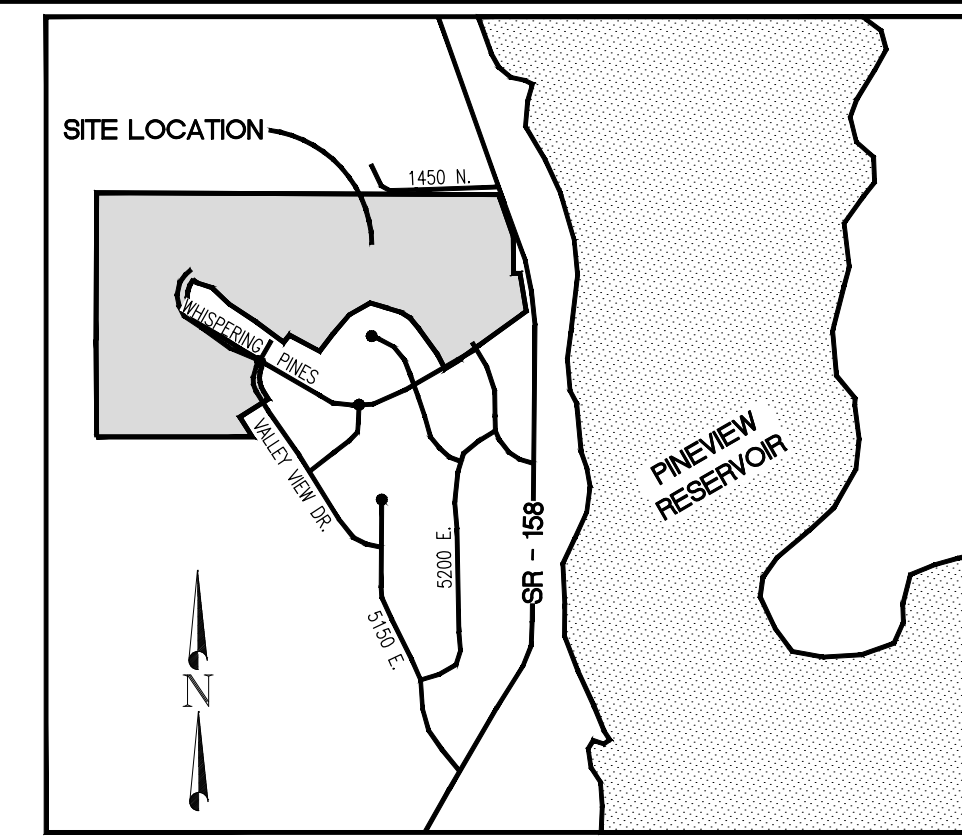


# HARBOR VIEW ESTATES

## CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020



VICINITY MAP

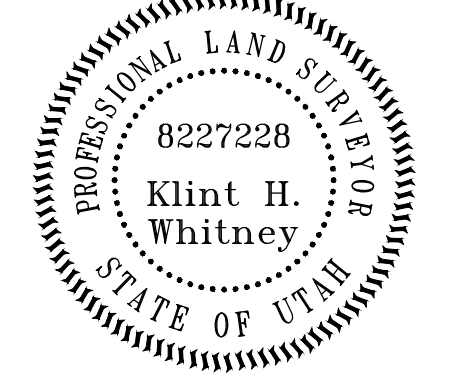
### BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°30'41" EAST); RUNNING THENCE NORTH 35°45'52" WEST 57.86 FEET; THENCE ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 06°55'30"; CHORD BEARS NORTH 32°18'07" WEST 35.63 FEET; THENCE NORTH 51°37'53" EAST 278.93 FEET; THENCE NORTH 40°13'06" WEST 607.64 FEET; THENCE NORTH 40°42'22" WEST 310.19 FEET; THENCE NORTH 48°18'19" WEST 386.26 FEET; THENCE SOUTH 29°21'53" WEST 358.34 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36"; CHORD BEARS NORTH 76°58'27" WEST 25.71 FEET; THENCE NORTH 45°02'30" WEST 210.44 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT 41.41 FEET, HAVING A CENTRAL ANGLE OF 09°29'22"; CHORD BEARS NORTH 49°04'50" WEST 41.36 FEET; THENCE NORTH 64°08'28" EAST 152.56 FEET; THENCE NORTH 23°18'36" EAST 250.13 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°36'44" EAST 101.63 FEET; (2) SOUTH 89°28'56" EAST 436.43 FEET; (3) NORTH 89°31'33" EAST 508.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 19°31'57" EAST 403.00 FEET, (2) SOUTH 00°13'57" EAST 333.69 FEET; (3) SOUTH 89°36'59" EAST 58.25 FEET; (4) SOUTH 09°26'55" EAST 347.95 FEET TO THE NORTH BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE LONG SAID NORTH BOUNDARY LINE SOUTH 54°14'07" WEST 537.83 FEET TO THE POINT OF BEGINNING, CONTAINING 19.478 ACRES. ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 601.40 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 85°42'49" EAST 1304.26 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING TWO (2) COURSES: (1) SOUTH 32°00'00" EAST 213.36 FEET; (2) NORTH 90°00'00" WEST 1412.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 278.43 FEET TO THE POINT OF BEGINNING, CONTAINING 7.09 ACRES.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS HARBOR VIEW ESTATES CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

### OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT HARBOR VIEW ESTATES CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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 (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SAID LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

Should this be PWSID

BY:

PRINTED NAME/TITLE:

### NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO. 49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
- CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
- BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219915 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

STAMP

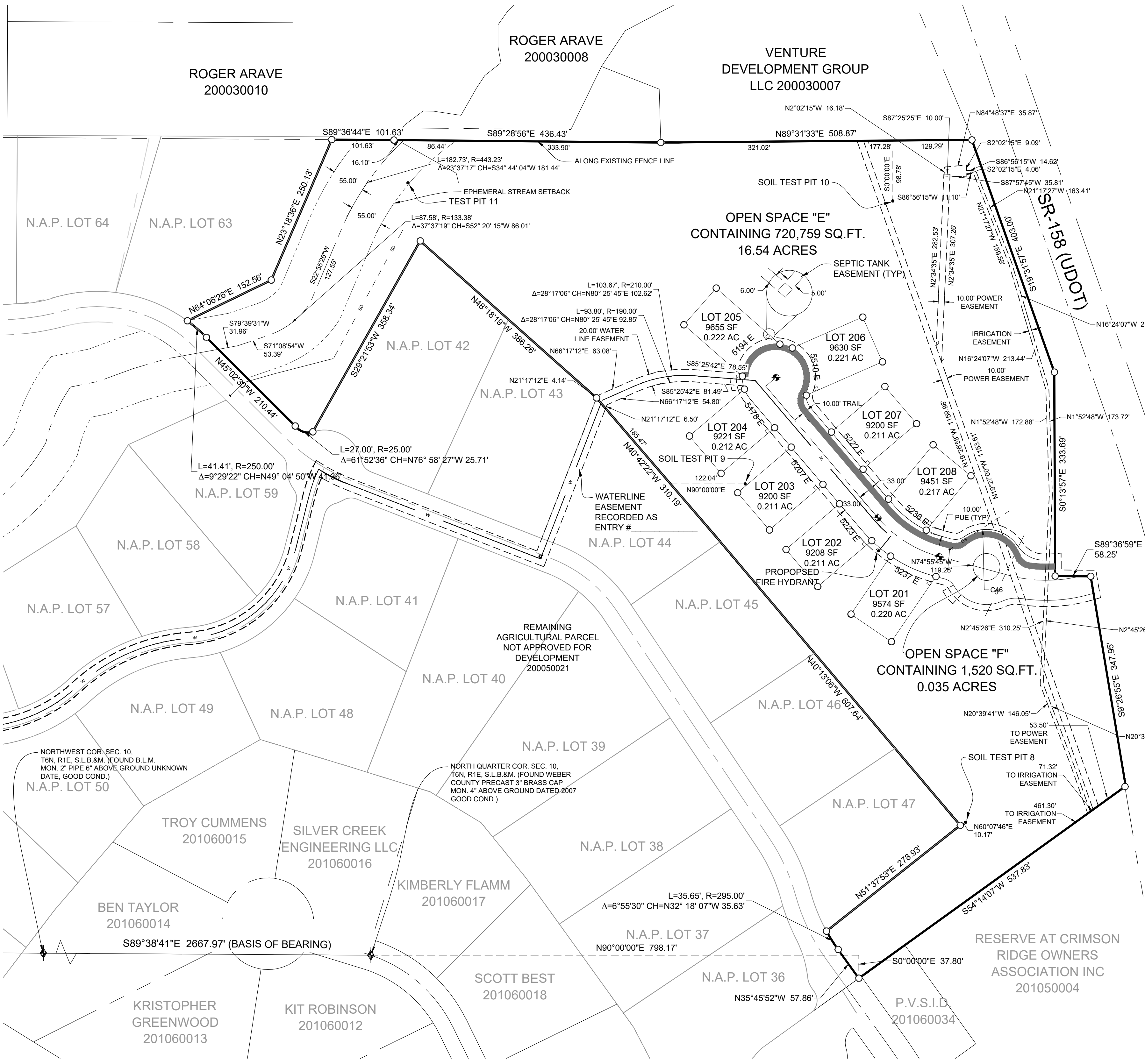
NOTARY PUBLIC

DEVELOPER:  
B&H INVESTMENT PROPERTIES LLC  
110 WEST 1700 NORTH  
CENTERTVILLE, UTAH 84014  
801-295-4193

S1  
3

COUNTY RECORDER

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



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 \_\_\_\_\_, 2020. COUNTY SURVEYOR

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 EFFECT. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020. COUNTY ATTORNEY

WEBER COUNTY ENGINEER: I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020. 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 \_\_\_\_\_, 2020. CHAIRMAN, WEBER COUNTY COMMISSION

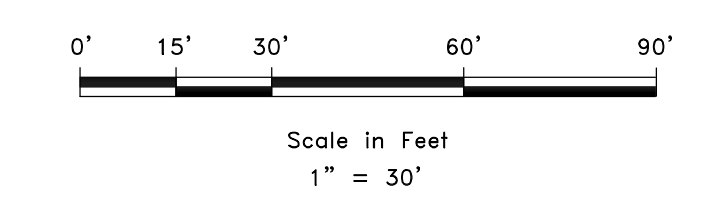
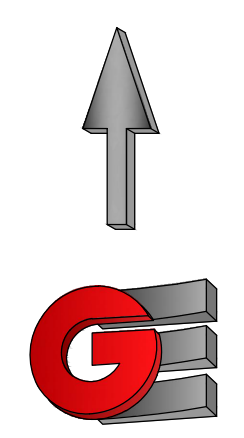
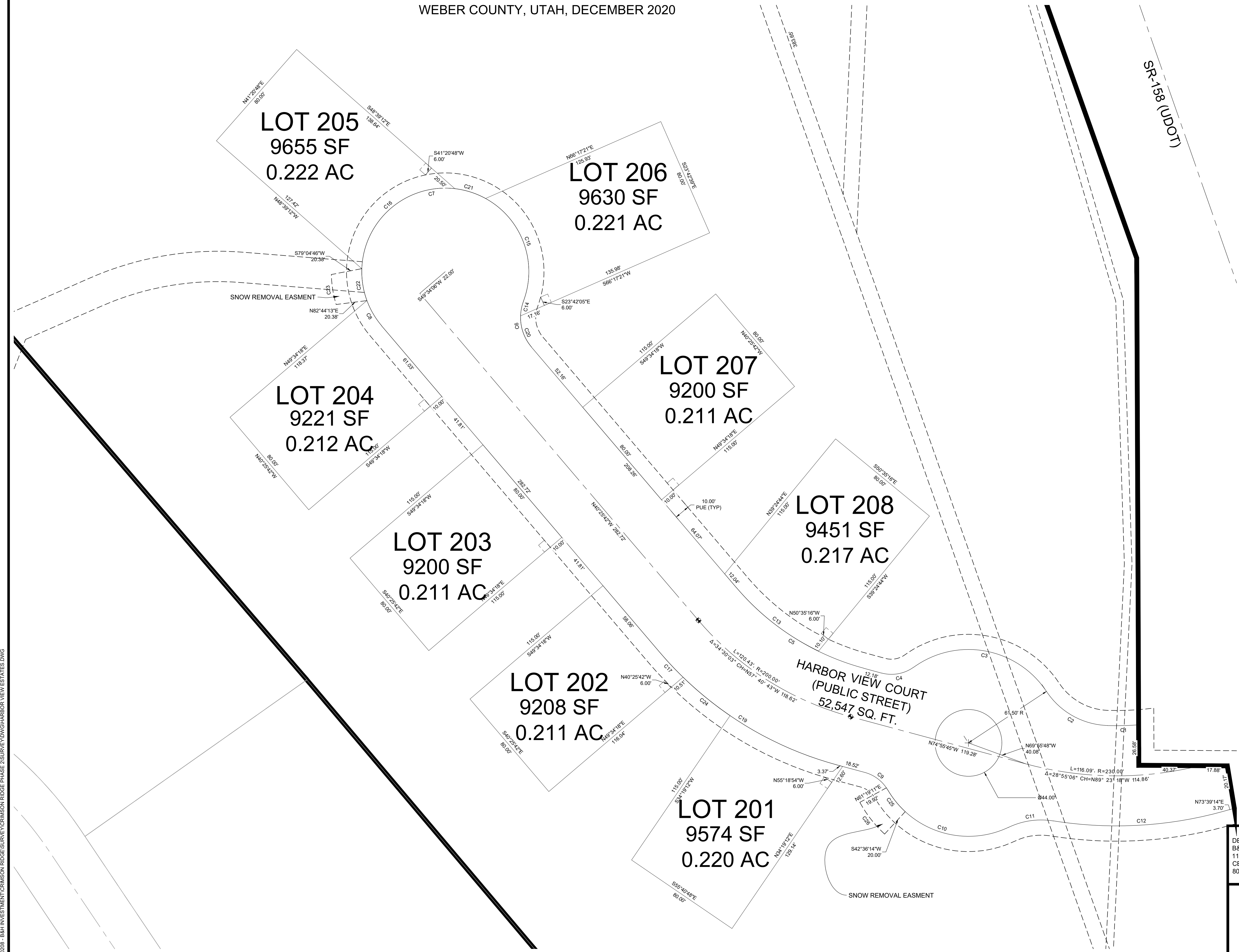
WEBER COUNTY PLANNING COMMISSION APPROVAL: THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020. CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT: I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020. DIRECTOR WEBER-MORGAN HEALTH DEPT.

# HARBOR VIEW ESTATE CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.46	197.00	5.95	N88° 43' 59"E	20.45
C2	47.89	50.00	54.88	S60° 51' 09"E	46.08
C3	99.24	61.50	92.46	S79° 38' 26"E	88.82
C4	22.23	25.00	50.94	N79° 36' 04"E	21.50
C5	100.56	167.00	34.50	S57° 40' 43"E	99.05
C6	32.02	30.00	61.16	S9° 50' 52"E	30.52
C7	231.50	55.00	241.16	N80° 09' 05"E	94.70
C8	19.36	55.00	20.17	S30° 20' 36"E	19.26
C9	19.50	25.00	44.69	N52° 35' 00"W	19.01
C10	91.43	61.50	85.18	N72° 49' 31"W	83.24
C11	30.13	50.00	34.53	S81° 51' 10"W	29.68
C12	116.89	263.00	25.46	S86° 23' 10"W	115.93
C13	68.70	161.60	24.36	N52° 22' 20"W	68.18
C14	9.87	32.94	17.17	N11° 17' 51"E	9.84
C15	78.60	55.00	81.88	N20° 12' 24"W	72.08
C16	90.72	55.00	94.51	S49° 19' 47"W	80.78
C17	21.97	233.00	5.40	N43° 07' 48"W	21.97
C19	140.30	233.00	34.50	N57° 40' 43"W	138.19
C20	22.14	30.00	42.29	N19° 16' 59"W	21.64
C21	21.38	55.00	22.27	N72° 16' 49"W	21.24
C22	21.44	55.00	22.33	S9° 05' 29"E	21.30
C23	20.06	75.00	15.32	S9° 05' 30"E	20.00
C24	40.05	233.00	9.85	S50° 45' 21"E	40.00
C25	18.42	61.50	17.16	S38° 49' 00"E	18.35
C26	26.62	81.50	18.72	S38° 02' 18"E	26.50



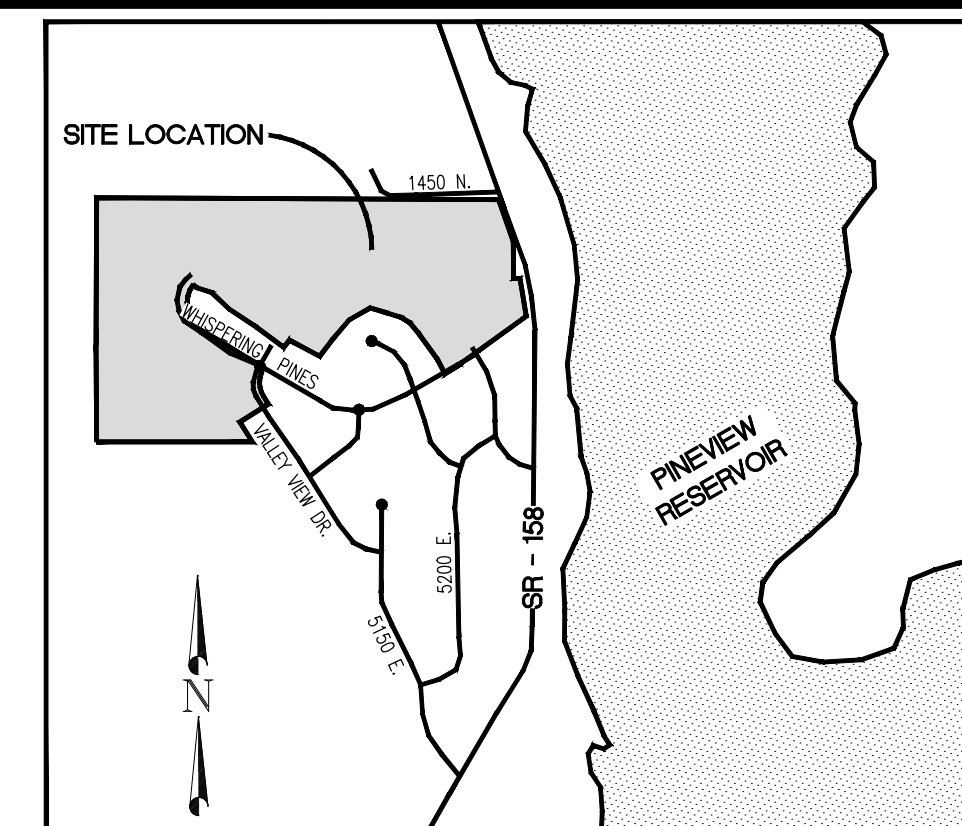
- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - CENTER LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING FENCE LINE

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S2</b> <b>3</b>	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	COUNTY RECORDER	

R:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2\SURVEY\DWG\HARBOR VIEW ESTATES.DWG

# HARBOR VIEW ESTATES CLUSTER SUBDIVISION

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TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020



VICINITY MAP

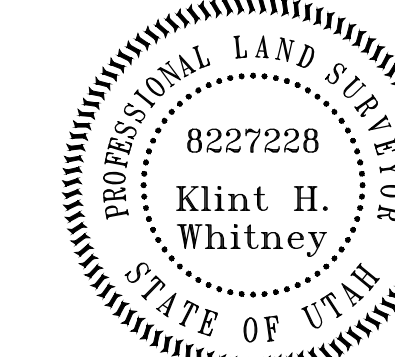
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## SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HARBOR VIEW ESTATES CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

## OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT HARBOR VIEW ESTATES CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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 (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SAID LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS OR OPEN SPACE TO BE USED FOR STORM WATER DETENTION BASINS AND OTHER STORM DRAIN OR DRAINAGE PURPOSES AND FOR A SEWER EFFLUENT DRAINAGE FILED TO BE MAINTAINED AND OPERATED BY WEBER COUNTY AND ALSO GRANT, DEDICATE AND CONVEY LAND DESIGNATED AS COMMON AREA OR OPEN SPACE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE 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 ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS WATERLINE EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF WATER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS IRRIGATION EASEMENT TO CRIMSON RIDGE WATER COMPANY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF IRRIGATION LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: \_\_\_\_\_

PRINTED NAME/TITLE: \_\_\_\_\_

## NOTES

- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO. 49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
- CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
- N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
- HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.
- BASEMENTS ARE RESTRICTED ON LOTS 205 AND 206.

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

## ACKNOWLEDGEMENT

STAMP

NOTARY PUBLIC

DEVELOPER:  
B&H INVESTMENT PROPERTIES LLC  
110 WEST 1700 NORTH  
CENTERTVILLE, UTAH 84014  
801-295-4193

S1  
3

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

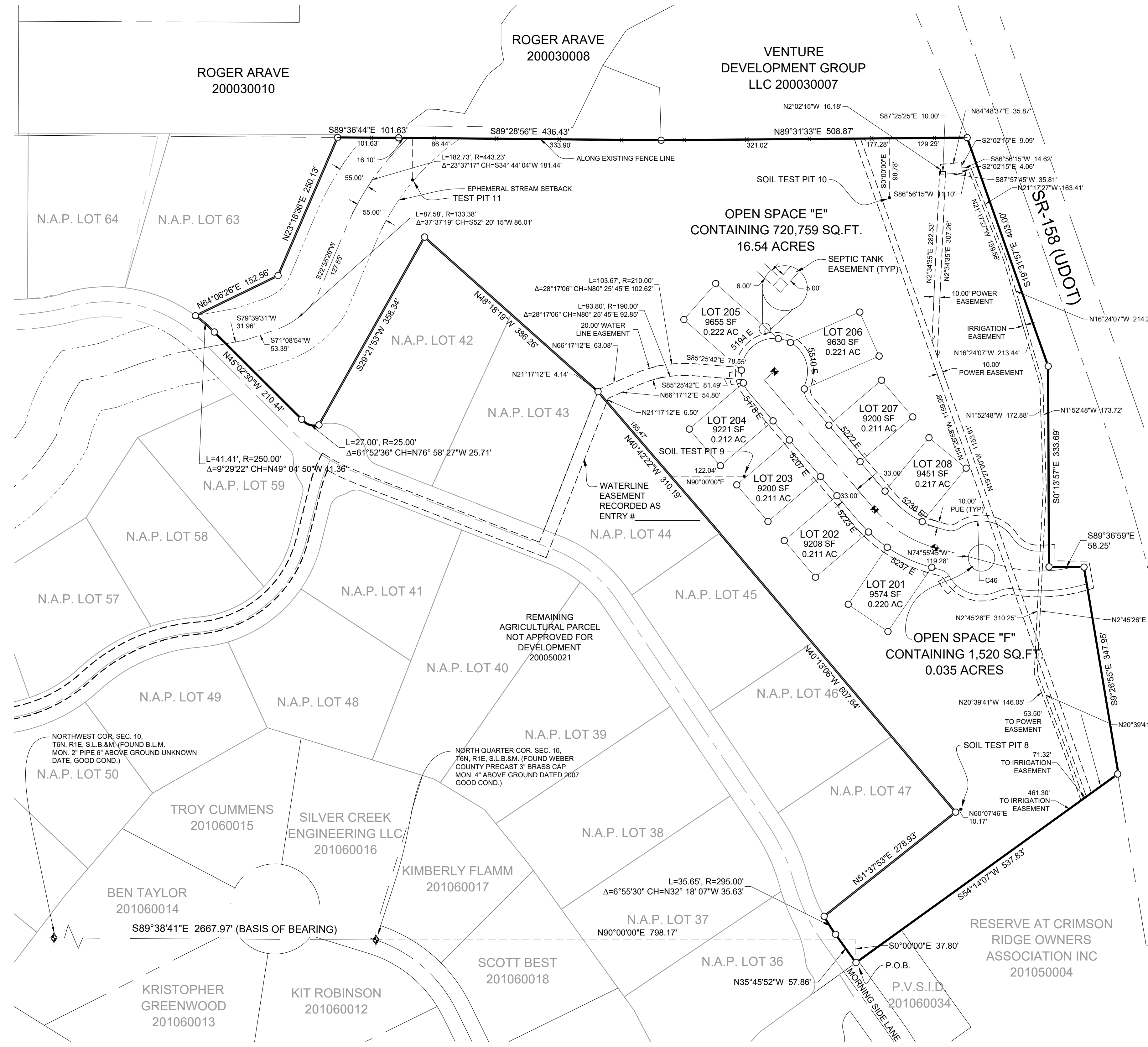
COUNTY RECORDER

BY: \_\_\_\_\_



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 219915 WAS ALSO USED TO ESTABLISH THE BOUNDARY.



# THE RESERVE AT CRIMSON RIDGE PHASE 2A

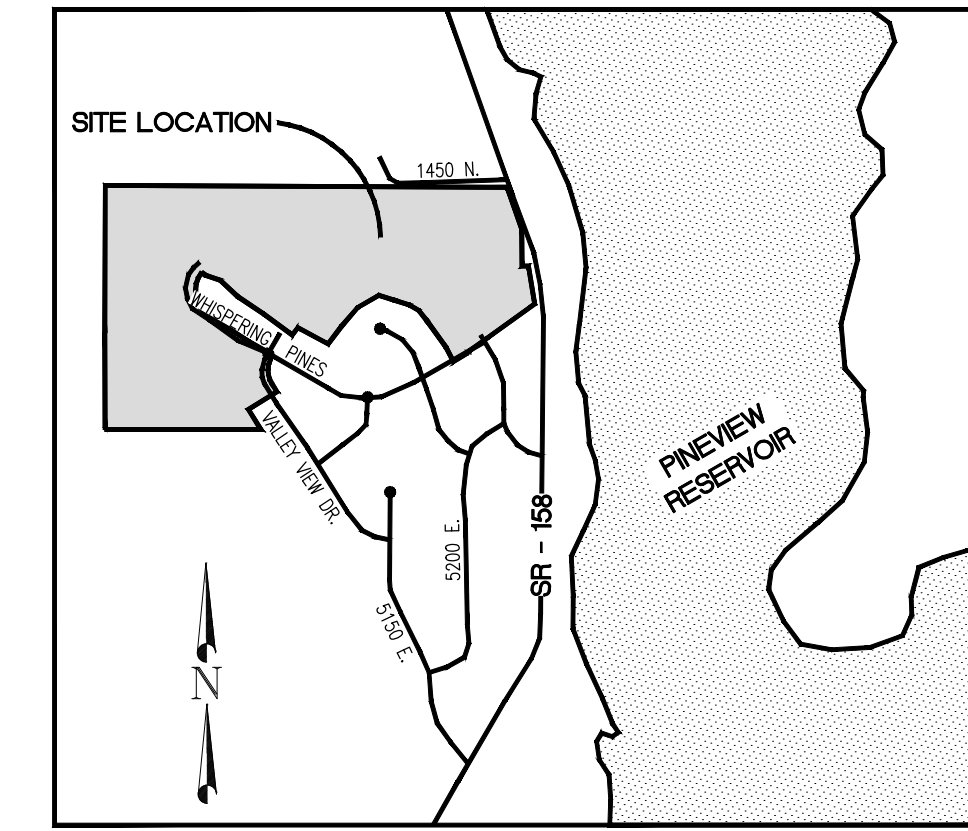
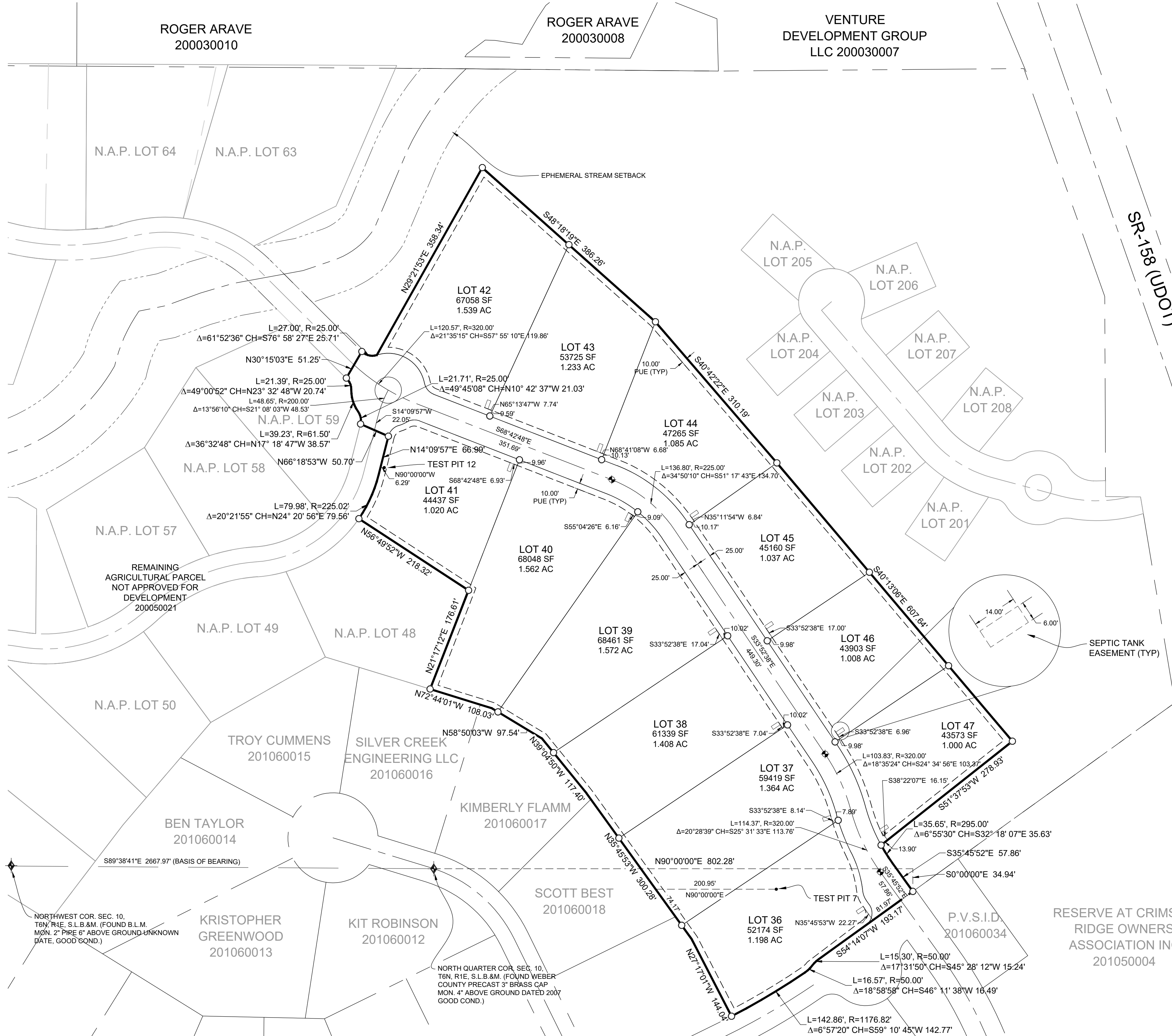
## CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020

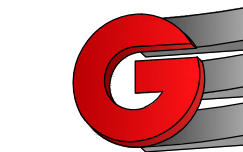
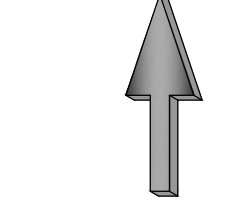
ROGER ARAVE  
200030010

ROGER ARAVE  
200030008

VENTURE  
DEVELOPMENT GROUP  
LLC 200030007



VICINITY MAP



Scale in Feet  
1" = 100'

**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- - - CENTER LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

**NOTES**

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO. 49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION."
4. HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°28'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATE NORTH 90°00'00" EAST 798.17 FEET AND SOUTH 00°00'00" EAST 37.80 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°35'41" EAST). RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE PHASE 1 CLUSTER SUBDIVISION FOLLOWING NINE (9) COURSES: (1) SOUTH 54°14'07" WEST 193.17 FEET; (2) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 15.30 FEET, HAVING A CENTRAL ANGLE OF 17°31'50" WITH A CHORD BEARING SOUTH 45°28'12" WEST 15.24 FEET; (3) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 16.57 FEET, HAVING A CENTRAL ANGLE OF 18°58'58" WITH A CHORD BEARING SOUTH 46°11'38" WEST 16.49 FEET; (4) ALONG THE ARC OF A 1176.82 FOOT RADIUS CURVE 142.86 FEET, HAVING A CENTRAL ANGLE OF 6°57'20" WITH A CHORD BEARING SOUTH 59°10'45" WEST 142.77 FEET; (5) NORTH 27°17'01" WEST 144.04 FEET; (6) NORTH 35°45'53" WEST 300.28 FEET; (7) NORTH 39°04'50" WEST 117.40 FEET; (8) NORTH 58°50'03" WEST 97.54 FEET; (9) NORTH 72°44'01" WEST 108.03 FEET; THENCE NORTH 21°17'12" EAST 176.61 FEET; THENCE NORTH 58°49'52" WEST 218.32 FEET; THENCE ALONG THE ARC OF A 225.02 FOOT RADIUS CURVE TO THE LEFT 79.98 FEET, HAVING A CENTRAL ANGLE OF 20°21'55" WITH A CHORD BEARING NORTH 24°20'56" EAST 79.56 FEET; THENCE NORTH 14°09'57" EAST 66.99 FEET; THENCE NORTH 66°18'53" WEST 50.70 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.71 FEET, HAVING A CENTRAL ANGLE OF 49°45'08" WITH A CHORD BEARING NORTH 10°42'37" WEST 21.03 FEET; THENCE ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE TO THE RIGHT 39.23 FEET, HAVING A CENTRAL ANGLE OF 36°32'48" WITH A CHORD BEARING NORTH 17°18'47" WEST 38.57 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 21.39 FEET, HAVING A CENTRAL ANGLE OF 49°00'52" WITH A CHORD BEARING NORTH 23°32'48" WEST 20.74 FEET; THENCE NORTH 30°15'03" EAST 51.25 FEET TO THE SOUTHERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2, THENCE ALONG SAID SOUTHERLY BOUNDARY FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT 27.00 FEET, HAVING A CENTRAL ANGLE OF 61°52'36" WITH A CHORD BEARING SOUTH 76°58'27" WEST 25.71 FEET; (2) NORTH 29°21'53" EAST 358.34 FEET; (3) SOUTH 48°18'19" EAST 386.26 FEET; (4) SOUTH 40°42'22" EAST 310.19 FEET; (5) SOUTH 40°13'06" EAST 607.64 FEET; (6) SOUTH 51°37'53" WEST 278.93 FEET; (7) ALONG THE ARC OF A 295.00 FOOT RADIUS CURVE TO THE RIGHT 35.65 FEET, HAVING A CENTRAL ANGLE OF 6°55'30" WITH A CHORD BEARING SOUTH 32°18'07" EAST 35.63 FEET; (8) SOUTH 35°45'52" EAST 57.86 FEET TO THE POINT OF BEGINNING, CONTAINING 16.750 ACRES CONTAINING ALSO AND TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 10 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER BEING LOCATED SOUTH 00°20'41" EAST 221.38 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 68°55'14" EAST 1020.29 FEET TO THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID RESERVE AT CRIMSON RIDGE PHASE 1 FOLLOWING EIGHT (8) COURSES: (1) SOUTH 57°30'19" EAST 424.54 FEET; (2) ALONG THE ARC OF A 1991.16 FOOT RADIUS CURVE TO THE RIGHT 191.25 FEET, HAVING A CENTRAL ANGLE OF 5°30'12" WITH A CHORD BEARING SOUTH 60°15'25" EAST 191.18 FEET; (3) ALONG THE ARC OF A 49.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 47°27'44" WITH A CHORD BEARING SOUTH 39°16'39" EAST 40.24 FEET; (4) ALONG THE ARC OF A 61.48 FOOT RADIUS CURVE TO THE RIGHT 3.52 FEET, HAVING A CENTRAL ANGLE OF 3°16'52" WITH A CHORD BEARING SOUTH 17°11'13" EAST 3.52 FEET; (5) ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 36.83 FEET, HAVING A CENTRAL ANGLE OF 42°11'50" WITH A CHORD BEARING SOUTH 2°16'16" WEST 36.00 FEET; (6) ALONG THE ARC OF A 236.65 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°22'10" WITH A CHORD BEARING SOUTH 4°18'54" EAST 219.90 FEET; (7) SOUTH 32°00'00" EAST 82.73 FEET; (8) SOUTH 58°00'00" WEST 305.00 FEET; THENCE NORTH 85°42'49" WEST 1304.26 TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 00°20'41" WEST 380.03 FEET TO THE POINT OF BEGINNING, CONTAINING 21.19 ACRES.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVE AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2A CLUSTER SUBDIVISION PHASE 2 AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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 (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART 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 LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE 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 CONSTRUCTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: \_\_\_\_\_ PRINTED NAME/TITLE: \_\_\_\_\_

 CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER BY: _____
	S1 3	

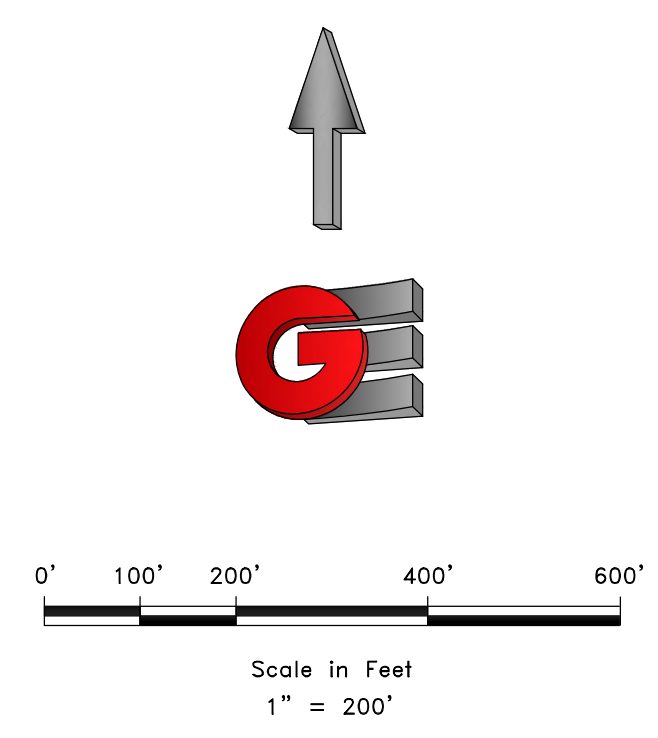
FIGURE 2: B&H INVESTMENT PROPERTIES CRIMSON RIDGE PHASE 2A SURVEY FOR RESERVE AT CRIMSON RIDGE PHASE 2A, DWG



# THE RESERVE AT CRIMSON RIDGE PHASE 2A

CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020



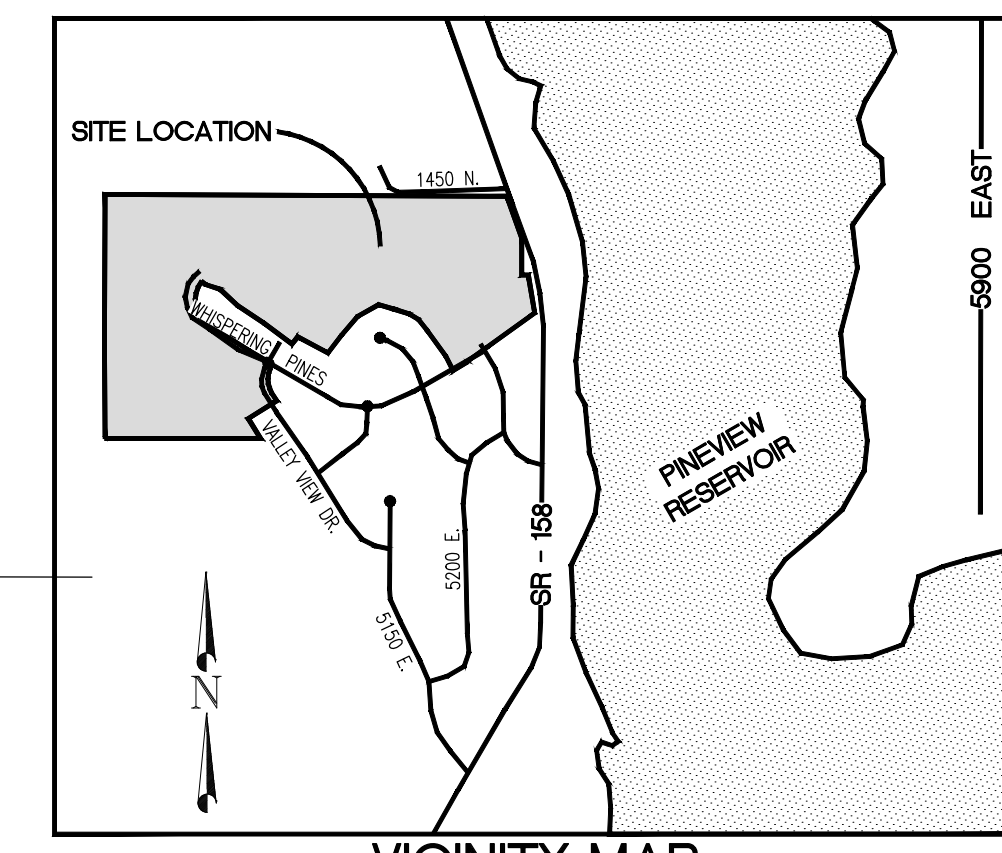
- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - CENTER LINE
  - ADJACENT PARCEL
  - SECTION LINE
  - EASEMENT
  - EXISTING FENCE LINE

P:\2020\B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2A.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERVILLE, UTAH 84014 801-295-4193	<b>S3</b> <b>3</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
	<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066	

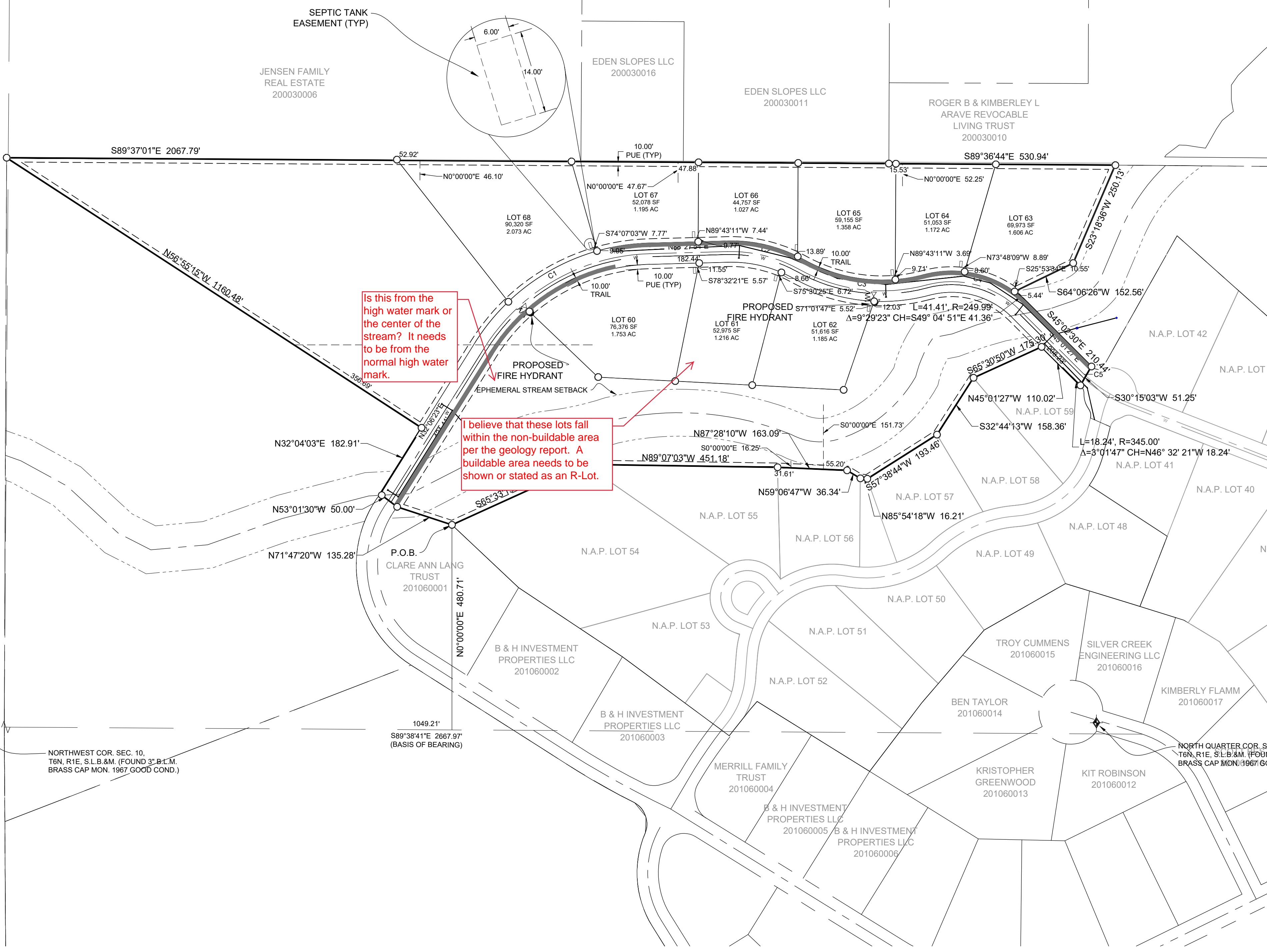
# THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020



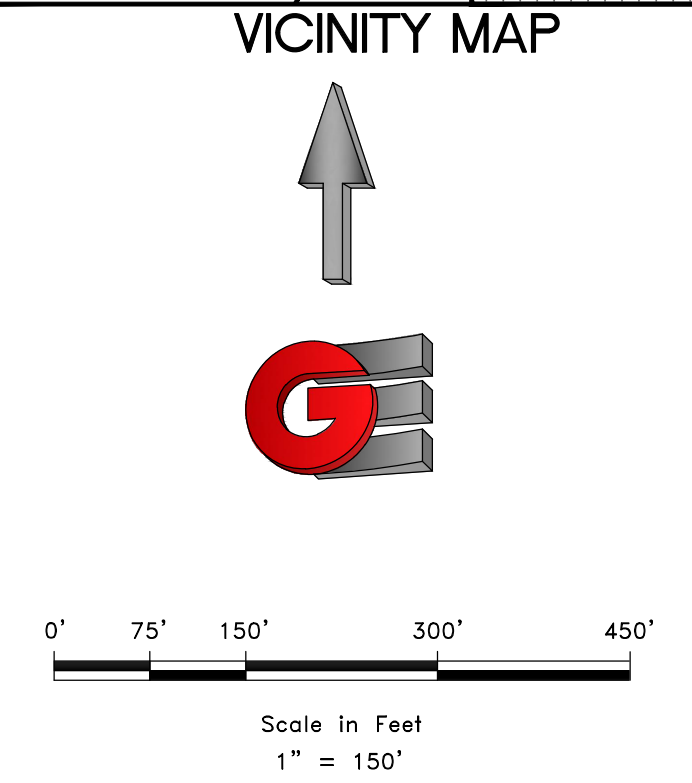
### BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST); RUNNING THENCE NORTH 71°47'20" WEST 135.28 FEET; THENCE NORTH 53°01'30" WEST 50.00 FEET; THENCE NORTH 32°04'03" EAST 182.91 FEET; THENCE NORTH 56°55'15" WEST 1160.48 FEET; THENCE SOUTH 89°37'01" EAST 2067.79 FEET; THENCE SOUTH 89°36'44" EAST 530.94 FEET TO THE WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY BOUNDARY FOLLOWING FOUR (4) COURSES: (1) SOUTH 23°18'36" WEST 250.13 FEET; (2) SOUTH 64°06'26" WEST 152.56 FEET; (3) ALONG THE ARC OF A 249.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 9°29'23" WITH A CHORD BEARING SOUTH 49°04'51" EAST 41.36 FEET; (4) SOUTH 45°02'30" EAST 210.44 FEET TO THE WEST BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3A; THENCE ALONG SAID WEST BOUNDARY SOUTH 30°15'03" WEST 51.25 FEET TO THE NORTHERN BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B; THENCE ALONG SAID NORTHERN BOUNDARY FOLLOWING TEN (10) COURSE: (1) ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING NORTH 46°32'21" WEST 18.24 FEET; (2) NORTH 45°01'27" WEST 110.02 FEET; (3) SOUTH 65°30'50" WEST 175.30 FEET; (4) SOUTH 32°44'13" WEST 158.36 FEET; (5) SOUTH 57°38'44" WEST 138.46 FEET; (6) NORTH 85°54'18" WEST 16.21 FEET; (7) NORTH 59°06'47" WEST 36.34 FEET; (8) NORTH 87°28'10" WEST 163.09 FEET; (9) NORTH 89°07'03" WEST 451.18 FEET; (10) SOUTH 65°33'19" WEST 342.71 FEET TO THE POINT OF BEGINNING. CONTAINING 31.247 ACRES MORE OR LESS.



Is this from the high water mark of the center of the stream? It needs to be from the normal high water mark.

I believe that these lots fall within the non-buildable area per the geology report. A buildable area needs to be shown or stated as an R-Lot.

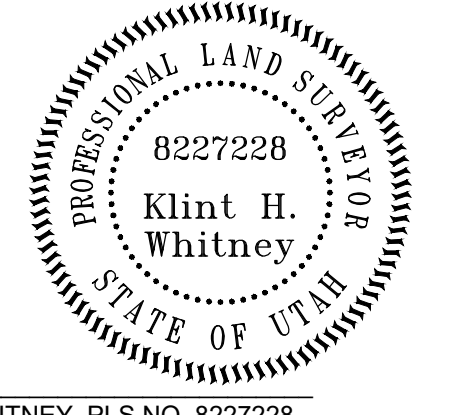


- ### LEGEND
- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBDIVISION BOUNDARY
  - LOT LINE
  - CENTER LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - EASEMENT
  - X — EXISTING FENCE LINE

- ### NOTES
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
  - CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
  - N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION"
  - HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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 (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART OR PORTIONS OF SAID TRACT OF LAND DESIGNATE AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

BY: \_\_\_\_\_ PRINTED NAME/TITLE:

### ACKNOWLEDGEMENT

STATE OF UTAH )  
                          ) §  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

<p><b>WEBER COUNTY SURVEYOR</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>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 EFFECT.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ATTORNEY</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ COUNTY ENGINEER</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p>	<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p><b>WEBER - MORGAN HEALTH DEPARTMENT</b></p> <p>I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 2020.</p> <p>_____ DIRECTOR WEBER-MORGAN HEALTH DEPT.</p>
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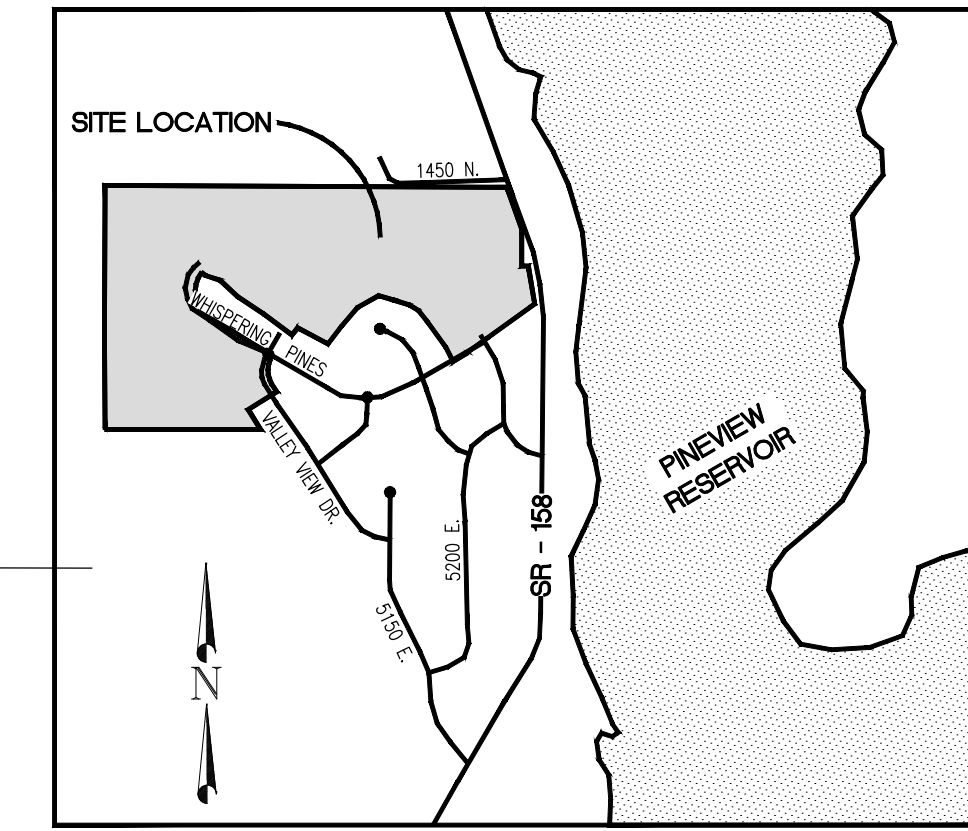
### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE AN EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

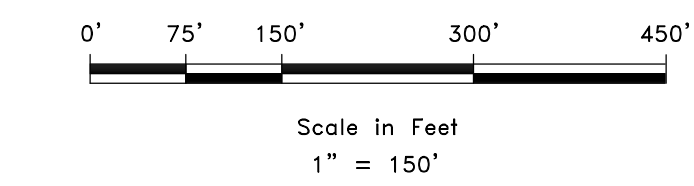
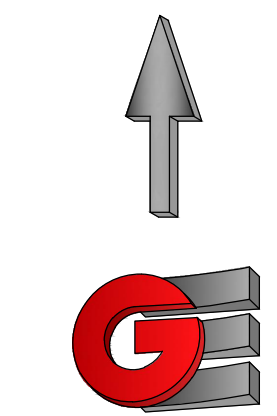
DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193	S1 3	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
<b>GARDNER ENGINEERING</b> CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		

FIG.0208 - B&H INVESTMENT PROPERTIES LLC CRIMSON RIDGE PHASE 2C SURVEYOR RESERVE AT CRIMSON RIDGE PHASE 2C.DWG

**THE RESERVE AT CRIMSON RIDGE PHASE 2C  
CLUSTER SUBDIVISION**  
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020



VICINITY MAP



**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET CENTERLINE MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

**NOTES**

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "D" - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED BUT POSSIBLE. PER FEMA MAP NO.49057C0239E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
2. CLUSTER SUBDIVISION SETBACKS: FRONT: 20'; SIDE: 8'; REAR: 20'
3. N.A.P. STANDS FOR "NOT A PART OF THIS SUBDIVISION"
4. HOMEOWNERS ARE REFERRED TO THE GEOTECHNICAL STUDY "GEOTECHNICAL INVESTIGATION CRIMSON RIDGE SUBDIVISION PHASE 2 EDEN, UTAH" PREPARED BY CHRISTENSEN GEOTECHNICAL ON MAY 26, 2020 WITH A PROJECT NUMBER OF 227-001. HOUSE CONSTRUCTION SHALL CONFORM TO REPORT PARAMETERS. HOMEOWNERS ARE ENCOURAGED TO SEEK GEOTECHNICAL ON-SITE EVALUATION AS DEEMED DESIRABLE PER REPORT. FOR SOIL TEST PIT LOGS REFER TO THE ABOVE MENTIONED GEOTECHNICAL REPORT.

**BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF OF SECTION 10 AND A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE PHASE 1 BEING LOCATED SOUTH 89°38'41" EAST 1049.21 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND NORTH 00°00'00" EAST 480.71 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 10, OF THE SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN SOUTH 89°38'41" EAST; RUNNING THENCE NORTH 71°47'20" WEST 135.28 FEET; THENCE NORTH 53°01'30" WEST 50.00 FEET; THENCE NORTH 32°04'03" EAST 182.91 FEET; THENCE NORTH 56°55'15" WEST 1160.48 FEET; THENCE SOUTH 89°37'01" EAST 2067.79 FEET; THENCE SOUTH 89°36'44" EAST 530.94 FEET TO THE WESTERLY BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 2; THENCE ALONG SAID WESTERLY BOUNDARY FOLLOWING FOUR (4) COURSES: (1) SOUTH 23°18'36" WEST 250.13 FEET; (2) SOUTH 64°06'26" WEST 152.56 FEET; (3) ALONG THE ARC OF A 249.99 FOOT RADIUS CURVE TO THE RIGHT 41.41 FEET, HAVING A CENTRAL ANGLE OF 9°29'23" WITH A CHORD BEARING SOUTH 49°04'51" EAST 41.36 FEET; (4) SOUTH 45°02'30" EAST 210.44 FEET TO THE WEST BOUNDARY LINE OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3A; THENCE ALONG SAID WEST BOUNDARY SOUTH 30°15'03" WEST 51.25 FEET TO THE NORTHERN BOUNDARY OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 3B; THENCE ALONG SAID NORTHERN BOUNDARY FOLLOWING TEN (10) COURSES: (1) ALONG THE ARC OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT 18.24 FEET, HAVING A CENTRAL ANGLE OF 3°01'47" WITH A CHORD BEARING NORTH 46°32'21" WEST 18.24 FEET; (2) NORTH 45°01'27" WEST 110.02 FEET; (3) SOUTH 65°30'50" WEST 175.30 FEET; (4) SOUTH 32°44'13" WEST 158.36 FEET; (5) SOUTH 57°38'44" WEST 193.46 FEET; (6) NORTH 55°54'18" WEST 16.21 FEET; (7) NORTH 59°06'47" WEST 36.34 FEET; (8) NORTH 87°28'10" WEST 163.09 FEET; (9) NORTH 89°07'03" WEST 451.18 FEET; (10) SOUTH 65°33'19" WEST 342.71 FEET TO THE POINT OF BEGINNING. CONTAINING 31.247 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

**OWNER'S DEDICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHT OF WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT THE RESERVE AT CRIMSON RIDGE PHASE 2C CLUSTER SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO TO 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 (PRIVATE RIGHTS OF WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS, AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PART 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 LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THOSE 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 AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS SEPTIC TANK EASEMENT TO WEBER COUNTY, THE SAME TO BE USED FOR MAINTENANCE AND REGULAR INSPECTIONS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

B & H INVESTMENT PROPERTIES LLC

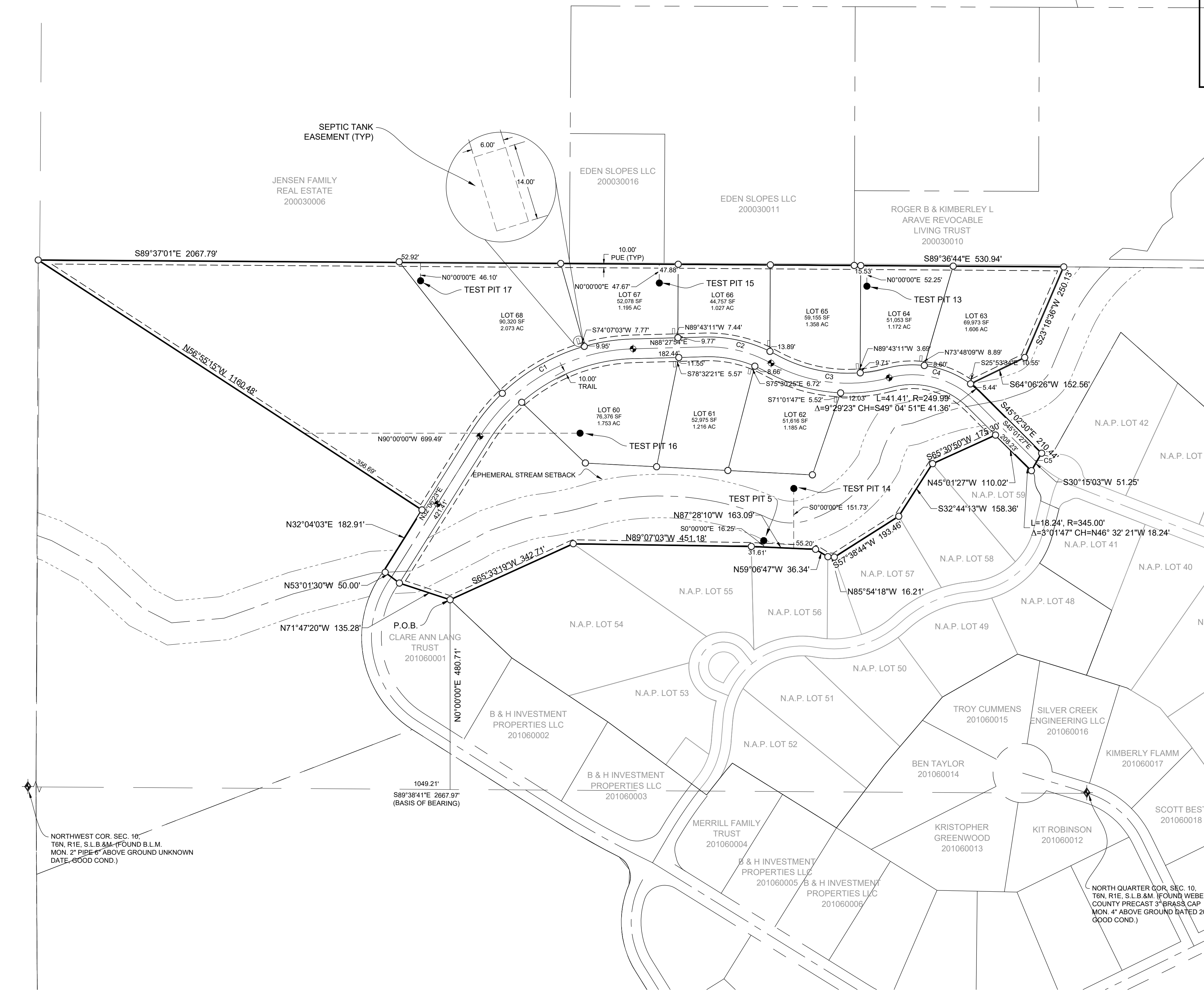
BY: \_\_\_\_\_ PRINTED NAME/TITLE: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF WEBER )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, personally appeared before me \_\_\_\_\_ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of B & H INVESTMENT PROPERTIES LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC



**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 \_\_\_\_\_, 2020.  
\_\_\_\_\_  
COUNTY SURVEYOR

**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 EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
\_\_\_\_\_  
COUNTY ATTORNEY

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2020.  
\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

**WEBER - MORGAN HEALTH DEPARTMENT**  
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
\_\_\_\_\_  
DIRECTOR WEBER-MORGAN HEALTH DEPT.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A EIGHT LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY B&H INVESTMENTS PROPERTIES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT OF THE RESERVE AT CRIMSON RIDGE CLUSTER SUBDIVISION PHASE 1 RECORDED AS ENTRY NUMBER 2199115 WAS ALSO USED TO ESTABLISH THE BOUNDARY.

P:\0208 - B&H INVESTMENT CRIMSON RIDGE RESERVE AT CRIMSON RIDGE PHASE 2C.DWG

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193	<b>S1</b> <b>3</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____
		FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
		CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066



**THE RESERVE AT CRIMSON RIDGE PHASE 2C  
CLUSTER SUBDIVISION**  
LOCATED IN THE NORTH HALF OF SECTION 10, AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH, DECEMBER 2020

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	465.26	473.00	56.36	N60° 17' 08"E	446.73
C2	174.32	325.00	30.73	S76° 10' 08"E	172.24
C3	309.31	400.00	44.31	S82° 57' 19"E	301.66
C4	235.95	225.00	60.08	S75° 03' 58"E	225.28
C5	11.74	320.00	2.10	S46° 04' 30"E	11.74
C6	489.85	498.00	56.36	N60° 17' 08"E	470.34
C7	187.73	350.00	30.73	S76° 10' 08"E	185.49
C8	289.98	375.00	44.31	S82° 57' 19"E	282.81
C9	223.76	250.00	51.28	S79° 28' 00"E	216.37
C10	209.73	200.00	60.08	N75° 03' 58"W	200.25
C11	328.64	425.00	44.31	N82° 57' 19"W	320.51
C12	160.91	300.00	30.73	N76° 10' 08"W	158.99
C14	440.67	448.00	56.36	S60° 17' 08"W	423.12
C16	241.68	498.01	27.80	S60° 12' 43"W	239.31
C17	124.71	497.83	14.35	S81° 17' 27"W	124.38
C18	170.85	350.00	27.97	N77° 33' 02"W	169.16
C19	222.12	375.00	33.94	N77° 46' 17"W	218.89
C20	16.88	350.00	2.76	N62° 11' 03"W	16.88
C21	96.42	250.00	22.10	S85° 56' 29"W	95.83
C22	67.86	375.00	10.37	S80° 04' 33"W	67.76
C23	127.34	250.15	29.17	N68° 25' 03"W	125.97
C24	32.14	313.26	5.88	S63° 52' 19"E	32.13
C25	197.71	425.00	26.65	S74° 07' 48"E	195.94
C34	309.82	448.00	39.62	N68° 39' 10"E	303.69
C39	123.47	497.23	14.23	S39° 12' 51"W	123.15
C40	46.13	225.71	11.71	N77° 26' 07"E	46.05
C41	151.97	760.05	11.46	N77° 33' 42"E	151.72
C42	428.23	705.32	34.79	S85° 30' 39"E	421.68
C43	114.52	143.44	45.74	S84° 11' 24"E	111.50
C44	117.14	307.00	21.86	N62° 00' 30"E	116.43
C45	121.44	328.26	21.20	N40° 28' 47"E	120.75
C46	100.56	263.76	21.85	N23° 52' 38"E	99.96



**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- CENTER LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

Scale in Feet  
1" = 150'

DEVELOPER: B&H INVESTMENT PROPERTIES LLC 110 WEST 1700 NORTH CENTERTVILLE, UTAH 84014 801-295-4193	<b>S2</b> <b>3</b>	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
 <b>CIVIL • LAND PLANNING</b> <b>MUNICIPAL • LAND SURVEYING</b> 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		

P:\0208 - B&H INVESTMENT\CRIMSON RIDGE\SURVEY\CRIMSON RIDGE PHASE 2C\DWG

# THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2A, 2B & 2C & HARBOR VIEW ESTATES SUBDIVISION WEBER COUNTY, UTAH

## TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

## UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

## NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH STATE STANDARDS, HEALTH DEPARTMENT STANDARDS AND WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER WEBER COUNTY STANDARD.
10. CONTRACTOR IS TO INSTALL BENTONITE CLAY CUTOFF COLLARS AS SHOWN IN PLAN AND PROFILE SHEETS.
11. ALL SEWER PIPE TO MANHOLE CONNECTIONS TO USE KOR-N-SEAL CONNECTORS.

### DEVELOPERS:

STEVE FENTON  
6130 E. LAST CAMP CIR.  
SLC, UT 84108  
801-535-4055

KEVIN DEPPE  
110 W. 1700 N.  
CENTERVILLE, UT 84014  
801-535-4032

## GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

## SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

## STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO CRIMSON RIDGE WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS

## GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

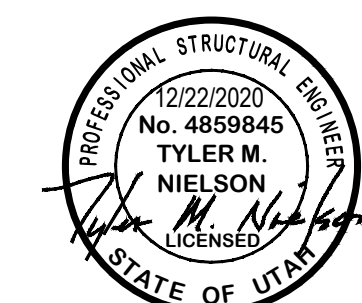
## CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO CRIMSON RIDGE WATER COMPANY STANDARDS, SPECIFICATIONS AND PLANS.
2. BEFORE AN DURING BACK FILL OPERATIONS, CONSTRUCTION WORK WILL BE INSPECTED BY A REPRESENTATIVE OF CRIMSON RIDGE WATER COMPANY.
3. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
4. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
5. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO WEBER COUNTY.
6. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
7. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
8. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 200 PIPE, PER ASTM D2241. WASHOUT ASSEMBLIES SHALL CONSIST OF A KUPFERLE FOUNDRY CO. 2" BLOW-OFF HYDRANT (OR COUNTY-APPROVED EQUIV.) PLACED IN A BOX LOCATED IN THE PARK STRIP. WATER LINES SHALL BE ADJUSTED IN DEPTH AND GATE VALVES IN LOCATIONS AS NOT TO INTERFERE WITH STORM DRAIN CROSSINGS.
9. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
10. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
11. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
12. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.
13. ALL TEES AND WATER VALVE CONNECTIONS ARE TO BE MJ X MJ (MECHANICAL JOINT) FITTING CONNECTIONS.

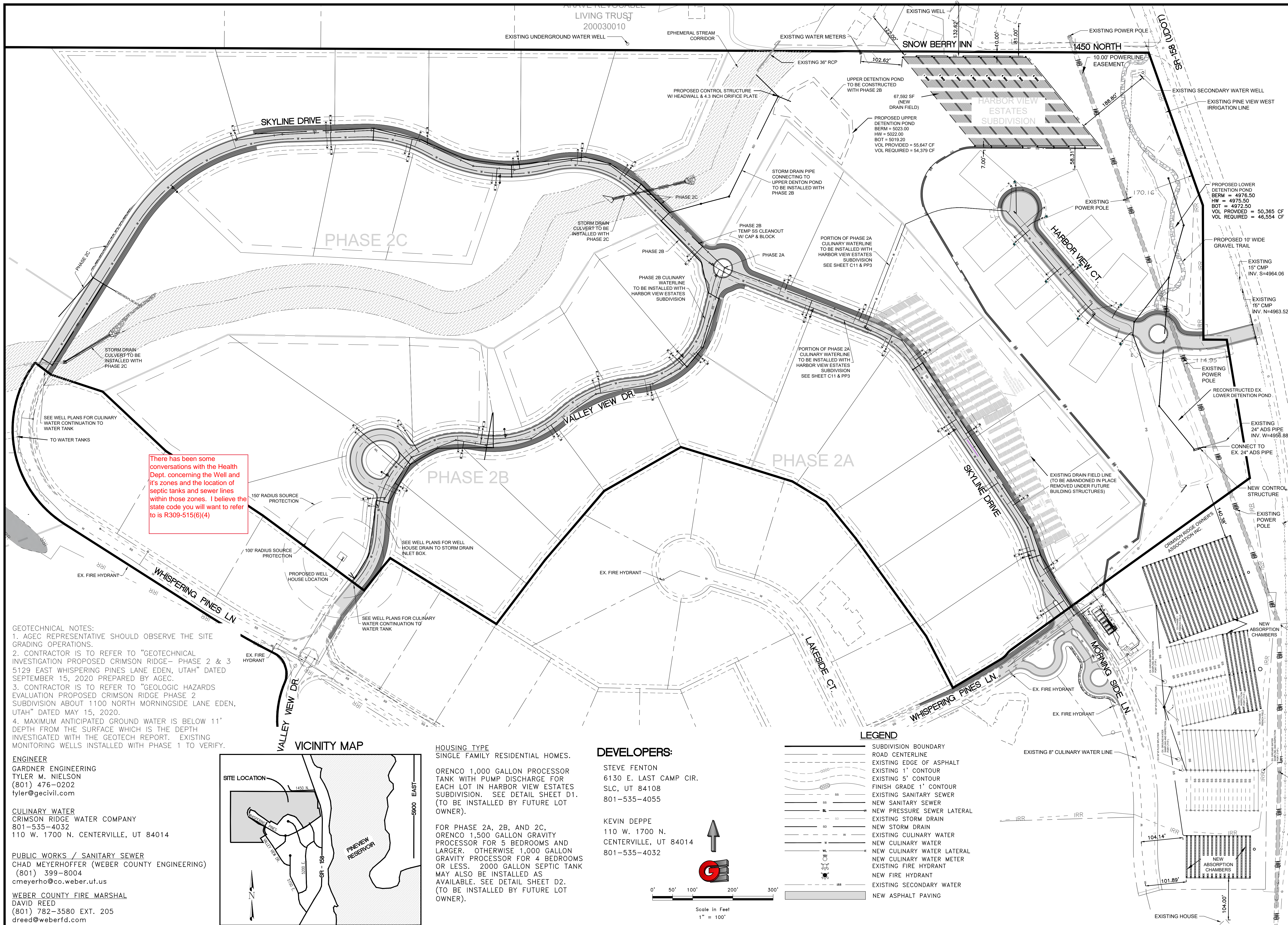
### SHEET INDEX

#### COVER SHEET

- C1 - OVERALL UTILITY PLAN
- C2 - OVERALL SHEET LAYOUT
- C3 - ENTRY ACCESS DEMO
- C4 - ENTRY ACCESS REGRADING
- C5 - DRAINAGE CALCS
- C6 - EFFLUENT TREATMENT FACILITY
- C7 - SEWER DRAIN FIELD EXPANSION
- C8 - DRIP SYSTEM & DETENTION PONDS
- C9 - SWPPP
- C10 - OPEN SPACE PRESERVATION PLAN
- C11 - OVERALL GRADING PLAN (WITH PHASED WORK)
- PP1 - SKYLINE DRIVE - PLAN AND PROFILE
- PP2 - SKYLINE DRIVE - PLAN AND PROFILE
- PP3 - SKYLINE DRIVE - PLAN AND PROFILE
- PP4 - SKYLINE DRIVE - PLAN AND PROFILE
- PP5 - VALLEY VIEW DRIVE - PLAN AND PROFILE
- PP6 - VALLEY VIEW DRIVE - PLAN AND PROFILE
- PP7 - HARBOR VIEW COURT - PLAN AND PROFILE
- PP8 - SR-158 (UDOT) - PLAN AND PROFILE
- D1 - ORENCO DETAILS (HARBOR VIEW ESTATES SUBDIVISION)
- D2 - SEPTIC DETAILS PHASE 2A, 2B & 2C)
- D3 - EFFLUENT TREATMENT FACILITY DETAILS
- D4 - EFFLUENT AND AIR POD DETAILS
- D5 - EFFLUENT TREATMENT - ABSORPTION BED DETAILS
- D6 - EFFLUENT TREATMENT FACILITY DRIP SYSTEM DETAILS
- D7 - MISC. DETAILS
- D8 - MISC. DETAILS



THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. - PH. 2A, 2B, & 2C  
& HARBOR VIEW ESTATES SUBDIVISION  
CONSTRUCTION DOCUMENTS



There has been some conversations with the Health Dept. concerning the Well and it's zones and the location of septic tanks and sewer lines within those zones. I believe the state code you will want to refer to is R309-515(6)(4)

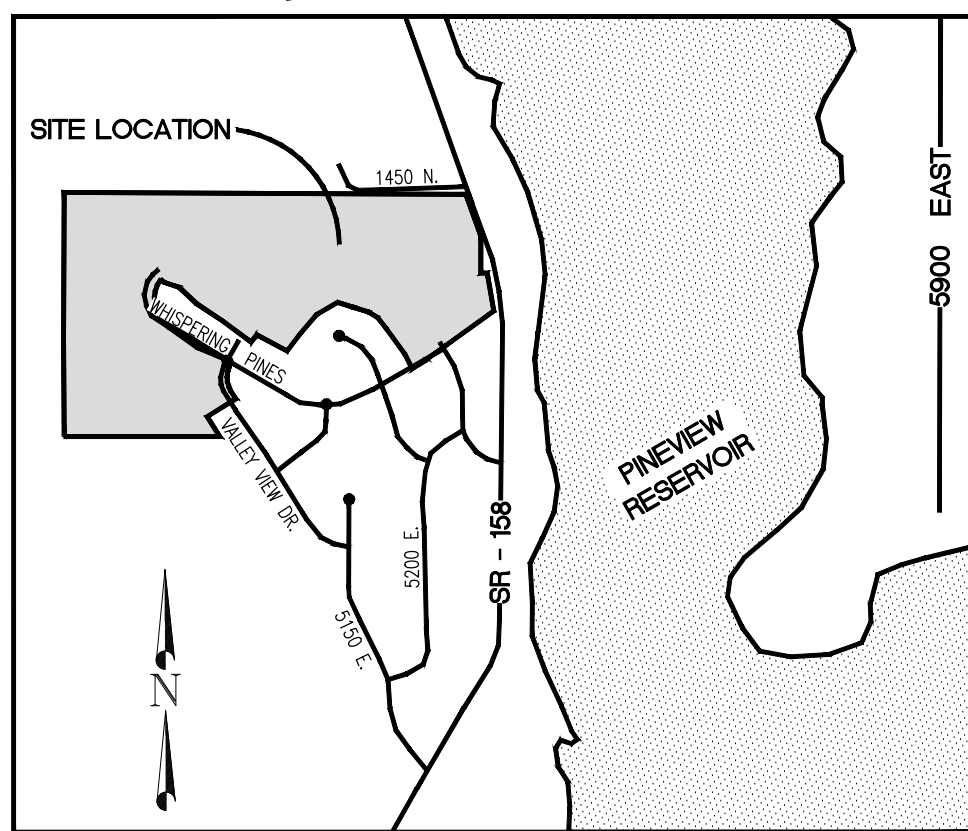
**GEOTECHNICAL NOTES:**  
 1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.  
 2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE- PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.  
 3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.  
 4. MAXIMUM ANTICIPATED GROUND WATER IS BELOW 11' DEPTH FROM THE SURFACE WHICH IS THE DEPTH INVESTIGATED WITH THE GEOTECH REPORT. EXISTING MONITORING WELLS INSTALLED WITH PHASE 1 TO VERIFY.

**ENGINEER**  
 GARDNER ENGINEERING  
 TYLER M. NIELSON  
 (801) 476-0202  
 tyler@gecivil.com

**CULINARY WATER**  
 CRIMSON RIDGE WATER COMPANY  
 801-535-4032  
 110 W. 1700 N. CENTERVILLE, UT 84014

**PUBLIC WORKS / SANITARY SEWER**  
 CHAD MEYERHOFFER (WEBER COUNTY ENGINEERING)  
 (801) 399-8004  
 cmeyerho@co.weber.ut.us

**WEBER COUNTY FIRE MARSHAL**  
 DAVID REED  
 (801) 782-3580 EXT. 205  
 dreed@weberfd.com



**HOUSING TYPE**  
 SINGLE FAMILY RESIDENTIAL HOMES.

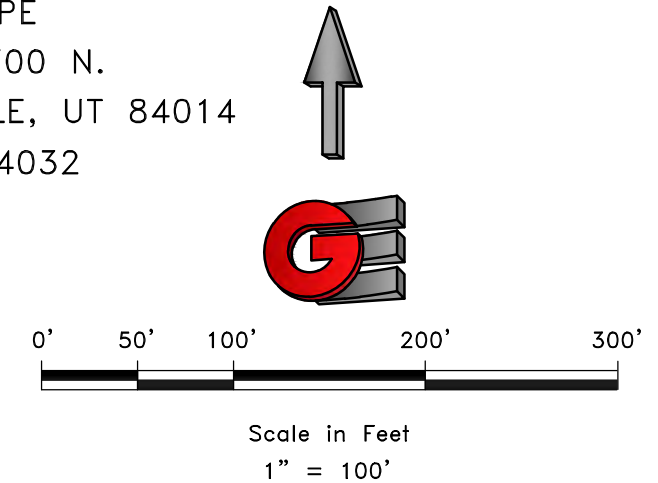
**ORENCO 1,000 GALLON PROCESSOR TANK WITH PUMP DISCHARGE FOR EACH LOT IN HARBOR VIEW ESTATES SUBDIVISION. SEE DETAIL SHEET D1. (TO BE INSTALLED BY FUTURE LOT OWNER).**

**FOR PHASE 2A, 2B, AND 2C, ORENCO 1,500 GALLON GRAVITY PROCESSOR FOR 5 BEDROOMS AND LARGER. OTHERWISE 1,000 GALLON GRAVITY PROCESSOR FOR 4 BEDROOMS OR LESS. 2000 GALLON SEPTIC TANK MAY ALSO BE INSTALLED AS AVAILABLE. SEE DETAIL SHEET D2. (TO BE INSTALLED BY FUTURE LOT OWNER).**

**DEVELOPERS:**

STEVE FENTON  
 6130 E. LAST CAMP CIR.  
 SLC, UT 84108  
 801-535-4055

KEVIN DEPPE  
 110 W. 1700 N.  
 CENTERVILLE, UT 84014  
 801-535-4032



**LEGEND**

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW ASPHALT PAVING

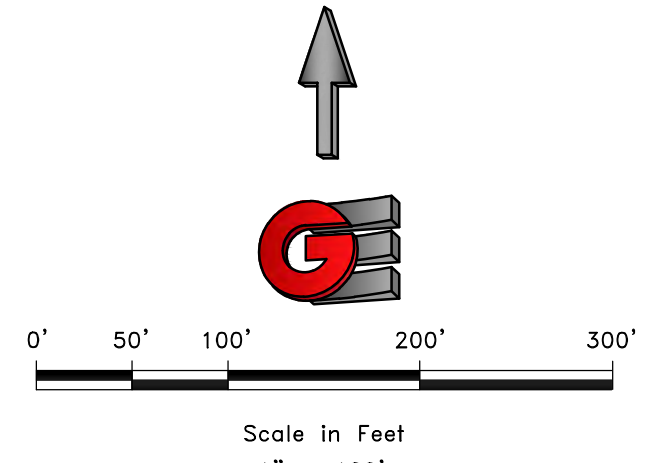
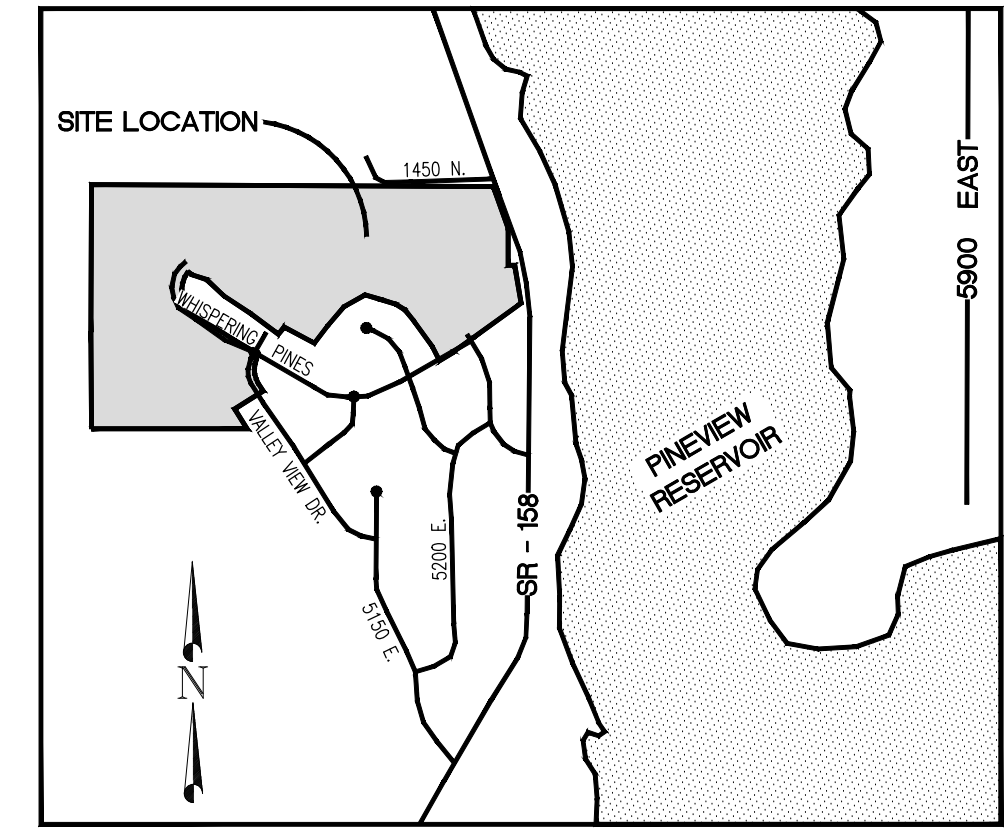
<p>SCALE: 1" = 100'</p> <p>DATE: 12/22/2020</p> <p>DESIGN: BBD/WJS</p> <p>DRAWN: BBD/WJS</p> <p>CHECKED: TAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION										
REVISIONS	DESCRIPTION												
<p><b>OVERALL UTILITY PLAN</b></p> <p><b>THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH. 2+3</b></p> <p><b>1250 NORTH 5200 EAST</b></p> <p><b>EDEN, WEBER COUNTY, UTAH</b></p>													
<p><b>GARDNER ENGINEERING</b>        CIVIL-LAND PLANNING        MUNICIPAL-LAND SURVEYING</p> <p>5150 SOUTH 375 EAST OGDEN, UT        OFFICE: 801.476.0202 FAX: 801.476.0866</p>													
<p>1</p>													



LIVING TRUST  
200030010

SNOW BERRY INN  
1450 NORTH

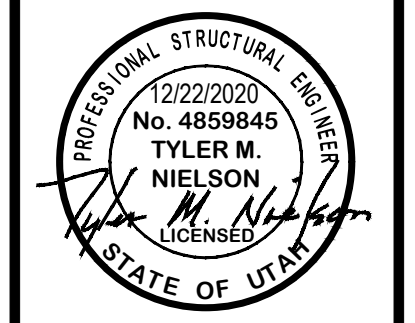
**GEOTECHNICAL NOTES:**  
 1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.  
 2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE- PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.  
 3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.



- LEGEND**
- SUBDIVISION BOUNDARY
  - ROAD CENTERLINE
  - EXISTING EDGE OF ASPHALT
  - EXISTING 1' CONTOUR
  - EXISTING 5' CONTOUR
  - FINISH GRADE 1" CONTOUR
  - EXISTING SANITARY SEWER
  - NEW SANITARY SEWER
  - NEW PRESSURE SEWER LATERAL
  - EXISTING STORM DRAIN
  - NEW STORM DRAIN
  - EXISTING CULINARY WATER
  - NEW CULINARY WATER
  - NEW CULINARY WATER LATERAL
  - NEW CULINARY WATER METER
  - EXISTING FIRE HYDRANT
  - NEW FIRE HYDRANT
  - EXISTING SECONDARY WATER
  - NEW ASPHALT PAVING

REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 100'  
 DATE: 12/22/2020  
 DESIGN: BBD/JWS  
 DRAWN: BBD/JWS  
 CHECKED: TAN  
 DWG: R-0208 - BAH INVESTMENT CRIMSON RIDGE DESIGN DWA CRIMSON RIDGE - CDS.DWG

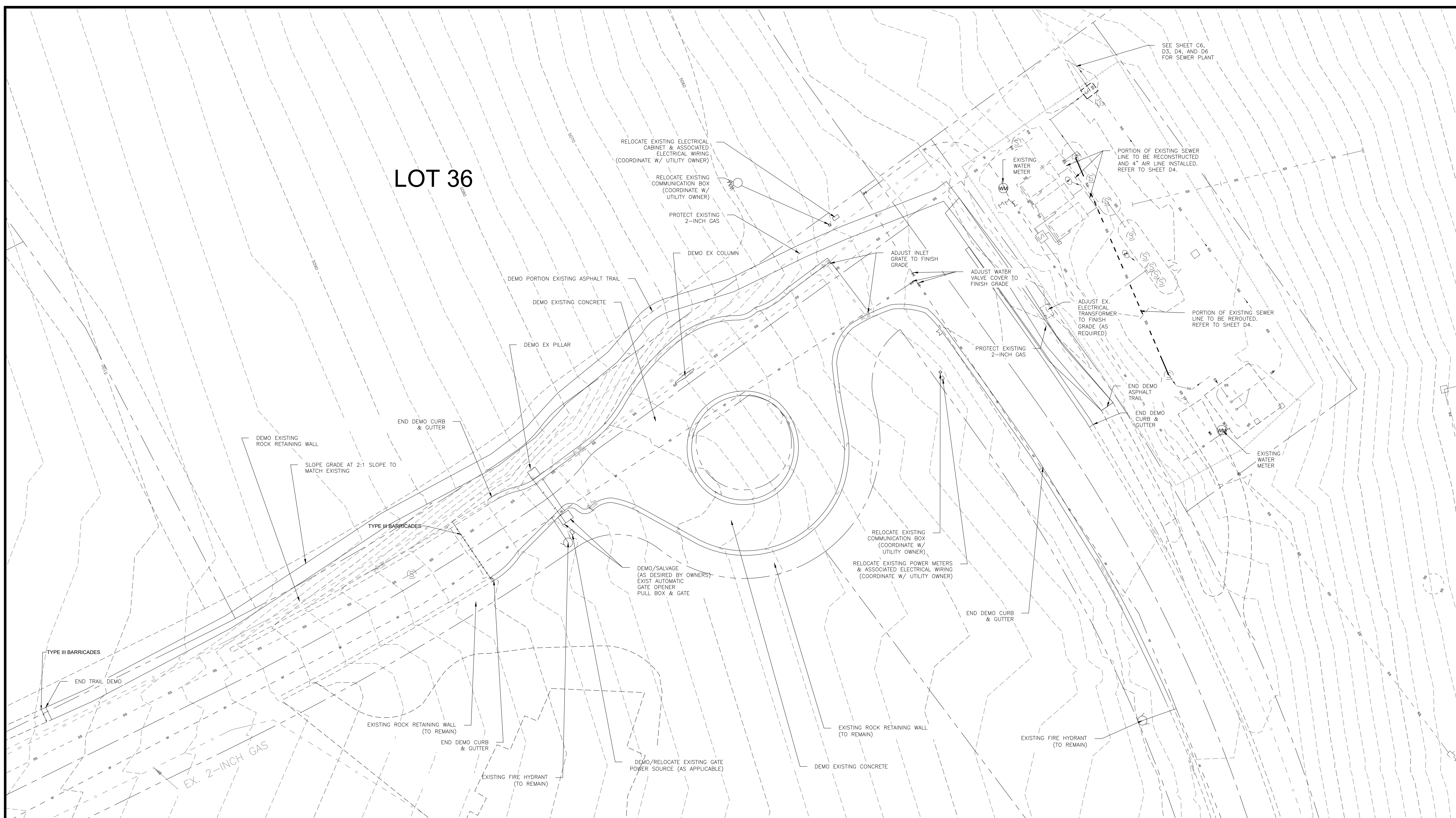


OVERALL SHEET LAYOUT  
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
 1250 NORTH 5200 EAST  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

C2

LOT 36



SEE SHEET C6, D3, D4, AND D6 FOR SEWER PLANT

PORTION OF EXISTING SEWER LINE TO BE RECONSTRUCTED AND 4" AIR LINE INSTALLED. REFER TO SHEET D4.

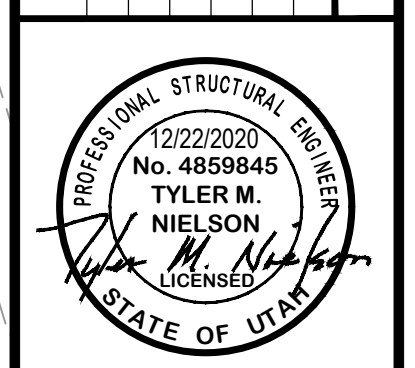
PORTION OF EXISTING SEWER LINE TO BE REROUTED. REFER TO SHEET D4.

SCALE: 1" = 20'

DATE	12/22/2020
DESIGN	BRD/WJS
DRAWN	BRD/WJS
CHECKED	TAN

REVISIONS	DESCRIPTION
DATE	

DWG: 18.0208 - BAH INVESTMENT, CRIMSON RIDGE, DESIGN, CIVIL, CRIMSON RIDGE - CDS.DWG

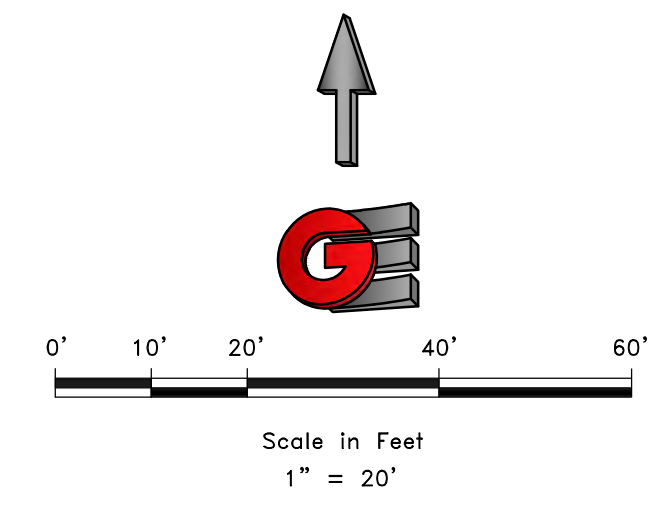


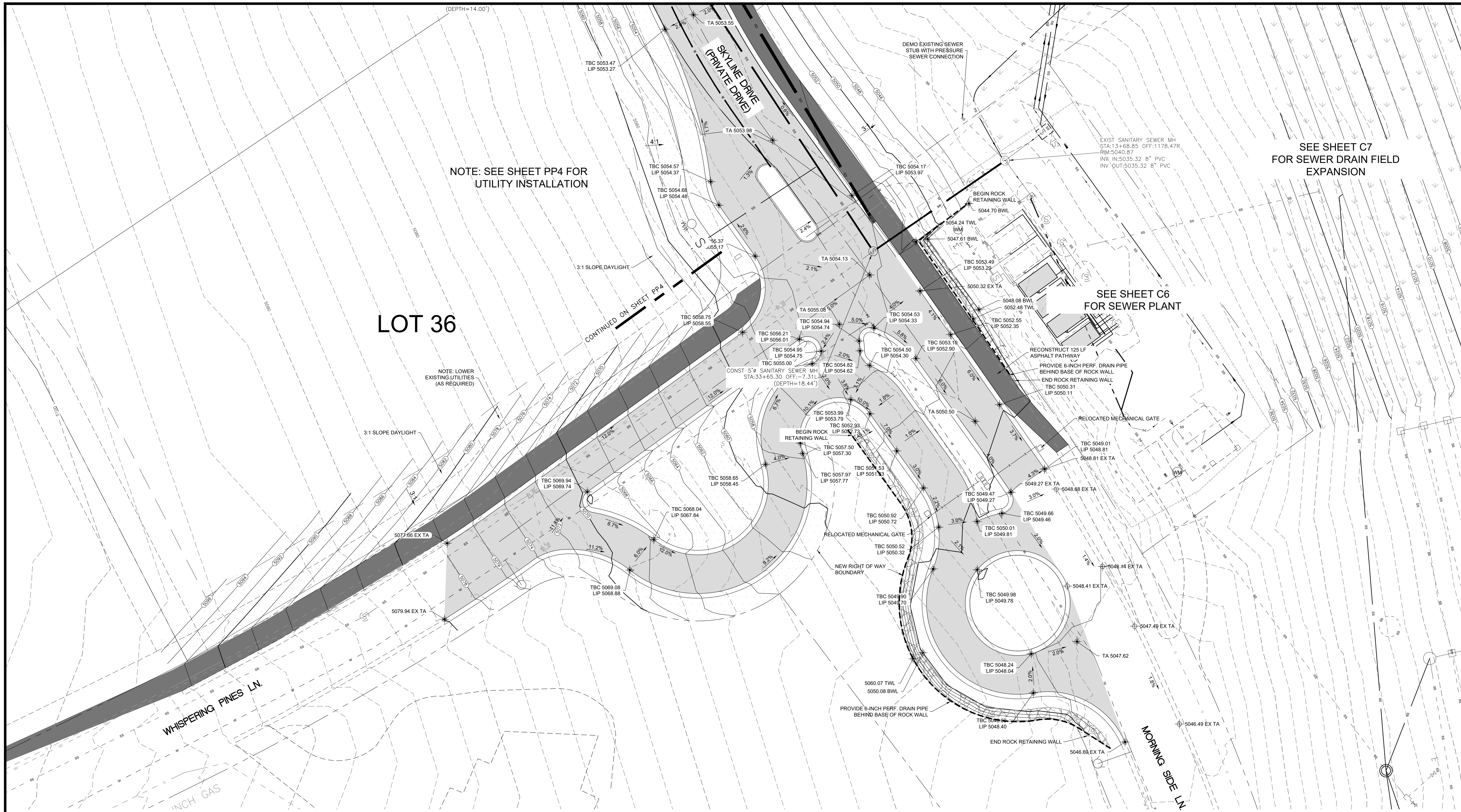
ENTRY ACCESS DEMO  
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH. 2+3  
 1250 NORTH 5200 EAST  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

**LEGEND**

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- - - EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- FINISH GRADE 1' CONTOUR
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- NEW PRESSURE SEWER LATERAL
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- EXISTING CULINARY WATER
- NEW CULINARY WATER
- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING





NOTE: SEE SHEET PP4 FOR UTILITY INSTALLATION

LOT 36

NOTE: LOWER EXISTING UTILITIES (AS REQUIRED)

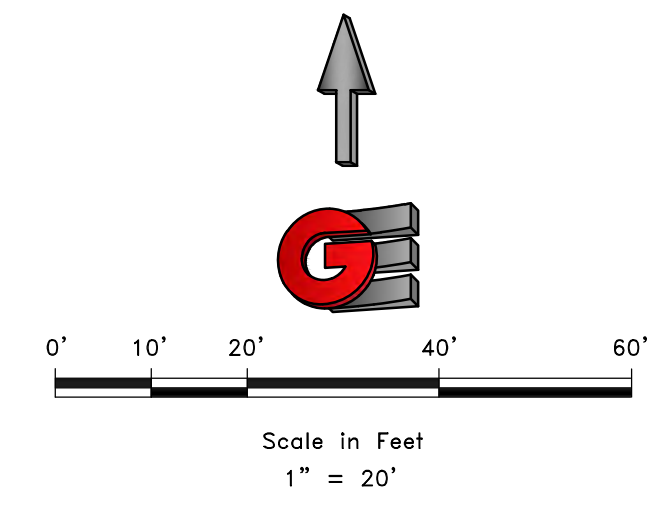
SEE SHEET C7 FOR SEWER DRAIN FIELD EXPANSION

SEE SHEET C6 FOR SEWER PLANT

CONTINUED ON SHEET PP4

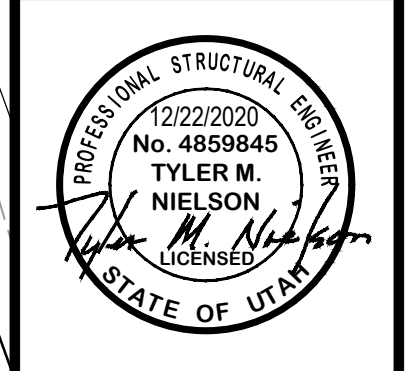
**LEGEND**

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
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- NEW CULINARY WATER LATERAL
- NEW CULINARY WATER METER
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING SECONDARY WATER
- NEW ASPHALT PAVING
- 6" DEPTH CUT AREA OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE



SCALE	1" = 20'
DATE	12/22/2020
DESIGN	BRD/WJS
DRAWN	BRD/WJS
CHECKED	TAN

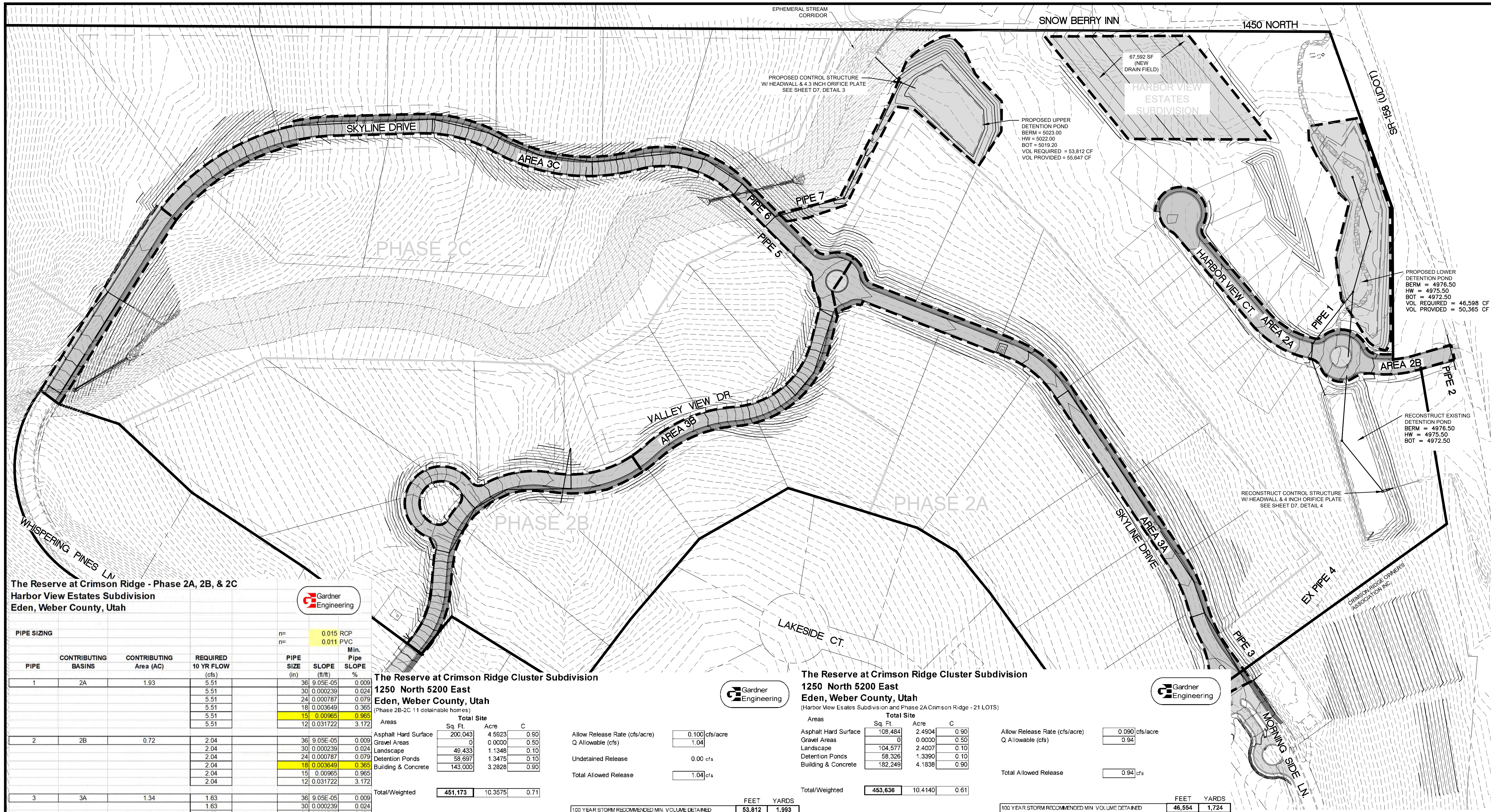
REVISIONS	DESCRIPTION



ENTRY ACCESS REGRADING  
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH. 2+3  
 1250 NORTH 5200 EAST  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
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 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

C4



**The Reserve at Crimson Ridge - Phase 2A, 2B, & 2C**  
**Harbor View Estates Subdivision**  
**Eden, Weber County, Utah**



PIPE	CONTRIBUTING BASINS	CONTRIBUTING Area (AC)	REQUIRED 10 YR FLOW (cfs)	PIPE SIZE (in)	SLOPE (ft/ft)	Min. Pipe SLOPE (%)
1	2A	1.93	5.51	36	0.005E-05	0.009
			5.51	30	0.000239	0.024
			5.51	24	0.000787	0.079
			5.51	18	0.003649	0.365
			5.51	15	0.00965	0.965
2	2B	0.72	2.04	36	0.005E-05	0.009
			2.04	30	0.000239	0.024
			2.04	24	0.000787	0.079
			2.04	18	0.003649	0.365
			2.04	15	0.00965	0.965
3	3A	1.34	1.63	36	0.005E-05	0.009
			1.63	30	0.000239	0.024
			1.63	24	0.000787	0.079
			1.63	18	0.003649	0.365
			1.63	15	0.00965	0.965
4	1 (Ex.), 3A	5.93	5.58	36	0.005E-05	0.009
			5.58	30	0.000239	0.024
			5.58	24	0.000787	0.079
			5.58	18	0.003649	0.365
			5.58	15	0.00965	0.965
5	3B	1.29	1.62	36	0.005E-05	0.009
			1.62	30	0.000239	0.024
			1.62	24	0.000787	0.079
			1.62	18	0.003649	0.365
			1.62	15	0.00965	0.965
6	3C	1.88	2.59	36	0.005E-05	0.009
			2.59	30	0.000239	0.024
			2.59	24	0.000787	0.079
			2.59	18	0.003649	0.365
			2.59	15	0.00965	0.965
7	3B, 3C	3.18	4.21	36	0.005E-05	0.009
			4.21	30	0.000239	0.024
			4.21	24	0.000787	0.079
			4.21	18	0.003649	0.365
			4.21	15	0.00965	0.965

**The Reserve at Crimson Ridge Cluster Subdivision**  
**1250 North 5200 East**  
**Eden, Weber County, Utah**  
 (Phase 2B-2C 11 detainable homes)



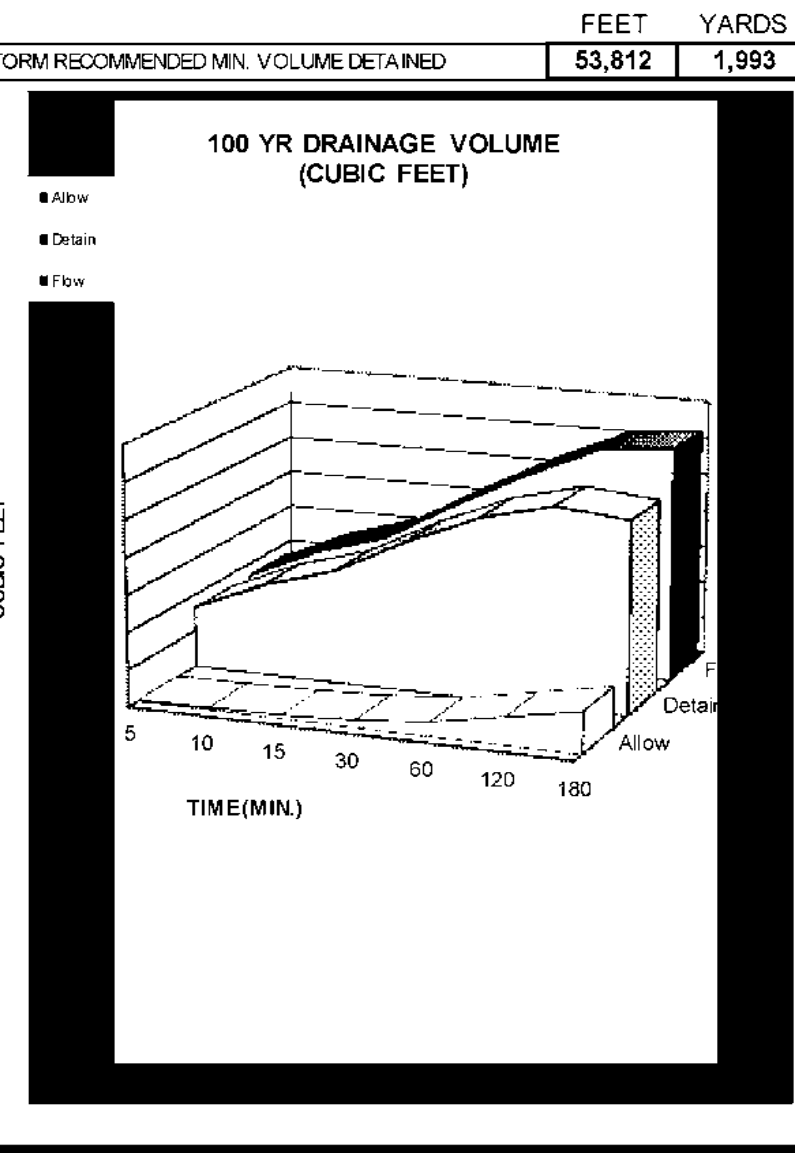
Areas	Sq. Ft.	Acres	C
Asphalt Hard Surface	200,043	4.5923	0.80
Gravel Areas	0	0.0000	0.50
Landscape	49,433	1.1348	0.10
Detention Ponds	58,697	1.3475	0.10
Building & Concrete	143,000	3.2828	0.90
<b>Total/Weighted</b>	<b>451,173</b>	<b>10.3575</b>	<b>0.71</b>

Allow Release Rate (cfs/acre)	0.100 cfs/acre
Q Allowable (cfs)	1.04
Undetained Release	0.00 cfs
<b>Total Allowed Release</b>	<b>1.04 cfs</b>

Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
Allowable	i100	100 YEAR	Difference
311	7.57	16,660	16,349
621	5.76	25,353	24,731
932	4.76	31,427	30,496
1,864	3.21	42,387	40,522
3,728	1.99	52,554	48,825
7,457	1.16	61,269	53,812
11,186	0.797	63,144	51,958
22,372	0.452	71,622	49,249
44,744	0.286	90,636	45,892
89,488	0.166	105,214	15,725

**Orifice Calculation**

H = 4.5 Maximum water height (ft)  
 Q = 1.04 Flowrate out of orifice (cfs)  
 Cc = 0.62 Coefficient of Contraction  
 Cv = 0.98 Coefficient of Velocity  
 Area = 0.100 Orifice Area (ft<sup>2</sup>)  
 H = 3.14  
 g = 32.17 Gravitational Constant  
 d = 4.29 Orifice Diameter (in)  
 d = 4.27 Orifice



**The Reserve at Crimson Ridge Cluster Subdivision**  
**1250 North 5200 East**  
**Eden, Weber County, Utah**  
 (Harbor View Estates Subdivision and Phase 2A Crimson Ridge - 21 LOTS)



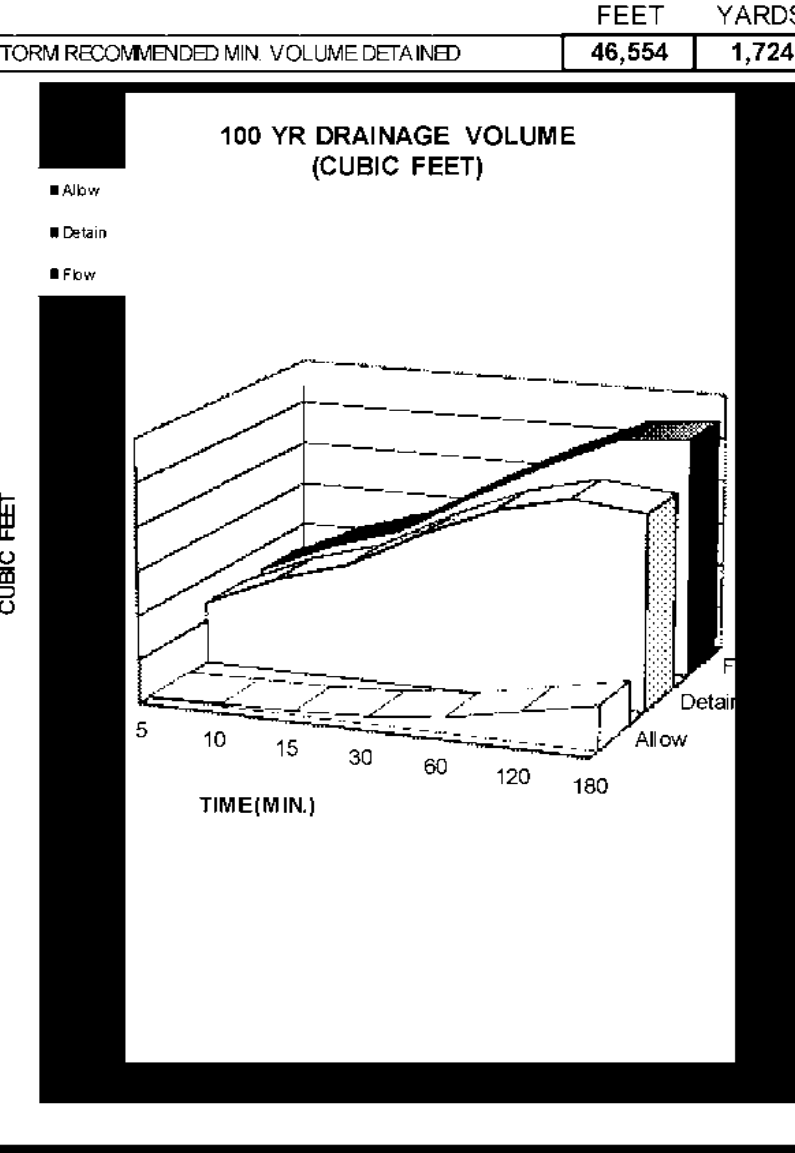
Areas	Sq. Ft.	Acres	C
Asphalt Hard Surface	108,484	2.4904	0.90
Gravel Areas	0	0.0000	0.50
Landscape	104,577	2.4007	0.10
Detention Ponds	58,326	1.3390	0.10
Building & Concrete	182,249	4.1838	0.90
<b>Total/Weighted</b>	<b>453,636</b>	<b>10.4140</b>	<b>0.61</b>

Allow Release Rate (cfs/acre)	0.090 cfs/acre
Q Allowable (cfs)	0.94
<b>Total Allowed Release</b>	<b>0.94 cfs</b>

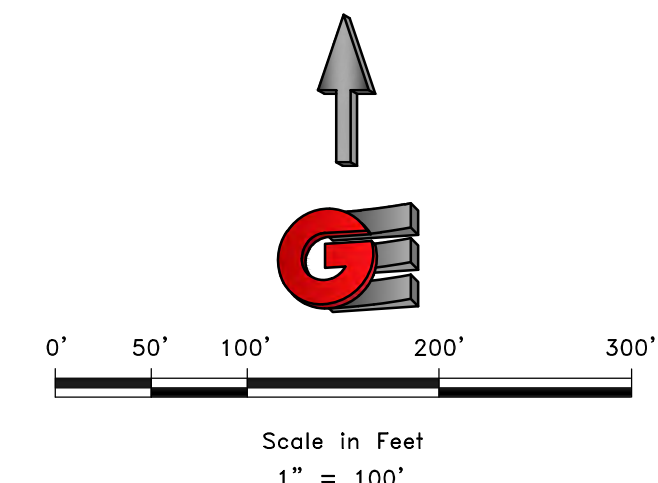
Runoff Vol (cf)	*Inch / Hr	Total Vol (cf)	Detain Vol (cf)
Allowable	i100	100 YEAR	Difference
281	7.57	14,491	14,210
562	5.76	22,052	21,491
842	4.76	27,335	26,493
1,685	3.21	36,868	35,184
3,369	1.99	45,712	42,343
6,739	1.16	53,293	46,554
10,108	0.797	54,924	44,816
20,216	0.452	62,297	42,081
40,432	0.286	78,836	38,404
80,864	0.166	91,516	10,653

**Orifice Calculation**

H = 7.5 Maximum water height (ft)  
 Q = 0.94 Flowrate out of orifice (cfs)  
 Cc = 0.62 Coefficient of Contraction  
 Cv = 0.98 Coefficient of Velocity  
 Area = 0.070 Orifice Area (ft<sup>2</sup>)  
 H = 3.14  
 g = 32.17 Gravitational Constant  
 d = 3.59 Orifice Diameter (in)  
 d = 3 5/8 Orifice

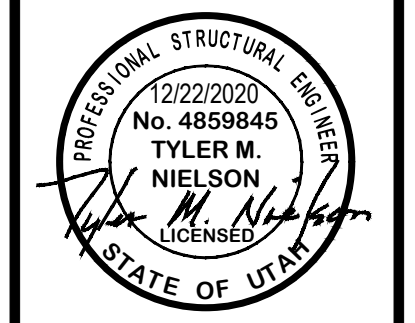


EXISTING LOWER POND ORIFICE DESIGN SIZE = 19.8 INCH = 2.14 SF AREA  
 ADDITIONAL AREA FOR HARBOR VIEW ESTATES AND CRIMSON RIDGE PHASE 2A = 0.07 SF (FOR 0.1 CFS/ACRE RELEASE)  
 LOWER POND NEW ORIFICE = 20.2 INCH = 2.21 SF  
 (SEE SHEET D7, DETAIL 4 FOR NEW CONTROL STRUCTURE DETAIL)



SCALE: 1" = 100'

REVISIONS	DATE	DESCRIPTION



**DRAINAGE CALCS**

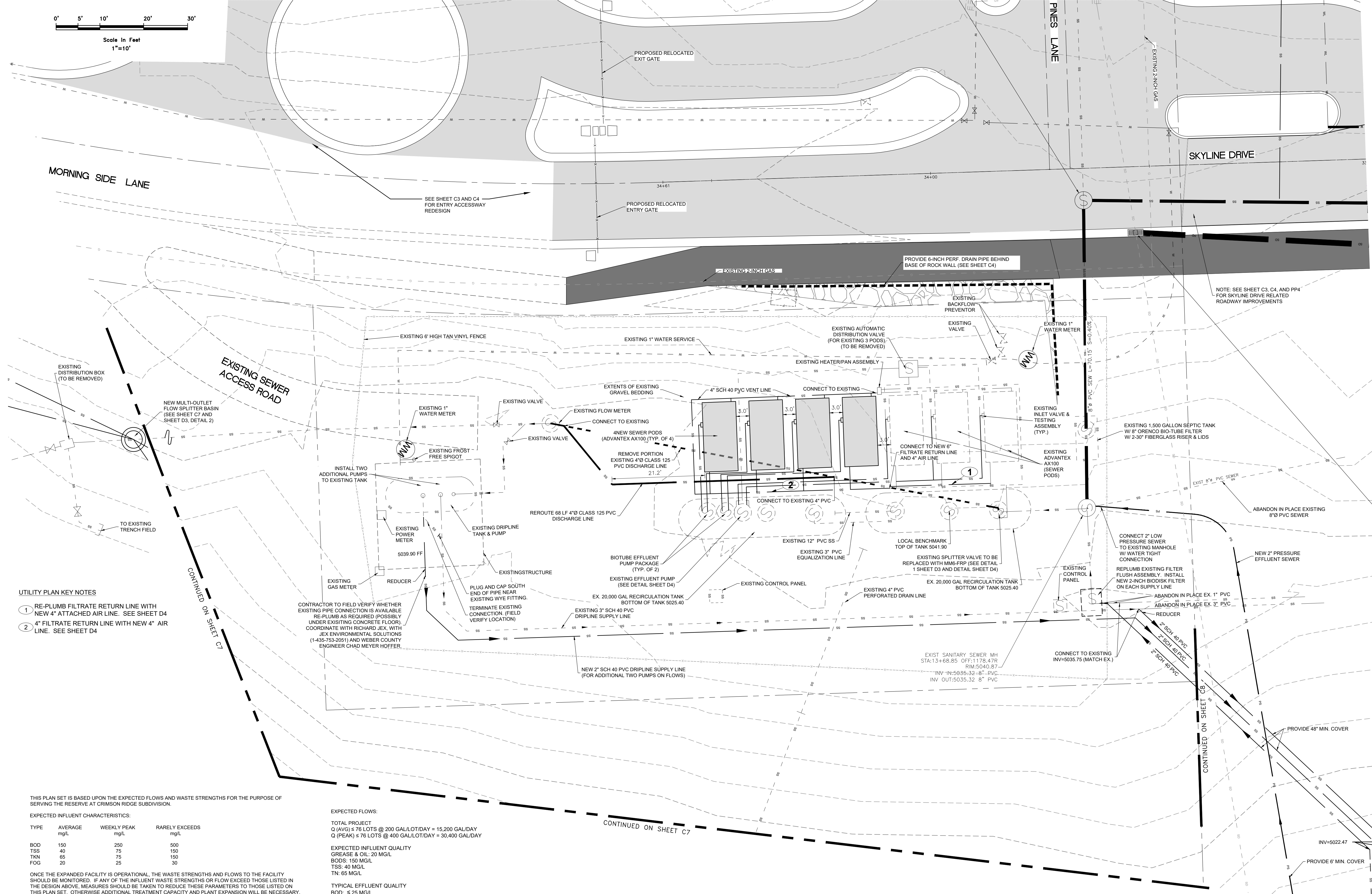
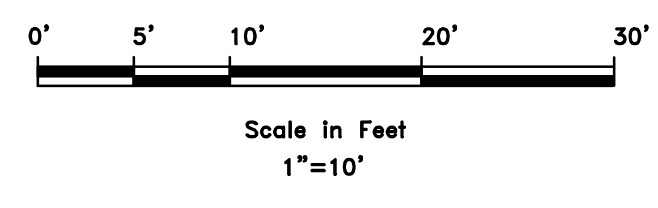
**THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3**

**1250 NORTH 5200 EAST**

**EDEN, WEBER COUNTY, UTAH**



**C5**



- UTILITY PLAN KEY NOTES**
- 1 RE-PLUMB FILTRATE RETURN LINE WITH NEW 4" ATTACHED AIR LINE. SEE SHEET D4
  - 2 4" FILTRATE RETURN LINE WITH NEW 4" AIR LINE. SEE SHEET D4

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

**EXPECTED INFLUENT CHARACTERISTICS:**

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

**EXPECTED FLOWS:**

TOTAL PROJECT  
 Q (AVG) ≤ 76 LOTS @ 200 GAL/LOT/DAY = 15,200 GAL/DAY  
 Q (PEAK) ≤ 76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY

**EXPECTED INFLUENT QUALITY**  
 GREASE & OIL: 20 MG/L  
 BODS: 150 MG/L  
 TSS: 40 MG/L  
 TN: 65 MG/L

**TYPICAL EFFLUENT QUALITY**  
 BOD: ≤ 25 MG/L  
 TSS: ≤ 25 MG/L  
 Turbidity: ≤ 20 NTU

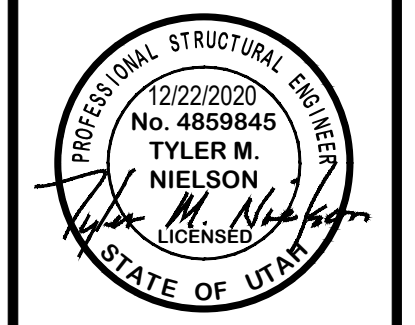
ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WASTE PRODUCTS OR OTHER TOXINS.

SCALE: 1"=10'

REVISIONS	DESCRIPTION	DATE

DATE: 12/22/2020  
 DRAWN BY: TYLER M. NIELSON  
 CHECKED BY: TYLER M. NIELSON  
 DWG: RA.0208 - B&M INVESTMENT, CRIMSON RIDGE, DESIGN, DWA, CRMS



**EFFLUENT TREATMENT FACILITY**

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

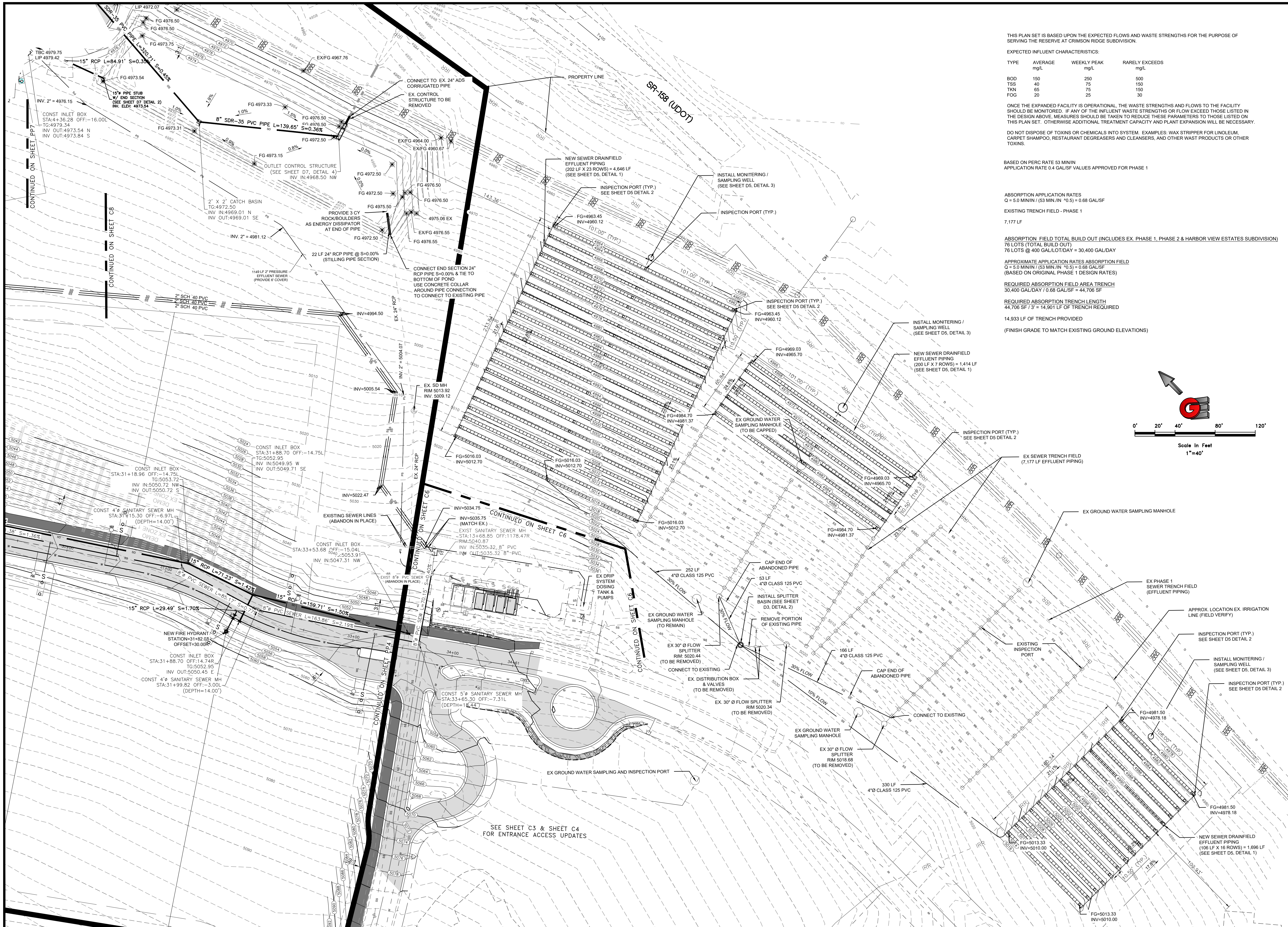
**GARDNER ENGINEERING**

CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

**C6**





THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

EXPECTED INFLUENT CHARACTERISTICS:

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WAST PRODUCTS OR OTHER TOXINS.

BASED ON PERC RATE 53 MIN/IN  
APPLICATION RATE 0.4 GAL/SF VALUES APPROVED FOR PHASE 1

ABSORPTION APPLICATION RATES  
Q = 5.0 MIN/IN / (53 MIN/IN \* 0.5) = 0.68 GAL/SF

EXISTING TRENCH FIELD - PHASE 1  
7,177 LF

ABSORPTION FIELD TOTAL BUILD OUT (INCLUDES EX. PHASE 1, PHASE 2 & HARBOR VIEW ESTATES SUBDIVISION)  
76 LOTS (TOTAL BUILD OUT)  
76 LOTS @ 400 GALLON/DAY = 30,400 GAL/DAY

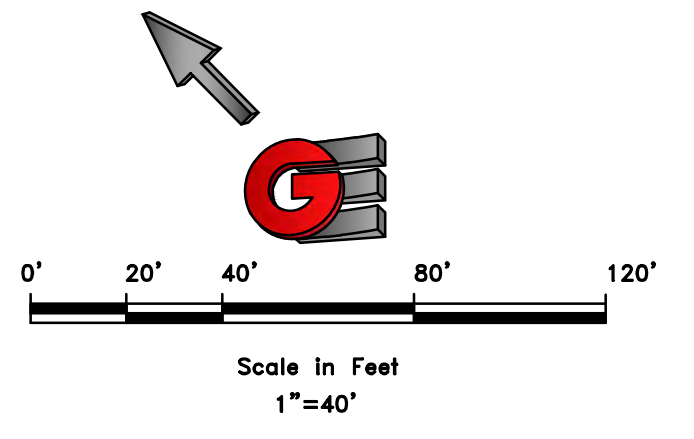
APPROXIMATE APPLICATION RATES ABSORPTION FIELD  
Q = 5.0 MIN/IN / (53 MIN/IN \* 0.5) = 0.68 GAL/SF  
(BASED ON ORIGINAL PHASE 1 DESIGN RATES)

REQUIRED ABSORPTION FIELD AREA TRENCH  
30,400 GAL/DAY / 0.68 GAL/SF = 44,706 SF

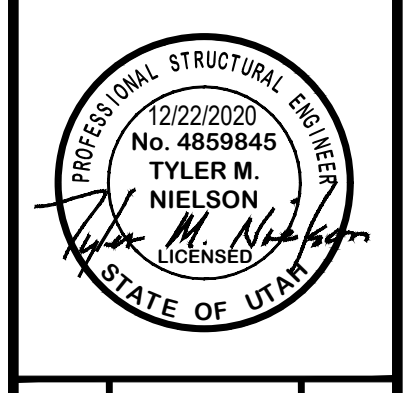
REQUIRED ABSORPTION TRENCH LENGTH  
44,706 SF / 3' = 14,902 LF OF TRENCH REQUIRED

14,933 LF OF TRENCH PROVIDED

(FINISH GRADE TO MATCH EXISTING GROUND ELEVATIONS)



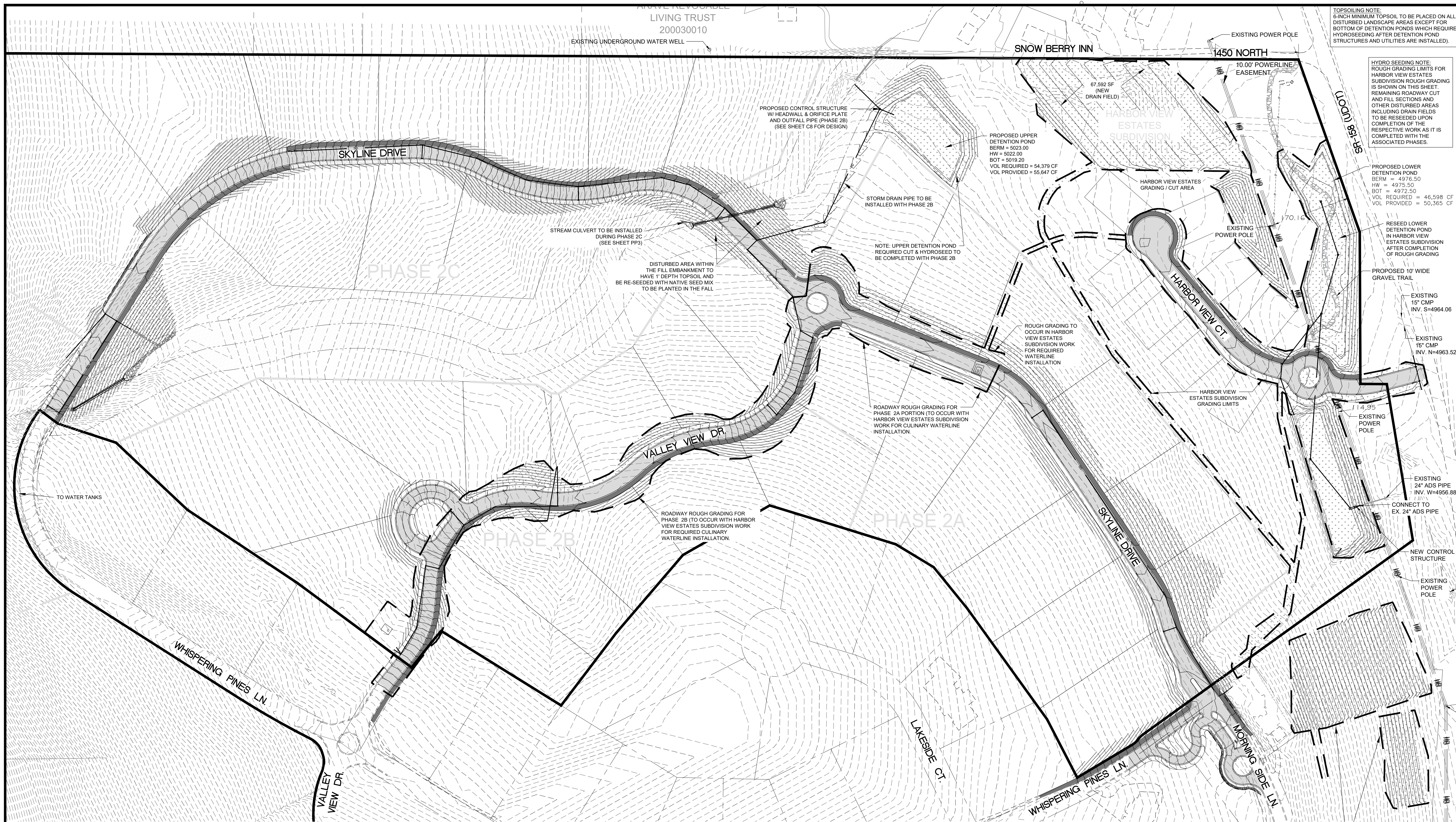
REVISIONS	DATE	DESCRIPTION



SEWER DRAIN FIELD EXPANSION  
 THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH. 2+3  
 1250 NORTH 5200 EAST  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066





TOPSOILING NOTE:  
6-INCH MINIMUM TOPSOIL TO BE PLACED ON ALL DISTURBED LANDSCAPE AREAS EXCEPT FOR BOTTOM OF DETENTION PONDS WHICH REQUIRE HYDROSEEDING AFTER DETENTION POND STRUCTURES AND UTILITIES ARE INSTALLED.

HYDRO SEEDING NOTE:  
ROUGH GRADING LIMITS FOR HARBOR VIEW ESTATES SUBDIVISION ROUGH GRADING IS SHOWN ON THIS SHEET. REMAINING ROADWAY CUT AND FILL SECTIONS AND OTHER DISTURBED AREAS INCLUDING DRAIN FIELDS TO BE RESEED UPON COMPLETION OF THE RESPECTIVE WORK AS IT IS COMPLETED WITH THE ASSOCIATED PHASES.

PROPOSED LOWER DETENTION POND  
BERM = 4976.50  
HW = 4975.50  
BOT = 4972.50  
VOL. REQUIRED = 46,598 CF  
VOL. PROVIDED = 50,365 CF

RESEED LOWER DETENTION POND IN HARBOR VIEW ESTATES SUBDIVISION AFTER COMPLETION OF ROUGH GRADING

EXISTING 15" CMP INV. S=4964.06

EXISTING 16" CMP INV. N=4963.52

EXISTING 24" ADS PIPE INV. W=4956.88

CONNECT TO EX. 24" ADS PIPE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

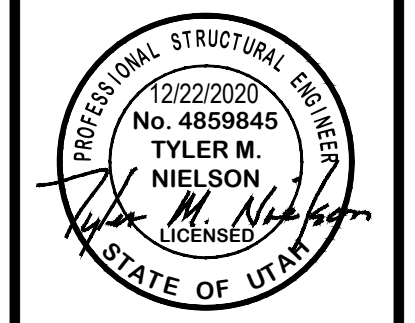
EXISTING POWER POLE

EXISTING POWER POLE

EXISTING POWER POLE

SCALE:	1" = 100'
DATE:	12/22/2020
DESIGN:	BRD/WJS
DRAWN:	BRD/WJS
CHECKED:	TMA

REVISIONS	DESCRIPTION



OVERALL GRADING PLAN (WITH PHASED WORK)  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH. 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

**EARTHWORK NET LINE QUANTITIES**  
HARBOR VIEW ESTATES SUBDIVISION (INCLUDES HARBOR VIEW ESTATES SUBDIVISION WITH EXCEPTION OF UPPER DETENTION POND. ALSO INCLUDES PHASE 2B AND PORTION OF PHASE 2A ROUGH GRADING):  
UNADJUSTED CUT VOLUME (RAW) = 25,793 CY  
UNADJUSTED FILL VOLUME = 30,255 CY  
ADJUSTED FILL VOLUME (FOR IMPORTED PAVEMENT SECTION AND TRAILS) = 25,195

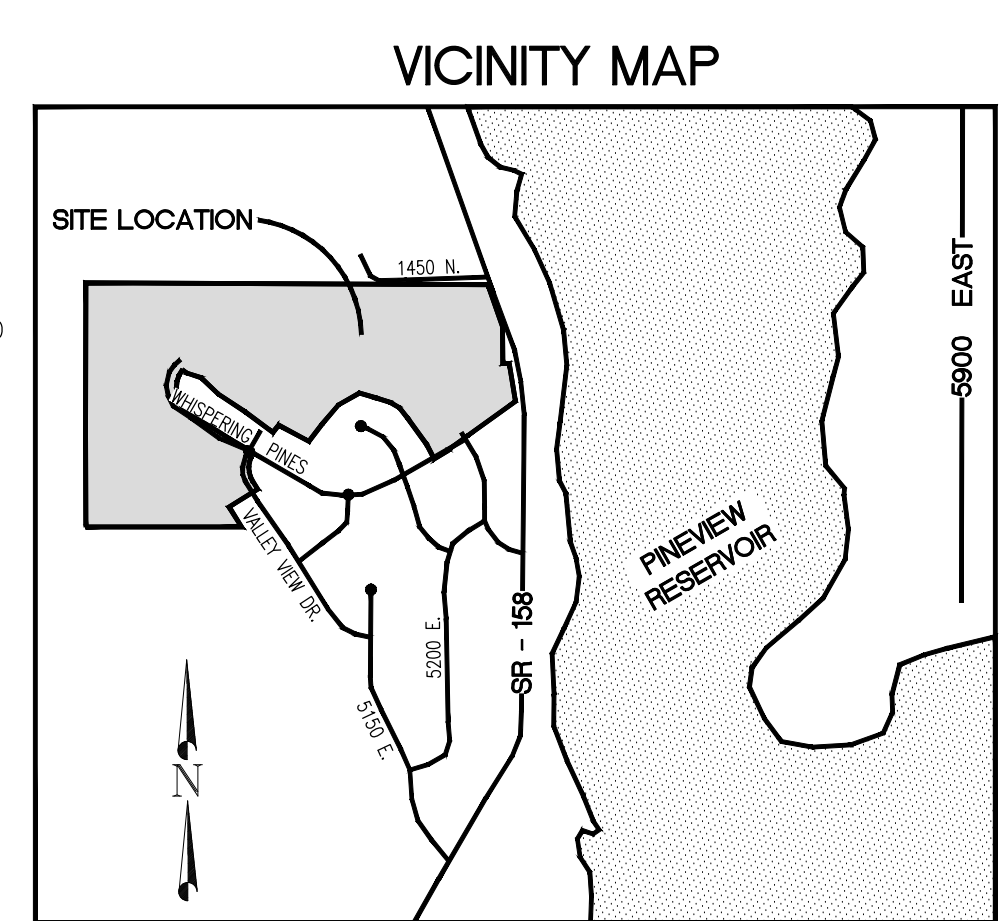
HARBOR VIEW ESTATES (W/PH 2B AND PORTION OF PH 2A) OVERALL NET CUT = 599 CY

TOPSOIL REMOVAL, STOCKPILING & RESPREADING TOPSOIL, 6-INCH OVEREX FOR CUT EMBANKMENTS AND GRAVEL TRAIL (IS INCIDENTAL TO EARTHWORK CUT AND FILL)

ESTIMATED SEWER POD & CHAMBER ADDITIONAL CUT DURING HARBOR VIEW ESTATES WORK = 3,031 CY (EXCESS CUT TO BE STOCKPILED ON LOT 42)

(FUTURE AND REMAINING PORTION OF PHASES FOR EARTHWORK)	PHASE 2A	PHASE 2B	PHASE 2C
CUT	5,783 CY	2,488 CY	19,298 CY
FILL	8,679 CY	3,489 CY	24,958 CY
ADJUSTED FILL	6,138 CY	3,079 CY	21,110 CY

(OVERALL NET CUT FOR REMAINING PHASES 870 CY CUT)  
(SOIL SHRINKAGE FACTOR OR UTILITY TRENCHING SPOILS QUANTITIES NOT CALCULATED).



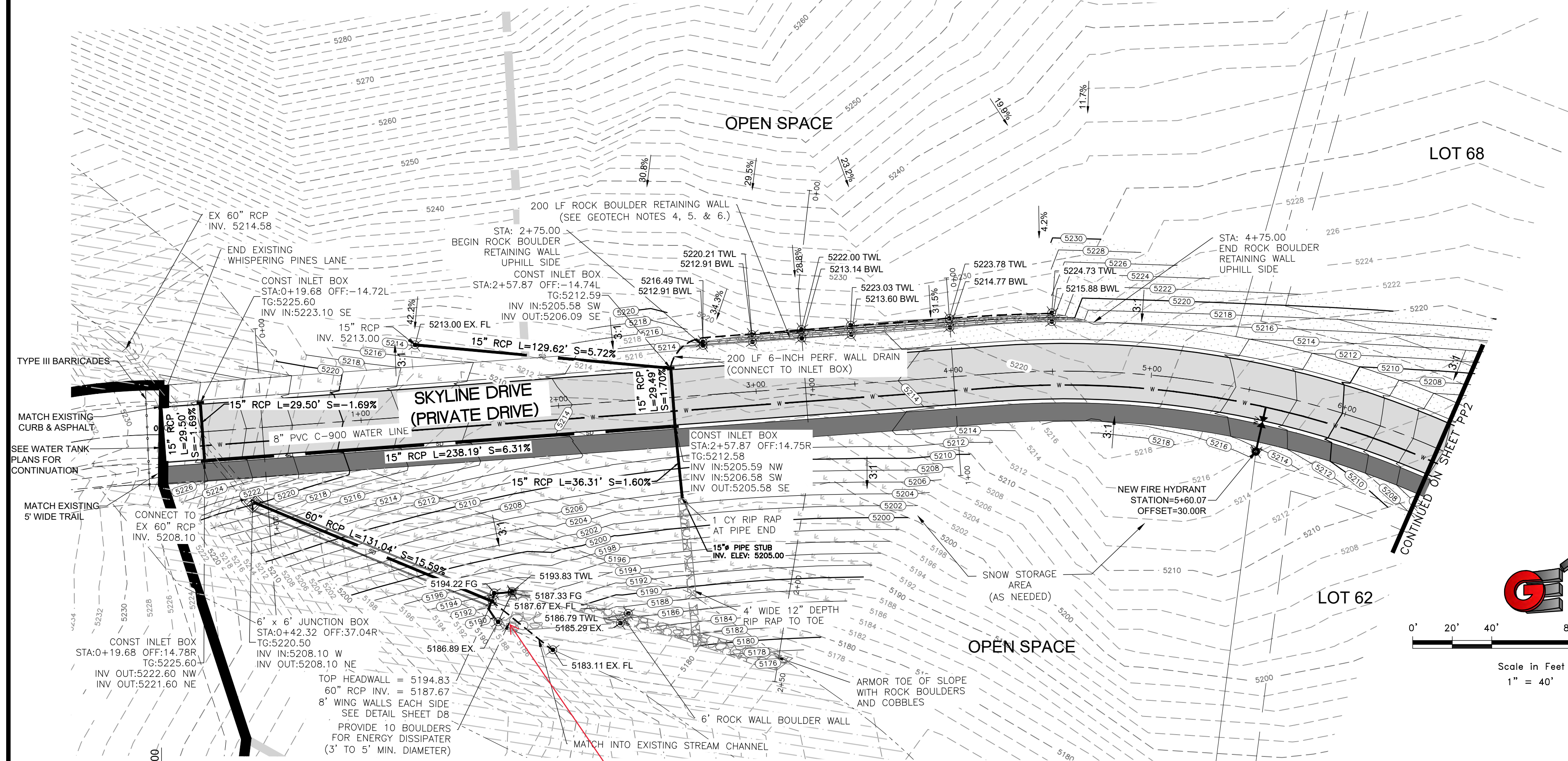
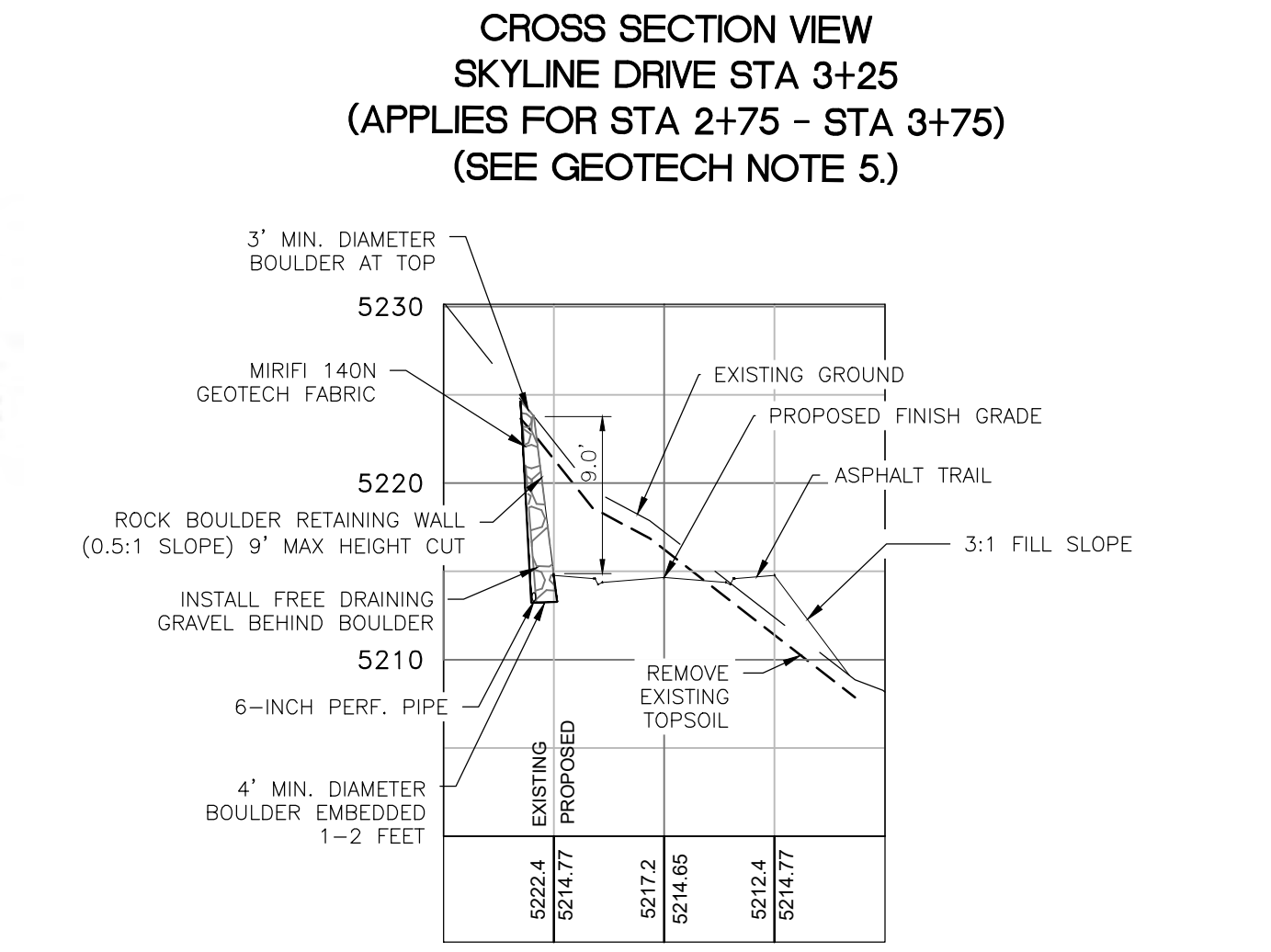
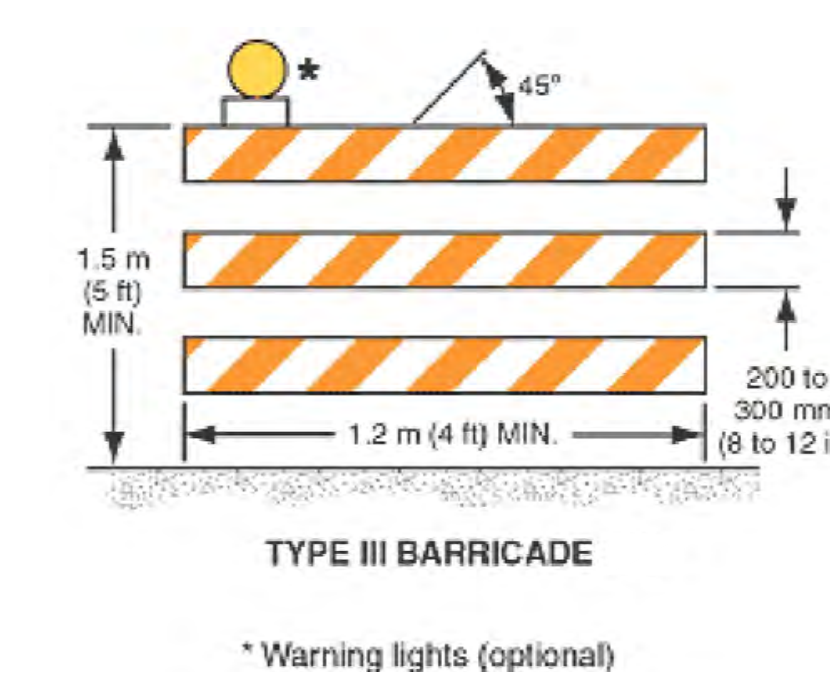
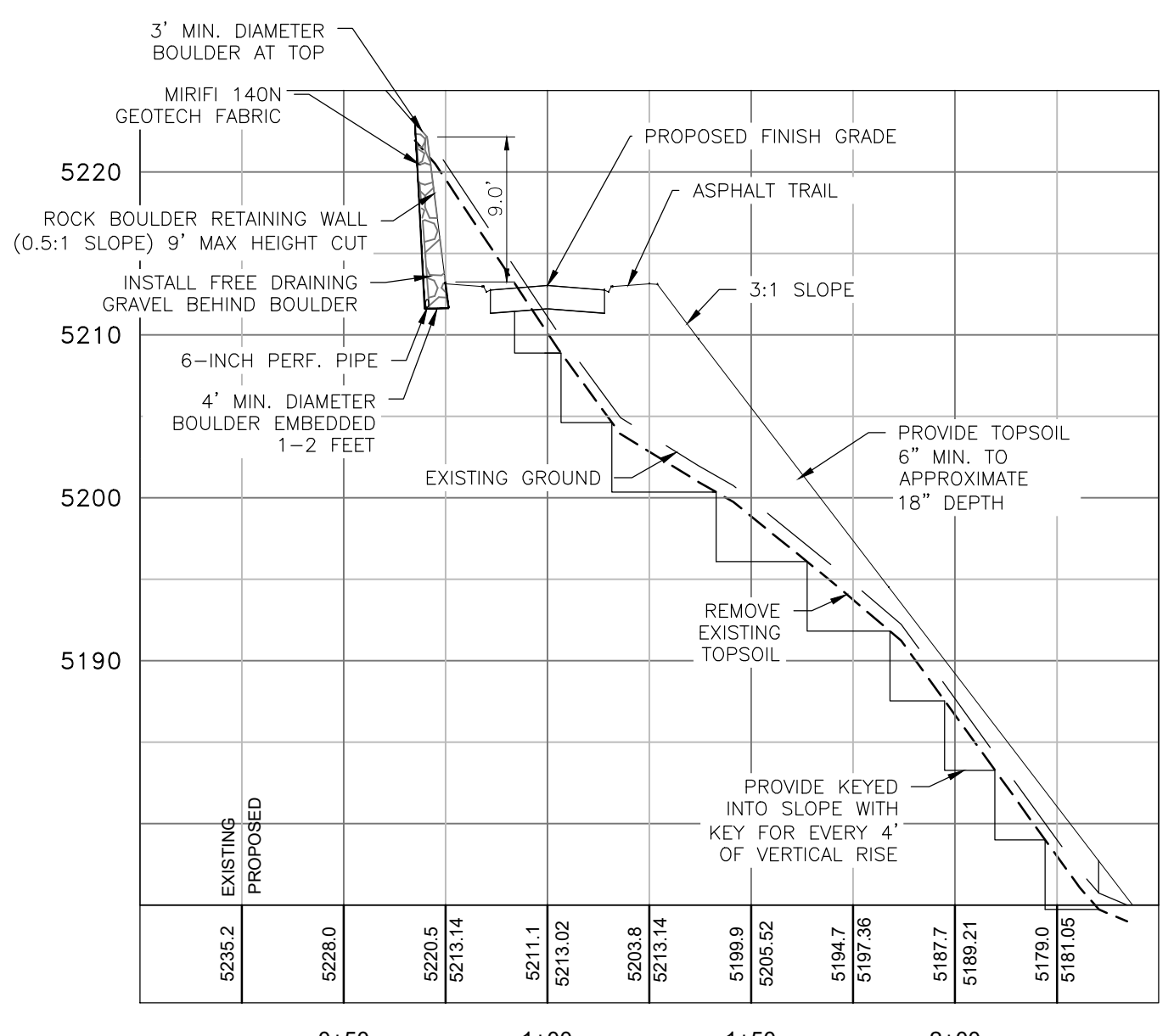
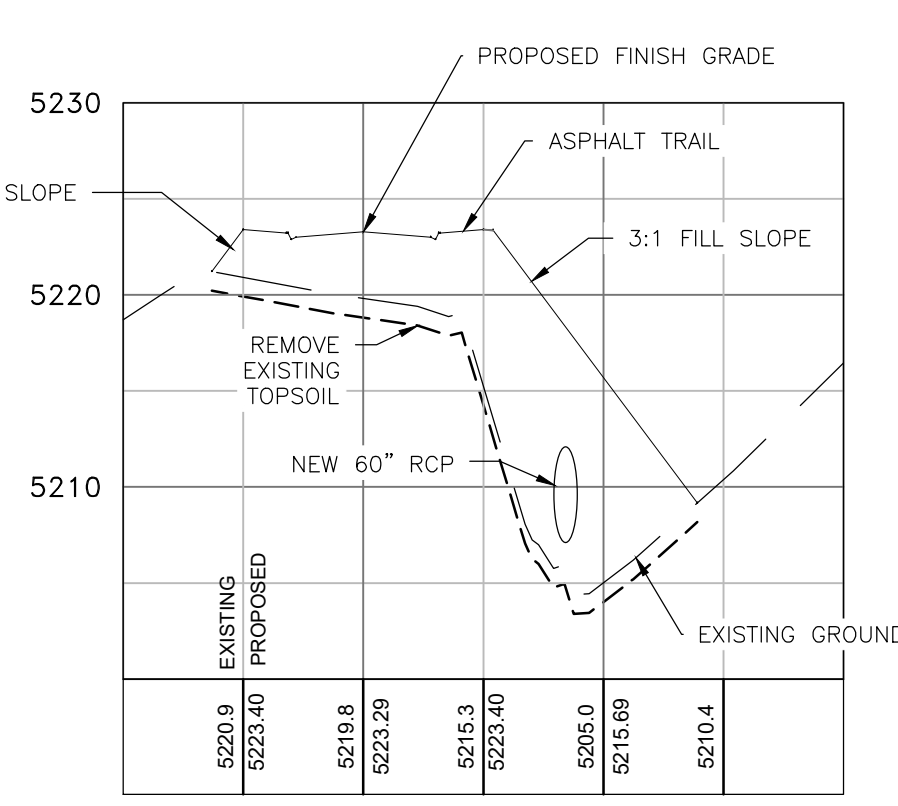
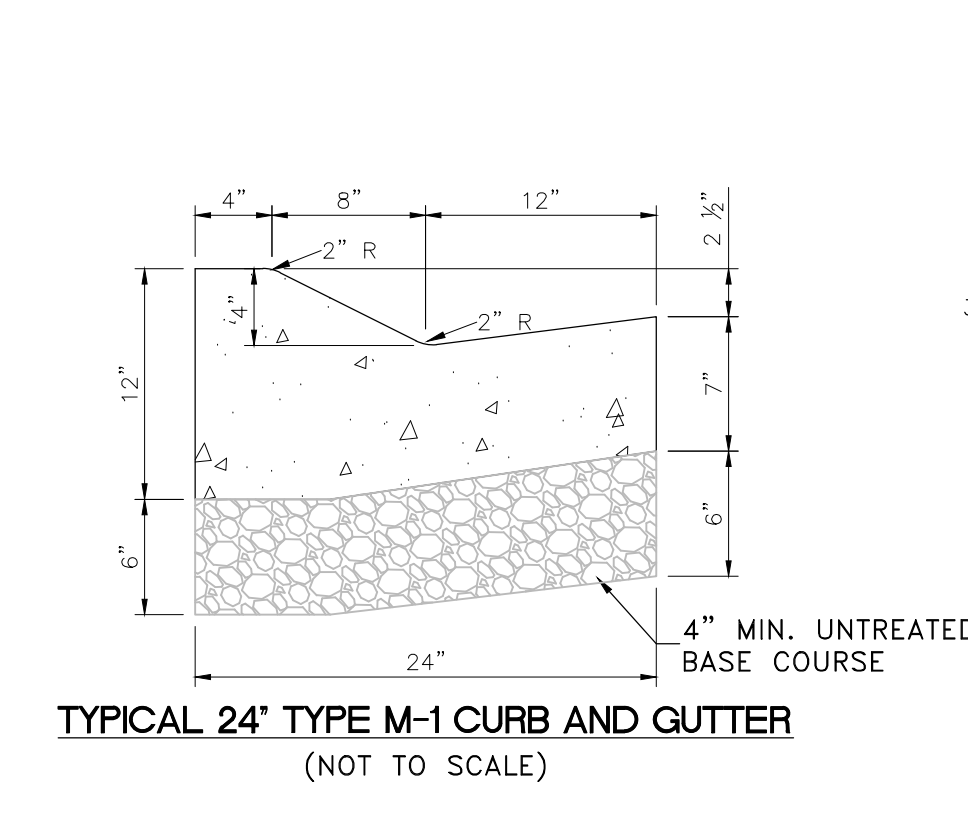
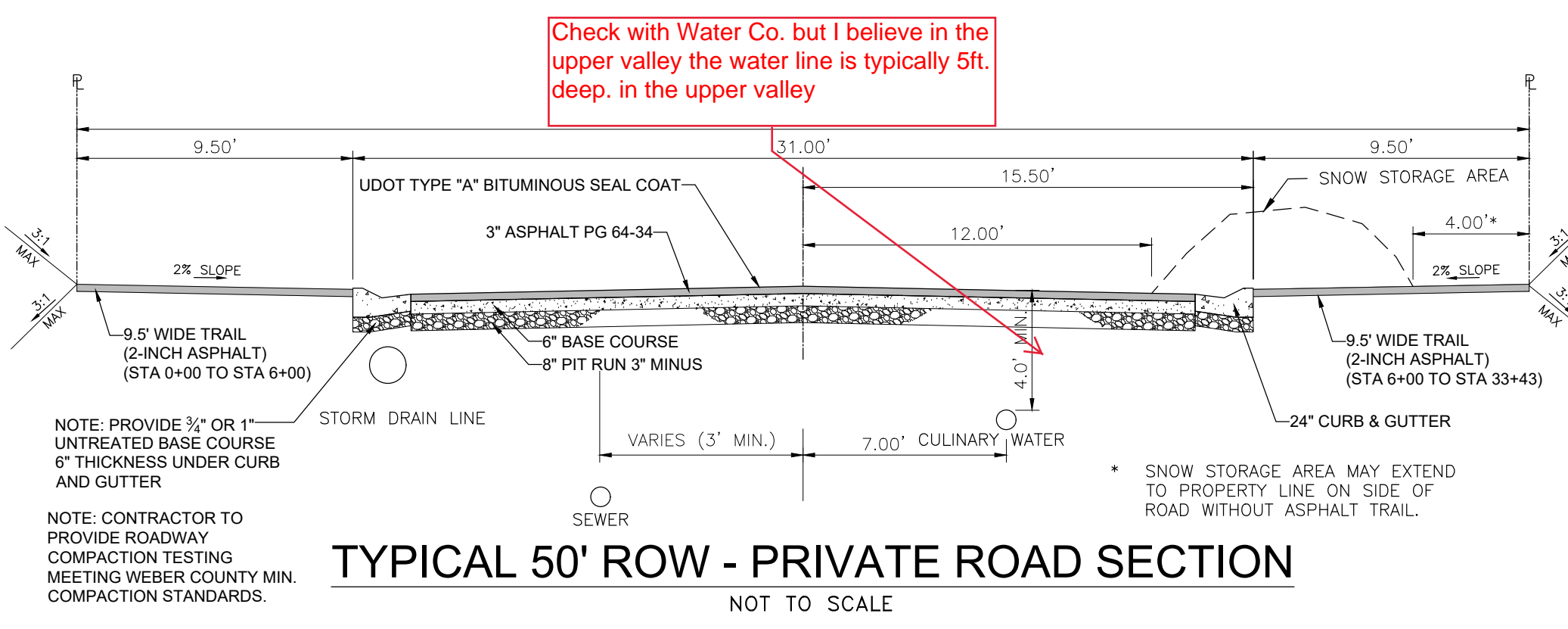
**DEVELOPERS:**  
STEVE FENTON  
6130 E. LAST CAMP CIR.  
SLC, UT 84108  
801-535-4055  
  
KEVIN DEPPE  
110 W. 1700 N.  
CENTERVILLE, UT 84014  
801-535-4032  
  
**ENGINEER**  
GARDNER ENGINEERING  
TYLER M. NIELSON  
(801) 476-0202  
tyler@gecivil.com

**LEGEND**

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	NEW CULINARY WATER METER
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW ASPHALT PAVING
	6" DEPTH CUT AREA OVER EX & 6" TOPSOIL WITH HYDROSEED OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
	HYDROSEED FILL SLOPE OR BOTTOM OF DETENTION POND

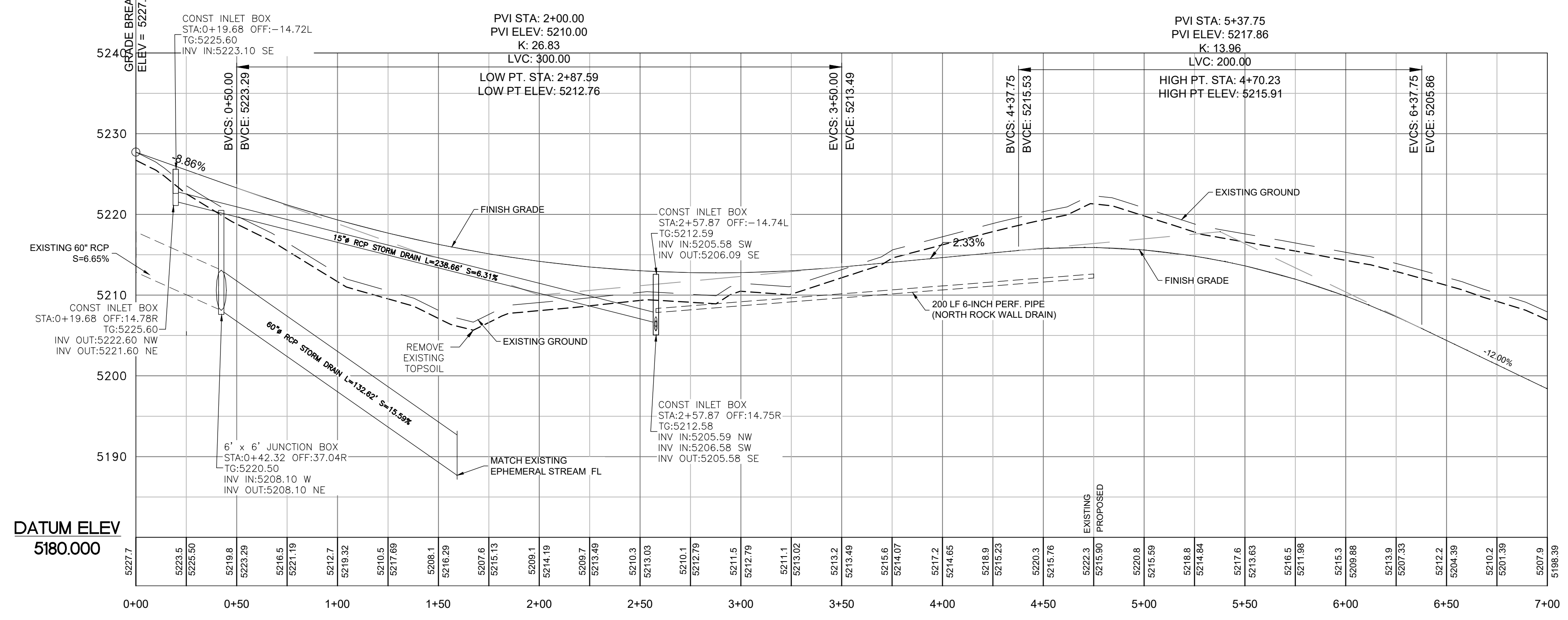
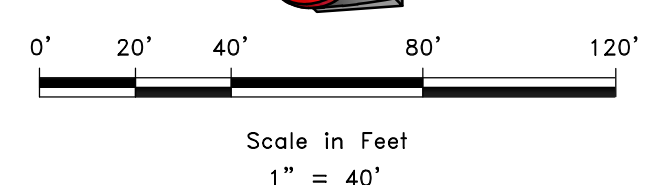
**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

C11



Check with Water Co. but I believe in the upper valley the water line is typically 5ft. deep. in the upper valley

Will need a stream alteration permit for work within stream



**LEGEND**

	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
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	FINISH GRADE 1' CONTOUR
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	NEW PRESSURE SEWER LATERAL
	EXISTING STORM DRAIN
	NEW STORM DRAIN
	EXISTING CULINARY WATER
	NEW CULINARY WATER
	NEW CULINARY WATER LATERAL
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	EXISTING SECONDARY WATER
	NEW ASPHALT PAVING
	6" DEPTH CUT AREA, OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL PLACEMENT (HYDRO SEED IN DESIGNATED PHASE)
	HYDRO SEED FILL SLOPES IN DESIGNATED PHASE

**GEOTECHNICAL NOTES:**

1. AGEC REPRESENTATIVE SHOULD OBSERVE THE SITE GRADING OPERATIONS.
2. CONTRACTOR IS TO REFER TO "GEOTECHNICAL INVESTIGATION PROPOSED CRIMSON RIDGE- PHASE 2 & 3 5129 EAST WHISPERING PINES LANE EDEN, UTAH" DATED SEPTEMBER 15, 2020 PREPARED BY AGEC.
3. CONTRACTOR IS TO REFER TO "GEOLOGIC HAZARDS EVALUATION PROPOSED CRIMSON RIDGE PHASE 2 SUBDIVISION ABOUT 1100 NORTH MORNINGSIDE LANE EDEN, UTAH" DATED MAY 15, 2020.
4. REPRESENTATIVE FROM AGEC TO BE PRESENT PRIOR TO CONSTRUCTION AT PRE-CONSTRUCTION MEETING.
5. REPRESENTATIVE FROM AGEC TO BE ONSITE DURING CONSTRUCTION TO OBSERVE ROCK WALL CONSTRUCTION AND FILL MATERIAL PLACEMENT
6. REFER TO SKYLINE DRIVE ROCKERY RECOMMENDATIONS REPORT BY AGEC DATED DECEMBER, 2020.

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**PP1**

SCALE: 1"=40'  
DATE: 12/22/2020  
DESIGN: BBO/MUS  
DRAWN: BBO/MUS  
CHECKED: TIM

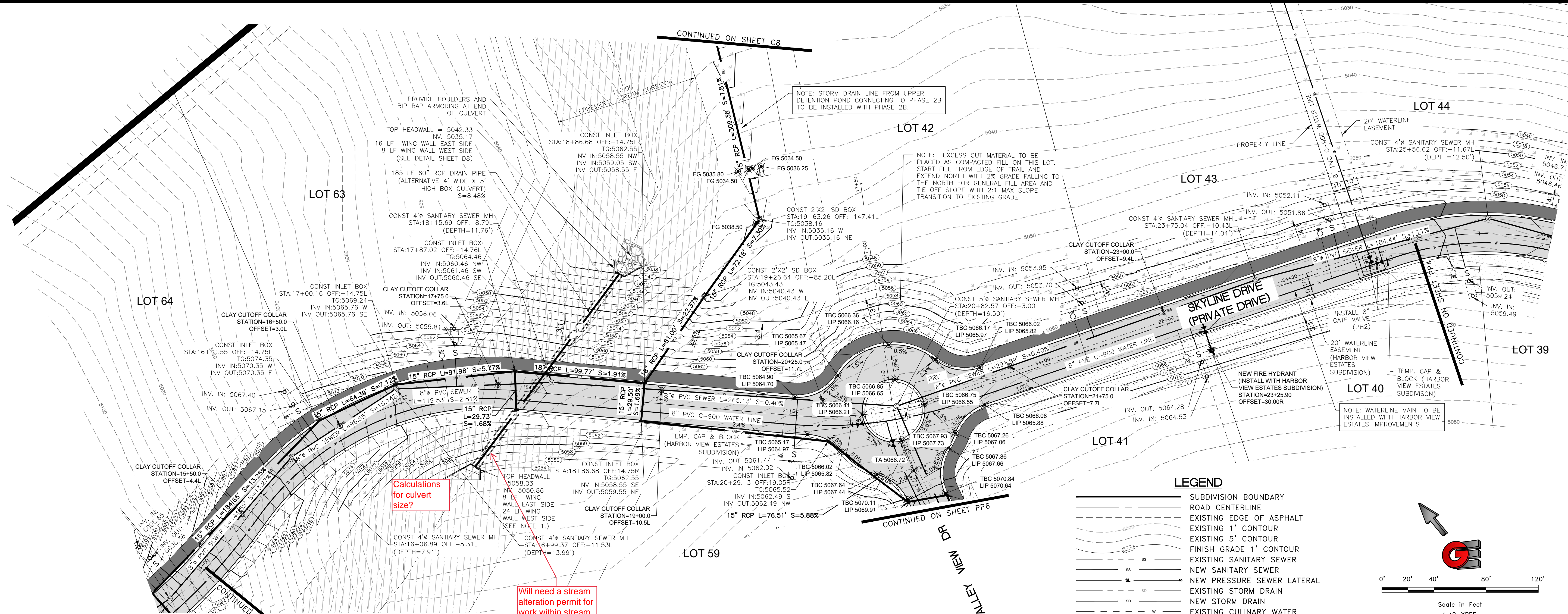
REVISIONS  
DATE DESCRIPTION

DATE DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER  
12/22/2020  
No. 4859845  
TYLER M. NIELSON  
LICENSED  
STATE OF UTAH

SKYLINE DRIVE - PLAN AND PROFILE  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

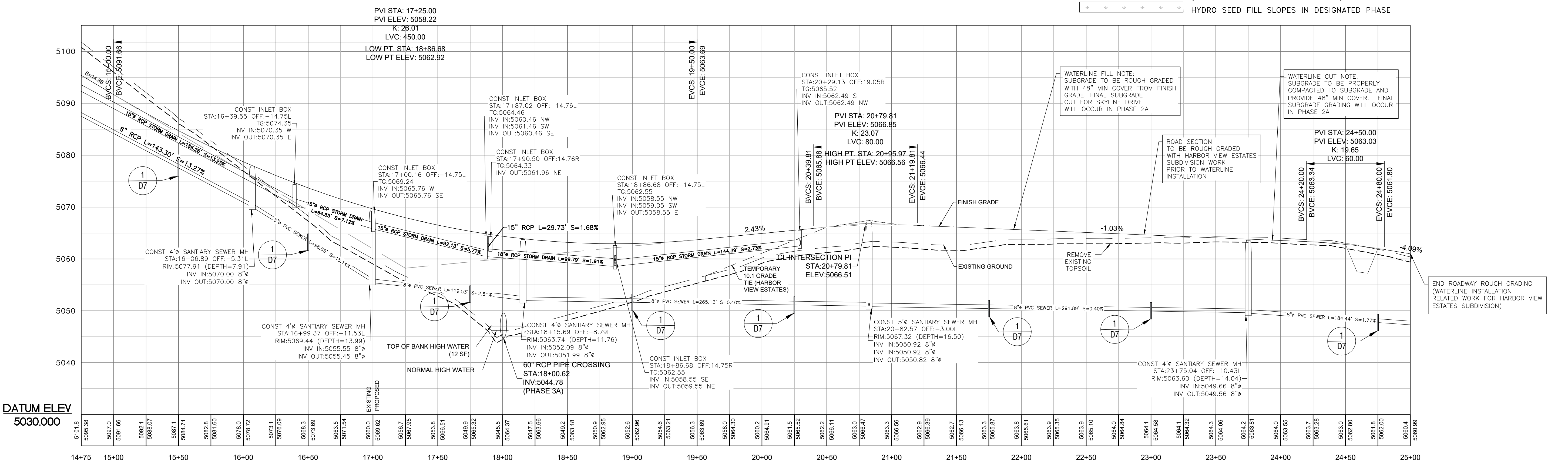
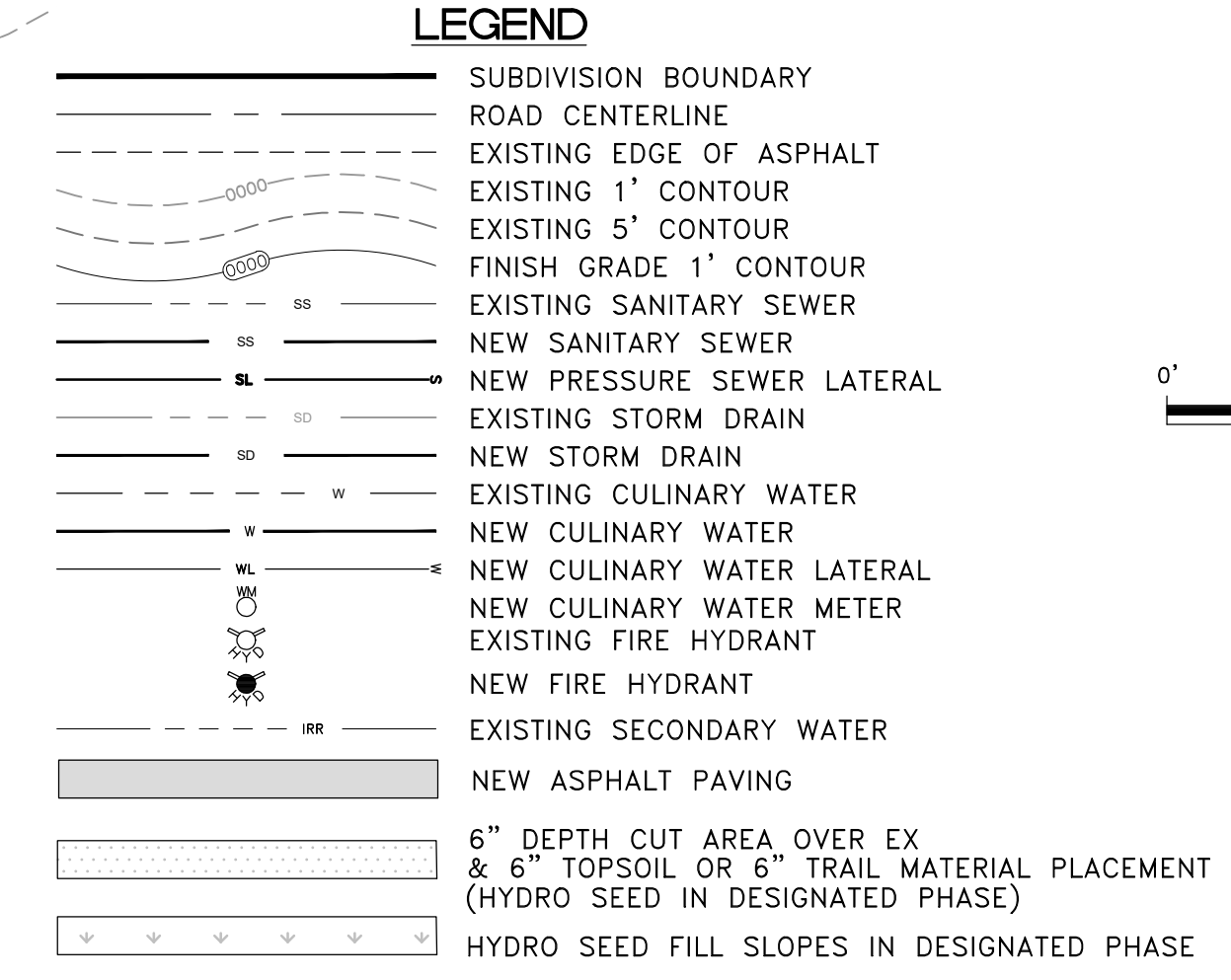




Calculations for culvert size?

Will need a stream alteration permit for work within stream

NOTES:  
1. THE HOA WILL BE RESPONSIBLE FOR REMOVING ANY DEBRIS NEAR THE HEADWALL STRUCTURES AND STORM DRAIN PIPE CULVERTS THAT MAY CREATE A POTENTIAL FOR A LOG JAM OR OTHER DEBRIS (AS APPLICABLE). STREAM CULVERT TO BE INSTALLED WITH PHASE 2A WORK TO ACCOMMODATE REQUIRED ROUGH GRADING OF THE SITE.



SCALE: 1"=40'

DATE: 12/22/2020

DESIGN: BBD/MLB

DRAWN: BBD/MLB

CHECKED: TMM

DATE

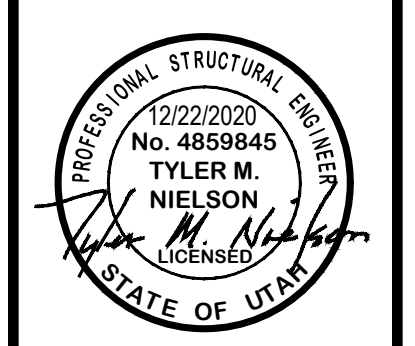
REVISIONS

DESCRIPTION

DATE

REVISIONS

DESCRIPTION



SKYLINE DRIVE - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

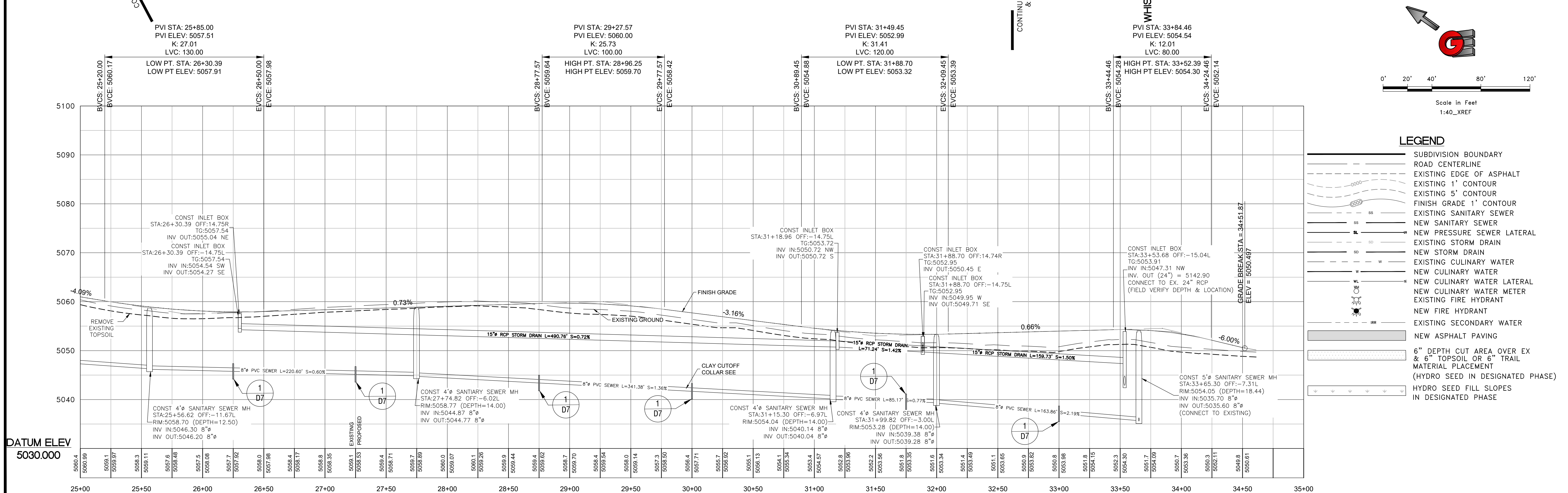
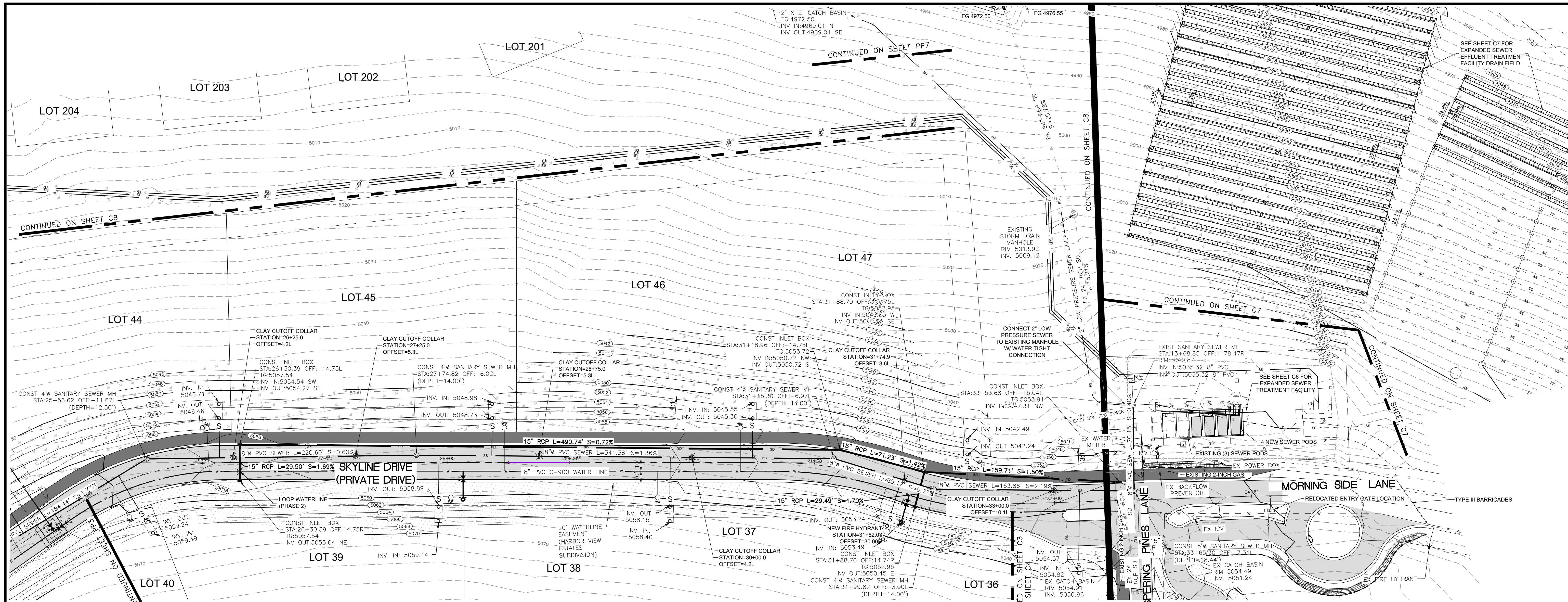
**GARDNER ENGINEERING**

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066



**LEGEND**

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- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE

SCALE: 1"=40'

DATE: 12/22/2020

DESIGN: BBO/MUS

DRAWN: BBO/MUS

CHECKED: TIM

DWG: 15150204 - 844 INVESTMENT, CRIMSON RIDGE DESIGN, CRIMSON RIDGE - COS, IWS

REVISIONS	DATE	DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER

12/22/2020

No. 4859845

TYLER M. NIELSON

LICENSED

STATE OF UTAH

SKYLINE DRIVE - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

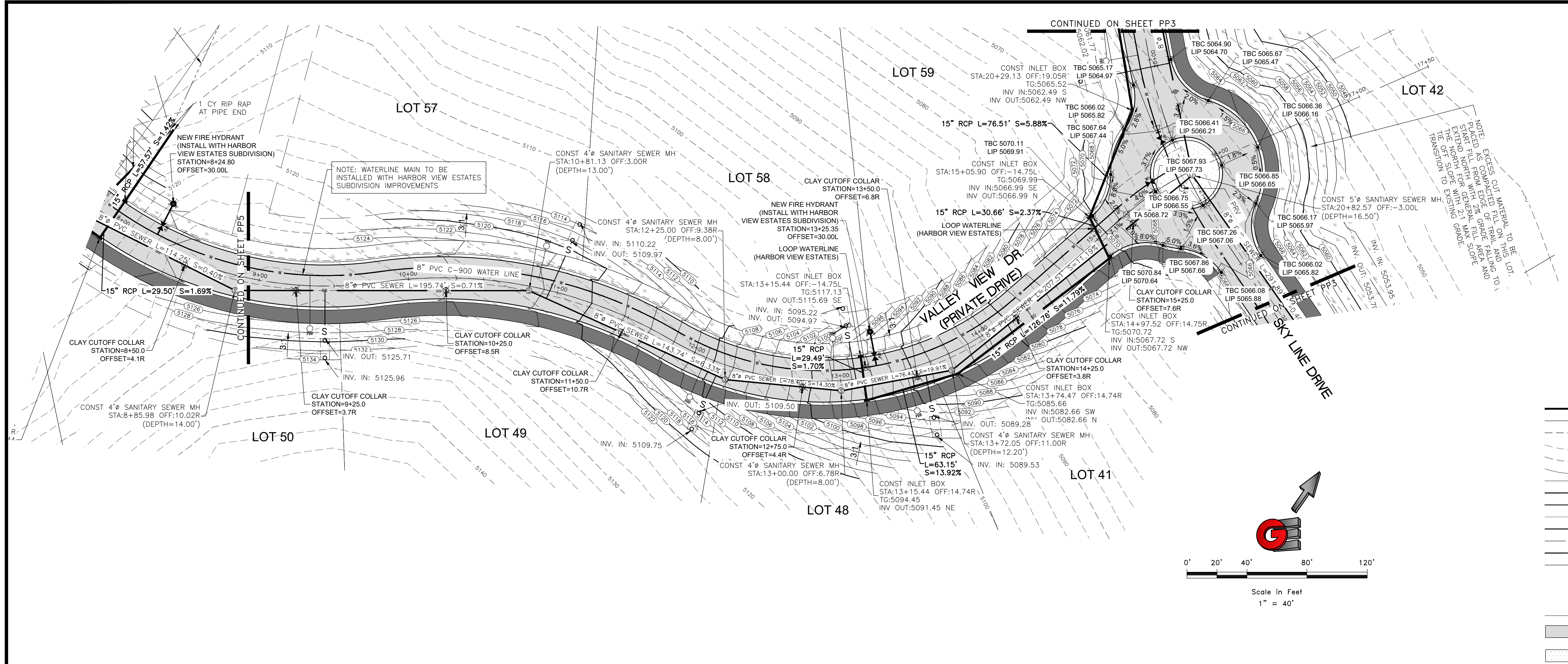
5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

**PP4**

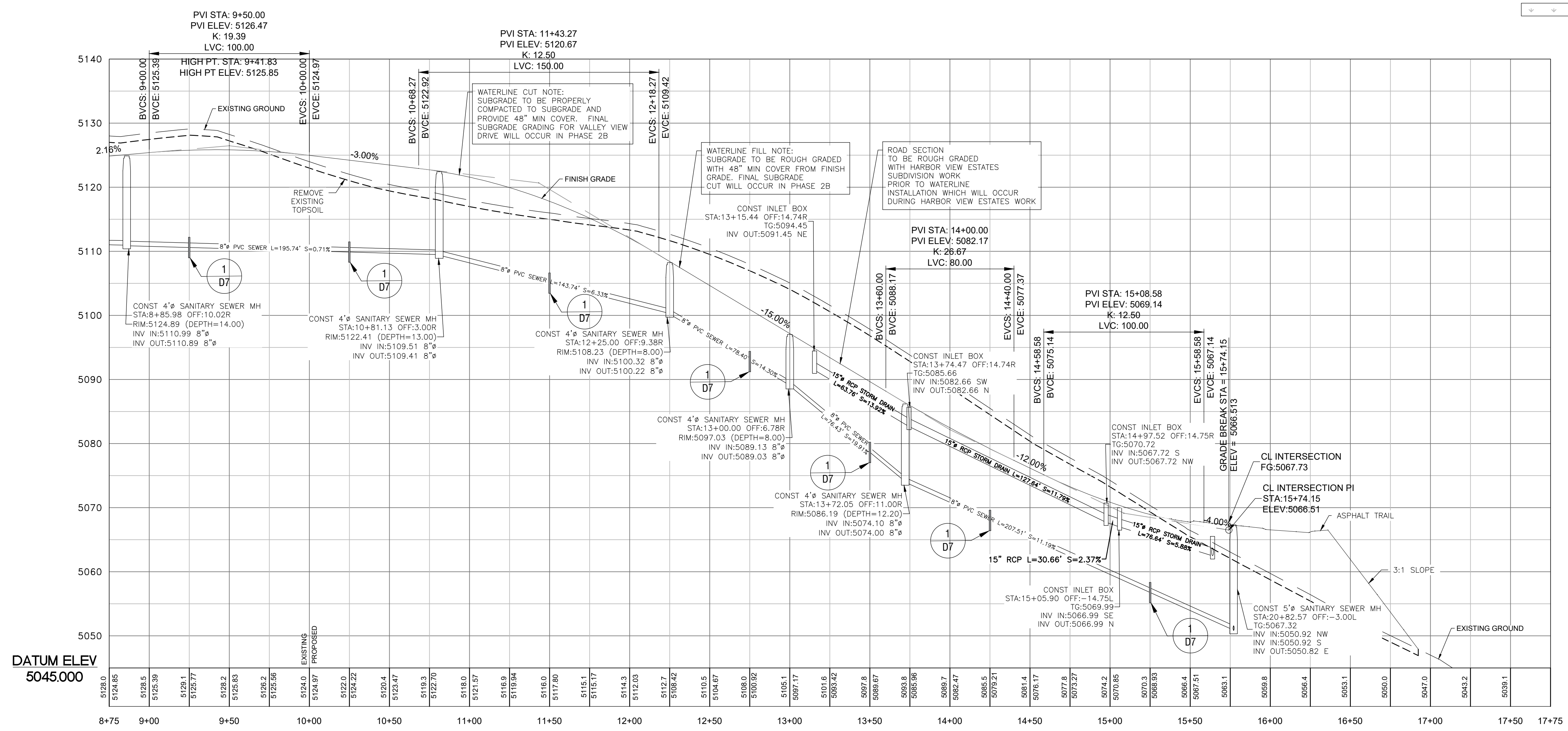
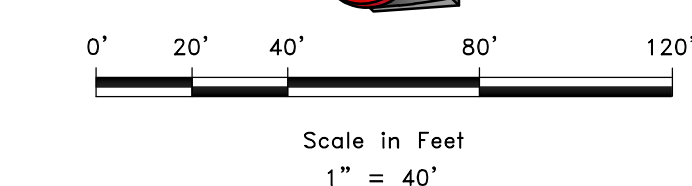






**LEGEND**

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- HYDRO SEED FILL SLOPES IN DESIGNATED PHASE



SCALE: 1" = 40'

DATE: 12/22/2020

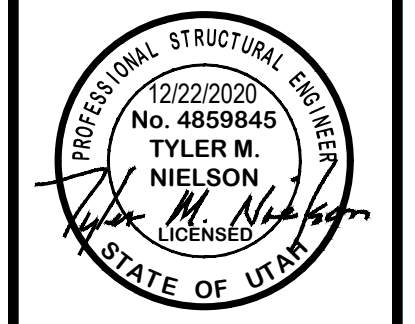
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DRAWN: BSO/MJS

CHECKED: TMN

DWG: 152020 - 844 INVESTMENT, CRIMSON RIDGE, CRIMSON RIDGE - COS.DWG

REVISIONS	DESCRIPTION
DATE	



VALLEY VIEW DR - PLAN AND PROFILE

THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3

1250 NORTH 5200 EAST

EDEN, WEBER COUNTY, UTAH

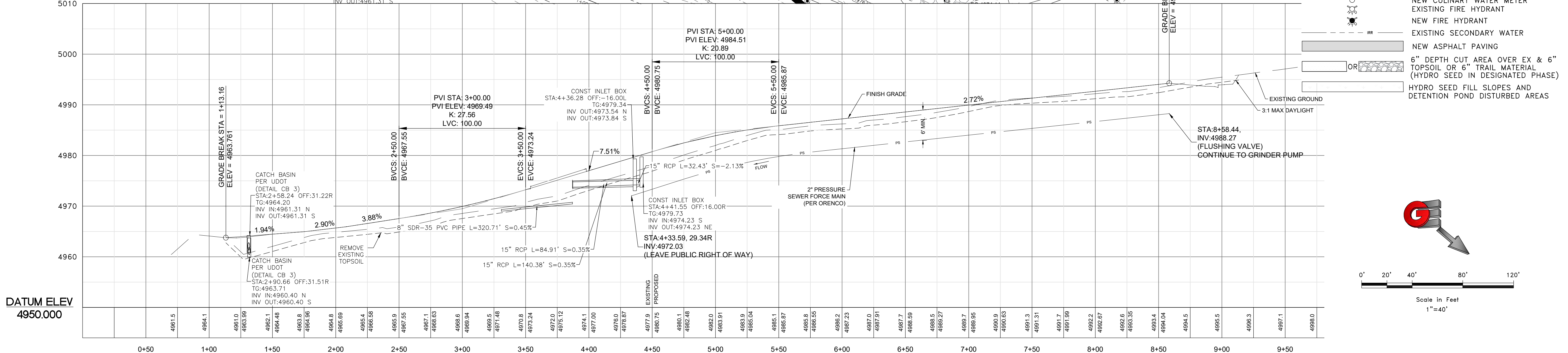
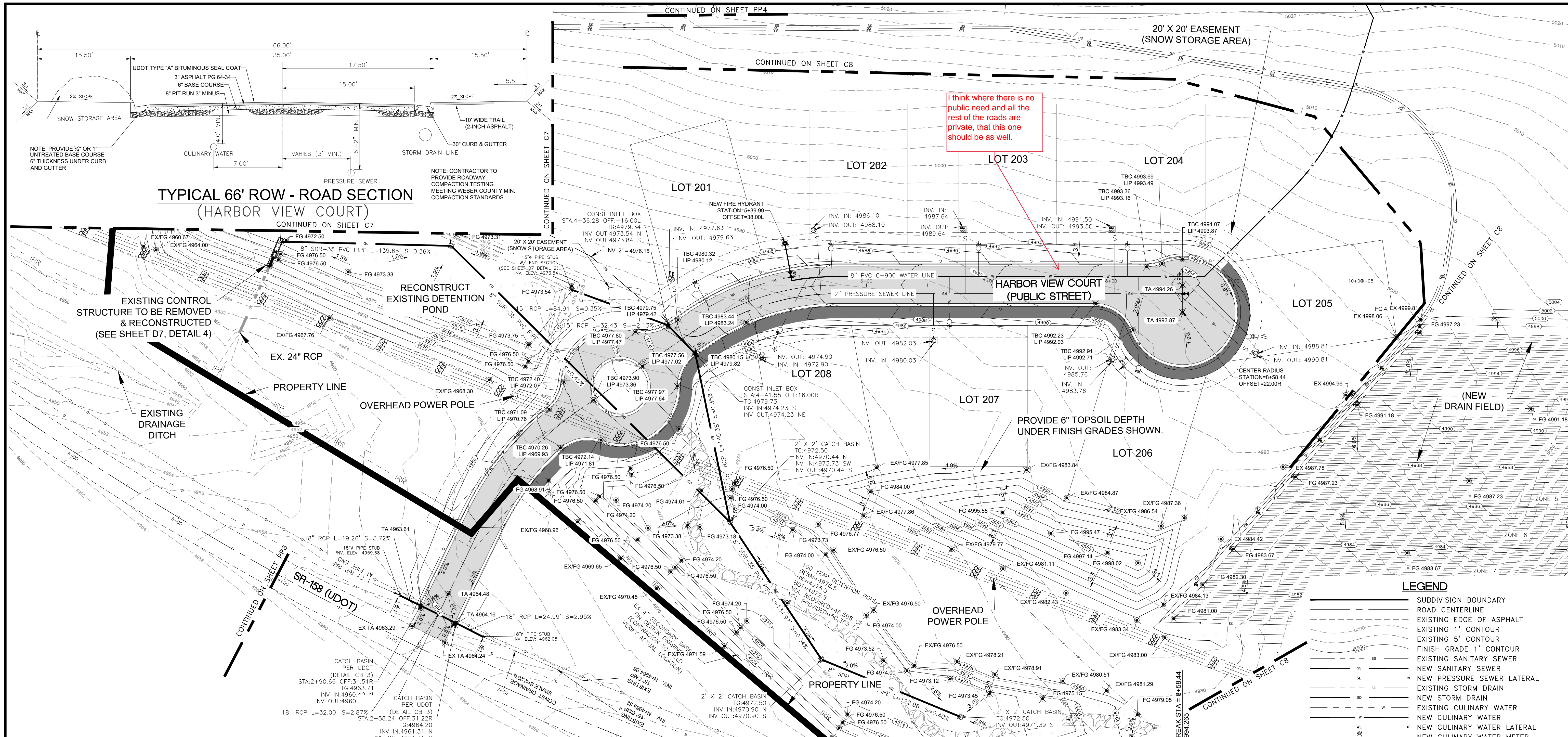
**GARDNER ENGINEERING**

CIVIL - LAND PLANNING

MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066



SCALE: 1"=40'

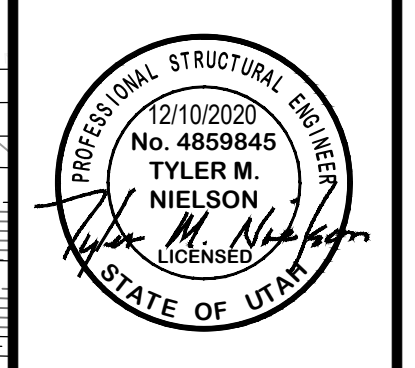
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DESIGN: BBD/MLB

DRAWN: BBD/MLB

CHECKED: TMM

DMG: EN2024 - BAH INVESTMENT/CRIMSON RIDGE DESIGN/CRIMSON RIDGE - COS.DWG



HARBOR VIEW COURT - PLAN AND PROFILE

HARBOR VIEW ESTATES SUBDIVISION

HARBOR VIEW COURT (1250 NORTH) HWY 158

EDEN, WEBER COUNTY, UTAH

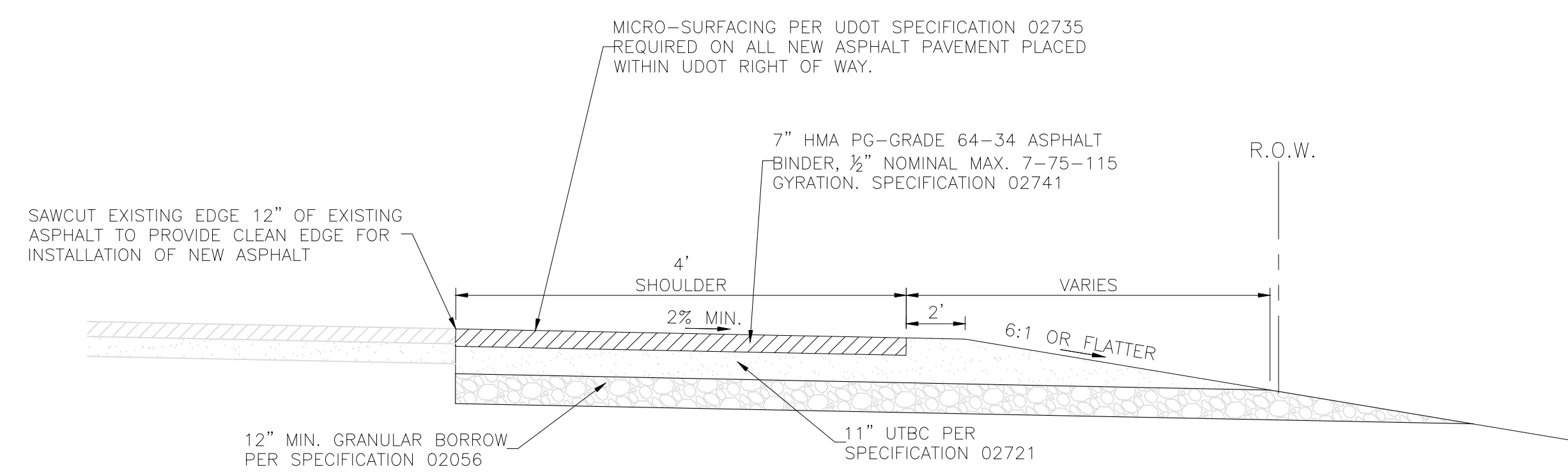
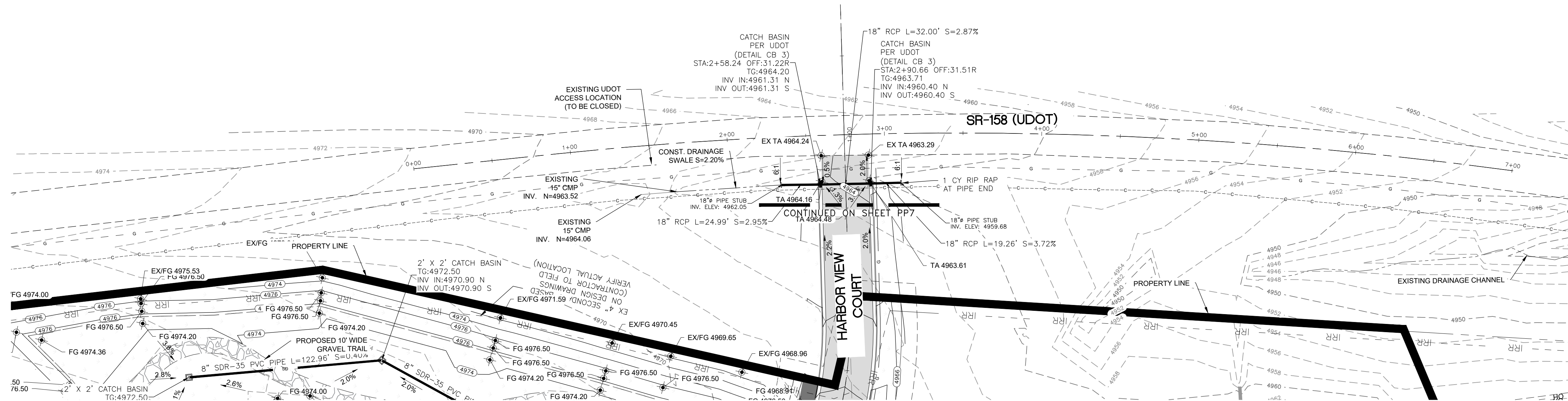
**GARDNER ENGINEERING**

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

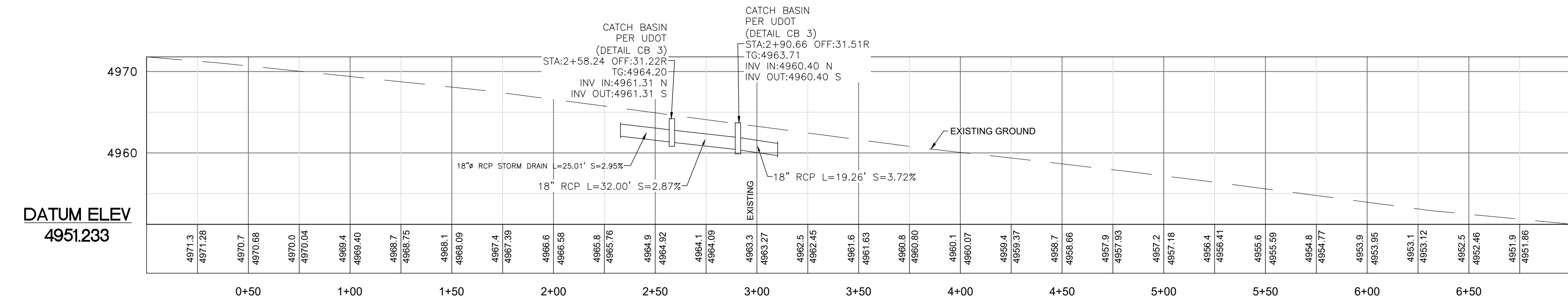
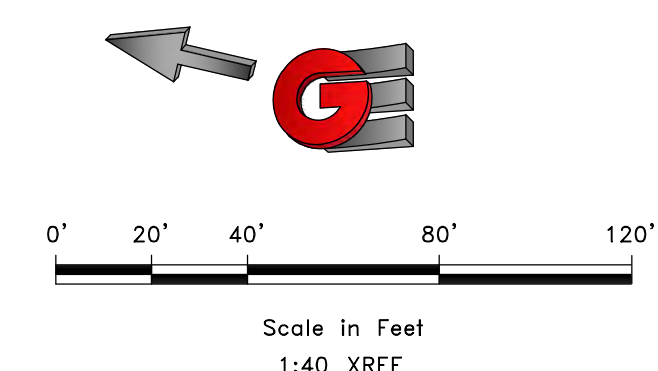
5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

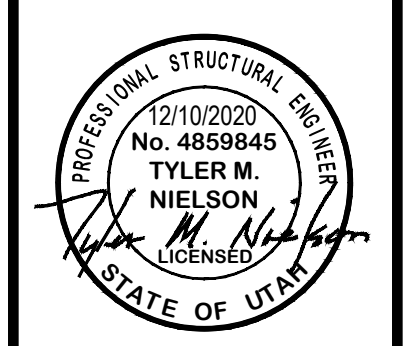


TYPICAL SECTION - SR-158  
NOT TO SCALE

- LEGEND**
- SUBDIVISION BOUNDARY
  - ROAD CENTERLINE
  - EXISTING EDGE OF ASPHALT
  - EXISTING 1' CONTOUR
  - EXISTING 5' CONTOUR
  - FINISH GRADE 1' CONTOUR
  - EXISTING SANITARY SEWER
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  - NEW FIRE HYDRANT
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  - NEW ASPHALT PAVING
  - 6" DEPTH CUT AREA OVER EX & 6" TOPSOIL OR 6" TRAIL MATERIAL (HYDRO SEED IN DESIGNATED PHASE)
  - HYDRO SEED FILL SLOPES AND DETENTION POND DISTURBED AREAS



REVISIONS	DATE	DESCRIPTION



SR-158 (UDOT) - PLAN AND PROFILE  
 HARBOR VIEW ESTATES SUBDIVISION  
 HARBOR VIEW COURT (1250 NORTH) HWY 158  
 EDEN, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

**Pump Selection for a Non-Pressurized System - Single Family Residence Project**  
Crimson Ridge / Harbor View Estates - Effluent Sewer Section



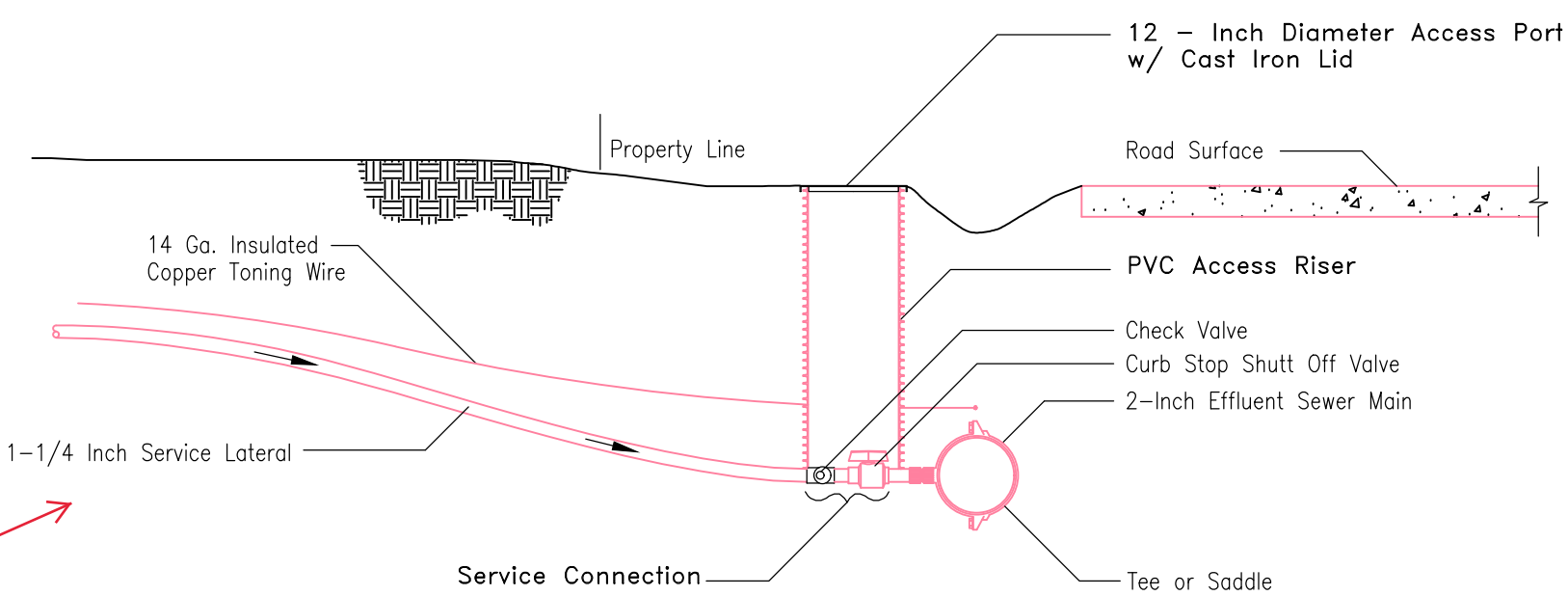
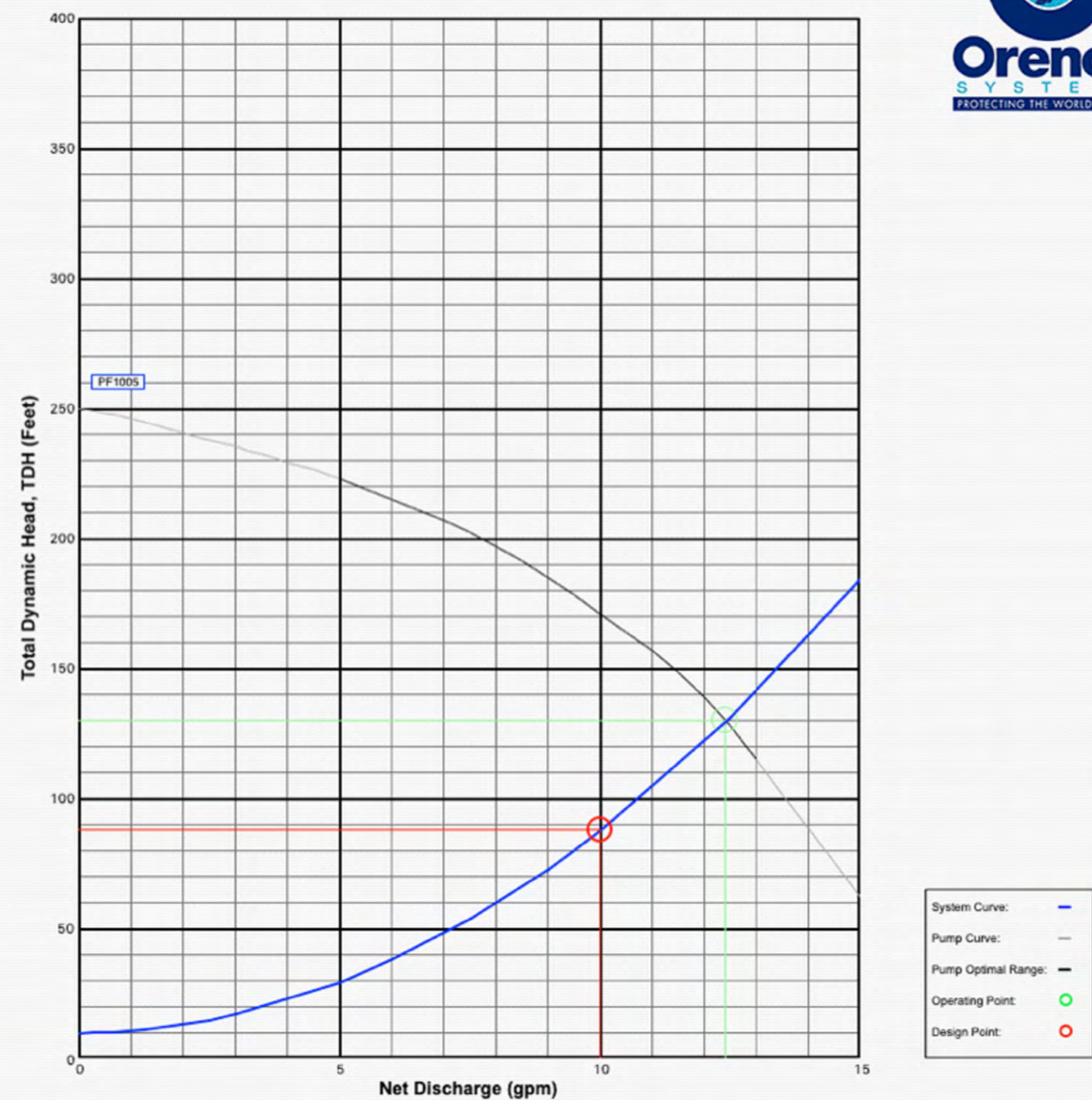
Parameters	
Discharge Assembly Size	1.25 inches
Transport Length	70 feet
Transport Pipe Class	40
Transport Line Size	1.25 inches
Distributing Valve Model	None
Max Elevation Lift	10 feet
Design Flow Rate	10 gpm
Flow Meter	None
'Add-on' Friction Losses	76 feet

Calculations	
Transport Velocity	2.2 fps

Frictional Head Losses	
Loss through Discharge	0.7 feet
Loss in Transport	1.0 feet
Loss through Valve	0.0 feet
Loss through Flowmeter	0.0 feet
'Add-on' Friction Losses	76.0 feet

Pipe Volumes	
Vol of Transport Line	5.4 gals

Minimum Pump Requirements	
Design Flow Rate	10.0 gpm
Total Dynamic Head	87.7 feet



Does the State Rules allow for anything smaller than 2". I am ok with the size but need something from the State approving of it.

All service line connections shall be solvent welded. The only acceptable solvents and cements are those that are recommended by the pipe manufacturer. All service laterals from the effluent sewer main to the property line shall be pressure tested prior to any backfilling.

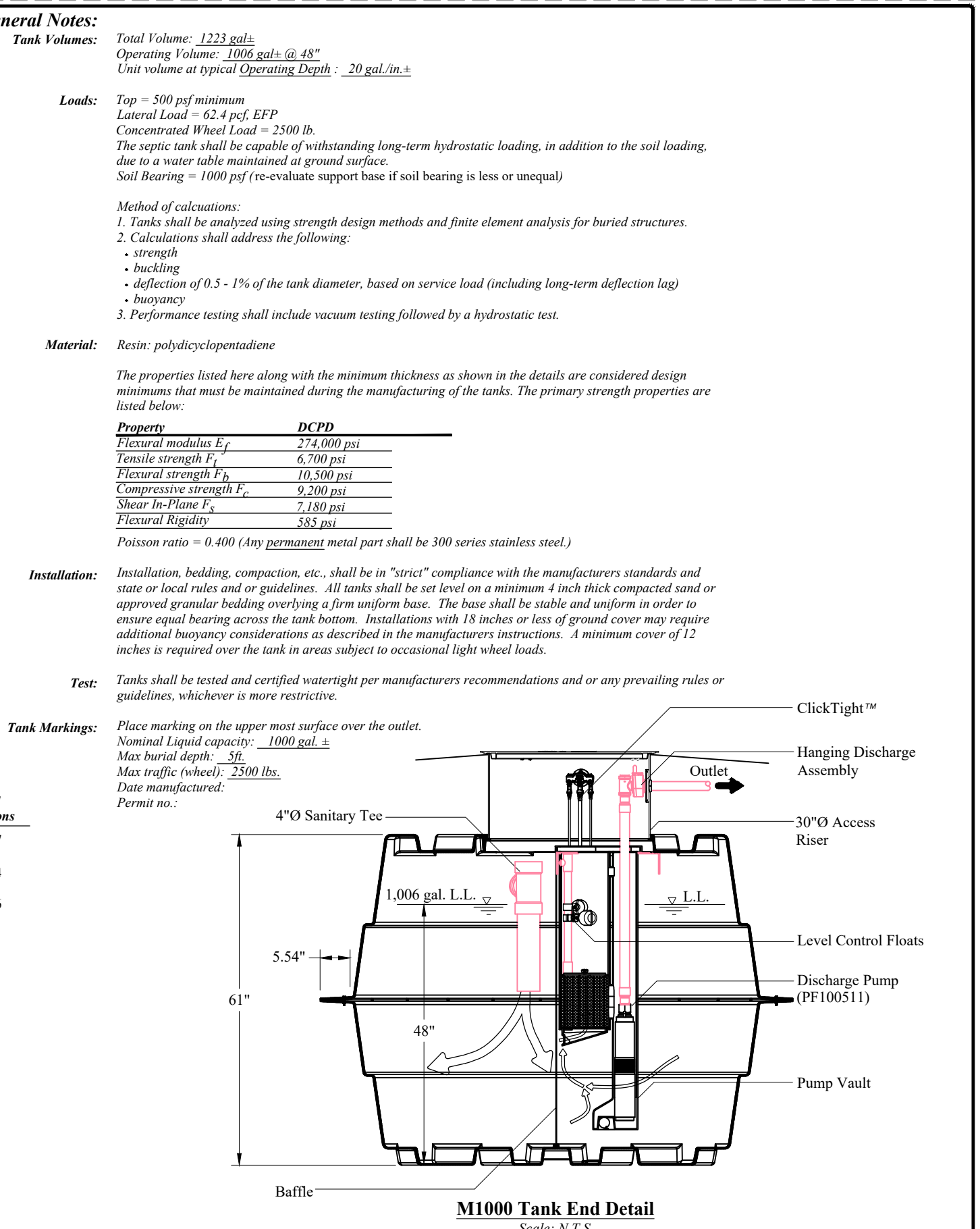
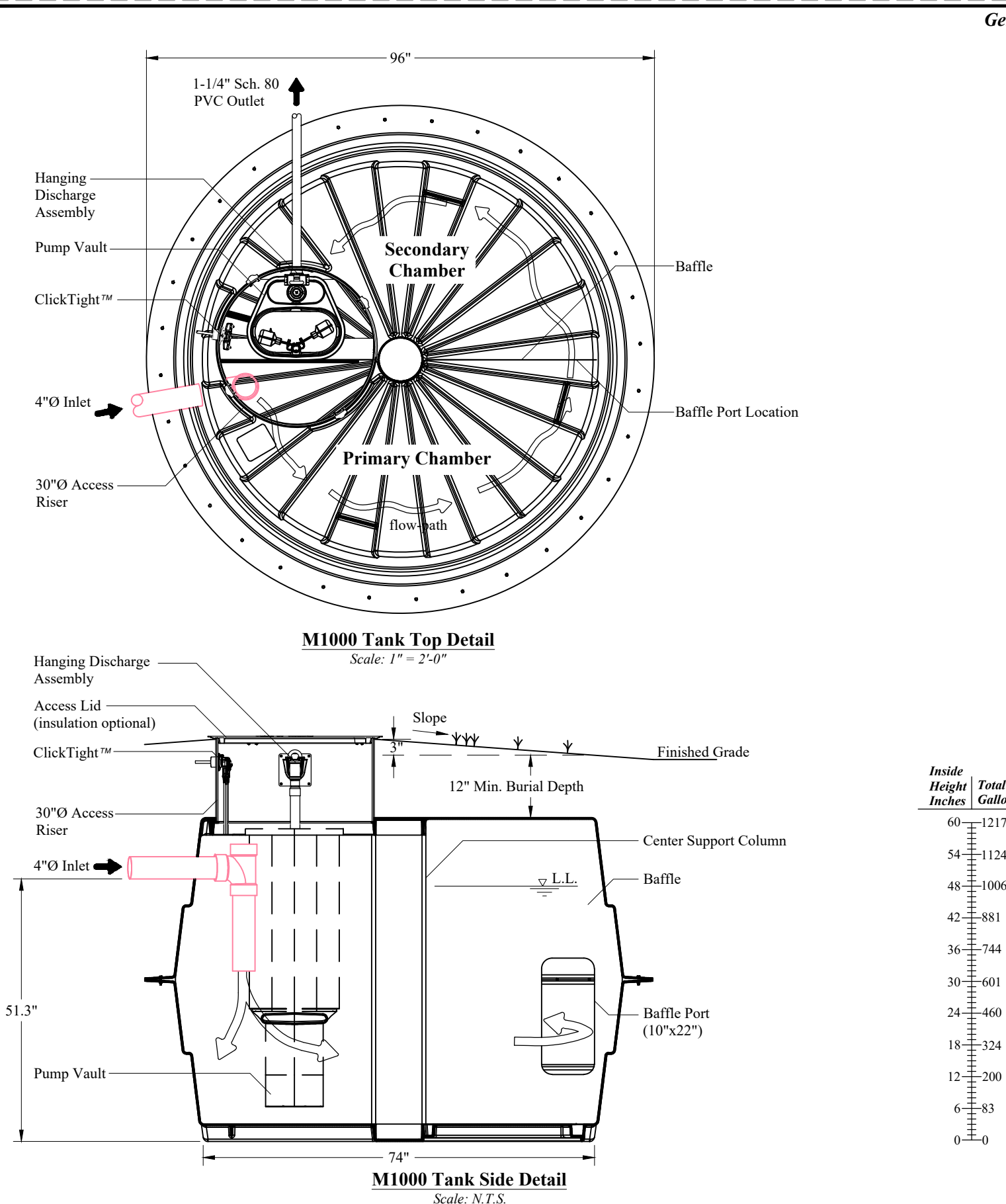
**1 EFFLUENT PRESSURE SEWER TYPICAL SERVICE CONNECTION**  
Scale: (NOT TO SCALE)

REVISIONS	DESCRIPTION
DATE	

SCALE: NTS  
DATE: 12/22/2020  
DESIGN: BBO/MS  
DRAWN: BBO/MS  
CHECKED: TMN  
DWG: R\1\2020 - 844 INVESTMENT\CRIMSON RIDGE\DESIGN\CRIMSON RIDGE - COS.DWG

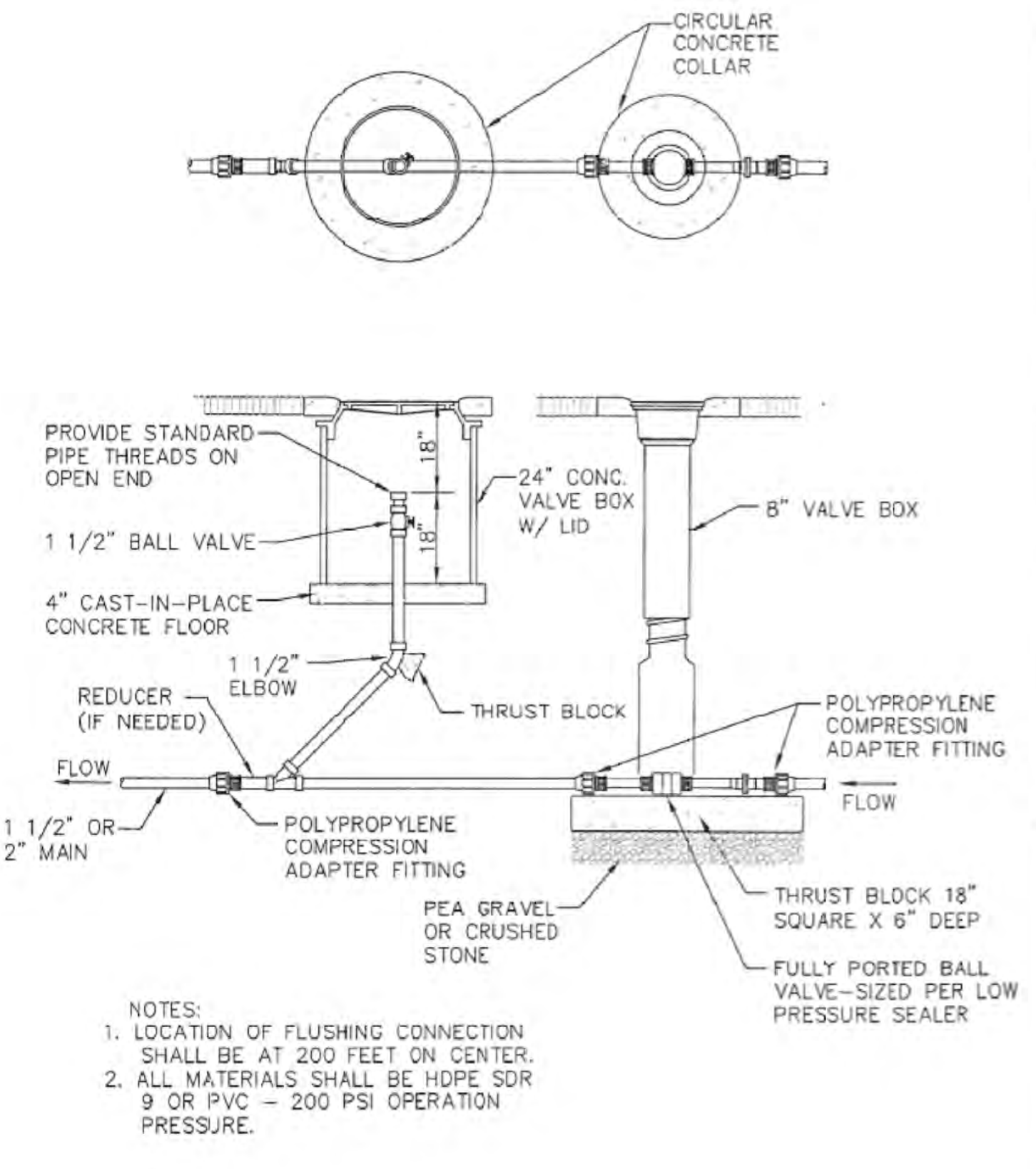
PROFESSIONAL STRUCTURAL ENGINEER  
12/22/2020  
No. 4859845  
TYLER M. NIELSON  
LICENSED  
STATE OF UTAH

ORENCO DETAILS (HARBOR VIEW ESTATES SUBDIVISION)  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH



ORENCO AUTHORIZED DEALER  
JEX ENVIRONMENTAL SOLUTIONS  
PO BOX 3603  
LOGAN, UT 84323  
1-833-753-2051

PRELOS 1000 GALLON PROCESSOR WITH PUMP  
NOTES:  
THIS UNIT (COMPLETE) TO BE INSTALLED AND MAINTAINED BY FUTURE HOME OWNER. AT LEAST TWO INDEPENDENT POWER SOURCES WITH APPROVED WIRING SHALL BE INSTALLED.



NOTES:  
1. LOCATION OF FLUSHING CONNECTION SHALL BE AT 200 FEET ON CENTER.  
2. ALL MATERIALS SHALL BE HDPE SDR 9 OR PVC - 200 PSI OPERATION PRESSURE.

**3 EFFLUENT PRESSURE SEWER TYPICAL FLUSHING CONNECTION ON MAIN LINE**  
Scale: (NOT TO SCALE)



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Portions of or all of this Proposed System Configuration Drawing, as appropriate, may be reproduced and integrated into the site-specific layout and configuration of a system by its designer.

Disclaimer: This Proposed System Configuration Drawing is provided solely as a design aid and illustrates one possible configuration of a system that would comply with Orenco's design criteria for the requirements and/or specifications that have been communicated to Orenco (based on third-party standards listing protocols and performance reports, as applicable). Design decisions, including the actual layout and configuration of the system and its viability for the project, are at the sole discretion of the system's designer.

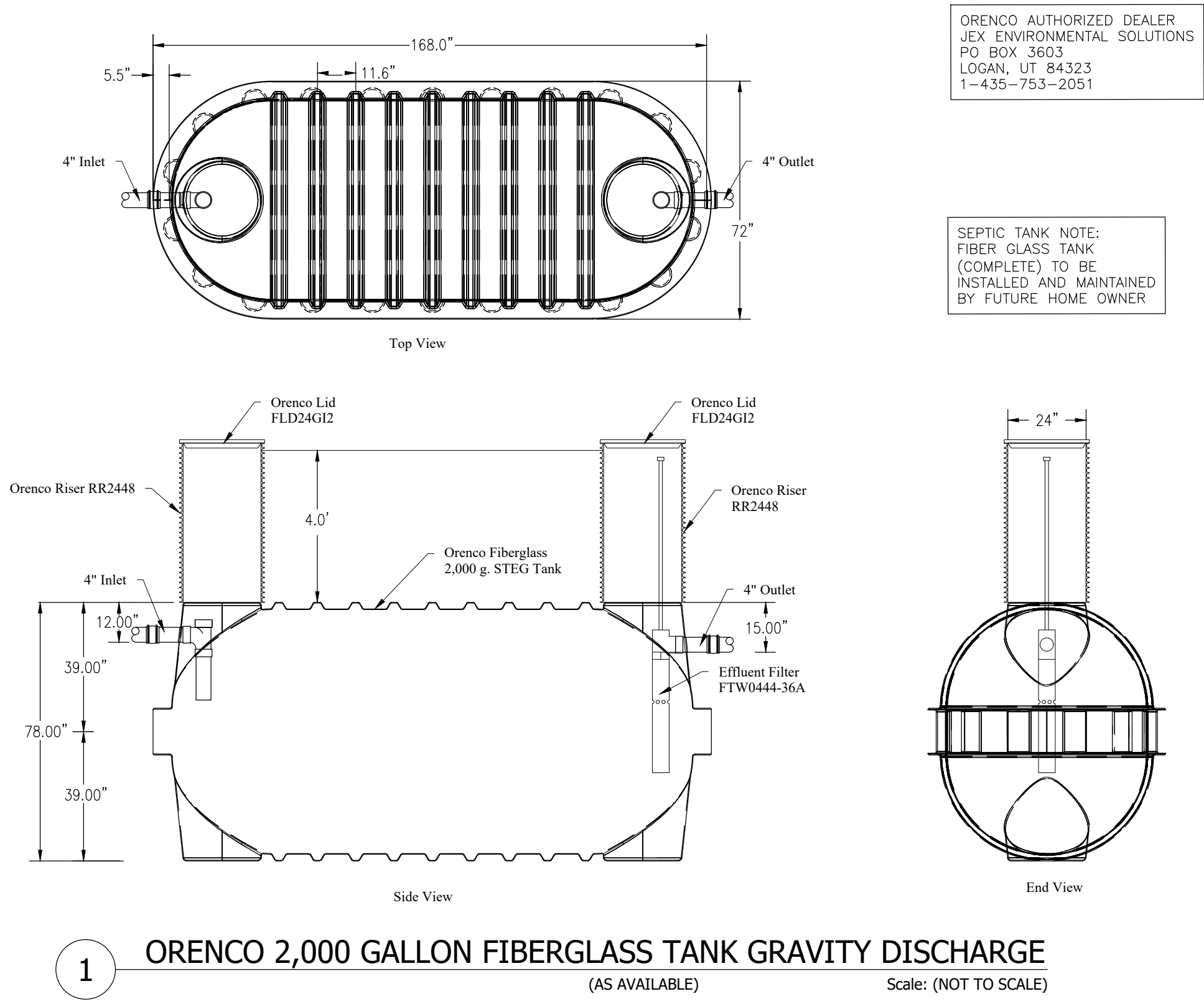
Prelos 1000 Processor with Pump Discharge	Drawn By: CSJ	Scale: N.T.S.
DESIGN AID	Reviewed By: TB	Sheet: 1 OF 1
	File Name: N09-TP-105-100+DWG	Rev: 1.0 Date: 11/24/20

**2 ORENCO 1,000 GALLON PROCESSOR WITH PUMP DISCHARGE**  
Scale: (NOT TO SCALE)

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING

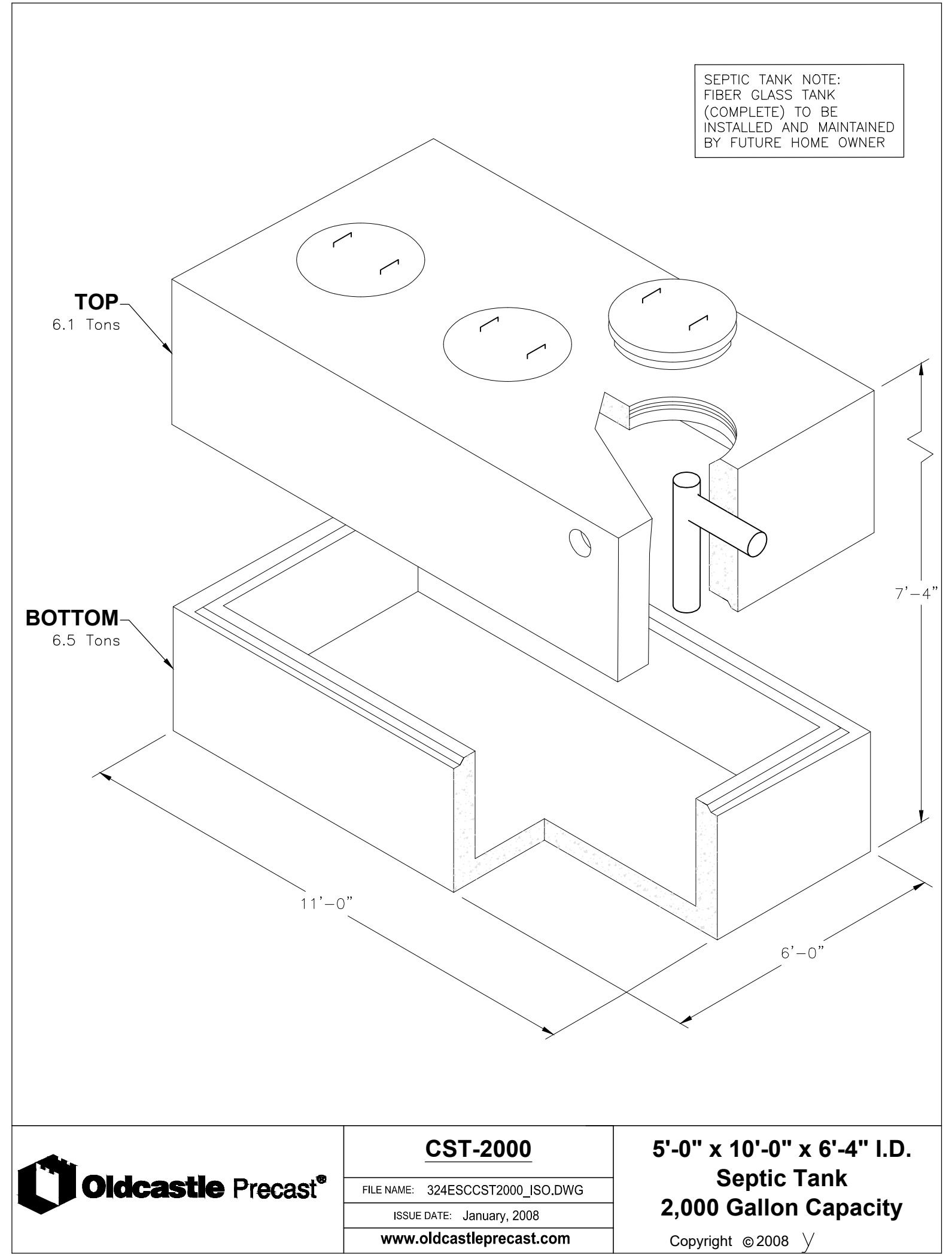
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

D1



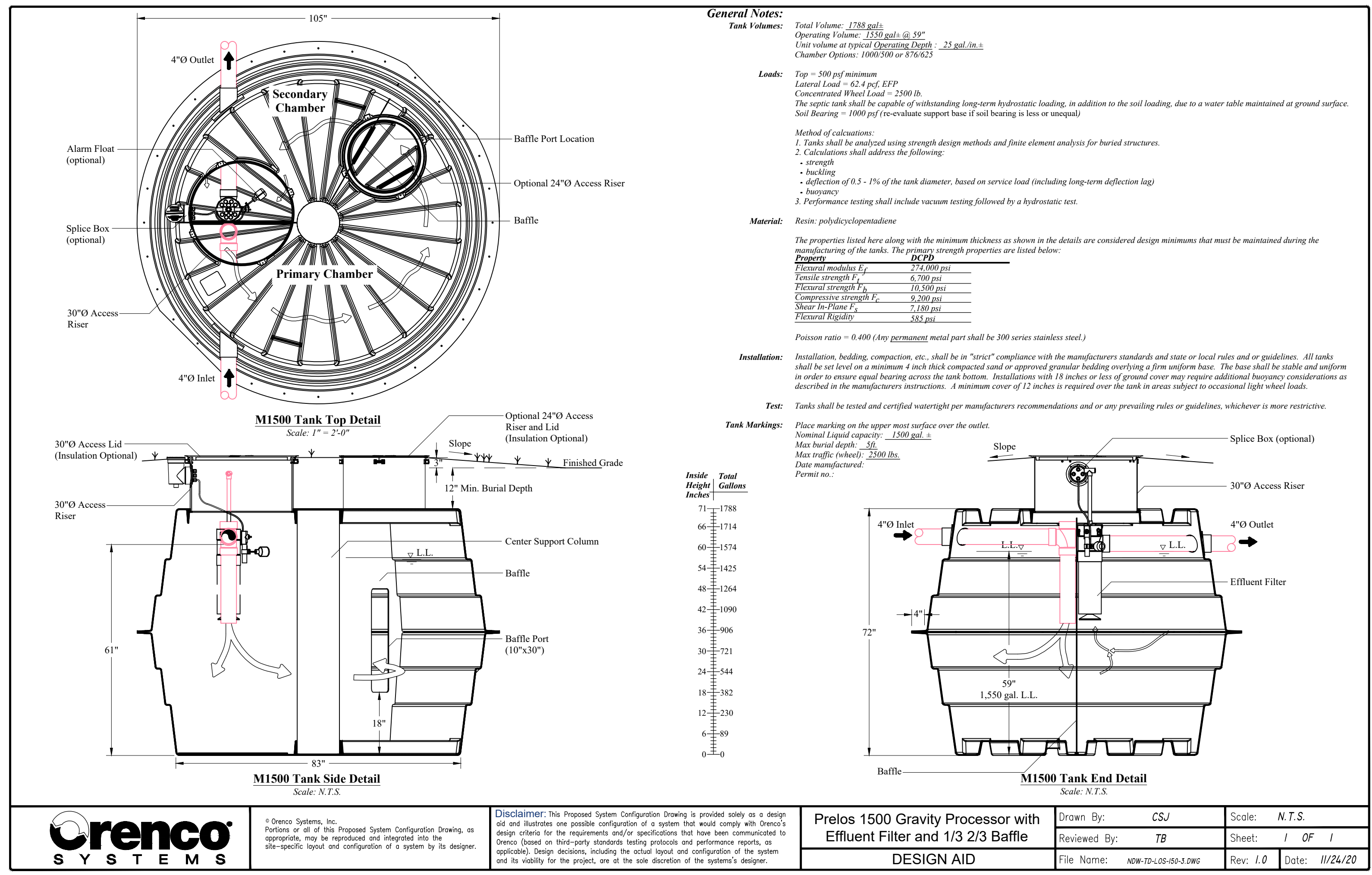
PRELOS 1500 GALLON GRAVITY PROCESSOR NOTES: THIS UNIT (COMPLETE) TO BE INSTALLED AND MAINTAINED BY FUTURE HOME OWNER. AT LEAST TWO INDEPENDENT POWER SOURCES WITH APPROVED WIRING SHALL BE INSTALLED.

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JEX ENVIRONMENTAL SOLUTIONS  
PO BOX 3603  
LOGAN, UT 84323  
1-435-753-2051

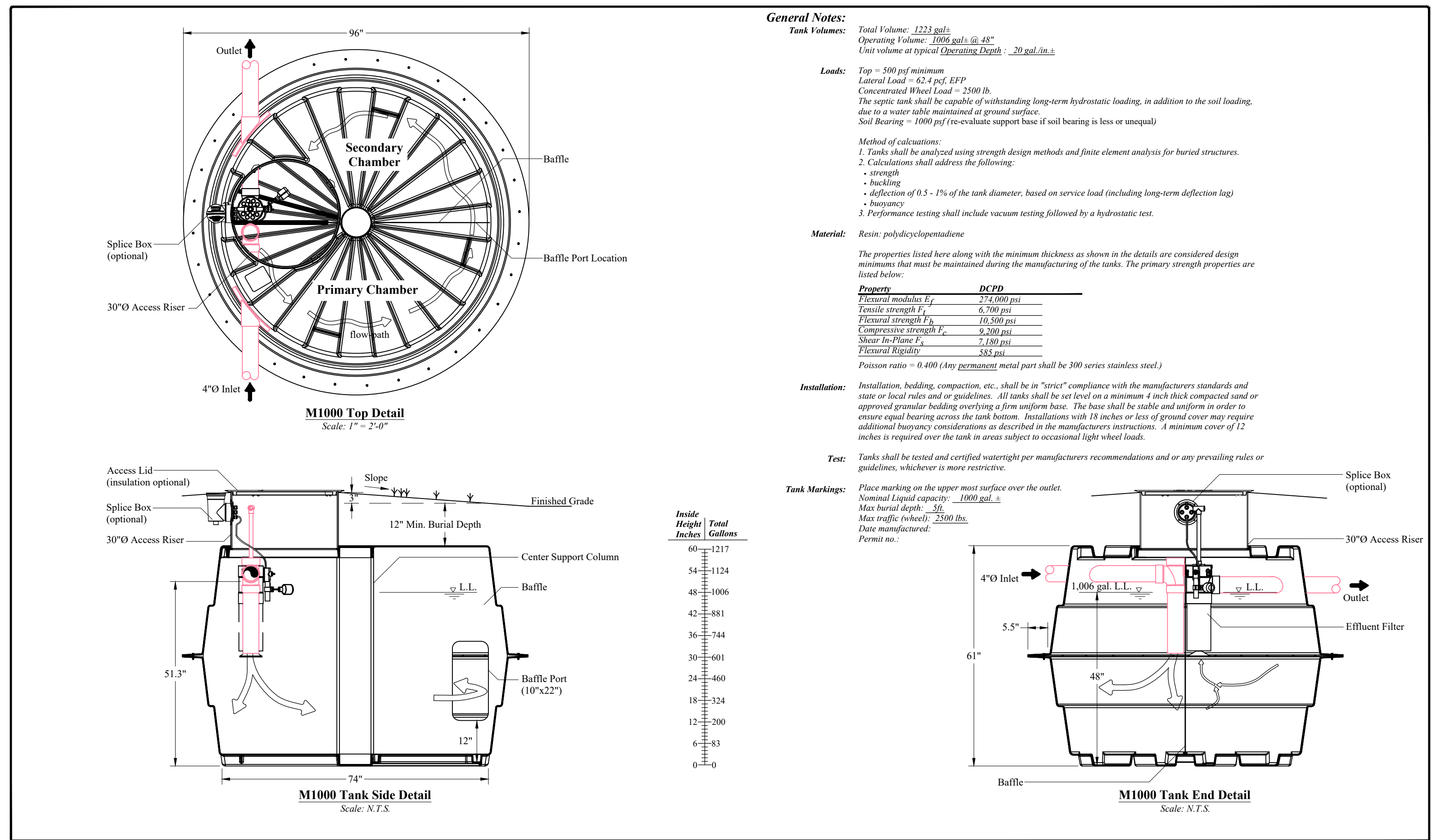


PRELOS 1000 GALLON GRAVITY PROCESSOR NOTES: THIS UNIT (COMPLETE) TO BE INSTALLED AND MAINTAINED BY FUTURE HOME OWNER. AT LEAST TWO INDEPENDENT POWER SOURCES WITH APPROVED WIRING SHALL BE INSTALLED.

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LOGAN, UT 84323  
1-435-753-2051



**2 ORENCO 1,500 GALLON GRAVITY PROCESSOR DISCHARGE**  
(5 BEDROOMS OR LARGER) Scale: (NOT TO SCALE)



**3 ORENCO 1,000 GALLON GRAVITY PROCESSOR DISCHARGE**  
(4 BEDROOMS OR LESS) Scale: (NOT TO SCALE)

**1 ALTERNATIVE 2,000 GALLON CONCRETE TANK (IF ORENCO 2000 GALLON TANK NOT AVAILABLE)**  
Scale: (NOT TO SCALE)

SCALE: N.T.S. DATE: 12/22/2020 DESIGN: BBD/MS DRAWN: BBD/MS CHECKED: TMM DWG: 8V2028 - 884 INVESTMENT, CRIMSON RIDGE DESIGN (DWO), CRIMSON RIDGE - COS.DWG

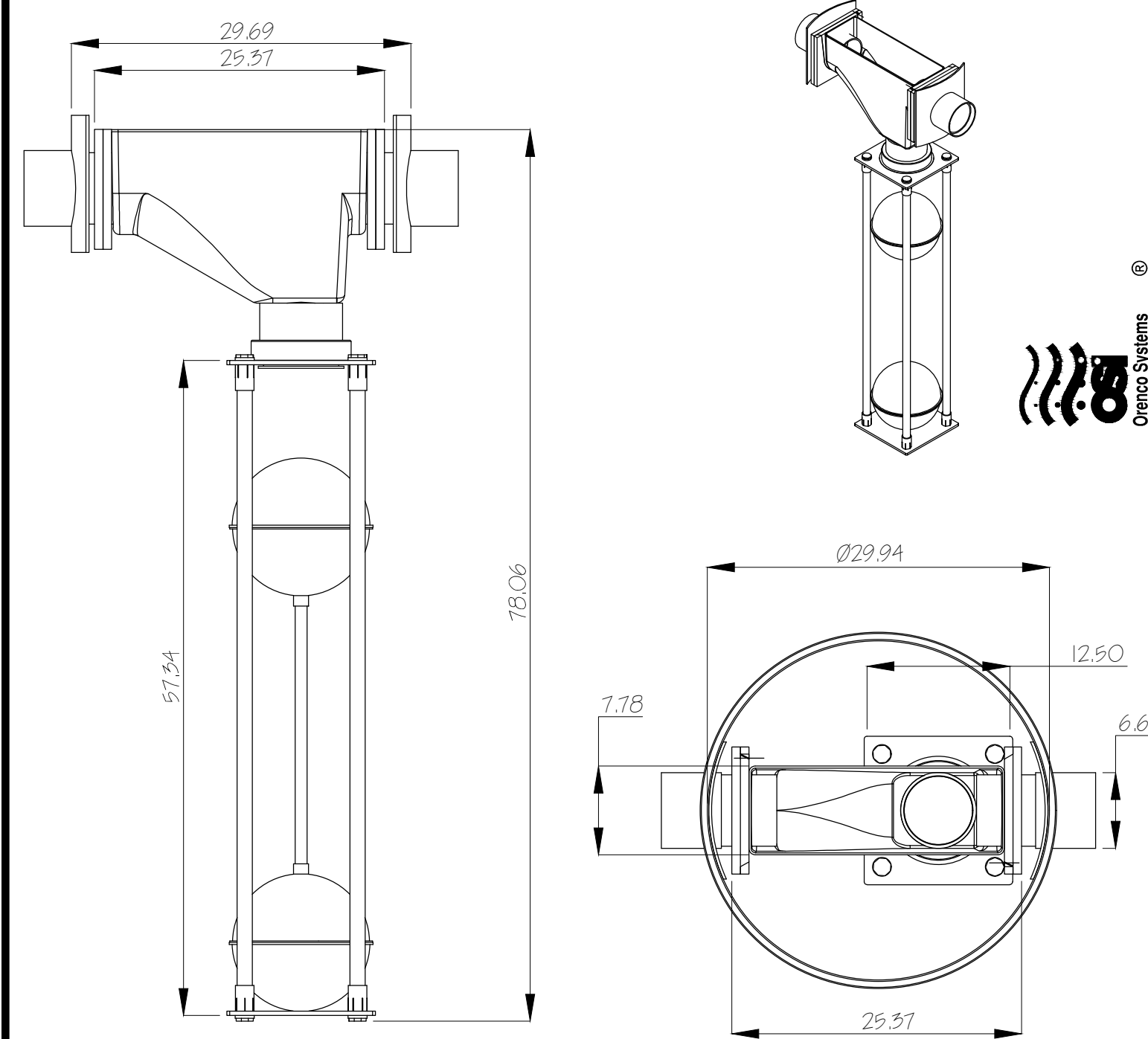
REVISIONS DESCRIPTION DATE

12/22/2020 No. 4859845 TYLER M. NIELSON LICENSED PROFESSIONAL STRUCTURAL ENGINEER STATE OF UTAH

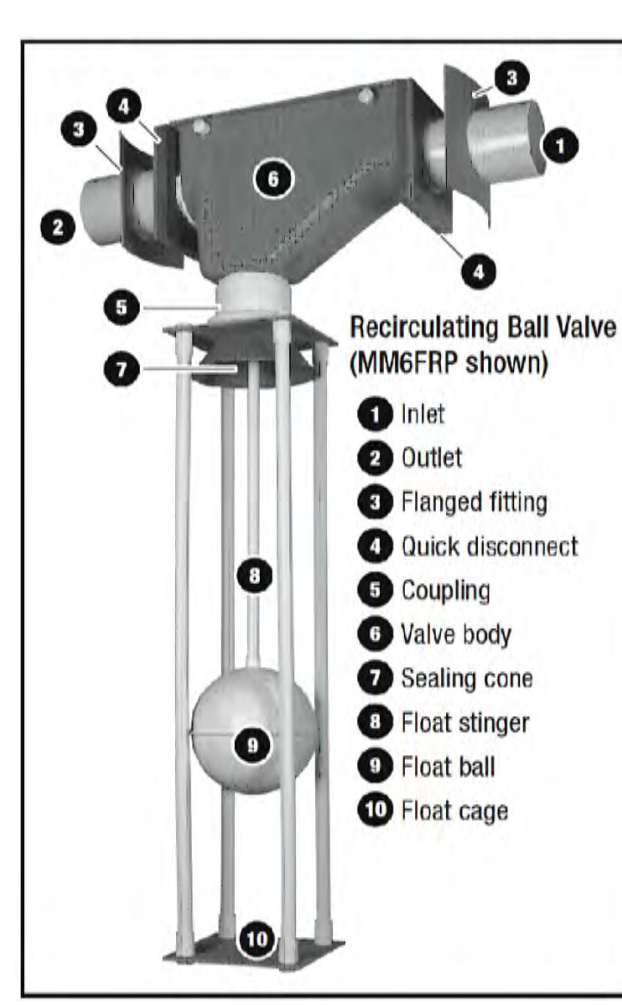
SEPTIC TANK DETAILS PHASE 2A, 2B, + 2C  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

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CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801-476-0202 FAX: 801-476-0066

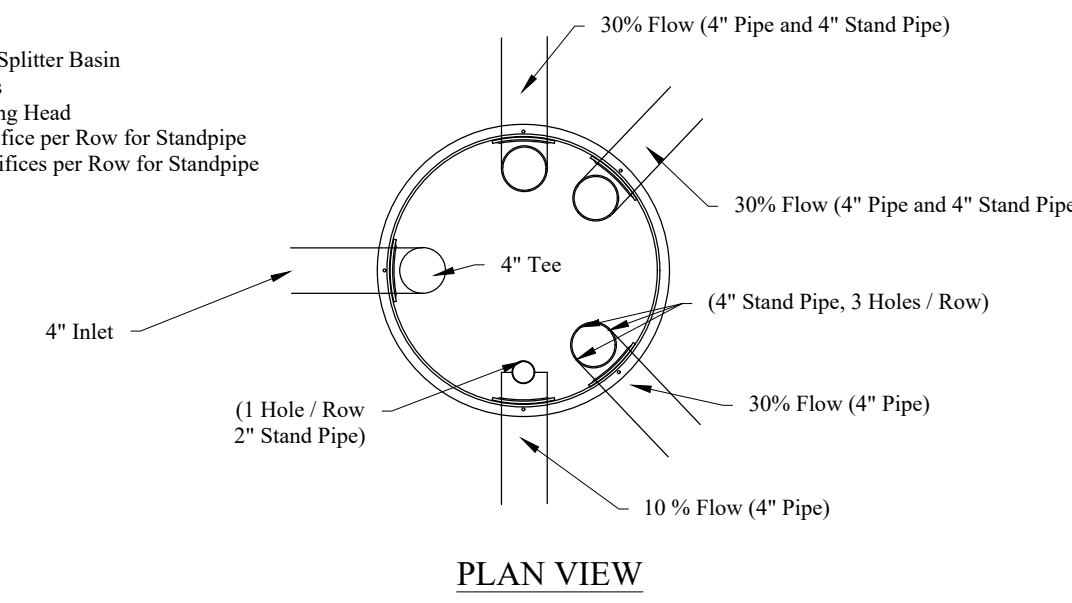
D2



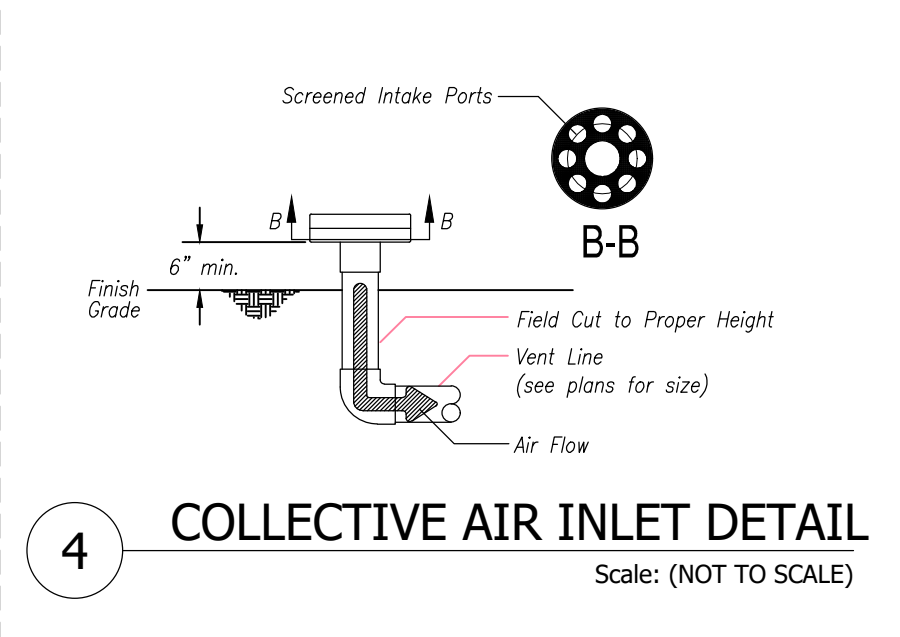
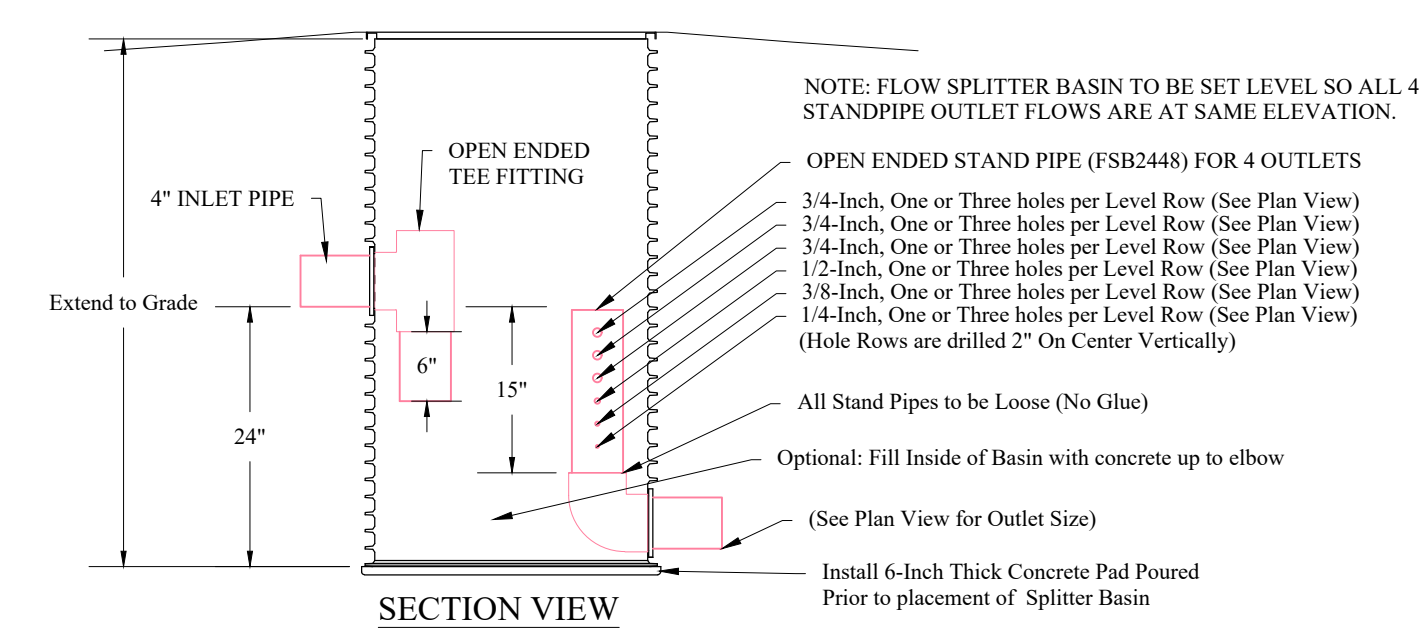
**1 RECIRCULATING SPLITTER VALVE DETAIL (MM6-FRP)**  
Scale: (NOT TO SCALE)



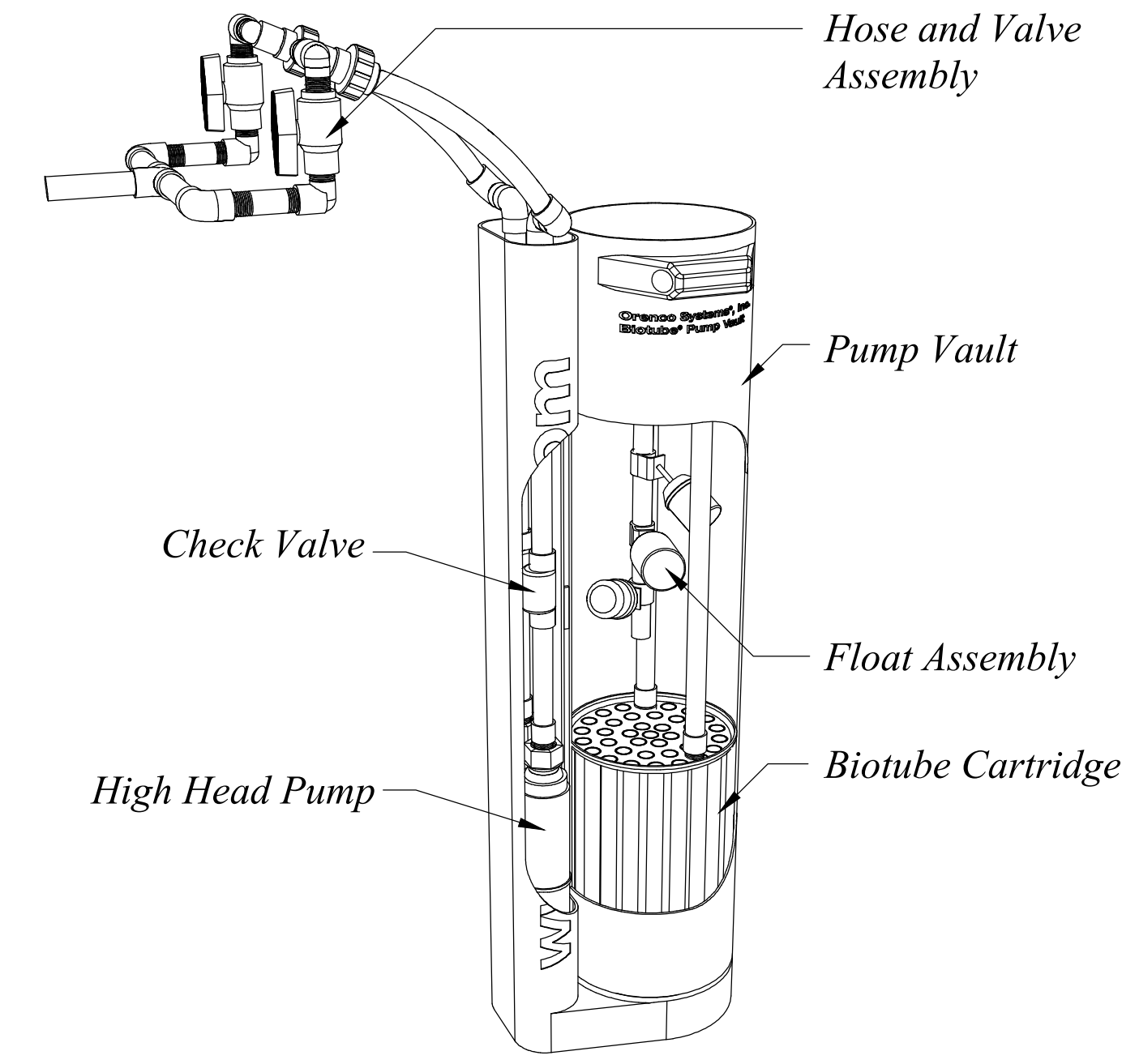
Orenco Multi-Outlet Flow Splitter Basin  
FSB2448 (4) Outlets  
- Minimum 15" Driving Head  
- (1) Outlet Single Orifice per Row for Standpipe  
- (3) Outlets Three Orifices per Row for Standpipe



**2 MULTI-OUTLET FLOW SPLITTER BASIN DETAIL**  
Scale: (NOT TO SCALE)



**4 COLLECTIVE AIR INLET DETAIL**  
Scale: (NOT TO SCALE)

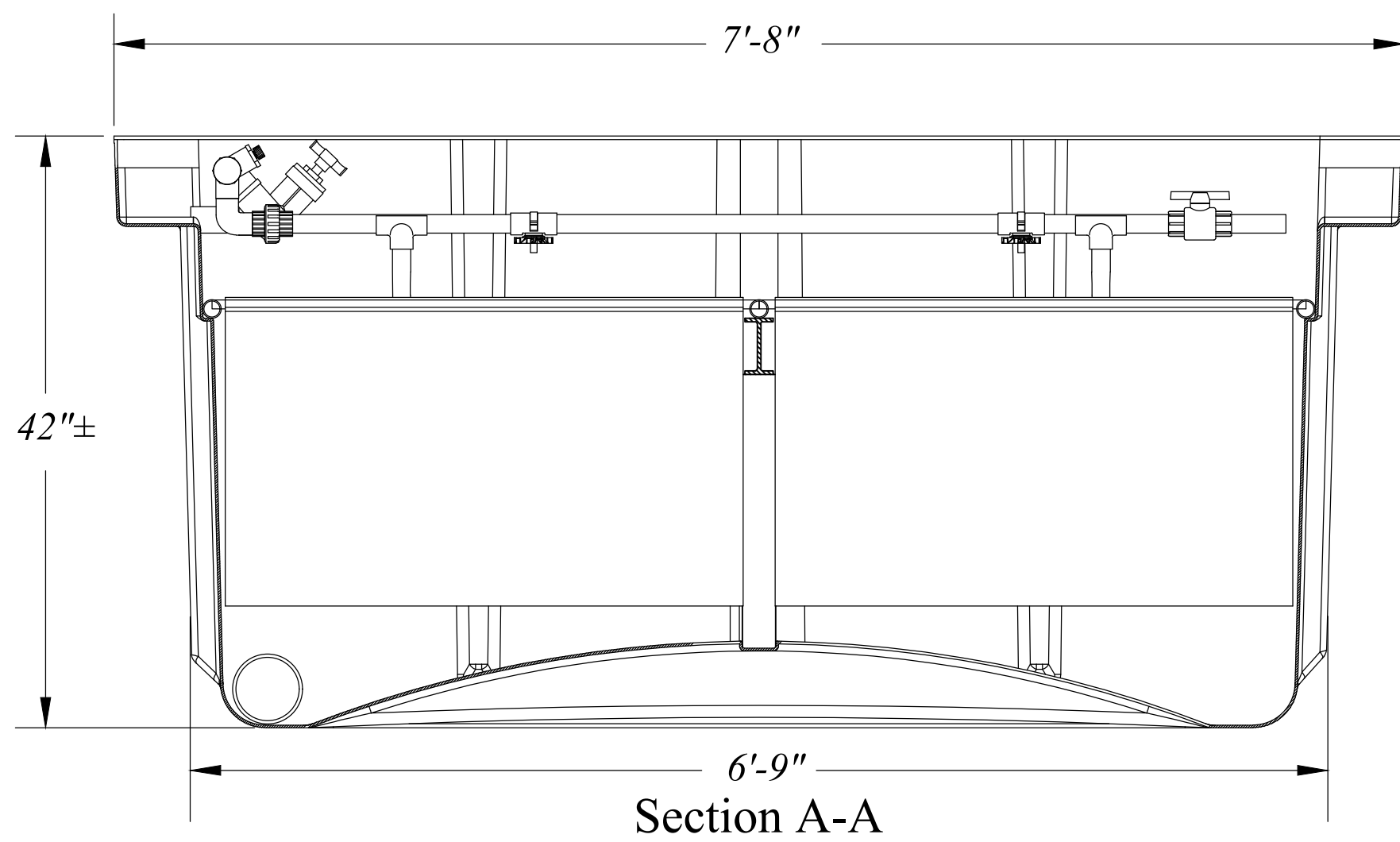


**3 DUPLEX PUMP VAULT DETAIL**  
Scale: (NOT TO SCALE)

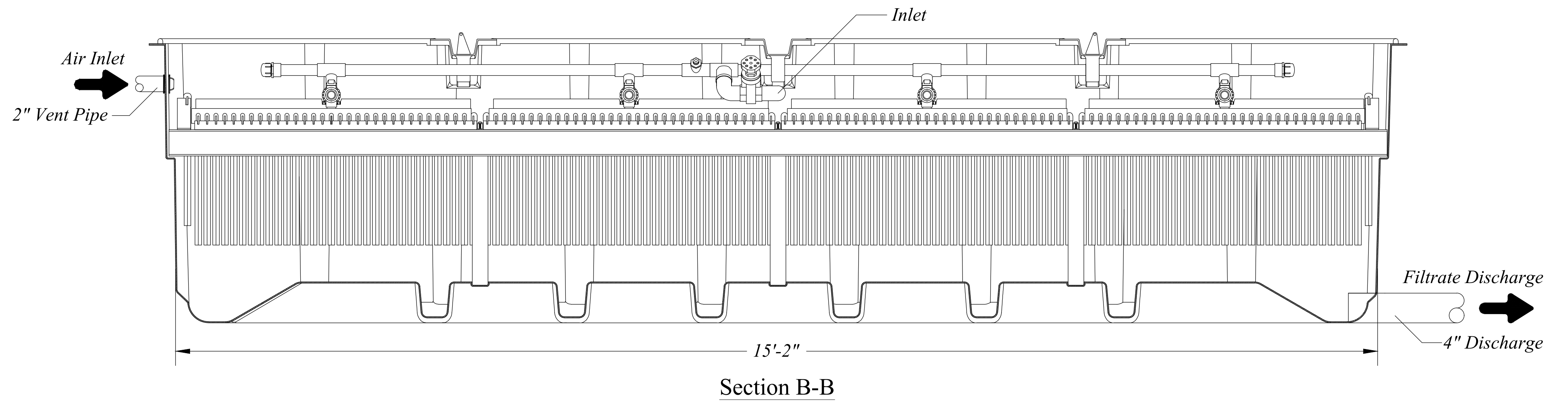


**5 ORENCO FILTER POD ADVANTEX AX 100 DETAIL**  
Scale: (NOT TO SCALE)

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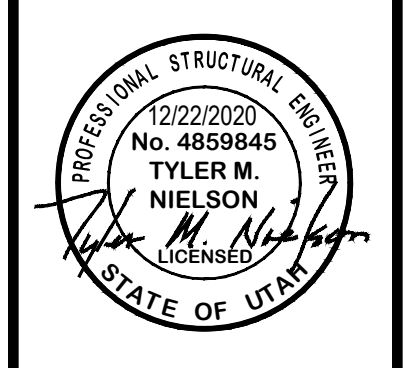


Section A-A



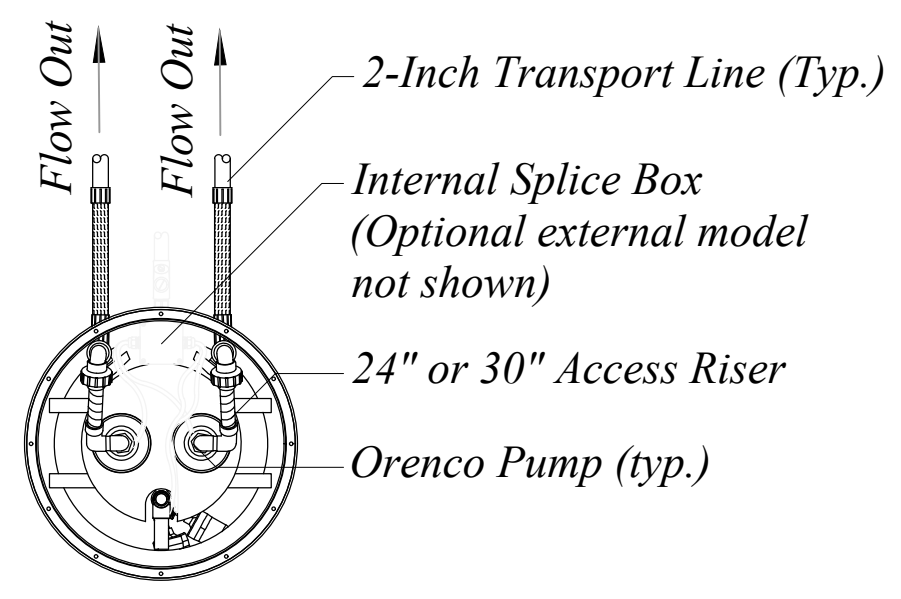
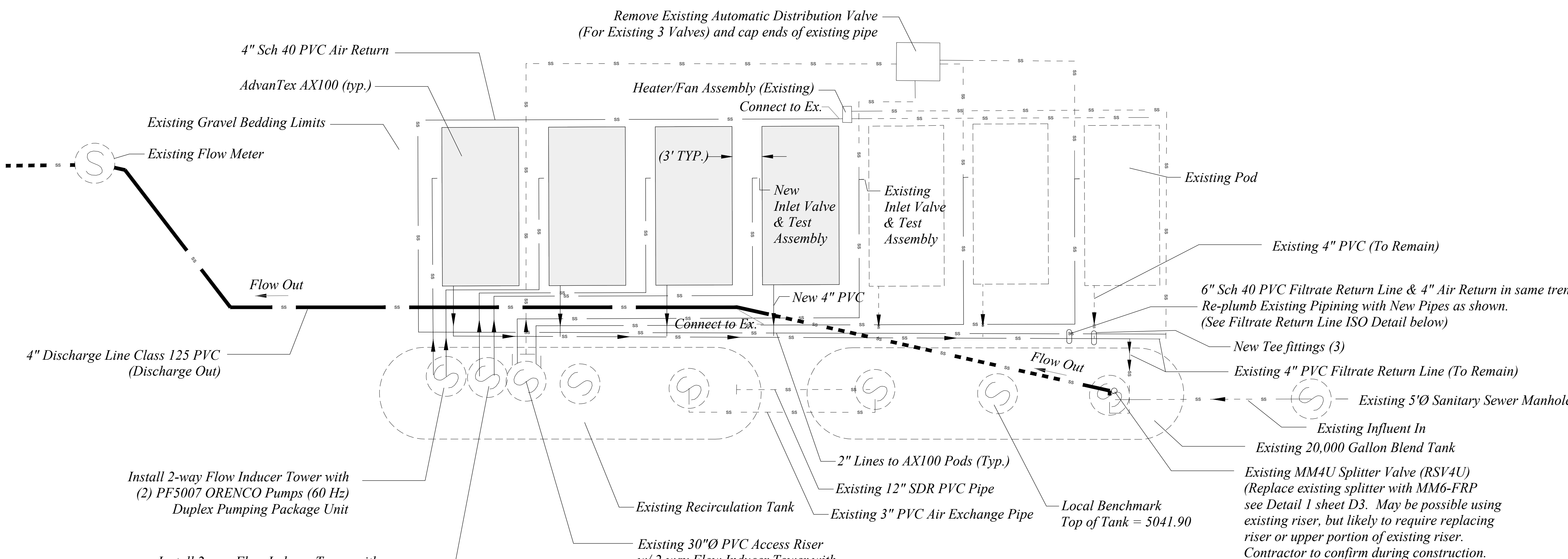
Section B-B

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DRAWN	BSB/MS
CHECKED	TJN
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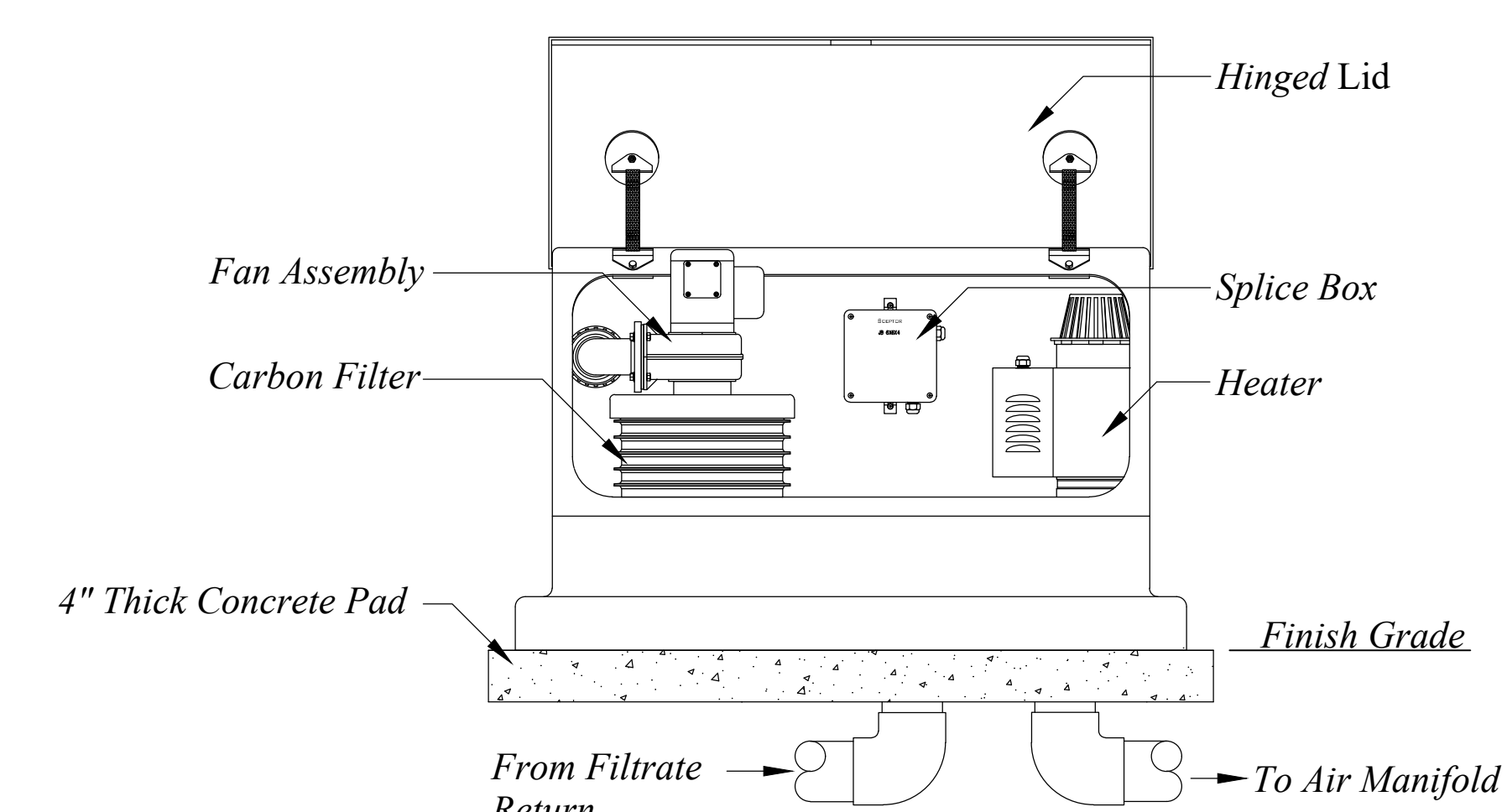
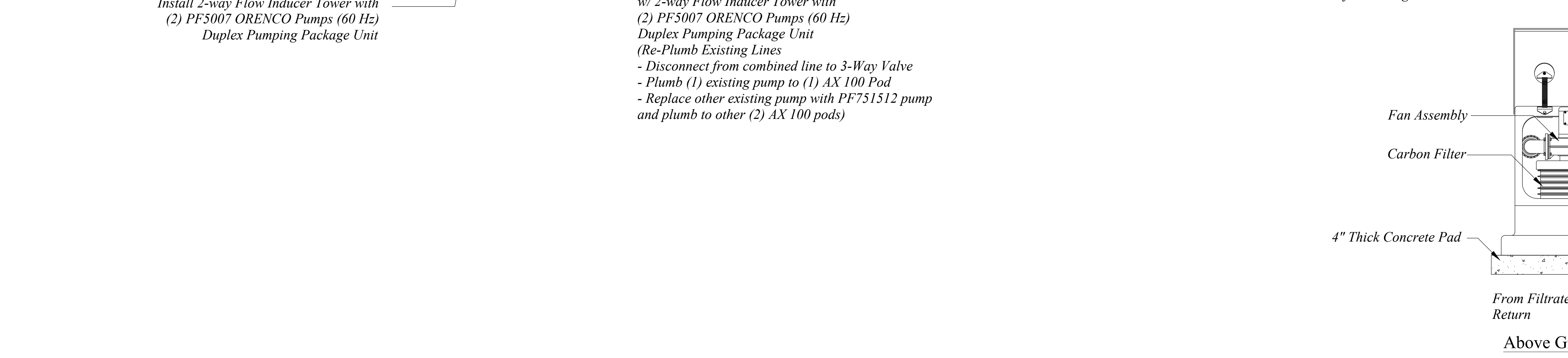


EFFLUENT TREATMENT FACILITY DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

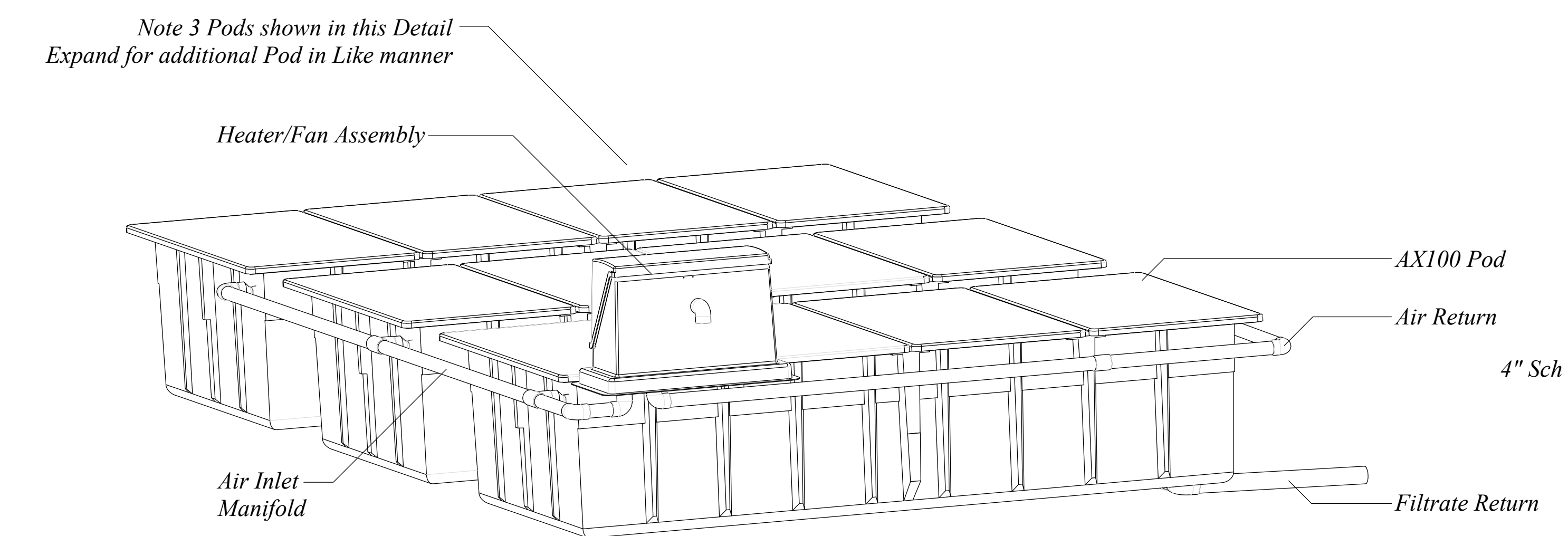




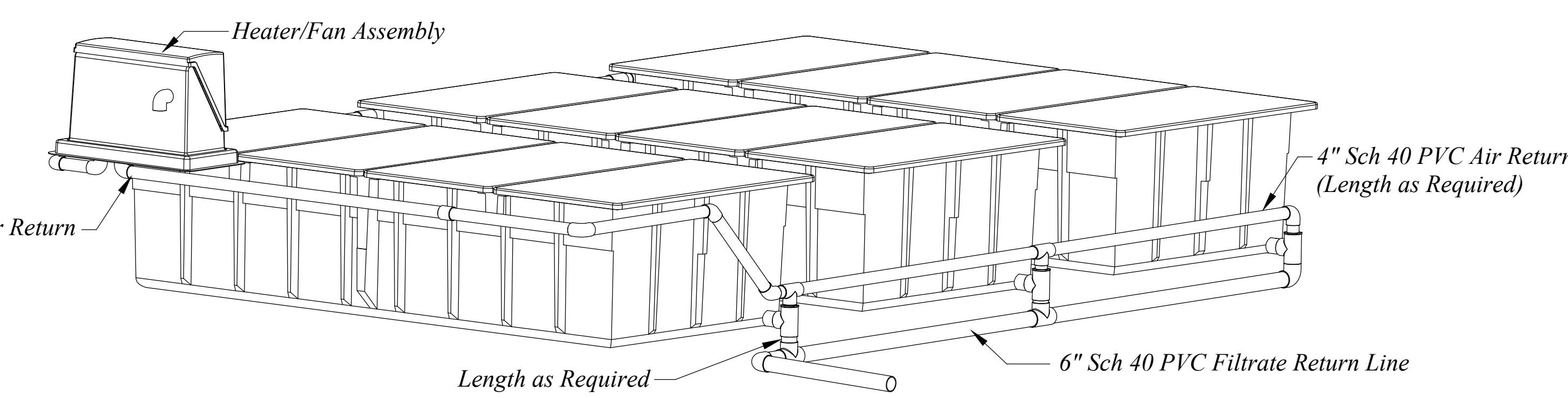
Duplex Flow Inducer  
Typical Plumbing Example  
Not To Scale



Above Ground Fan Assembly (Existing)  
Not To Scale



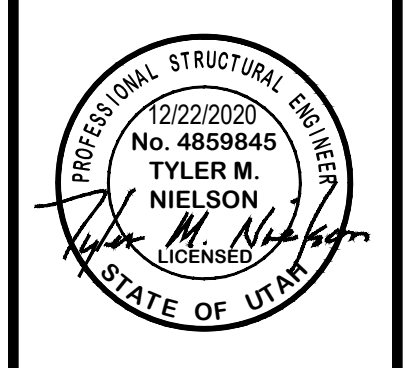
Air Manifold Iso  
Not To Scale



Filtrate Return Line Iso  
Not To Scale

AdvanTex AX100 System  
Cold Weather Venting (Example)

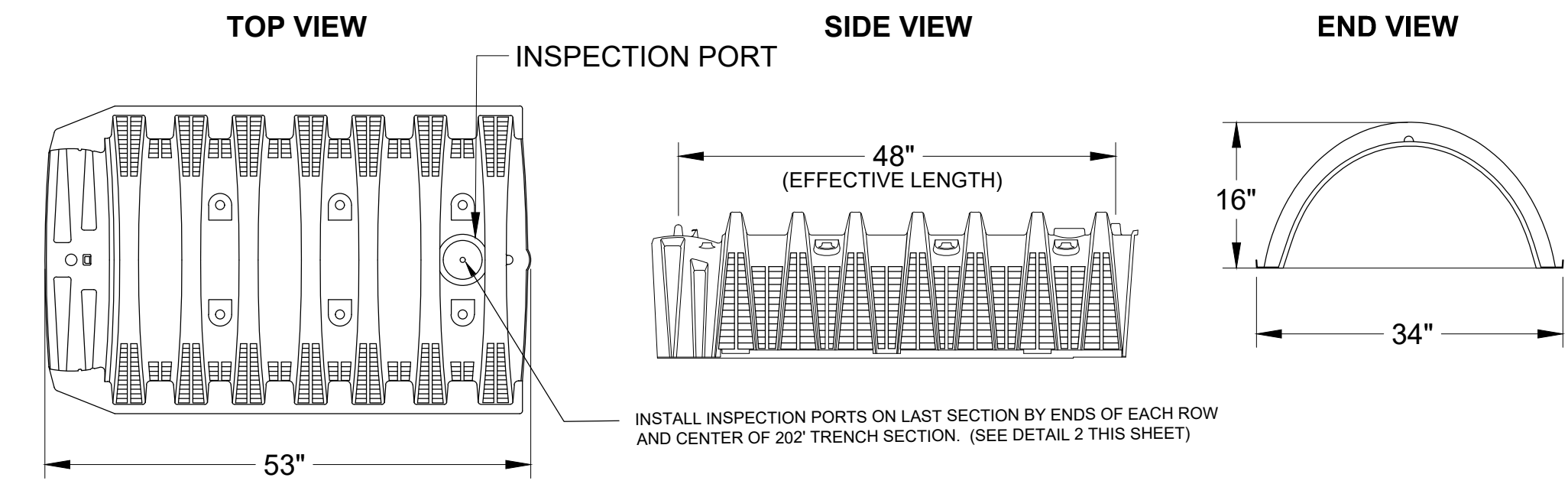
SCALE	NTS
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DESIGN	BSD/MS
DRAWN	BSD/MS
CHECKED	TJM
DWG: R:\2020 - BAH INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CRIMSON RIDGE - CDS.DWG	



EFFLUENT + AIR POD DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

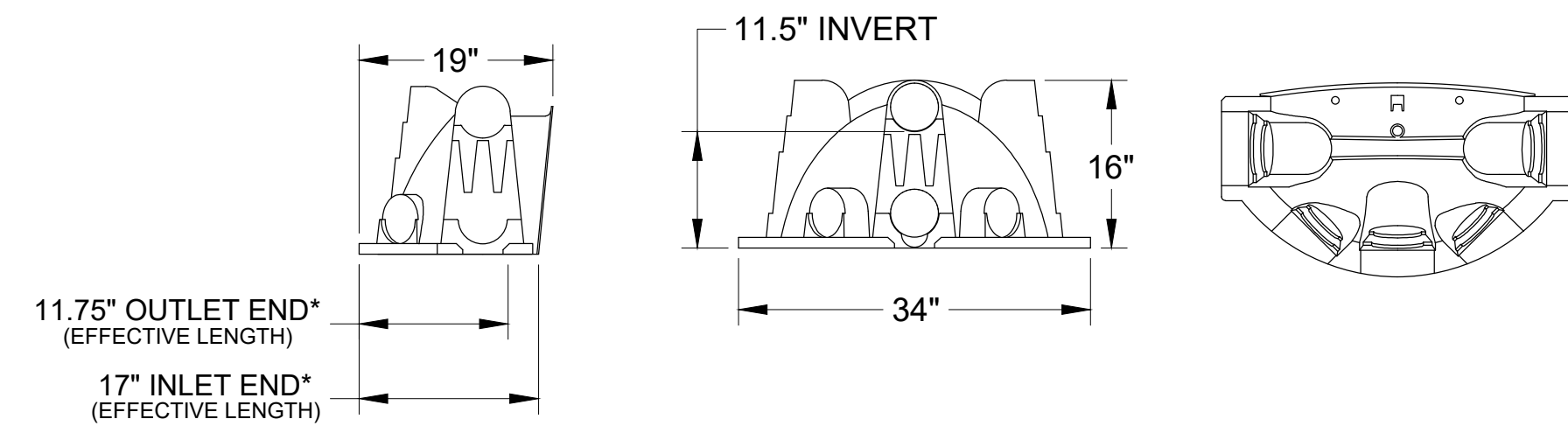
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**INFILTRATOR WATER TECHNOLOGIES  
QUICK4 HIGH CAPACITY CHAMBER  
PRODUCT SPECIFICATIONS  
(NOT TO SCALE)**

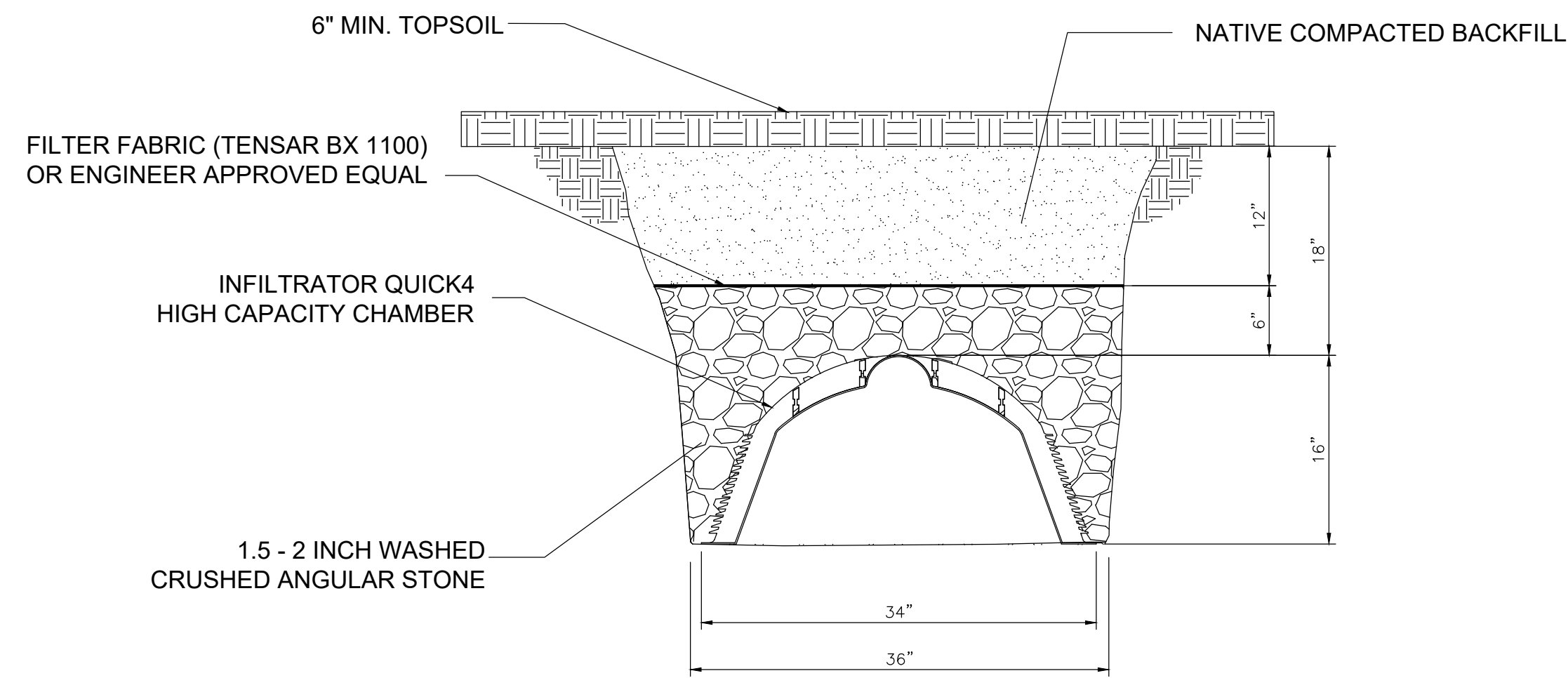


INSTALL INSPECTION PORTS ON LAST SECTION BY ENDS OF EACH ROW AND CENTER OF 20' TRENCH SECTION. (SEE DETAIL 2 THIS SHEET)

**QUICK4 HIGH CAPACITY MULTI-PORT END CAP**

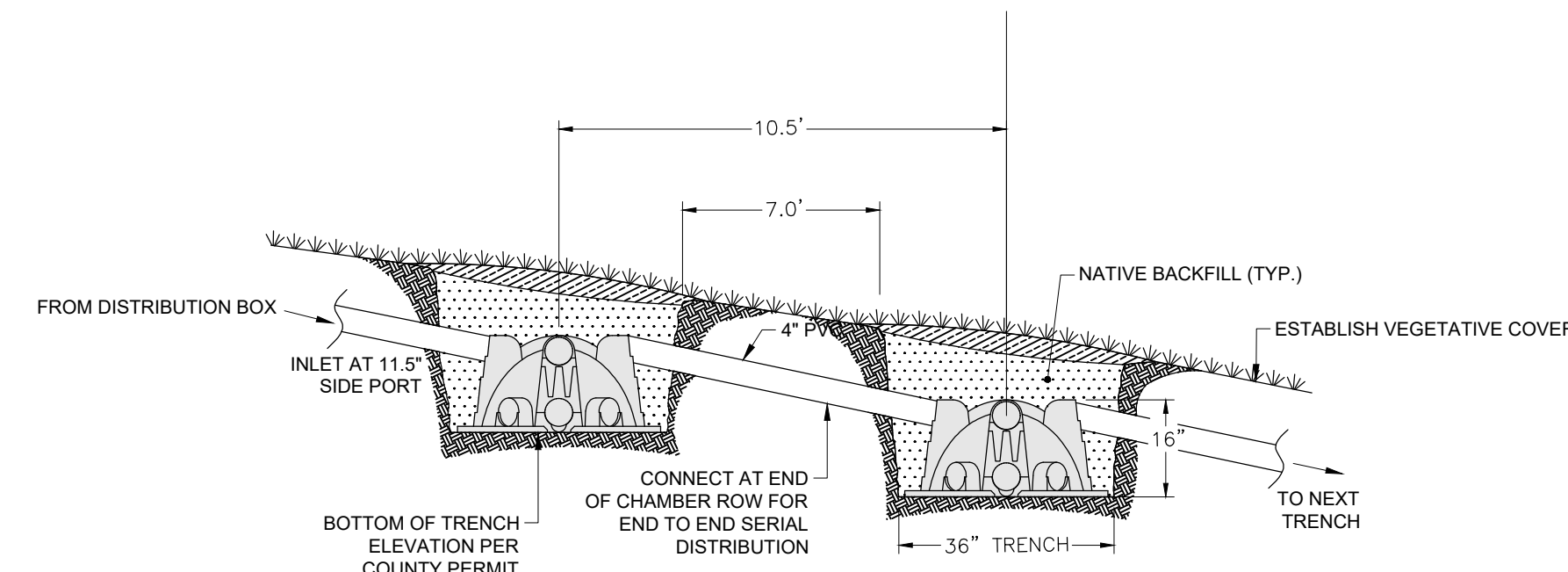


\*ALL VIEWS = INSTALLED LENGTHS.



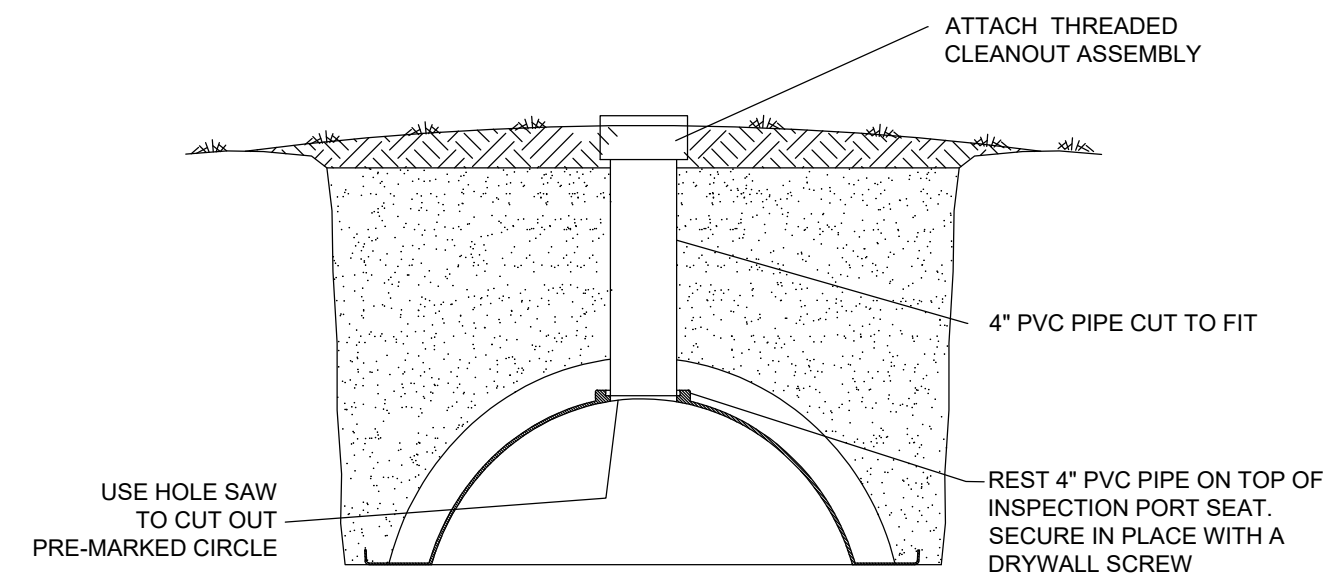
**CHAMBER SYSTEM  
TRENCH DETAIL  
(NOT TO SCALE)**

**1 INFILTRATION TRENCH DETAIL**  
Scale: (NOT TO SCALE)



SEE SHEET C7 FOR PLAN VIEW LENGTHS.  
CENTER TO CENTER SPACING PER STATE CODE.

**INFILTRATOR WATER  
TECHNOLOGIES  
QUICK4 HIGH CAPACITY  
CHAMBER  
SERIAL DISTRIBUTION TYPICAL  
DETAIL  
SECTION VIEW  
(NOT TO SCALE)**



**QUICK4 CHAMBERS  
INSPECTION PORT  
TYPICAL INSTALLATION DETAIL  
(Not to Scale)**

**2 CHAMBER CLEANOUT DETAIL**  
Scale: (NOT TO SCALE)

THIS PLAN SET IS BASED UPON THE EXPECTED FLOWS AND WASTE STRENGTHS FOR THE PURPOSE OF SERVING THE RESERVE AT CRIMSON RIDGE SUBDIVISION.

**EXPECTED INFLUENT CHARACTERISTICS:**

TYPE	AVERAGE mg/L	WEEKLY PEAK mg/L	RARELY EXCEEDS mg/L
BOD	150	250	500
TSS	40	75	150
TKN	65	75	150
FOG	20	25	30

ONCE THE EXPANDED FACILITY IS OPERATIONAL, THE WASTE STRENGTHS AND FLOWS TO THE FACILITY SHOULD BE MONITORED. IF ANY OF THE INFLUENT WASTE STRENGTHS OR FLOW EXCEED THOSE LISTED IN THE DESIGN ABOVE, MEASURES SHOULD BE TAKEN TO REDUCE THESE PARAMETERS TO THOSE LISTED ON THIS PLAN SET. OTHERWISE ADDITIONAL TREATMENT CAPACITY AND PLANT EXPANSION WILL BE NECESSARY.

DO NOT DISPOSE OF TOXINS OR CHEMICALS INTO SYSTEM. EXAMPLES: WAX STRIPPER FOR LINOLEUM, CARPET SHAMPOO, RESTAURANT DEGREASERS AND CLEANSERS, AND OTHER WASTE PRODUCTS OR OTHER TOXINS.

BASED ON PERC RATE 53 MIN/IN  
APPLICATION RATE 0.4 GAL/SF PER TABLE 1 PAGE 8 GEOFLOW WASTE WATER DESIGN, INSTALLATION & MAINTENANCE GUIDELINES.

ABSORPTION APPLICATION RATES  
Q = 5.0 MIN/IN / (53 MIN/IN \* 0.5) = 0.68 GAL/SF

EXISTING TRENCH FIELD - PHASE 1

7,177 LF

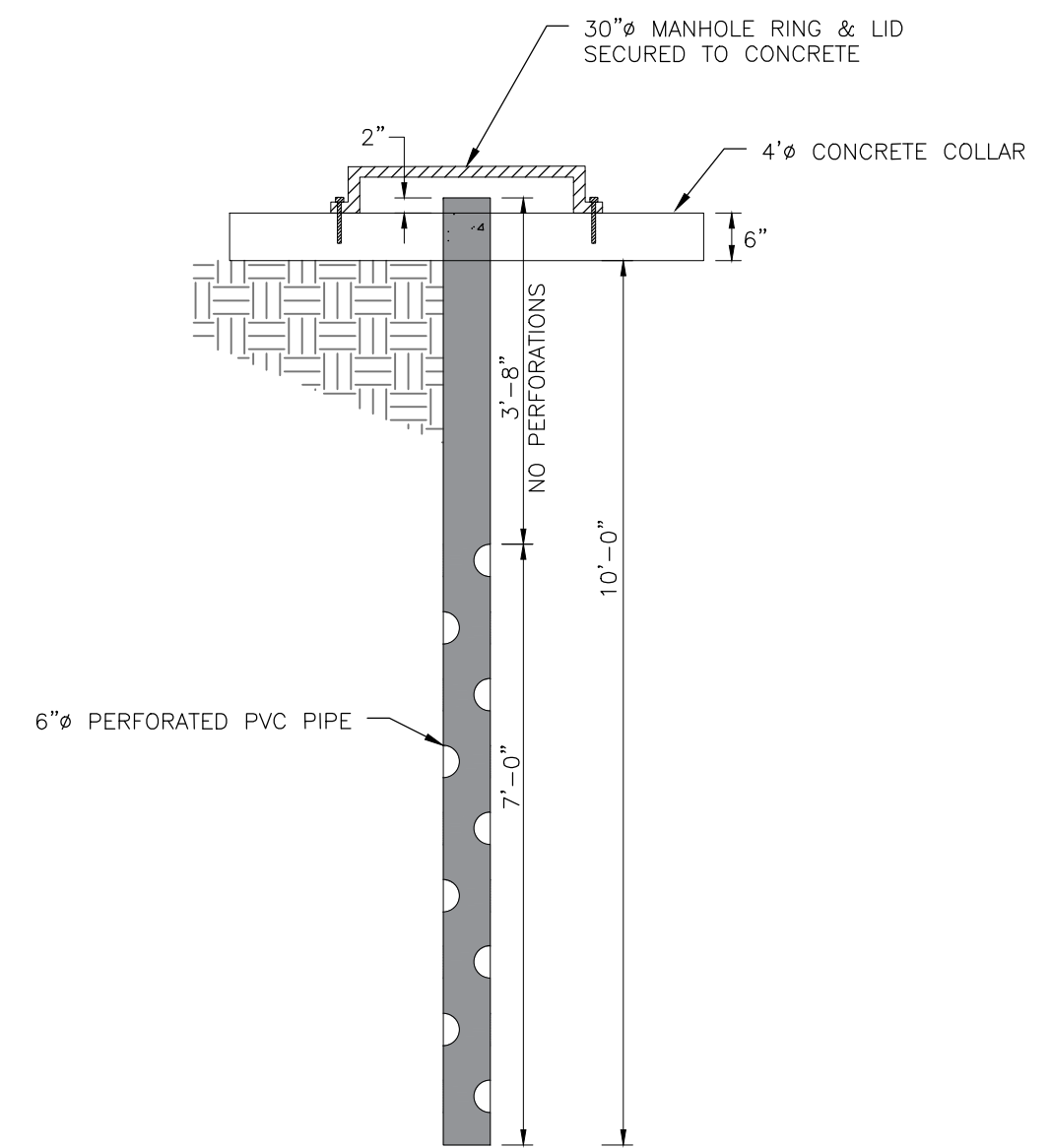
ABSORPTION FIELD TOTAL BUILD OUT (INCLUDES EX. PHASE 1, PHASE 2 & HARBOR VIEW ESTATES SUBDIVISION)  
76 LOTS (TOTAL BUILD OUT)  
76 LOTS @ 400 GAL/LOT/DAY = 30,400 GAL/DAY

APPROXIMATE APPLICATION RATES ABSORPTION FIELD  
Q = 5.0 MIN/IN / (53 MIN/IN \* 0.5) = 0.68 GAL/SF  
(BASED ON ORIGINAL PHASE 1 DESIGN REQUIREMENTS)

REQUIRED ABSORPTION FIELD AREA TRENCH  
30,400 GAL/DAY / 0.68 GAL/SF = 44,706 SF

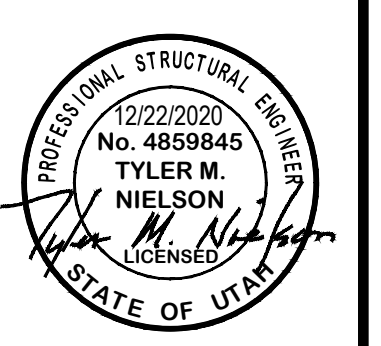
REQUIRED ABSORPTION TRENCH LENGTH  
44,706 SF / 3' = 14,901 LF OF TRENCH REQUIRED

14,933 LF OF TRENCH PROVIDED



**3 MONITORING / SAMPLING WELL**  
Scale: (NOT TO SCALE)

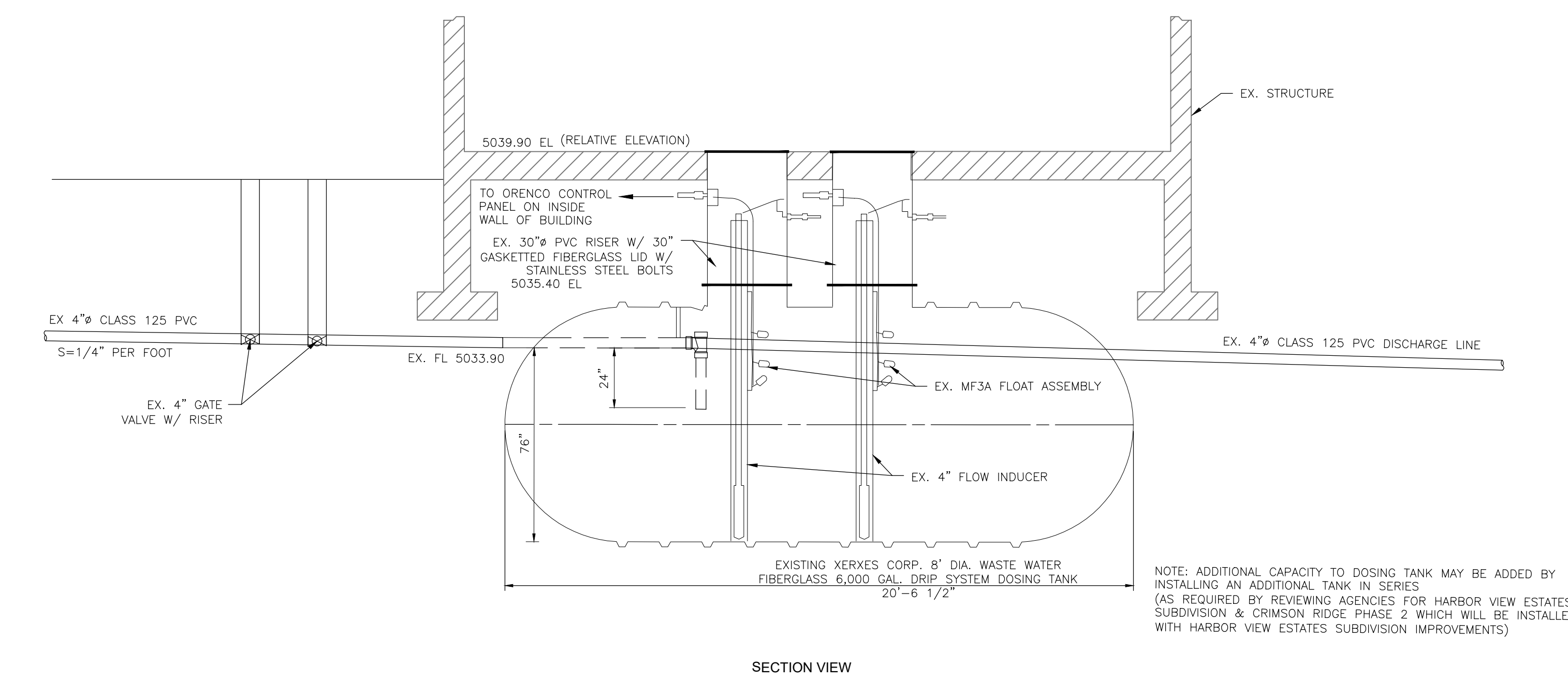
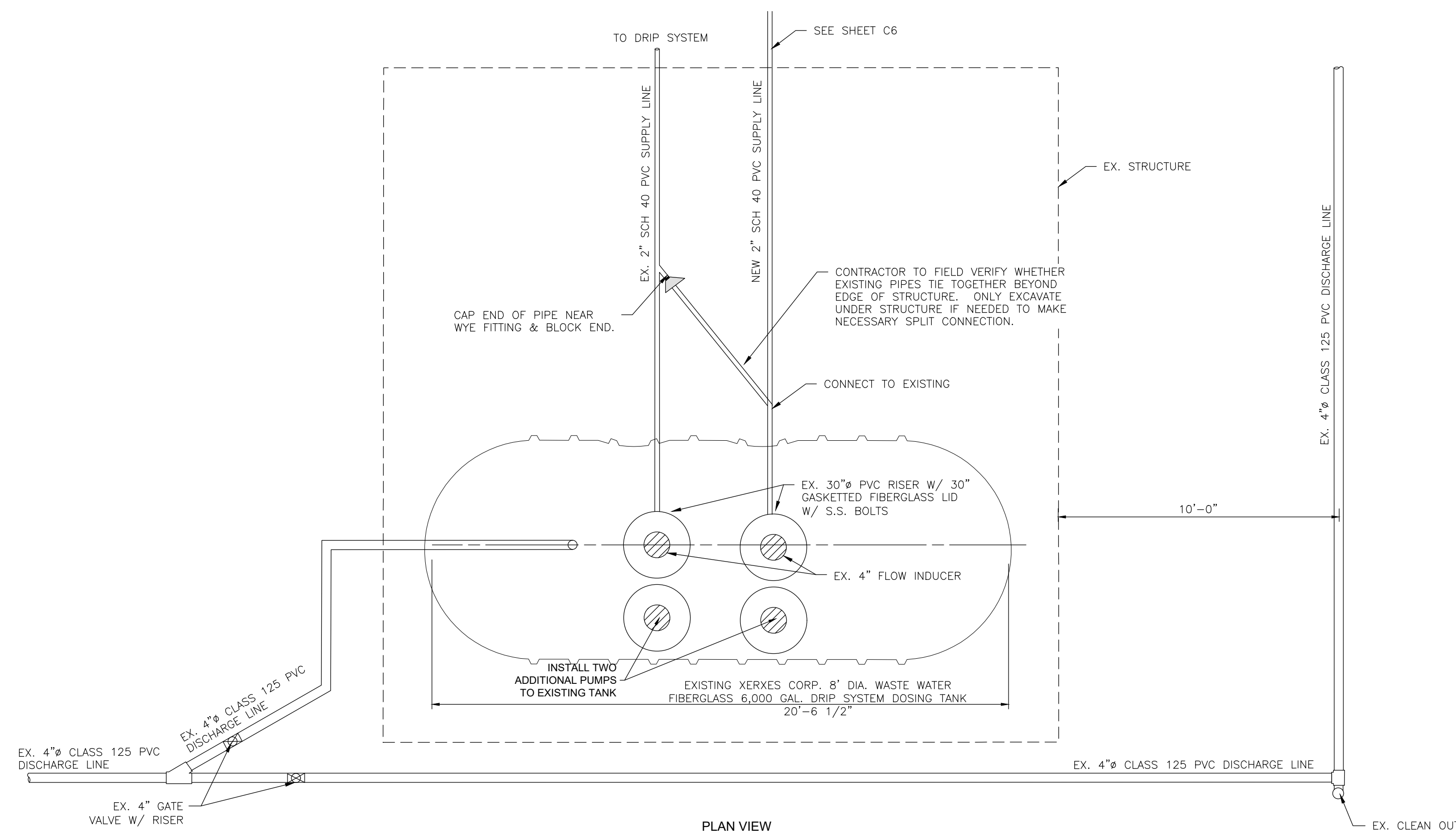
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DATE	12/22/2020
DESIGN	BSD/ML/S
DRAWN	BSD/ML/S
CHECKED	T/M



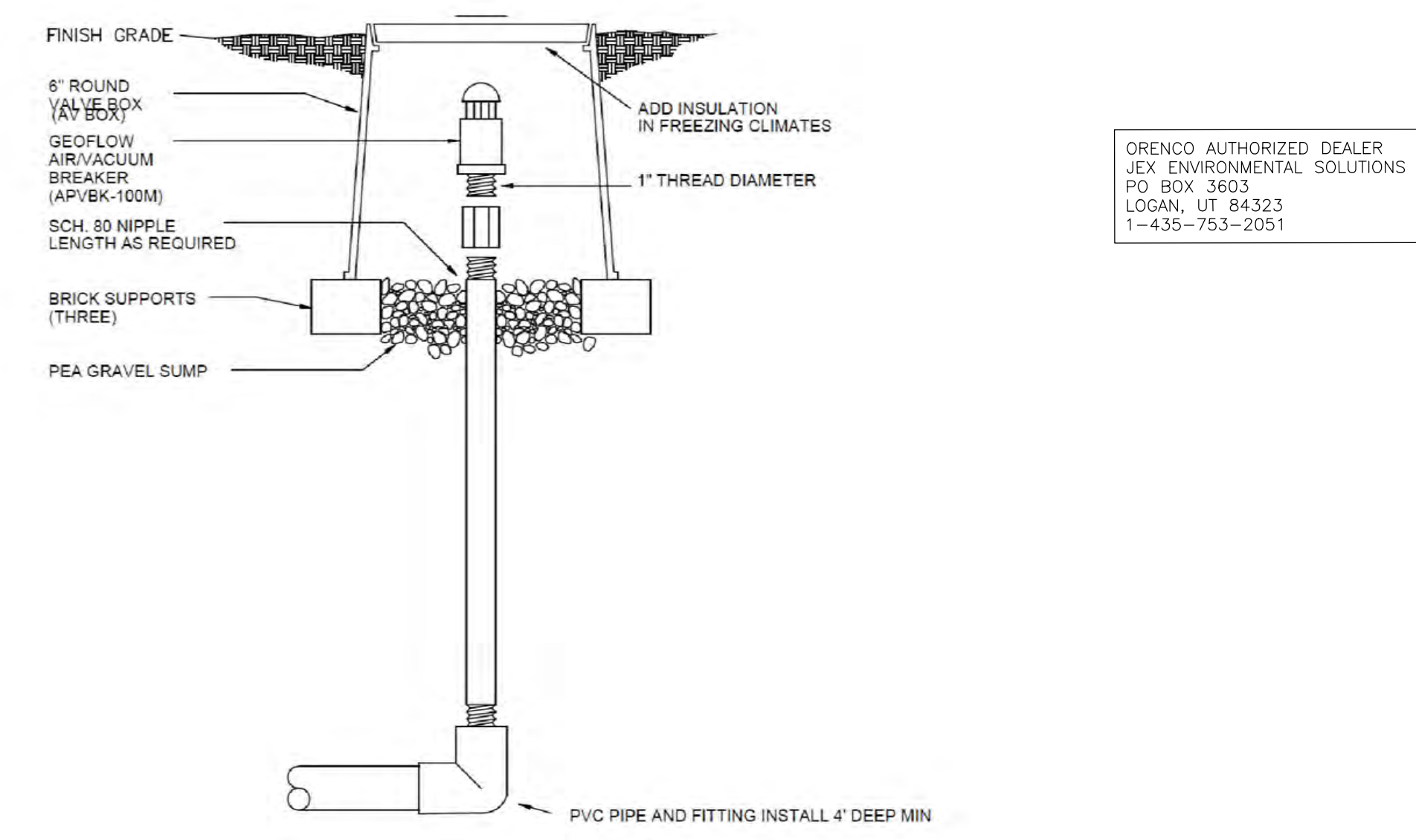
EFFLUENT TREATMENT - ABSORPTION BED DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

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5150 SOUTH 375 EAST OGDEN, UT  
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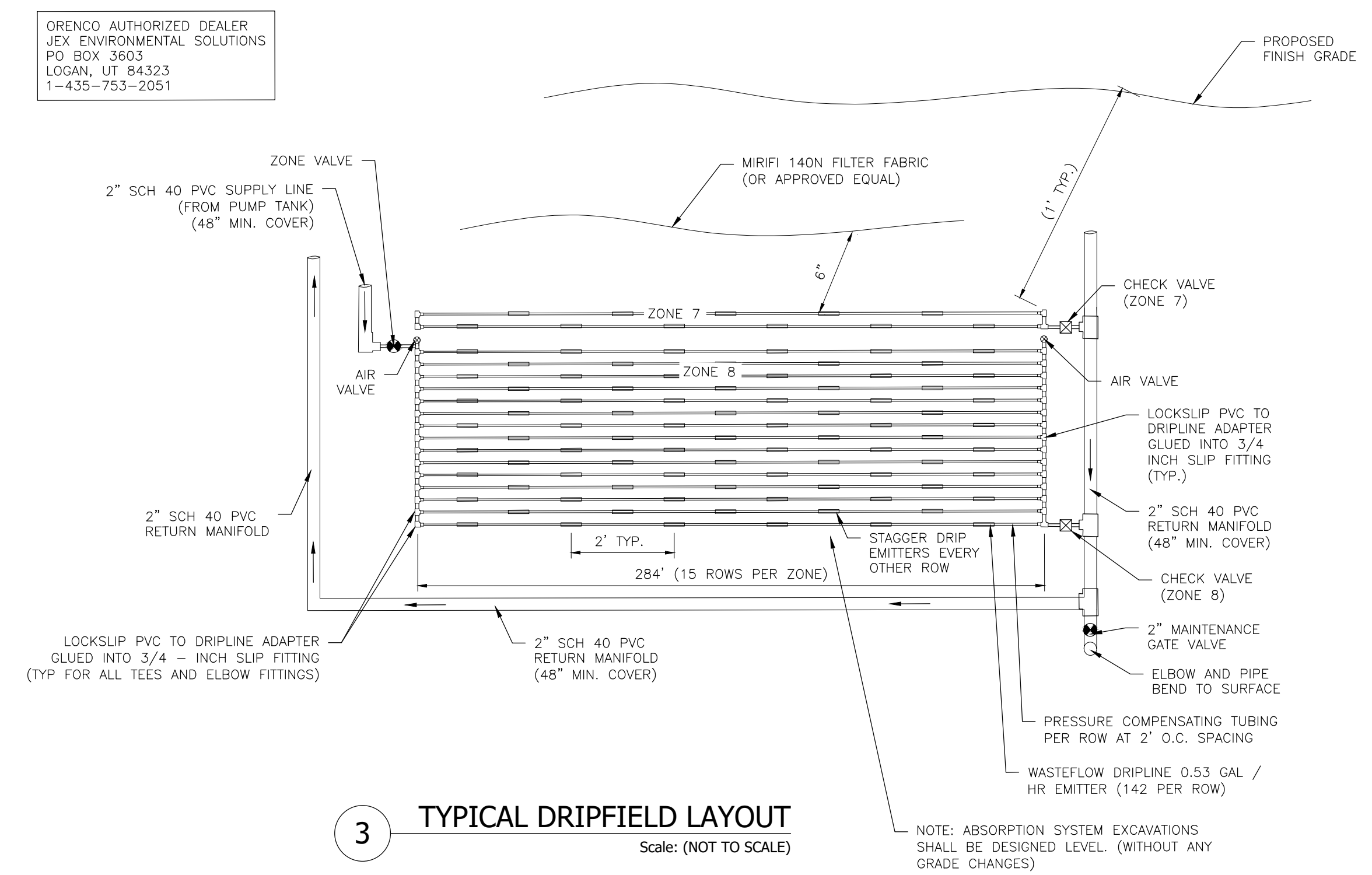




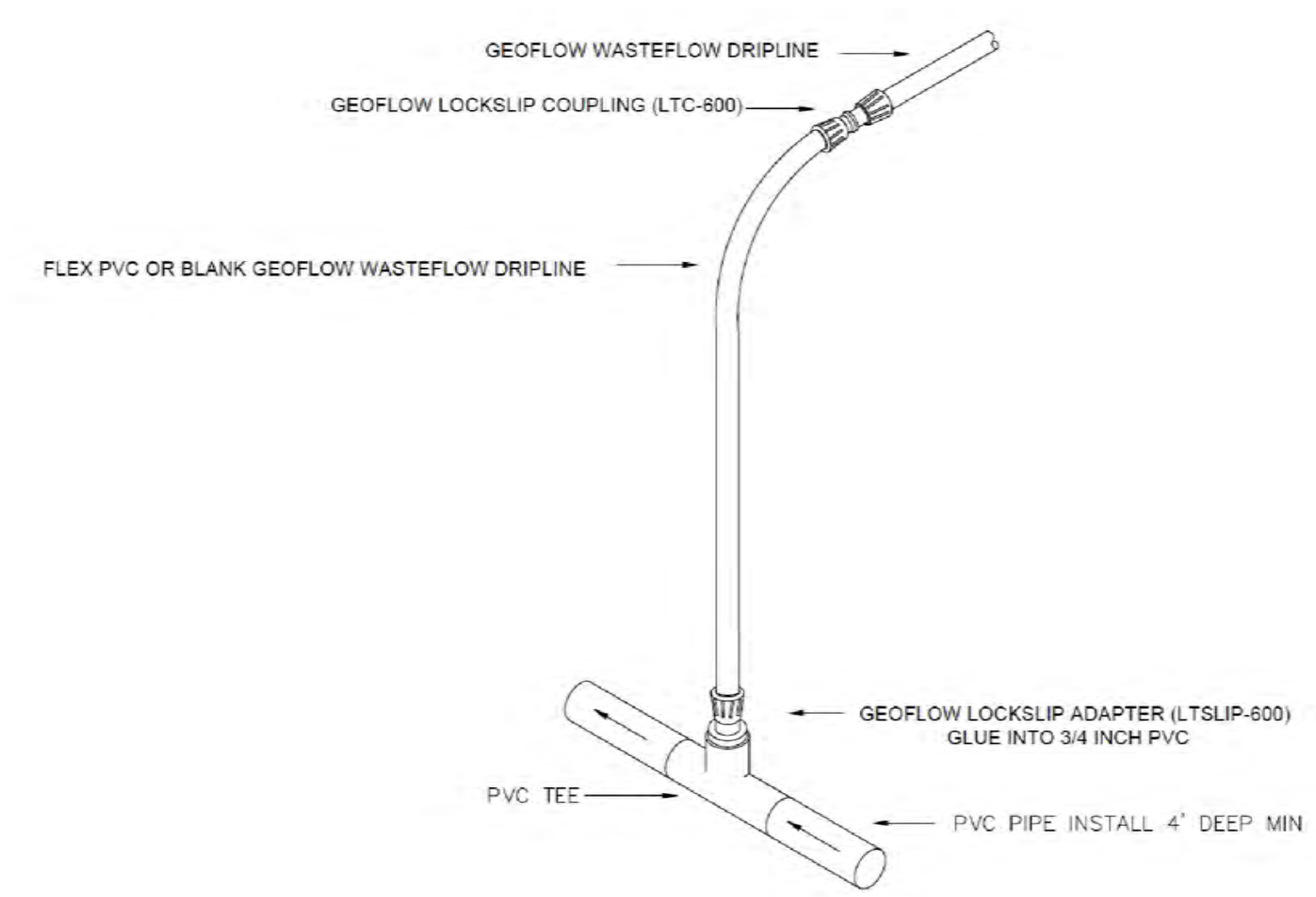
1 DRIP SYSTEM DOSING TANK (EXISTING)  
Scale: (NOT TO SCALE)



2 1-INCH AIR / VACUUM RELEASE VALVE  
Scale: (NOT TO SCALE)

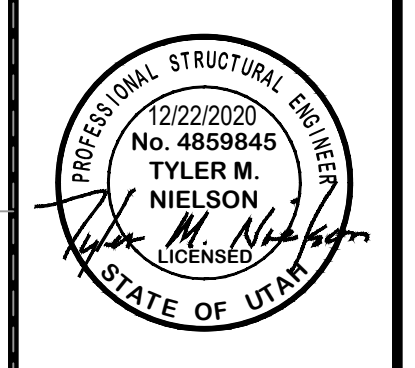


3 TYPICAL DRIPFIELD LAYOUT  
Scale: (NOT TO SCALE)



DRIP TUBING TO MANIFOLD CONNECTION DETAILS  
Scale: (NOT TO SCALE)

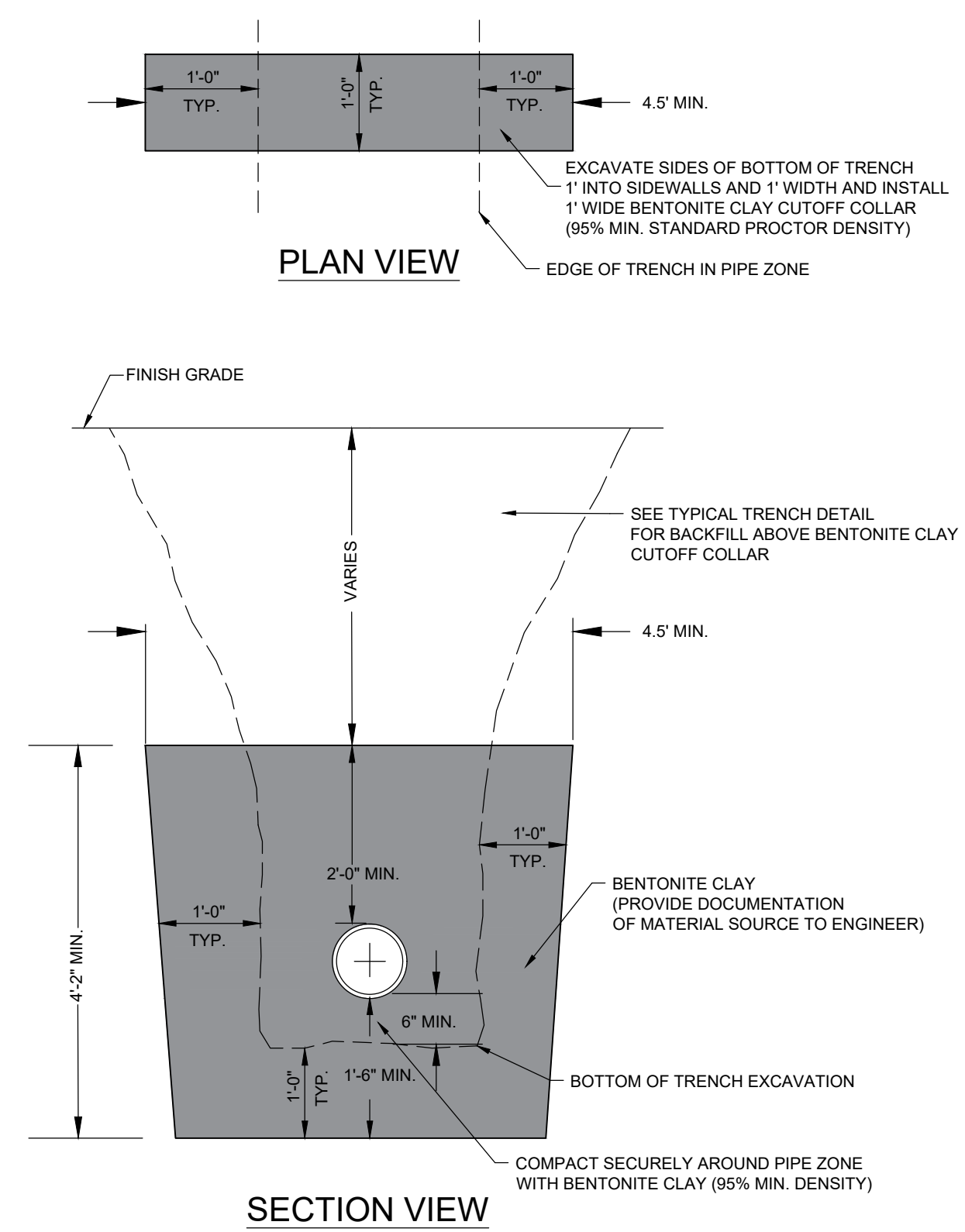
SCALE	NTS
DATE	12/22/2020
DESIGN	BSD/MS
DRAWN	BSD/MS
CHECKED	TJM
DWG.	8/1/2024 - 884 INVESTMENT/CRIMSON RIDGE DESIGN/CRIMSON RIDGE - COS.DWG



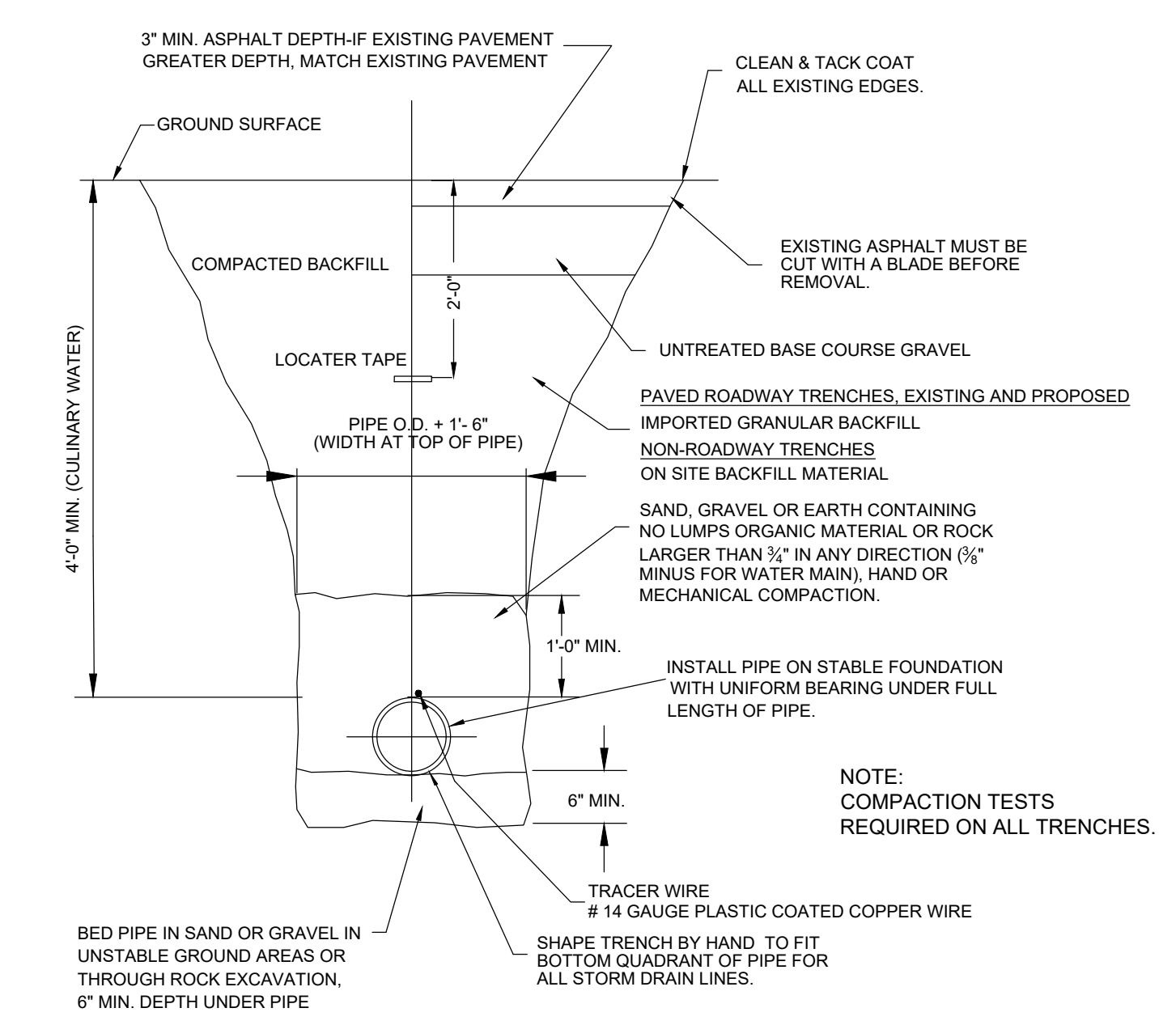
EFFLUENT TREATMENT FACILITY DRIP SYSTEM DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

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MUNICIPAL-LAND SURVEYING

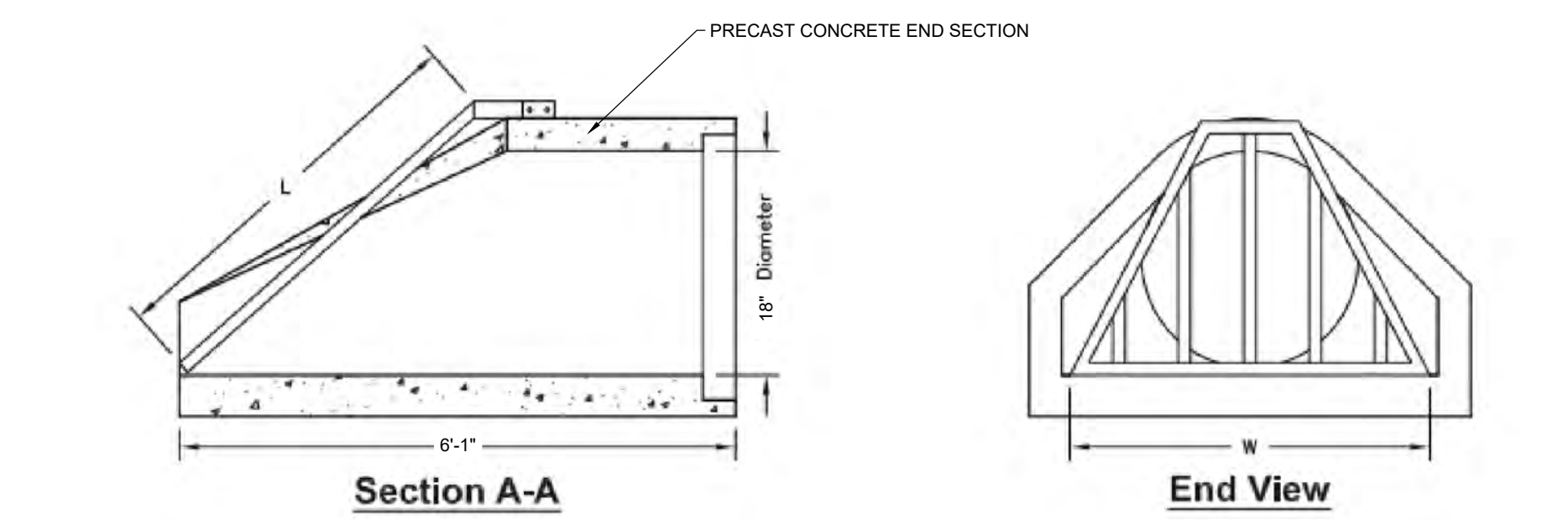
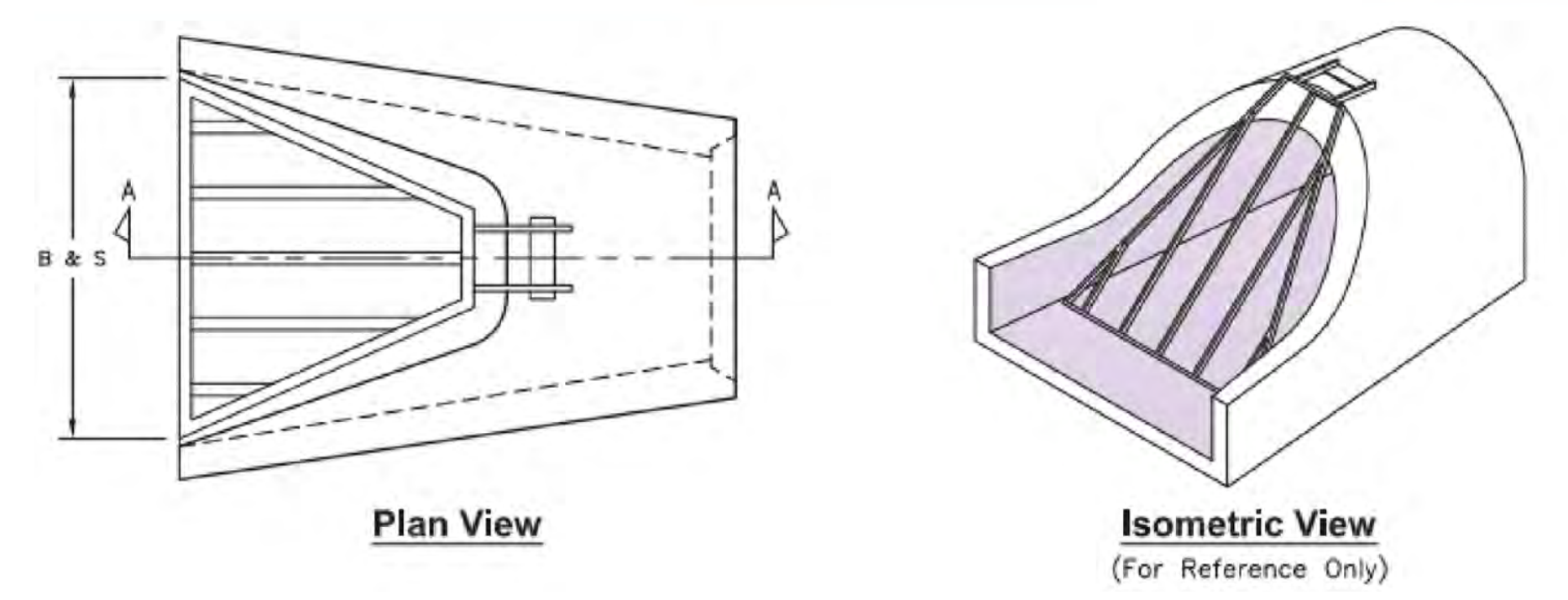
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066



**1 CUTOFF TRENCH DETAIL**  
Scale: (NOT TO SCALE)

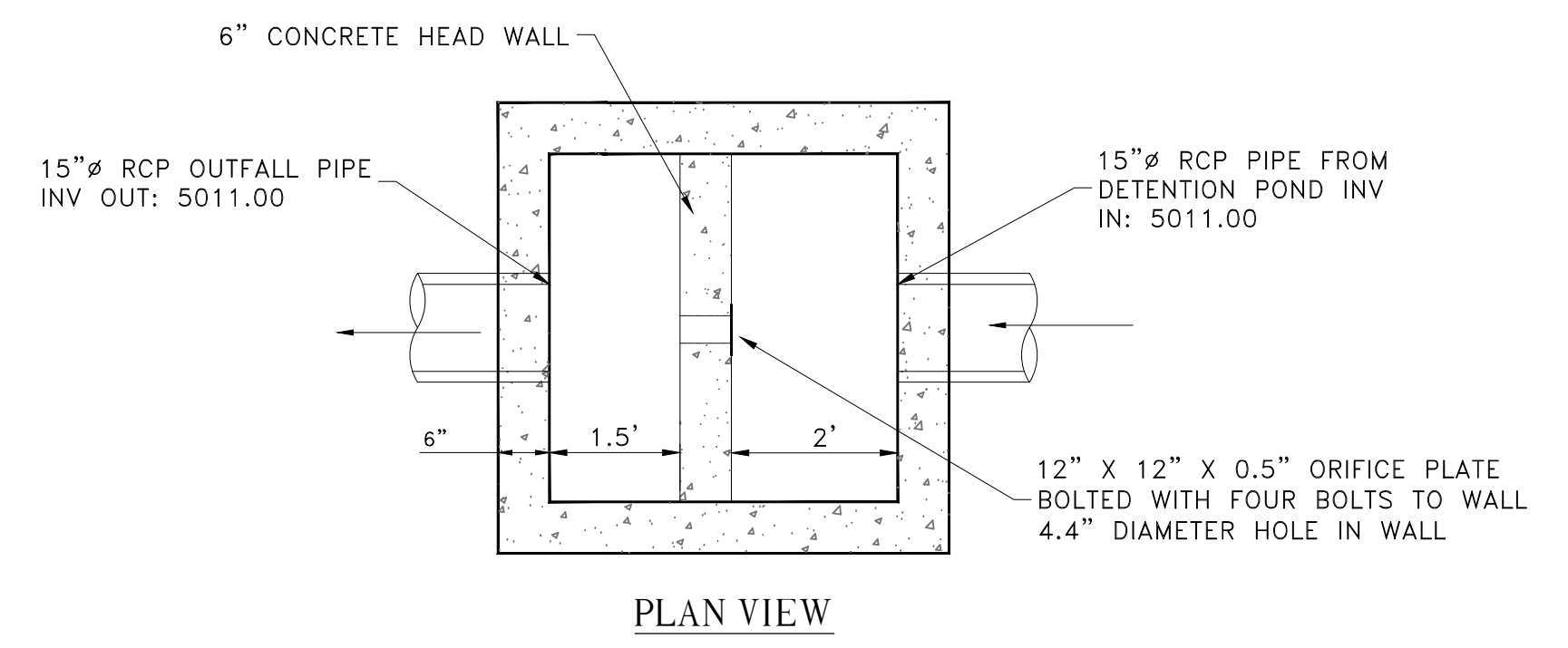


**TYPICAL TRENCH DETAIL**  
Scale: (NOT TO SCALE)

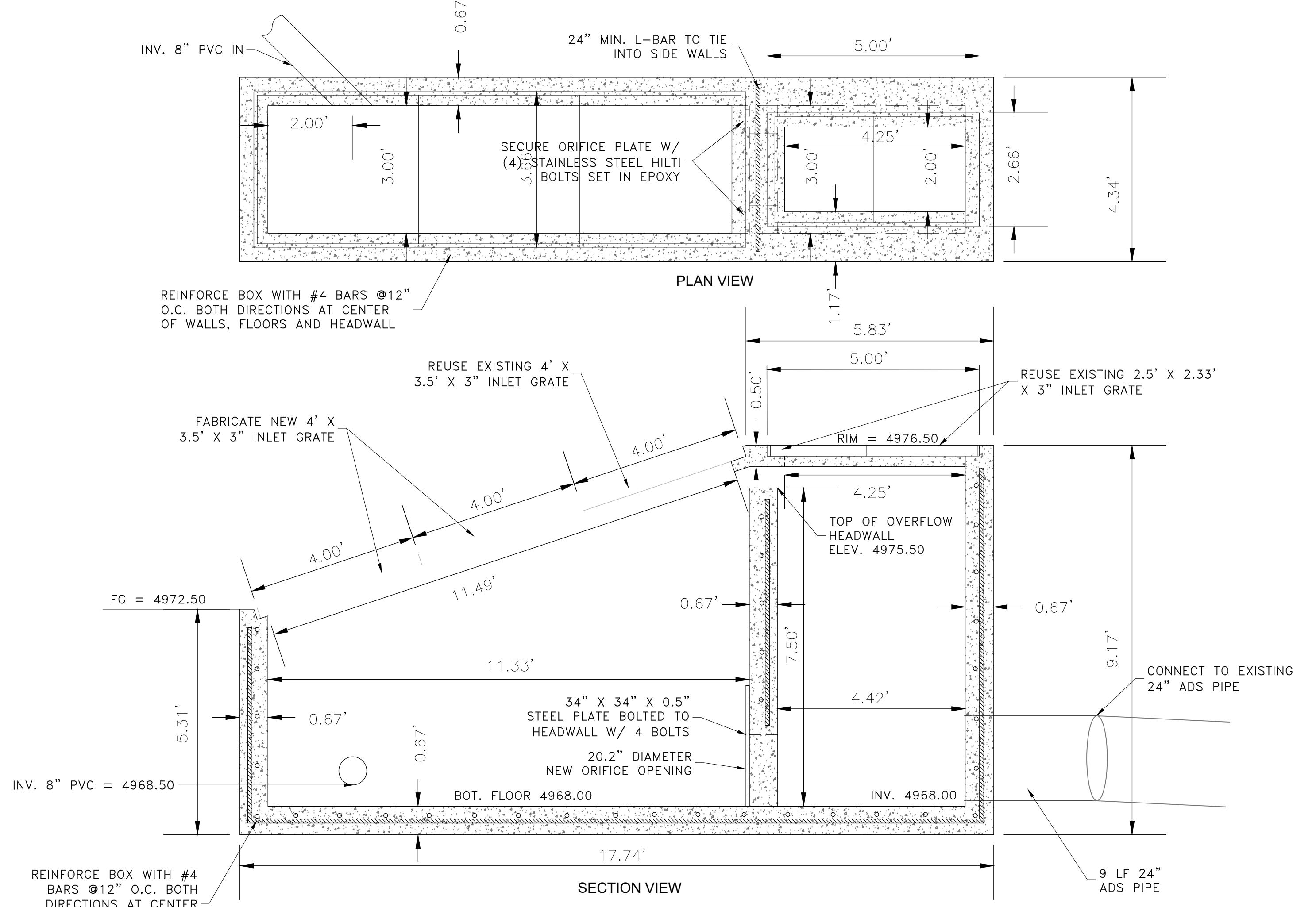
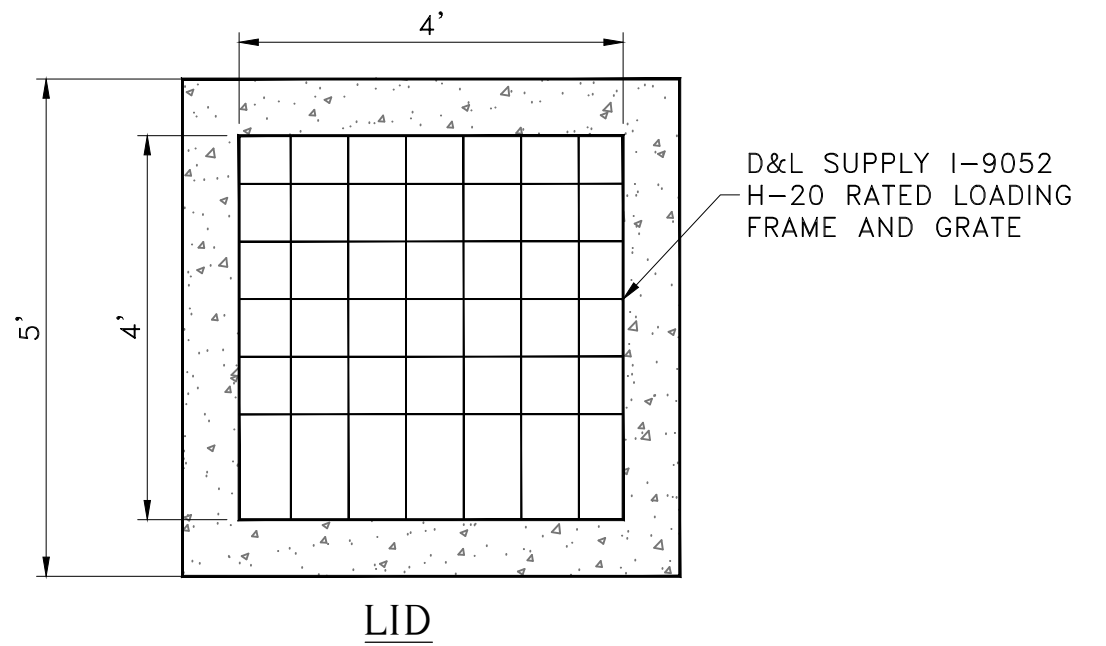


Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"

**2 FLARED END SECTION**  
OR ENGINEER APPROVED EQUAL Scale: (NTS)



**3 4' x 4' STORM DRAIN OUTLET CONTROL BOX (UPPER DETENTION POND)**  
Scale: (NOT TO SCALE)



**4 OUTLET CONTROL BOX (LOWER DETENTION POND)**  
Scale: (NOT TO SCALE)

SCALE: NTS  
DATE: 12/22/2020  
DESIGN: BSO/MS  
DRAWN: BSO/MS  
CHECKED: TMN  
DWG: 815208 - 884 INVESTMENT, CRIMSON RIDGE, CRIMSON RIDGE - COS.DWG

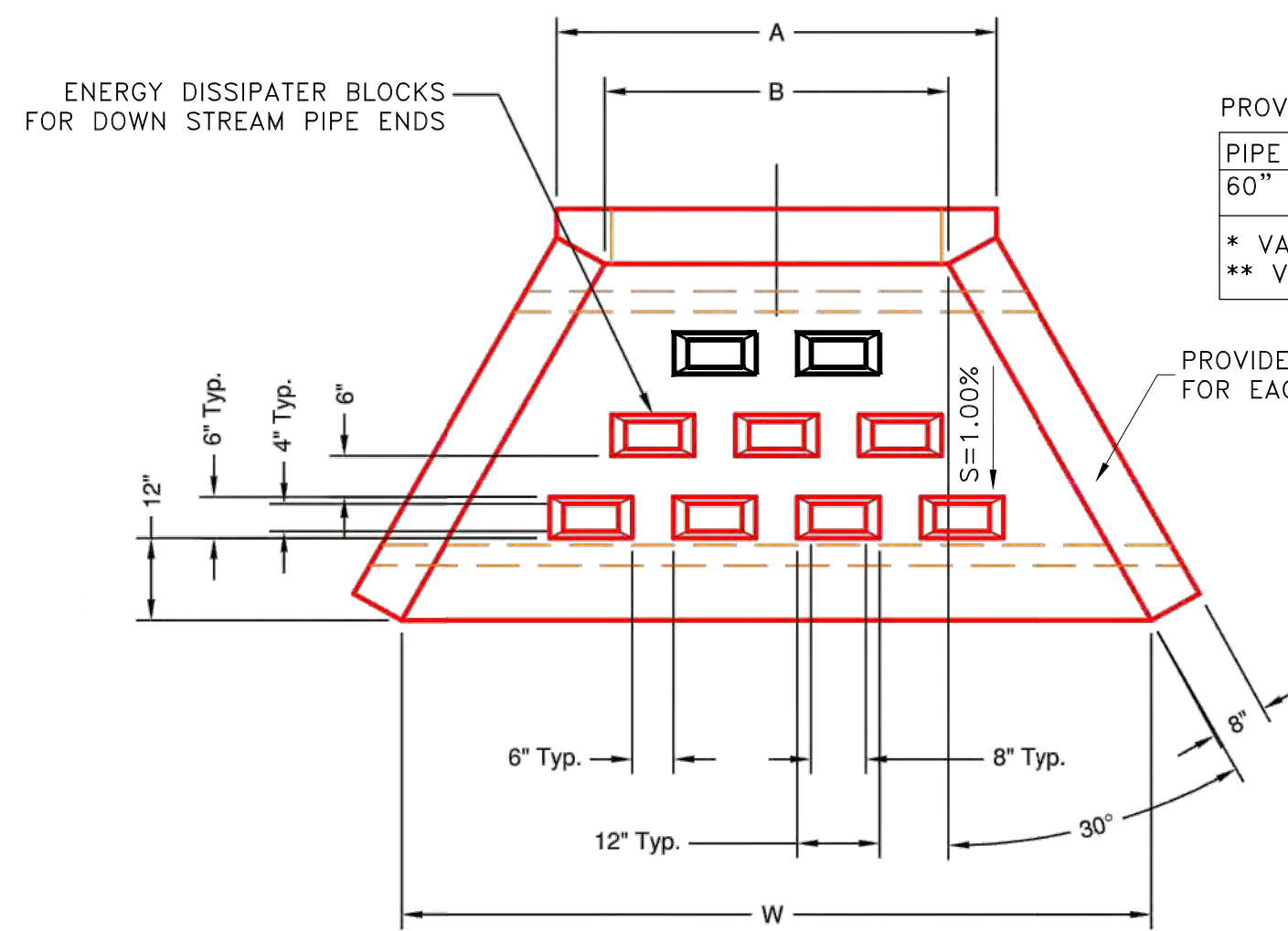
REVISIONS  
DATE DESCRIPTION

PROFESSIONAL STRUCTURAL ENGINEER  
12/22/2020  
No. 4859845  
TYLER M. NIELSON  
LICENSED  
STATE OF UTAH

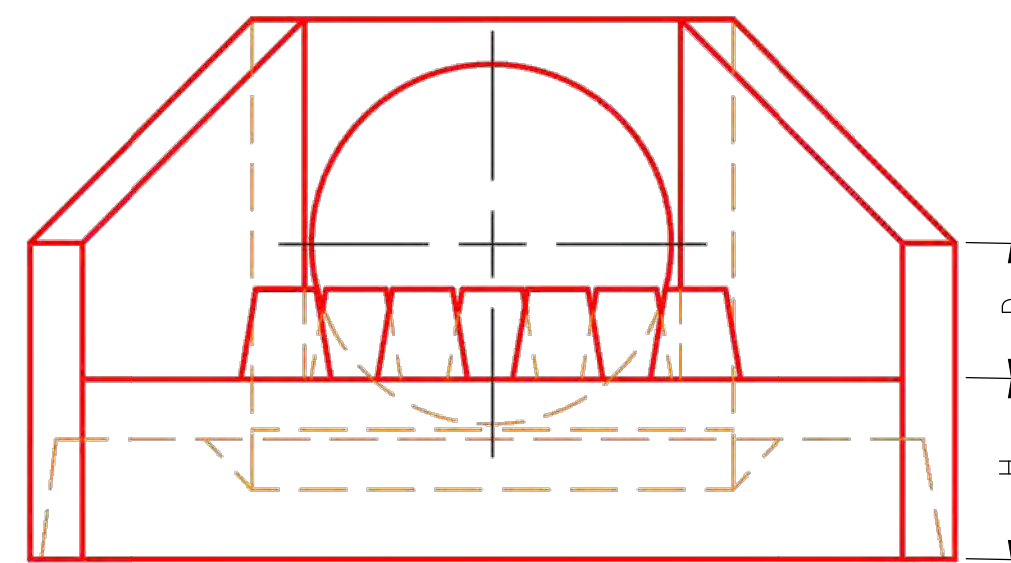
MISC. DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
EDEN, WEBER COUNTY, UTAH

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MUNICIPAL-LAND SURVEYING  
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D7



**PLAN VIEW**



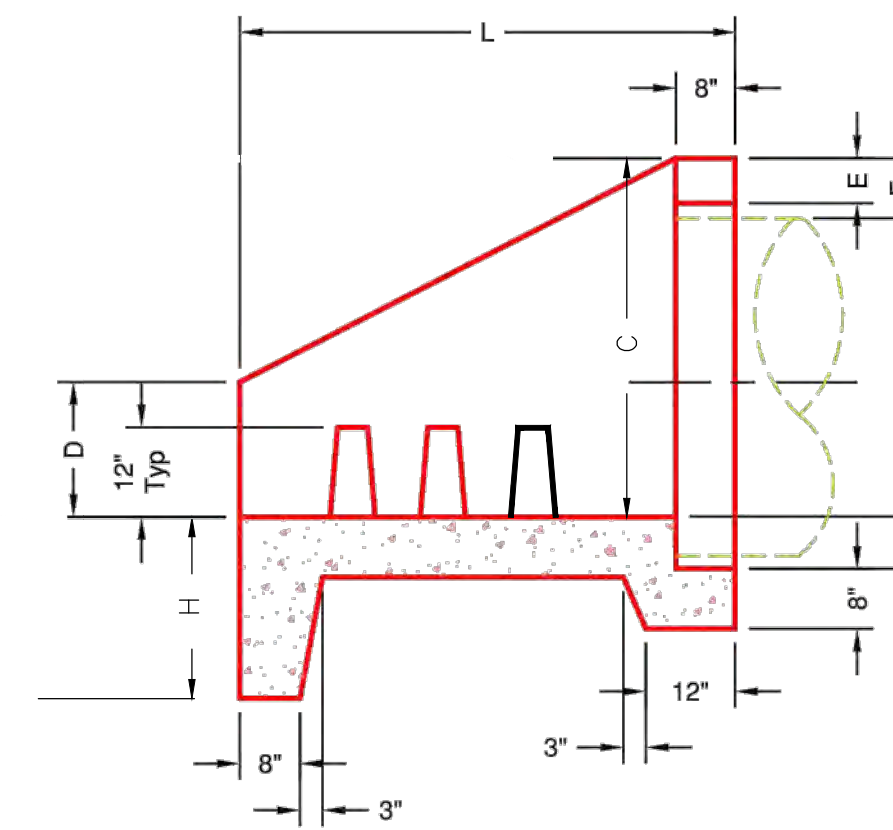
**FRONT VIEW**

PROVIDE OLDCASTLE PRECAST (OR CAST IN PLACE)

PIPE SIZE	HOLE SIZE	W	L	H	A	B	C	D	E	F	G
60" RCP	76"	*	**	24"	105"	96"	86"	33"	20"	26"	6"

\* VARIES  
\*\* VARIES SEE PROFILE SHEET FOR DIMENSIONS

PROVIDE 2 ROWS 12-INCH O.C. EACH WAY NO. 5 BAR FOR EACH FACE 2.5-INCH MIN. CLEAR FROM OUTER EDGE

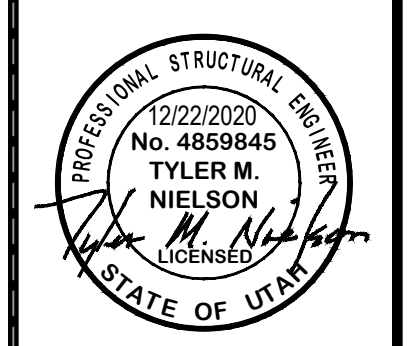


**SECTION A-A**

1 60-INCH PIPE HEADWALL DETAIL  
Scale: (NOT TO SCALE)

SCALE	NTS
DATE	12/22/2020
DESIGN	BSD/MJS
DRAWN	BSD/MJS
CHECKED	TJM

REVISIONS	DATE	DESCRIPTION



MISC. DETAILS  
THE RESERVE AT CRIMSON RIDGE CLUSTER SUBD. PH 2+3  
1250 NORTH 5200 EAST  
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