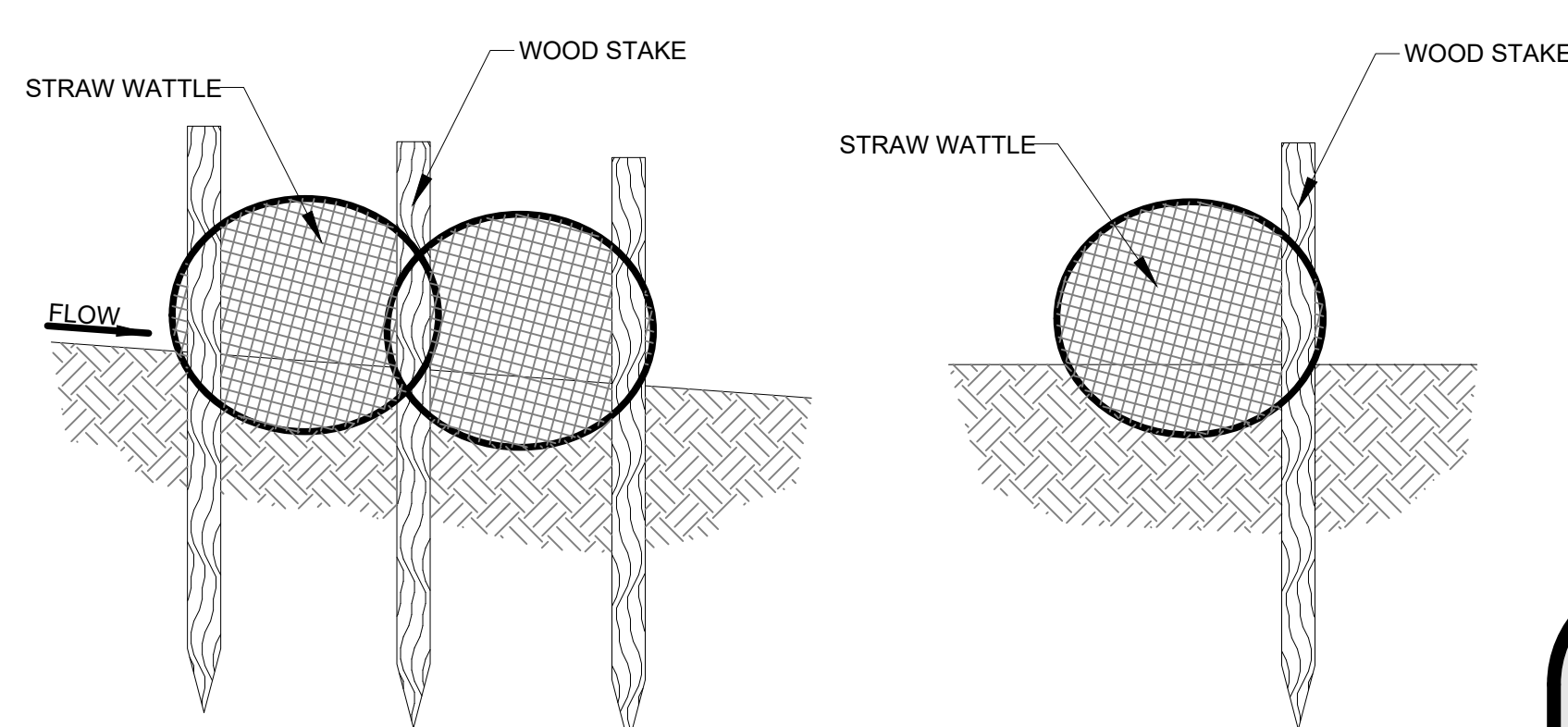


Plan View

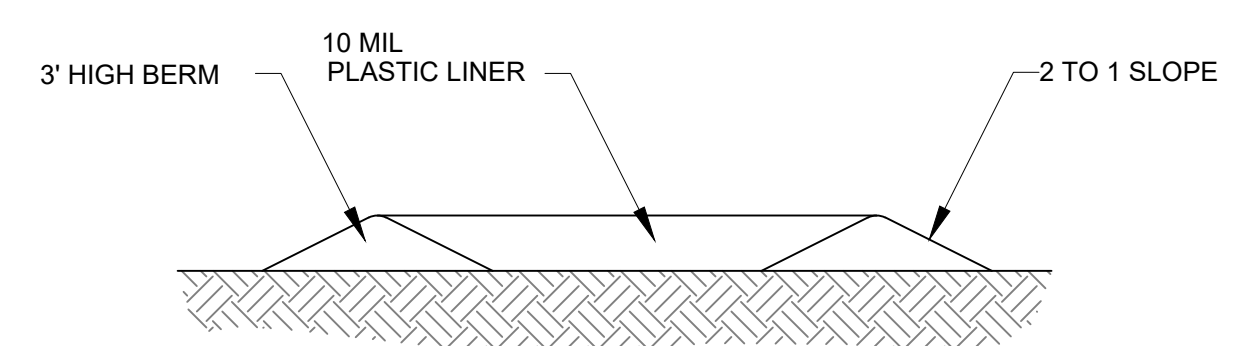


Drop Inlet Protection

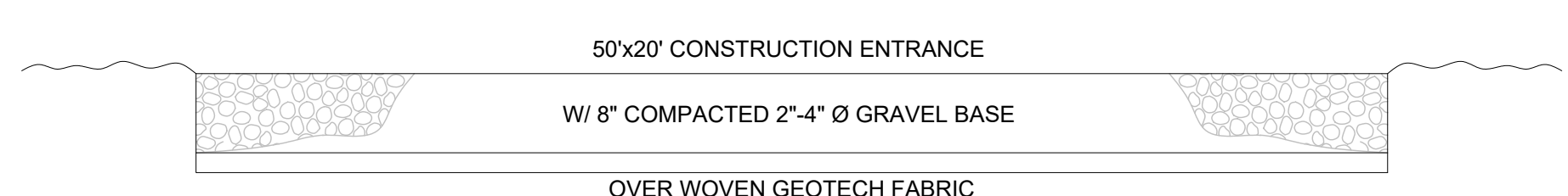
3 INLET PROTECTION SCALE: NONE



5 STAKE DETAIL SCALE: NONE



4 CONCRETE WASHOUT W/ 10 MIL PLASTIC LINER SCALE: NONE



1 CONSTRUCTION ENTRANCE SCALE: NONE

REVISIONS	REV #	DATE	BY	CHKD
DRAWING INFO	NOV 1, 2017	DM	SB	DM
DATE	DESIGNED	DRAWN	CHECKED	PROJECT
				OC-707-1510

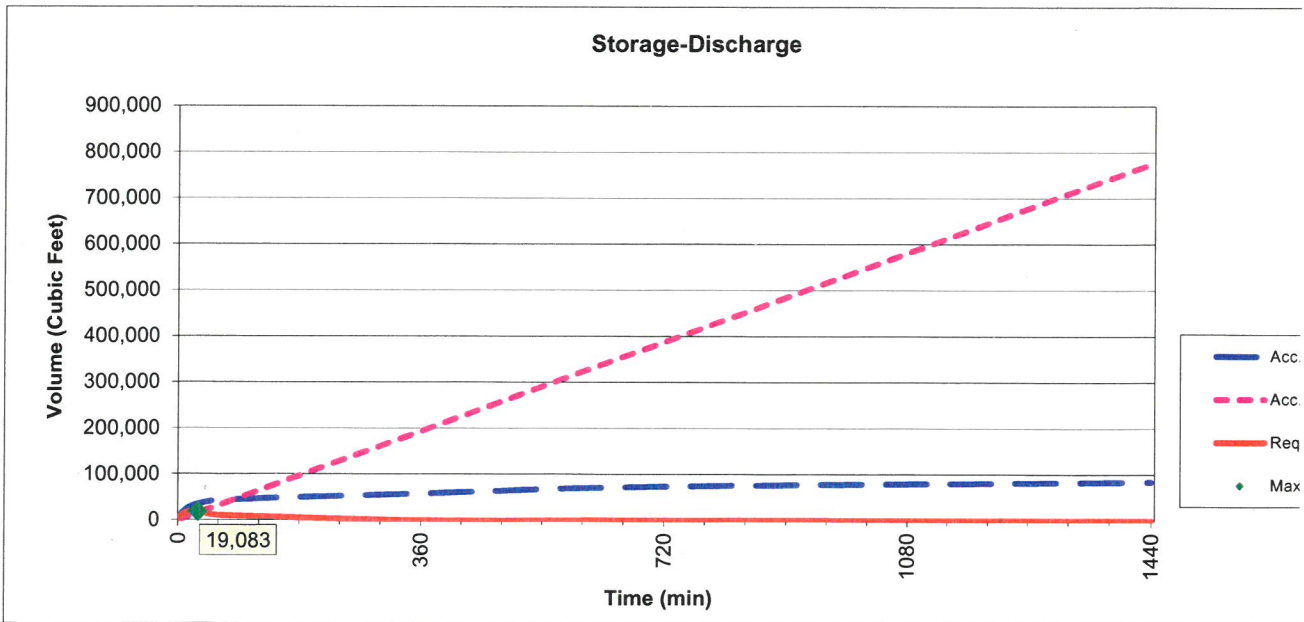
REGISTERED PROFESSIONAL ENGINEER  
JAMES F. WOODRUFF  
270304-2203  
03/06/15  
STATE OF UTAH

Detention Pond Calculations  
100-year return

Name of Project:	Edgewater Development		
Site Location:	W	enter E for East of I-15 or W for West of I-15	
Drainage Basin Area:	13.02	acres	
Run Off Coefficient:	0.47	I =	3.2 inch/hr
Discharge Rate:	0.2	cfs/acre	
Pond Discharge:	8.33	cfs	
Height of Water Above the Orifice:	3.5	ft	
Orifice Size if Known:	13.3	in (diameter)	
Calculated Orifice Size:	12.00	in (diameter)	
Orifice Area:	138.93	in <sup>2</sup>	
Orifice Q:	8.98	cfs	

Time (min)	Intensity (in/hr)	C*AREA (acres)	Accumulated Storage (ft <sup>3</sup> )	Discharge (cfs)	Accumulated Discharge (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )	Provided (yd <sup>3</sup> )	Provided (ft <sup>3</sup> )
0	0	6.12	0	8.98	0	0		
5	7.55	6.12	13,860	8.98	2,694	11,166		
10	5.75	6.12	21,112	8.98	5,388	15,724		
15	4.75	6.12	26,160	8.98	8,082	18,078		
30	3.2	6.12	35,248	8.98	16,165	19,083		
60	1.98	6.12	43,619	8.98	32,330	11,289	407.00	20612
360	0.44	6.12	58,159	8.98	193,978	0		
720	0.28	6.12	74,020	8.98	387,957	0		
1440	0.16	6.12	84,595	8.98	775,913	0		

Required Pond Volume: **19,083 ft<sup>3</sup>** Occurring at: **30**  
 Property Needed for 1.5' Depth: 0.29 acres  
 12,721.93 SF RQD  
 7130 Provided



**Storm Runoff Calculations**  
Edgewater Estates-Phase 1

7/31/2012 scf

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Huntsville, UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. Runoff from the undeveloped existing land.  
 Runoff Coefficient  $C = 0.2$   
 Rainfall Intensity  $i = 3.20$  IN./HR.  
 Runoff Quantity  $Q = CIA$   
 Acreage  $A = 3.80$  ACRES  
 $Q(out) = C * i * A = 2.43$  CFS

2. Runoff from developed land  
 Runoff Coefficients  
 Paved Area 39,774  $C = 0.9$   
 Landscaped Area 97,776  $C = 0.2$   
 Roof 28,173  $C = 0.8$

Weighted Runoff Coefficient  $C = 0.47$

Rainfall Intensity  $i =$  varies with time  
 Runoff Quantity  $Q = CIA$

3. Detention Basin  
 Volume in  $Q * t$   
 Volume out  $2.43 * t$

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.  
 Use 2.43 cfs for Q outflow

The required volume of the detention basin is 5,917 cubic feet

USE A 7.2 INCH DIAMETER ORIFICE AT OUTLET

DETENTION BASIN							
Cumulative Volume For Detention Pond							
Edgewater Estates-Phase 1							
C =	0.47						
A =	3.80						
Q(out) =	2.43						
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)	
0	0	0.00	0.00	0.00	0.00	0.00	
5	300	7.65	13.50	4050.08	730.46	3319.62	
10	600	5.75	10.28	6168.99	1460.92	4708.07	
15	900	4.75	8.49	7844.18	2191.38	5652.80	
30	1800	3.20	5.72	10299.83	4382.76	5916.77	
60	3600	1.98	3.54	12745.67	8765.51	3980.16	
120	7200	1.14	2.04	14678.83	17531.03	-2854.20	
180	10800	0.79	1.41	15198.24	26296.54	-11098.30	
360	21600	0.44	0.79	17110.10	52593.08	-35482.99	
1440	86400	0.16	0.29	24718.87	210372.34	-185653.48	

Huntsville, UT  
NOAA Atlas 14

**Storm Runoff Calculations**  
Edgewater Estates-Full

7/31/2012 scf

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Huntsville, UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. Runoff from the undeveloped existing land.  
 Runoff Coefficient  $C = 0.2$   
 Rainfall Intensity  $i = 3.20$  IN./HR.  
 Runoff Quantity  $Q = CIA$   
 Acreage  $A = 13.02$  ACRES  
 $Q(out) = C * i * A = 8.34$  CFS

2. Runoff from developed land  
 Runoff Coefficients  
 Paved Area 135,807  $C = 0.9$   
 Landscaped Area 334,282  $C = 0.2$   
 Roof 97,276  $C = 0.8$

Weighted Runoff Coefficient  $C = 0.47$

Rainfall Intensity  $i =$  varies with time  
 Runoff Quantity  $Q = CIA$

3. Detention Basin  
 Volume in  $Q * t$   
 Volume out  $8.34 * t$

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.  
 Use 8.34 cfs for Q outflow

The required volume of the detention basin is 20,288 cubic feet

USE A 13.3 INCH DIAMETER ORIFICE AT OUTLET

DETENTION BASIN							
Cumulative Volume For Detention Pond							
Edgewater Estates-Full							
C =	0.47						
A =	13.02						
Q(out) =	8.34						
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)	
0	0	0.00	0.00	0.00	0.00	0.00	
5	300	7.65	40.28	13878.25	2500.78	11377.46	
10	600	5.75	36.23	21139.05	5001.56	16137.49	
15	900	4.75	29.10	28194.04	7502.35	18691.69	
30	1800	3.20	19.61	35293.02	15004.69	20288.33	
60	3600	1.98	12.13	43675.12	30009.39	13665.73	
120	7200	1.14	6.99	50292.56	60018.78	-9726.22	
180	10800	0.79	4.82	52079.27	90028.17	-37948.90	
360	21600	0.44	2.71	58630.64	180056.33	-121425.79	
1440	86400	0.16	0.98	84703.26	720225.32	-635522.06	

Huntsville, UT  
NOAA Atlas 14

*I reviewed and confirmed calculations for Edgewater and same on similar*

*CONFIRMED*

*3/9/2018*

*JAW*

*3/9/2018*

